Facilities Condition Report

1.0 EXECUTIVE SUMMARY

BINGHAMTON
City School District
1.0 Facilities Condition Report - Executive Summary

Introduction

This report is based upon observations made during walk-through surveys conducted by the project team during the summer of 2021. No destructive testing or in-depth investigation has taken place. Other resources used, where available, include original construction documents, hazardous materials reports, and other historical documentation as provided by the district as well as information included in the district’s previous (2015), and current (2021 Draft) Building Condition Surveys. This report addresses only the physical condition of each building based upon visual observations and does not assess the programmatic or educational strengths or weaknesses of the building.

Scope of Work

This Facilities Condition Report (FCR) is based on the State Education Department’s required Building Condition Survey (BCS) format; however, it is presented in a written narrative to describe the major building systems and components as they exist at the time of the surveys, along with recommendation for needed improvements based upon condition, obsolescence, reliability, life-safety, code compliance, or other considerations. Recommendations are supported by quantified budget estimates based upon current 2021-dollar values, regionalized for Broome County. Updated existing floor plans, existing photo documentation, the BCS for both years 2015 and 2021(Draft), and other related documents are also provided for reference.

Executive Summary
Facilities Condition Report – Section 1.0
September 2021
Project Team

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Background of the NYS Annual Fire Safety Inspections and the Building Condition Survey

In March of 1954, a fire in the Cleveland Hill Elementary School, in Cheektowaga, New York, a suburb of Buffalo, resulted in the death of 15 sixth graders. In 1955, the New York State Legislature passed a law requiring annual fire safety inspections. The NYS Education Department (SED) administers this annual inspection and is proud to state that there has not been a fatality or serious injury from a fire in a NY State Public School since the Cleveland Hill fire.

Facilities Planning conducts a series of surveys on school facilities. The Building Condition Survey (BCS) is a professional survey administered every fifth year, beginning in 2000. In 2019, New York State revised the Educational Laws including school safety and funding to school districts and “under the new statute, districts must conduct Building Condition Surveys (BCS) on a staggered schedule as assigned by the Commissioner in calendar years 2020 through 2024, and every five years on that same five-year cycle thereafter.

Building Condition Survey

The Binghamton City School District’s Building Condition Survey (BCS) was required to be performed in the current 2021 calendar year. This BCS has been completed (in draft form at the time of this report) by Ashley McGraw for the purposes of BCS compliance.

Facilities Condition Assessment

The current Facilities Condition Assessment is intended to provide Binghamton City School District with the detailed information necessary to properly plan and prioritize future capital improvements and is part of a larger evaluation which includes district wide demographic and enrollment projections, building capacities, and a comprehensive transportation study.
1.01 Binghamton High School

The Binghamton High School was originally constructed in 1914 with major additions in 1952 and 1982 as well as a new entry lobby in 2018. Consisting of 4 floors, the approximate gross square footage of the building is 325,000sf situated on a 5.86 acre site. The site also incorporates a raised synthetic turf field over a parking lot that accommodates the PE program and school team practices.

Binghamton High School currently serves approximately 1,400 students in ninth through twelfth grades, and is located at 31 Main Street in Binghamton, NY.

Observations

Binghamton High School was originally designed and built in the popular style of schools of that era. It has a steel and concrete structure with a terracotta brick and pre-cast masonry exterior and large aluminum windows that were replaced in 2010. Subsequent additions have reflected the design thinking of their day but carry forward the brick language of the original building.

The buildings most recent capital improvement projects occurred in 2018-2020 when several existing spaces and building systems were renovated. Most notably was a new secure entrance and lobby, renovations to the cafeteria and relocation of the central administrative offices. In general, the overall condition of this facility is good.

The 2021 5-year Capital Facilities Plan recommends renovation of the ground floor commons including the original entry, school store and Colosi center stair tower.

