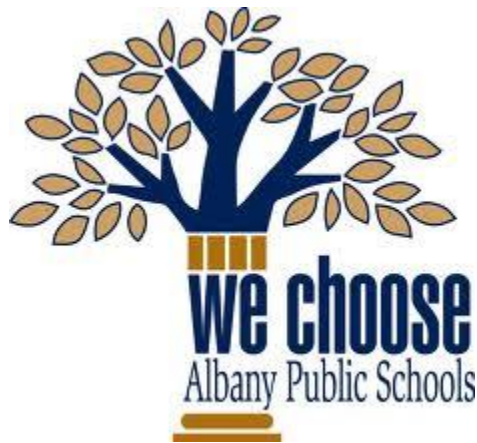


City School District of Albany

Five-Year Capital Facilities Plan

2013-2018



January 1, 2013

**Five-Year Capital Facilities Plan
City School District of Albany
Executive Summary**

The City School District of Albany is located within the limits of the city of Albany, N.Y. in Albany County. The district currently owns 20 buildings and leases one building. More information on the buildings is provided in the following sections of this report as well as the district's web site. The breakdown is as follows:

- 11 elementary school buildings
- 1 prekindergarten-grade 8 building
- 2 middle schools
- 1 high school
- 1 alternative high school (which is leased with an option to buy)
- 1 career and technical center for high school students
- An administration building
- A building housing the staff from the district's Operations and Maintenance Department, Central Registration, Pupil Personnel Services and Special Education Department.
- Three additional vacant buildings

Elementary schools

Albany School of Humanities (ASH)

Prekindergarten-grade 6

History: Originally built in 1927, the building had one addition in 1930 and a second addition with a total renovation was completed in 1995. The building is accessible and in good condition. The control system in the building is obsolete and is in need of replacement. The cooling tower failed in 2008 and is also in need of replacement. The district is working with the New York Power Authority on a replacement plan.

2012 status: *In 2010 the cooling tower and controls were replaced under an energy savings project performed by NYPA. In 2011 the 400-ton chiller was replaced with a 300-ton chiller along with VFDs. The district is currently applying for incentives being offered by National Grid. Over the next five years, a new roof should be installed. When planning this roof, keep in mind the parapets and other brick walls that we had to install rubber on to prevent water penetration. Also, insulation should be installed in the kitchen area including the bathroom. This was part of the poor workmanship and poor construction management that occurred in the 1994 construction. Additional uni-vents may also help alleviate the uneven heat situation.*

Arbor Hill Elementary School

Prekindergarten-grade 6

History: This 192,320-square foot building built in 1973 was designed with an open floor plan. Each level can be accessed by a ramp. The building is air conditioned with an updated chiller and cooling tower. In February of 2006, the voters approved a referendum to renovate the school, which began in January 2009 and finished in August 2010.

2012 status: *Building construction was completed in 2010 on schedule. Approximately 17,000 square feet of the building were not renovated and currently are used as storage. Some of the air handlers were not replaced in the project and should be looked at over the next five years. Additionally, a backup generator should be considered for this building.*

Delaware Community School

Prekindergarten-grade 5

History: Public School #18 was a masonry-constructed building built in 1914 that served students from kindergarten-grade 6. After 91 years, it was determined that the building did not meet the needs of the district. It was torn down and completely rebuilt starting in the summer of 2005. The new 49,182-square foot building is accessible by elevator and air-conditioned. Construction was completed on schedule and the building reopened in January 2007 as Delaware Community School, serving grades prekindergarten-5.

2012 status: *Building operating well and should not need any capital work over the next five years. However, a backup generator considered.*

Eagle Point Elementary School

Prekindergarten-grade 5

History: Public School #27 was a three-story, masonry constructed building built in 1925. There was no cafeteria and it was not accessible. Mobile classrooms were added in 1995 and 1998. A total renovation and addition began the summer of 2004. Construction was completed on schedule and the building reopened in September 2005 as Eagle Point Elementary School.

2013 status: *Evaporator failed at the end of the summer 2012. Replacement made. Insurance claim pending. Over the next five years, spray on roof should be refurbished. This will give the roof ten-plus years of added life. A backup generator should be considered as part of future planning.*

Giffen Memorial Elementary School

Prekindergarten-grade 6

History: Originally built in 1960, the 135,484 square-foot building had a complete roof replacement in the summer of 2006. A new facilities referendum passed in February 2007 funded the renovation of building with the heating system replaced and air conditioning added, along with accessibility, painting, window and door replacements, bathroom upgrades and some floor replacement that began the summer of 2008 and finished in September 2009.

2013 status: *In the next five years, an addition will be needed to accommodate the increased use of cafeteria. It is scheduled to be constructed in the summer of 2013. I would like to see a backup generator as part of future planning.*

Montessori Magnet School

Prekindergarten-grade 5

History: Originally built in 1925 as Public School #26, the building was completely demolished and rebuilt. In 2005 the new 44,670-square-foot building opened as Montessori Magnet School. Preventive maintenance is planned over the next five years.