As per the most recent inspection reports of 2019 & 2020, this building has had some abatement of Asbestos Containing Material (ACM). While some ACM remains, mostly in mastics, it is assumed that these materials will be abated as part of subsequent renovations and repairs.
To fully consider the best use of Binghamton High School one must consider on-going demographic and enrollment projections, however, the unique historical character of the building along with the size and quantity of available instructional space suggest the Binghamton School will continue to serve the district well.

Overview of Comments

- Stormwater collection and catch basins throughout site need repair.
- Select sidewalks and curbs need repair and/or replacement
- Pre-k play area surface, sidewalk and fencing need repair
- Replace and repair turf carpet, stairs and fencing at parking lot deck.
- Provide code compliant signage throughout.
- Repoint and repair exterior masonry.
- Replace doors, frames, and hardware to comply with current codes and standards, as needed.
- Replace classroom flooring and ceilings, as needed.
- Replace handrails at stairwells to comply with current codes and standards, as needed.
- Replace Hydronic Systems and building automation controls.
- Replace Unit ventilators as needed.
- Replace Air handling Units at the gymnasiums and auditorium,
- Replace roof drains and leaders.
- Replace plumbing fixtures to comply with current codes and standards, as needed.
- Replace 45-kilowatt generator.
- Upgrade fire alarm head end and devices to voice notification.
- Upgrade emergency lighting at paths of egress.
- Install security, access control and intrusion detection.
1.02 West Middle School

West Middle School consists of 4 stories and was originally constructed in 1930 with an 11,200 square foot addition in 1986. The approximate gross square footage of the building is 167,000sf situated on a 3.73 acre site.

The school serves approximately 600 students in sixth through eighth grades and is located on West Middle Avenue in Binghamton, NY.

Observations

West Middle School was built in the popular style of schools of that era. It has a steel and concrete structure with a buff brick and pre-cast masonry exterior and large aluminum windows that were replaced in 2009. The site includes a large grass field and a small field house as well as asphalt basketball courts and parking area.

The buildings most recent capital improvement projects occurred in 2020-2021 when several existing spaces and building systems were renovated. The pool and locker rooms were renovated and repurposed to create a new motion lab and dance studio. A dust collection system was replaced in the technology spaces. Substantial site work included repairing retaining walls, stairs, railings, and ramps. In general, the overall condition of this facility is good.

As per the most recent inspection reports of 2019 & 2020, this building has had some abatement of Asbestos Containing Material (ACM). While some ACM remains, mostly in carpet mastic, it is assumed that these materials will be abated as part of subsequent renovations and repairs.

To fully consider the best use of west Middle School one must consider on-going demographic...
and enrollment projections, however, the unique historical character of the building along with the size and quantity of available instructional space suggest the West Middle School will continue to serve the district well.

**Overview of Comments**

- Full-depth asphalt replacement at various driveways and sidewalks.
- Repair cracked and heaved concrete sidewalks throughout.
- Repair cracking plaster throughout building.
- Provide accessible curb ramp and sidewalk from ADA parking to building entrance.
- Replace concrete stairs and walls throughout site, as needed.
- Replace doors, frames, and hardware to comply with current codes and standards, as needed.
- Replace handrails at stairwells to comply with current codes and standards, as needed.
- Provide ADA compliant signage throughout building, as needed.
- Replace Hydronic Systems and building automation controls.
- Replace Domestic water, sanitary and storm piping, as needed.
- Replace plumbing fixtures to comply with current codes and standards, as needed.
- Replace make-up air units in kitchen.
- Upgrade fire alarm head end and devices to voice notification.
- Install security, access control and intrusion detection.
1.03 West Middle School Field House

The West Middle School Field house was originally constructed in 1978 and is an approximately 4,900 square foot one story building. The building is located adjacent to the field and includes two locker rooms, showers, toilets and coaches office for each. There is also a maintenance garage and mens and womens public toilets.

**Observations**

The West Middle School Field House is a masonry and steel construction on a structural concrete slab. There is a low slope pitched roof of asphalt shingles on sheathing and metal trusses.

The lockers are fixed vented metal set on raised concrete base. The plumbing fixtures appear to be original and the larger shower areas are currently used as additional storage areas. The building is in fair condition. Toilets do not meet ADA accessibility standards. Exterior doors are rusted.

**Overview of Comments**

- Replace the existing electric service, transformer and panelboard.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace all existing emergency lighting units to comply with current codes and standards.
- Upgrade Security/Intrusion Detection system, as needed.
- Replace Exterior doors, frames, and hardware, as needed.
- Renovated toilets to meet ADA accessible standards.
- Replace plumbing fixtures to comply with current codes and standards, as needed.
1.04 East Middle School

The East Middle school was originally constructed in 1936 and has had one 15,000 square foot addition in 1984. The gross square footage of the facility is 150,000 and is situated on 13.36 acre site. The site also incorporates the districts’ outdoor athletic complex with game field, bleachers, team locker rooms, concessions and storage buildings.

The school serves approximately 567 students in sixth through eighth grades, located at 167 East Frederick Street in Binghamton, NY.

**Observations**

East Middle School was built in the popular style of schools of that era. It has a steel and concrete structure with brick masonry exterior and large aluminum windows that were replaced in 2010. The site is bounded closely by residential properties as well as the main synthetic turf athletic field and facilities for the high school which leaves little space for outdoor activities for the Middle School.

The buildings most recent capital improvement projects occurred in 2019-2020 when several existing spaces and building systems were renovated. PALS and music program spaces were renovated, swimming pool was regROUTed and dust collection systems were replaced in the technology spaces. In general, the overall condition of this facility is good.

As per the most recent inspection reports of 2019 & 2020, this building has had some abatement of Asbestos Containing Material (ACM). While some ACM remains, mostly in walls and above ceilings, it is assumed that these materials will be abated as part of subsequent renovations and repairs.

To fully consider the best use of East Middle School one must consider on-going demographic and enrollment projections, however, the unique historical character of the building along with the size and quantity of available instructional space including a swimming pool and athletic center,
suggest the East Middle School will continue to serve the district well.

Overview of Comments

- Repair rims of structures to finish grade site-wide.
- Full-depth asphalt replacement at driveways and sidewalks.
- Repair cracked and heaved concrete pavers at west parking lots.
- Resurface athletic track and field event areas.
- Mill and top asphalt between track and bleachers.
- Provide accessible curb ramp and sidewalk from ADA parking to building entrance.
- Replace secondary pumps, piping and building automation controls, as needed.
- Replace Domestic water, sanitary and storm piping, as needed.
- Repoint and repair exterior masonry as needed.
- Replace interior doors, frames and hardware to comply with current code and standards, as needed.
- Replace all classroom and corridor ceilings and flooring, as needed.
- Replace handrails at stairwells to comply with current codes and standards, as needed.
- Provide ADA compliant signage throughout building, as needed.
- Provide additional renovations to comply with ADA guidelines at toilets, as needed.
- Replace Electric Service Transformer Vault with exterior, pad-mounted transformer
- Carbon Monoxide Alarm System: Provide detectors in all Home and Career Classrooms.
- Provide Emergency Egress Lighting to comply with current codes and standards, as needed.
- Replace Public Address System with up-to-date system.
- Upgrade fire alarm head end and devices to voice notification to comply with current codes and standards.
- Install security, access control and intrusion detection.
1.05 East Middle School Field House

The East middle School Field house is approximately located adjacent to the district competition filed and stadium. Originally constructed in 1976 the building is approximately 17,726 square feet. It is a two story structure which includes a concessions stand, home locker rooms with showers toilets and coaches area, visiting team locker rooms with toilets showers and coaches offices, a training room, equipment storage, public restrooms and a maintaince garages. The 2nd floor has large athletic storage areas and mechanical space. The facility is used for high school varsity athletics.

Observations

The East Middle School Field House is a masonry construction with high sloped roof. The building exterior is visually in good condition. The concession stand is adequate. The locker rooms have metal vented lockers set on raised concrete base. The lockers are too small for larger sports equipment such as shoulder pads. The plumbing fixtures appear to be largely original, and the showers are currently used as storage. The original official’s room is now used as a trainer’s space although the ice machine is located in the home coaches’ offices. The garage is long and narrow which makes storing more than one vehicle difficult.