2013 status: *In the next five years building should be painted (exterior). I would like to see a backup generator as part of future planning.*

New Scotland Elementary School

Prekindergarten-grade 5

History: Built in 1919 and added on to in 1924, the former Public School #19 was a three-story building that had no cafeteria and was not wheelchair accessible. The inside of the building was gutted in 2007 and totally renovated. It reopened in January 2009 as a fully accessible facility with a cafeteria.

2012 status: *Building construction completed and building reopened in January 2009 as New Scotland Elementary School. This building has a geo-thermal ground loop system as part of the air conditioning system. Over the next five years repointing the brick and re-caulking the windows should be considered. There are areas of efflorescence. A backup generator should be considered as part of future planning.*

Pine Hills Elementary School

Prekindergarten-grade 6

History: Built in 1906, the former Public School #16 building served as a neighborhood school for 99 years. The aging building did not meet the needs of the community and was razed in 2005. It was rebuilt and reopened in January 2007 as Pine Hills Elementary School. The new 48,347-square foot building is air-conditioned.

2012 status: *Building operating well and should not need any capital work over the next five years. A backup generator should be considered.*

North Albany Academy

Prekindergarten-Grade 8

History: The former Public School #20 was built in 1922 and had an addition in 1954. The building was underwent renovations and an addition in 2004. It reopened in September 2005 as North Albany Academy. The City of Albany built a YMCA next door, and the buildings are connected by a hallway that allows the school to share space for physical education and other community programs.

2012 status: *Over the next five years repointing the brick and re-caulking the windows should be considered. There are areas of efflorescence. Also, spray on roof should be refurbished. Note: when preparing the next five year plan, consider replacing two of the boilers with high efficiency smaller boilers and use the 2005 boiler as a backup. A backup generator should be considered in future planning.*

Phillip Schyuler Achievement Academy

Prekindergarten-Grade 5

Built in 1875, it was originally named Public School #21. In 2003 the building went through a partial demolition, new addition and complete renovation of the remaining school building. The 48,540 square foot building opened in September 2004 as scheduled. It is totally accessible and preventive maintenance is planned over the next five years.

2013 status: *Over the next five years brick should be pointed up, and building trim should be repainted.*

Sheridan Preparatory Academy

Prekindergarten-Grade 5

History: This building site originally housed a Catholic grade school built in 1936. The district purchased the property and in 2003 demolished the old building to make way for the new 52,170 square-foot building we now refer to as SPA. SPA is totally accessible and educates approximately 330 students per year. Preventive maintenance is planned over the next five years.

Update 2013: *In the next five years; exterior paint should be refurbished*

Thomas O'Brien Academy of Science and Technology (TOAST)

Prekindergarten-Grade 5

History: Originally built in 1955, the 68,081 square foot building went through a complete roof replacement in the summer of 2005. In the summer of 2007, the exterior drainage system was

replaced and updated. In 2008, the building underwent a renovation that included accessibility, new rest rooms, mechanical replacements including adding air conditioning, new windows and doors, energy upgrades, and various floor and painting renovations.

2012 Update: renovation completed in 2010. A pavilion was added in 2012. The building operating well and should not need any capital improvements over the next five years. However, a backup generator should be considered as part of any future planning

Middle schools

Stephen and Harriet Myers Middle School

Grades 6-8

This 139,360 square foot building was built on a brand new 18.5 acre site in the city and opened in 2005. There are tennis courts, athletic fields and large parking lots.

Update 2013: The building is operating well. In the next five years, pool work including pump and filter replacement should be considered. Installation of a pool cover will improve energy efficiency.

William S. Hackett Middle School

Grades 6-8

This building is current 116,400 square foot building is undergoing a complete renovation along with the addition of an elevator. It is scheduled to reopen as a middle school housing sixth through eighth grade in 2008. It will be totally accessible.

Update 2013: Building renovation was completed on schedule. In the next five years the parking lot should be replaced and possibly extended. Drainage in the area should be considered prior to this. Also install stairs on the roof to enable safe access to the different levels. I would like to see a backup generator as part of future planning. The installation of a pool cover should be considered for energy efficiency.

High school

Albany High School

Grades 9-12

This building was originally constructed in 1973 as a grade 9-12 high school and remains in the same configuration to date. It is 317,300 square feet and totally accessible. In 2003, a new track was installed. In March of 2007, a chiller and cooling tower replacement project began as part of the New York Power Authority "Power to Schools Program" that was completed in August 2007. Many parts of the building are nearing the end of their useful life and more discussion is needed to decide which option is best for the students and the community. Maintenance is planned over the next several years as the discussions continue.