Due to the discovery of Asbestos Containing materials (ACM) in the block wall construction the facility was closed for abatement. The building has been reopened but spot encapsulation of ACM continues.

The current 5-year capital plan recommends that the entire building be demolished and replaced.

Overview of Comments

- Replace original plumbing fixtures.
• Provide new doors, frames, and hardware to comply with current code and standards.

• Replace the existing electric service, transformer, and panelboard.

• Replace the fire alarm system control panel, pull stations, detectors, and strobes to comply with current codes and standards.

• Replace all existing emergency lighting units to comply with current codes and standards.

• Upgrade Security/Intrusion Detection system, as needed.
1.06 Benjamin Franklin Elementary School

Benjamin Franklin Elementary School was originally constructed in 1915 and has had two building additions since. A 2,500sf addition in 1985 and an 8,500sf gymnasium addition in 2004. The gross square footage of the school facility is approximately 99,800 situated on a 11.1-acre campus with variation in topography around and along all site boundaries. The site is bounded by residential properties to the north (Conklin Avenue), east (The Circuit Street), west (Evans and 2nd St) and to the south there is a city owned baseball field that the district is permitted to use.

The school serves approximately 450 students in Pre-K through Grade 5. The school is located at 262 Conklin Ave, in the southeastern most school attendance zone of the Binghamton City School District. Franklin students go on to attend the East Middle School.

Observations

Benjamin Franklin Elementary School is of a typical construction for a building of this period, utilizing a combination of steel and precast concrete structure with a masonry exterior envelope, hollow metal double hung window systems and a flat, built-up roof system. The ground floor of the buildings was completely renovated to remove any ACM and provide a new kindergarten and pre-k program. Future capital projects proposed to extend these renovations to the upper floors and repair or replace older asphalt parking and driveways. The building is well constructed and utilized with high-level materials and finishes for the time. Franklin includes a dedicated auditorium with stage and balcony, a separate cafeteria, and a gym addition from 2004. The 2021 5-year capital plan calls for renovation and associated abatement to the first floor.
As per the most recent inspection reports of 2019 & 2020, this building has had abatement of Asbestos Containing Material (ACM). While some ACM remains, it is assumed that these materials will be abated as part of subsequent renovations and repairs.

To fully consider the best use of Franklin Elementary one must consider on-going demographic and enrollment projections, however, the unique historical character of the building along with the size and quantity of available instructional space and recent renovations suggest the Benjamin Franklin Elementary School will continue to serve the district well.

**Overview of Comments**

- Repair storm structure rims and provide additional site drainage as needed.
- Full-depth asphalt replacement at east & west parking, play area and south driveway.
- Replace concrete stairs, handrails and patio throughout the site.
- Repoint exterior masonry.
- Replace exterior door, frames and hardware to comply with current codes and standards as needed.
- The roof is nearing the end of its useful life and may need replacement.
- Repair cracked walls below windows at various locations. Water penetration at windows should be investigated.

- Replace interior door, frames, and hardware to comply with current codes and standards as needed. Replace handrails at stairwells to comply with current codes and standards, as needed.
- Replace handrails at stairwells to comply with current codes and standards, as needed.
- Provide ADA compliant signage throughout building, as needed.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace all existing emergency lighting units, including the exterior courtyard, to comply with current codes and standards.
- Upgrade Security/Intrusion Detection system, as needed.
- Replace unit ventilators as needed.
- Replace secondary pumps, piping and building automation controls, as needed.
- Replace the heating hot water hydronic piping except for the piping in the basement which is in good working condition.
- Replace sanitary and storm piping, as needed.
- Replace building automation system including all pneumatic controls, associated compressor, and digital overlay panel.
Calvin Coolidge Elementary School was originally constructed in 1948 and has had two building additions since. A 4,516sf classroom addition in 1952 and an 8,410sf gymnasium addition in 1980. The gross square footage of the school facility is 56,700 situated on a 5.6 -acre campus with little variation in topography (the site is essentially flat). The site is bounded by residential properties to the north (Moody Street), east (Glen Avenue) and south (Robinson Street), and the west (Platt St).