Update 2013: During the previous three years, carpet was replaced with new VCT tile. Ceilings were replaced, the media center was updated with new carpet and furniture, one boiler was replaced, several of the rescue windows were replaced, and two of the air handlers were updated. The building was also divided into four themed academies. These improvements were only a Band-aid to the facility. The roof remains unsatisfactory, the remaining boilers and air

handlers need replacement, the brick façade needs pointing up along with some replacement, the exterior lighting is in poor condition and is scheduled for replacement in the summer of 2013. The discussion on replacement of this facility should be considered as soon as possible for a final decision.

Other buildings

270 Central Ave.

This building originally constructed in 1876 as a police station was converted into the maintenance office and shop over thirty years ago. In 1956 an addition was installed originally to house the police horses and vehicles. It brought the total square footage to 4,250 square feet. It has served the district well over the years, but in the next five years, relocation of this department to a larger building that will also serve as warehouse space, would be best suited for the Buildings and Grounds Department also known as Operations and Maintenance.

2013 update: *Building has been sold.*

Abrookin Career and Technical Center

Originally constructed in 1928 as a car dealership, the buildings were sold to the City and the District around 1974. One of the buildings served as the City's Traffic Safety Center until 2013. It has been demolished. The other building was separated into two spaces with separate deeds. The north building currently houses Catholic Charities. The south building is Abrookin Career and Technical Center. Minor renovations, updates, and maintenance have occurred over the years until 2012.

2012 update: *In 2012/2013 the roof was replaced and the boiler disconnected. New rooftop heating and air-conditioning units were installed to new duct-work; windows were replaced; the clearstory glass was replaced; an new corridor was installed providing additional egress; fire alarm was replaced; and a new sign was installed. Preventive maintenance is planned over the next five years.*

Academy Park: Originally constructed in 1816 as the original Boys Academy, it has served as the district's Administrative offices well over seventy years. In 1935 a complete roof replacement was done. The 39,750 square-foot building for the most part is historically preserved. It is not accessible. In 2007 new boilers were installed in conjunction with the New York Power Authority. Preventive maintenance is planned the next five years.

2013 update: *Building needs windows replaced. Historic consideration. I would like to see a backup generator as part of future planning.*

Adult Learning Center

Originally constructed in 1901 this building served the district as an annex to the high school later becoming the Adult Learning Center. The building is 63,400 square feet and is in need of renovation. Over the next five years options will need to be reviewed to decide what will be best for the district for this building. It has served the district well to this point and preventive maintenance is planned in the interim.

2013 update: *Building has been sold.*

Harriet Gibbons High School

The building, formally a food market was purchased by the district in 2001. It was then rehabilitated and in 2003 opened as Harriet Gibbons High School, which served as the district's alternative high school until it closed in 2010. Preventive maintenance is currently planned over the next five years for the 32,400 square foot building.

Update 2013: *Alternative learning has been moved to a former charter school building now leased with an option to purchase. Harriet Gibbons has been converted to office space and warehouse space. It now houses central registration, special education, technology, operations and maintenance along with other offices. Walls were added but HVAC distribution was not updated. Other work required in the next five years should include a roof replacement and a workshop/repair shop should be constructed on vacant space. A backup generator should be installed. This building houses the central server for the district.*

Phillip Livingston Magnet Academy

This building is 246,300-square feet and was constructed in 1932. It houses sixth grade through eighth grade. The building is mostly accessible. The building is in need of roof replacement and other masonry repairs. The future use of the building is under discussion. Preventive maintenance is planned over the next five years.

Update 2013: *There is currently a contract for sale of the building.*

Philip Schuyler Elementary School: This building originally was constructed in 1912 as Albany High School. It became an elementary school about 1974. The 127,300-square foot building has many systems that are nearing the end of their useful life. However, the building is solid and a beautiful building. It is not accessible. Since 2002, it has served as a swing space for several schools while their facilities were reconstructed. Currently it is housing the Hackett Middle School program until approximately 2008. Preventive maintenance is planned for the building over the next five years.

Update 2013: *There is currently a contract for sale of the building.*

Public School #17: Originally constructed in 1899 as an elementary school, this building has been vacant for over thirty years. The district is hopeful the right buyer will come along to take the building over. It is well past its useful life and possibly exposed to possible intruders

Update 2013: *Building was sold in 2010.*

Sunshine Building

This 10,369-square foot building housed our Special Education Department, Central Registration, and other pupil services for many years. The original building was constructed in 1836. Parts of the building are accessible. An addition was added in 1976.

Update 2013: *Building is vacant. There is currently a contract for sale of the building.*

District wide

District wide considerations over the next five years should include a continuation to our energy improvement plan. Now that the master facilities plan is completed, it is time to develop an energy master plan. This plan should include an upgrade to the existing energy management system, attention to demand use electricity reduction, solar panel arrays along with other energy savings equipment to complement our existing HVAC systems.