The school serves approximately 320 students in Kindergarten through Grade 5. The school is located at 261 Robinson St, in the north-eastern most school attendance zone of the Binghamton City School District. Coolidge students go on to attend East Middle School.

Observations
Calvin Coolidge Elementary School is of a typical construction for a building of this period, steel framed with masonry exterior envelope, aluminum storefront window systems and a flat, built-up roof system. The building is well constructed and utilized high-level materials and finishes for the time. The school's layout is also common for this time with the building separated into two primary zones, a public zone of entry with the large common areas of the building (lobby, cafeteria, main office, gymnasium), and a two-story academic classroom wing.

The entire 1948 and 1952 classrooms wings (including the cafeteria space) have been renovated in past ten years and are still in excellent condition. These renovations however did not address the exterior of the building where we
would recommend areas of masonry repointing and repair.

As per the most recent inspection reports of 2019 & 2020, this building has had abatement and encapsulation at the basement and crawl spaces. There remain very small quantities of Asbestos Containing Material (ACM) most often under the surface of the plaster walls.

**Overview of Comments**

- Full-depth asphalt replacement at parking, bus drop off & play area.
- Repair or replace handrails at exterior stairs throughout site.
- Provide bollards at Platt Street to prevent vehicle entry to site.
- Remove oversized trees along west side of the site.
- Add ADA reserved parking signage at appropriate lot location.
- Repoint & repair exterior masonry.
- Replace interior doors, frames and hardware in 1980's addition to comply with current codes and standards.
- Replace stairwell railing system to comply with current codes and standards, as needed.
- Replace aging aluminum window system throughout.
- Replace existing emergency lighting units to comply with current codes and standards, as needed.
- Replace Public Address System with up-to-date system that incorporates the fire alarm system.
- Upgrade fire alarm head end and devices to voice notification.
- Install security access control, and intrusion detection.
Horace Mann Elementary School was originally constructed in 1969 and has had no building additions to the present day. The gross square footage of the school facility is 62,675 on 2 floors situated on a 2.3-acre campus with little variation in topography (the site is essentially flat). The site is in a residential neighborhood bounded to the north (Gary Street), east (Clarke Street) and south (College Street), and by a large public Recreation Park on Laurel Ave to the East.

The school serves approximately 300 students in Kindergarten through Grade 5. The school is located at 30 College Street, centrally located in the Binghamton City School District and Mann Students go on to attend the West Middle School.

**Observations**

Horace Mann Elementary School was designed and constructed to reflect a brutalist architectural style which started to become popular at the start of the 1950s. To capture that brutalist architectural style this building is concrete framed with a masonry exterior envelope, large slider windows systems along the exterior envelope and interior curtainwall window systems into both courtyards spaces, and a flat, built-up roof system. This building is unique in that it has two large 6,695sf covered outdoor areas on the first floor at either end that allow students an area for covered recess as well as give the building a look of being raised on stilts. The building is well constructed and utilized high-level materials and finishes for the time. The school layout is common for this time, with the building separated by floor into two primary zones, a public zone of entry with the large common and administrative areas of the building (lobby, cafeteria, gymnasium, main office, and library) and the kindergarten classrooms, while the second floor contains the remaining 1-5 classroom spaces. The building also has two open-air courtyards that provide light to the interior spaces as well as protected outdoor instructional and recreational space.
Unfortunately, the construction utilized several materials that contain asbestos, a hazardous material, and has made the maintenance and upkeep of this facility challenging. While some abatement has been completed, there remains ACM throughout the building often in the wall plaster, flooring, doors, and pipe fittings. The result is a school facility in need of upgrades and renovations, both for system obsolescence as well as program, security, and other enhancements. Much of what is observed at the building is original to the 1969 construction, now 52 years old, well past the useful service life of the existing building systems and materials.

To fully consider the best use of Horace Mann Elementary one must consider on-going demographic and enrollment projections. The smaller size and capacity of the building and site, and its proximity to Thomas Jefferson Elementary offer both challenges and opportunities for the district to consider. The 2021 5-Year Capitol facilities plan recommends a full renovation of the gymnasium and cafeteria which we would support if this school is part of the long range plans for Binghamton.

**Overview of Comments**
- Repair roof leaders and drainage, as needed.
- Replace concrete stairs at west side of building.
- Repoint & repair exterior masonry.
- Replace all original windows.
- Replace doors, frames, and hardware to comply with current codes and standards, as needed.
- Replace classroom case goods and cubbies as needed.
- Full renovation of the gymnasium and associated abatement.
- Replace make-up air unit at the kitchen.
- Replace Boilers, water heater and hot water pumps.
- Replace classroom Unit Ventilators.
- Provide ADA compliant signage throughout building, as needed.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace all existing emergency lighting units, including the exterior courtyard, to comply with current codes and standards.
- Upgrade Security/Intrusion Detection system, as needed.
MacArthur Elementary School was constructed in 2014. The gross square footage of the school facility is 130,504 situated on a 19.17-acre campus with varying topography. The site is bounded by residential properties to the south (Vestal Ave) and east (Rush Avenue). To the north is a motorway (Vestal Parkway) and to the west there is a large green space and ball fields shared with the city.

The school serves approximately 450 students in Pre-Kindergarten through Grade 5. The school is located at 11123 Vestal Ave, in the southernmost school attendance zone of the Binghamton City School District and most students go on to attend West Middle School.

Observations

MacArthur Elementary School is the newest building in the district being constructed after the previous school was heavily damaged due to flooding in 2011. The building is well constructed and utilizes high-level materials and finishes while also implementing contemporary collaborative educational design concepts. The school is split into four primary zones, three classroom zones / wings that are connected by bridge to the primary public zone of entry to the school. The primary zone of the building contains areas such as the main lobby, cafeteria, main office, counseling, gymnasium, and library.

This building is excellent condition. There were some cosmetic issues involving the natural black locust wood siding that have since been cleaned and repaired.
1.10 Thomas Jefferson Elementary School

Thomas Jefferson Elementary School was originally constructed in 1916 and has had three building additions since. A 3,000sf addition in 1952, a 6,500sf addition in 1980, and a 2,300sf addition in 2003. The gross square footage of the school facility is 52,071sf situated on a 1.8-acre campus with little variation in topography (the site is essentially flat). The site is bounded by residential properties to the north (Minerva Avenue), east (Grand Blvd) and south (Schubert), and the west (Helen St).

The school serves approximately 300 students in Kindergarten through Grade 5. The school is located at 151 Helen St, centrally located in the Binghamton City School District and Mann Students go on to attend the West Middle School.

Observations

Thomas Jefferson Elementary School is of a typical construction for a building of this period, steel framed with masonry exterior envelope, hollow metal double hung window systems and a flat, built-up roof system. The building is well constructed and utilized high-level materials and finishes for the time. The roof was partially replaced, and the gym has been renovated in 2019. Abatement work on the 2nd floor was completed during the summer of 2021. The site is mostly paved with a small green area to the south.

As per the most recent inspection reports of 2019 & 2020, this building has had abatement of Asbestos Containing Material (ACM) and some abatement on the 2nd floor was observed during the summer of 2021. While some ACM remains, it
is assumed that these materials will be abated as part of subsequent renovations and repairs.

To fully consider the best use of Thomas Jefferson Elementary one must consider on-going demographic and enrollment projections. The smaller size and capacity of the building and site, and its proximity to Horace Mann Elementary offer both challenges and opportunities for the district to consider. The 2021 5-Year Capitol facilities plan recommends various repairs which we would support if this school were part of the long-range plans for Binghamton.

**Overview of Comments**

- Replace damaged sidewalks, as needed.
- Repair and repoint exterior masonry as needed.
- Renovate and abate toilets to meet ADA requirements.
- Replace interior doors, frames, and hardware to comply with current codes and standards, as needed.
- Repair or replace small section of roof above cafeteria.
- Replace Unit Ventilators and PTACs, as needed.
- Replace Water heater, Condensing & Air handling Units.
- Provide ADA compliant signage throughout building, as needed.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace all existing emergency lighting units, including the exterior courtyard, to comply with current codes and standards.
- Upgrade Security/Intrusion Detection system, as needed.
Woodrow Wilson Elementary School was originally constructed in 1914 and has had two building additions since. The first addition was 48,428sf in 1930 and the second addition was 6,200sf and constructed in 2004. The gross square footage of the school facility is 99,262sf situated on a 3.56-acre campus with a large variation in topography from the northern to southern boundaries of the site. The building off Prospect St is three stories whereas the over-all building is a four-story volume. The site is bounded by residential properties to the east off Prospect St, west (Loraine Ave), south (Baxter St) and to the north there is small parking / green area with NY-17 behind that.

The school serves 360 students in Kindergarten through Grade 5. The school is located at 287 Prospect St, in the northwestern most school attendance zone of the Binghamton City School District which feeds into the West Middle School.

Observations

Woodrow Wilson Elementary School is of a typical construction for a building of this period, steel framed with masonry exterior envelope, hollow metal double hung window systems a sloped roof over the cafetorium and a flat, built-up roof system for the remaining roofing areas. During our tour it was observed that all windows were being replaced building wide as well as a main office receiving a renovation project as well. The building is well constructed and utilized high-level materials and finishes for the time. The 2021 5-Year Capital Facilities Plan recommends various upgrades and repairs.
As per the most recent inspection reports of 2019 & 2020, this building has had abatement of Asbestos Containing Material (ACM) and some small amounts of ACM remains, mostly encapsulated.

To fully consider the best use of Woodrow Wilson Elementary one must consider on-going demographic and enrollment projections, however, the unique historical character of the building along with the size and quantity of available instructional space and recent renovations suggest the Woodrow Wilson Elementary School will continue to serve the district well.

**Overview of Comments**

- Required Improvements to the site drainage system.
- Provide storm repairs and improve paved area to the west of the building.
- Repair retaining wall and fencing at west property line.
- Repair and repoint exterior masonry, as needed.
- Roof membrane was replaced in 2015 and may need repairs or replacement.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace interior doors, frames and hardware to comply with current codes and standards, as needed.
- Replace flooring at cafeteria serving area.
- Provide additional renovations to comply with ADA guidelines, including toilet renovations in select areas and building wide signage.
- Replace secondary pumps, piping and building automation controls, as needed.
- Replace building automation system, pneumatic controls, compressor, and digital overlay panel.
- Replace building automation system including all pneumatic controls, associated compressor, and digital overlay panel.
- Replace Air handling Units at gymnasium.
- Replace classroom Unit Ventilators, as needed.
- Replace plumbing fixtures to comply with current codes and standards, as needed.
- Replace sanitary and storm piping as needed.
- Replace all existing emergency lighting units, including the exterior courtyard, to comply with current codes and standards.
- Upgrade Security/Intrusion Detection system, as needed.
Columbus Education Center (CEC) was originally constructed in 1926 and has had no additions since. The approximate gross square footage of the building is 79,568sf and is situated on a 1.52 acre site which includes a large paved parking area in the rear of the building.

The top floor of the building is currently used as the central administrative office space for the district and the lower levels are leased to Broome County BOCES as an alternative high school program. The CEC is located at 164 Hawley Street the City of Binghamton.

Observations

Columbus School was originally designed and built in the popular style of schools of that era. It has a steel and concrete structure with a stone veneer and pre-cast masonry exterior and large aluminum windows that were last replaced in 1999.

The building's most recent capital improvement projects occurred in 2009-2010 that included interior renovations and some work to the exterior entry. The building is in fair to good condition with concern focused on the exterior stone masonry envelope, aging windows and roof, given the
evidence of water infiltration on the building interior.

As per the most recent inspection reports of 2019 & 2020, this building has little evidence of Asbestos Containing materials (ACM). It is assumed that these materials, if discovered, will be abated as part of subsequent renovations and repairs.

The building is currently well used and fully occupied with a central location that suits its uses.

**Overview of Comments**
- Replace and repair street sidewalks and entry stairs including handrails.
- Add ADA reserved parking signage at parking lot.
- Investigate water infiltration at top floor of the building.
- Repair cracked plaster at interior walls.
- Replace roof.
- Replace windows, as needed.
- Replace interior doors, frames and hardware to comply with current codes and standards on 1st through 3rd floors.
- Replace stairwell railing system to comply with current codes and standards, as needed.
- Replace classroom Unit ventilators, as needed.
- Replace the associated secondary loop, secondary pumps, tertiary pumps, and specialties and the heating hot water hydronic piping.
- Replace the building automation system including all pneumatic controls, associated compressor, and digital overlay panel.
- Replace all existing emergency lighting units to comply with current codes and standards, as needed.
- Upgrade Security/Intrusion Detection system, as needed.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
1.13 Chester B Lord School

The Chester B. Lord Facility was originally constructed in 1963 and is leased to an organization that uses the facility as a special needs program for adults with physical and emotional differences. The building is approximately 14,956 square feet on a site of 2.01 acres. The site includes the classroom building with a large multipurpose room, warming kitchen, a lower level garage and small green field and gardens. CB Lord Facility is located on 67 Riverside Drive in Binghamton, NY. These materials will be abated as part of subsequent renovations and repairs.

Observations

The building is well used and maintained and in generally satisfactory condition with need for some exterior wall repairs and routine site work.

As per the most recent inspection reports of 2019 & 2020, this building has evidence of Asbestos Containing Material (ACM), most often in walls, floor tiles and some ceilings.

Overview of Comments

- Additional drainage should be added in the lower parking lot.
- Various walk, curb and landscape require repairs.
- Repair and repoint exterior masonry, as needed.
- Additional drainage should be added in the main parking lot.
- Replace pavement in the main parking lot to be sloped away from the building edge.
- Replace original storefront system at the entry.
- Replace interior doors, frames, and hardware to comply with current codes and standards.
- Replace stairwell railing system to comply with current codes and standards, as needed.
- Replace roofing, skylights, and gutters.
- Replace aluminum slider windows throughout.
- Provide additional renovations to comply with ADA guidelines, including toilet renovations and building wide signage.
- Replace all building systems including heating plant, piping, controls, and sanitary and storm pipes.
- Replace roof top units at kitchen nurse and multipurpose room.
- Given the age of the building and the fact that it was not originally intended for this type of use, a full ventilation study should be performed to ensure that each space type is receiving and adequate amount of outdoor air and that it is being adequately exhausted.
- Replace existing electric service and panelboards.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace all existing emergency lighting units, including the exterior courtyard, to comply with current codes and standards.
- Upgrade Security/Intrusion Detection system, as needed.
1.4 District Maintenance Building

The district’s maintenance facility is located at 10 Robinson Street in Binghamton. It is approximately 5000 square feet situated on a 0.92 acre site. The building was originally constructed in 1981. The site is largely paved with parking and loading areas on either side.

Observations

The district maintenance facility is a modular steel building on a structural concrete slab. It includes the maintenance department offices as well as the main service garage, repair and support spaces, and two large mezzanines for storage.

The building is in good condition.

Overview of Comments

- Replace interior doors, frames, and hardware to comply with current code and standards, as needed.
- Replace existing electrical service entrance equipment and panelboards.
- Replace the fire alarm system control panel, pull stations detectors and strobes to comply with current codes and standards.
- Replace all existing emergency lighting units, including the exterior courtyard, to comply with current codes and standards.
- Repair asphalt in the parking lot.
- Repair concrete curbing along property line.