ALBANY PUBLIC SAFETY BUILDING

ALBANY CRIMINAL COURT
1 MORTON AVE.
ALBANY, NY 12202

ALBANY POLICE DEPARTMENT
126 ARCH ST.
ALBANY, NY 12202

FEASIBILITY AND PLANNING STUDY

SEPTEMBER 2020

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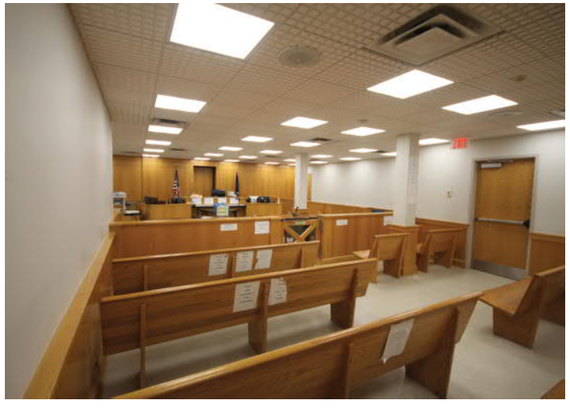

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FEASIBILITY STUDY

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B. Forward

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C. Executive Summary

Lacey Thaler Reilly Wilson was retained in 2019 by the City of Albany to provide a comprehensive facility condition survey and a best-use analysis for the Albany Public Safety Building located at One Morton Avenue in South Albany. The purpose of the following report is to identify deficiencies that compromise or place limitations on the current operational practices and functions. In addition, short- and long-term planning recommendations to maintain the functionality of the facility are discussed.

Having worked on a few smaller projects to design and administer repairs for the Public Safety Building facilities over the past six years, LTRW began this project with some understanding of the general challenges faced by the Police Department and Courts face in this facility. Through a methodical process of investigation, LTRW performed this analysis with the assistance of M/E Engineering, who provided a thorough investigation of the mechanical, electrical and plumbing systems; Ryan Biggs & Clark Davis Engineering and Surveying, who reviewed the existing structural system and conditions, and provided insight on how modifications could be made to renovate the structure; and with DANDA, Inc, who provided cost analysis and basic constructibility guidance for the development of concepts for the report.

In addition to reviewing the actual building structure and site conditions, interviews were conducted with current operational leadership and user group representatives from the City of Albany Police Department, Courts facilities personnel and judges, and the Mayor's Office to gain a broad, baseline understanding of how the facilities function on a daily basis. The confluence of these analyses measured against current New York State building codes and the requirements of the New York State Office of Courts Administration provided the basis for generating recommendations for improving and potentially modifying the existing facilities. Three general concepts have been developed as a result, which strives to address both current and anticipated future needs of the City of Albany and New York State Courts and takes into account the current best practices of these departments.

We hope that this document will become the basis for planning, programming, design, and construction of a highly-effective combined police and court facility for generations to come and representing the highest civic values of the City of Albany.

South Albany Police Station ca. 1938; Photo Courtesy; Flickr Photos, Albany Group Archive (https://www.flickr.com/photos/albanygroup/)

D. Introduction

The Albany Public Safety Building is actually comprised of two major building masses; South Station has its primary facade on Arch Street and was constructed as a load-bearing brick masonry built in the late 1800s; One Morton Avenue's main entrance is on Morton Avenue and is a reinforced concrete frame and steel structure built circa 1967. Through many campaigns of alterations attempting to improve space and systems functions over the years, the layout of spaces across multiple, non-aligning levels within and between the two buildings produces a variety of challenging stairway, ramp and floor-to-floor transitions throughout. Both South Station and One Morton Avenue (as exhibited in the original design drawings, see Appendix A) have been subdivided repeatedly over the years.

For this study LTRW comprehensively reviewed previous design and existing conditions documentation, then conducted field surveys to confirm the actual layout of spaces and develop narratives of systems and conditions. We captured all spaces in drawing and model form on four main levels, Levels 0-3 and the relationship of the building to the existing grade around the immediate perimeter of the building The building's complex arrangement of floors and relatively inefficient use of space is the result of many years of modifications, in effect has created larger programmatic, systems and building code problems and challenges outlined in herein. The building systems modifications generally have not met the needs of the spaces as configurations changed over time.

In general, the current building does not efficiently meet the current or needs of the range of functions it contains, nor does it meet the requirements of the New York State Building Code, the Americans with Disabilities Act nor the New York State Office of Courts Administration, much less capable of providing anticipated needs for growth. A majority of the building's deficiencies fall within the court facilities spaces, while the police department's daily operations are relatively functional if not ideal. Another significant issue for the entire combined facility is the lack of secure, on-site parking for the building's users, including that for the public.

Through square footage, comparative programming, and an adjacency analyses, the result of this study concludes that either a substantial renovation and addition to the existing facility or the construction of an entirely new facility must be undertaken to meet required codes and guidelines, and safely and efficiently address day-to-day operational requirements while accommodating for future expansion.

View of Morton Ave. section of the Albany Public Safety Building looking Northeast.

E. Assessment of Existing Building Conditions

The Public Safety Building is a very busy and heavily used facility, with hundreds of people passing through its doors for a multitude of uses on a daily basis. Many renovations and modifications have been made over the years, but maintenance overall has been a significant challenge from resources and logistics standpoints. The following is a general assessment of the building, working from outside to inside, and focusing on conveying a general understanding of accessibility, life safety, and overall building conditions.

a. Exterior (Architectural)

Roof:

The roof is almost entirely made up of rubber membrane (EPDM) roofing. Despite many points of penetration for vents, mechanical systems units, and dunnage, it is generally in fair condition with some distinct but isolated areas of deterioration. The roofing over the entire facility is within 5-10 years of the end of its useful lifespan, with the exception of the roof over the northern portion of South Station, which was replaced three years ago and is in good condition as a result.

Of concern is the use of incompatible curbing placed directly on top of the membrane roof and supporting mechanical equipment. The wood curbs in particular tend to produce indentations in the membrane, stretching it and potentially creating tears in the material.

In general metal copings and counter flashings on the Morton Ave building appear in fair condition, visible dents and marks can be seen but this is not in itself a cause for concern. The existing counter flashing and reglet configurations around the roof are relatively low and may not meet current requirements to maintain its warranty. There are two penthouse structures - the elevator tower and stair tower are masonry block construction with stucco exterior finish, which appears to be in fair condition but small areas of the stucco have minor damage. The exterior walls of the second floor of the Morton Ave building are stucco finished and are in fair condition with areas of isolated damage and fallen stucco. The cast stone coping stones are in good condition with minor surface staining. The sloped membrane roof over the remainder of the South Station building is in good condition.

View of Morton Ave. EPDM roof.

Transition between South Station slopped roof and Morton Ave. EPDM roof.

Wood curbing placed directly on top of the roof membrane.

Exterior Masonry:

The facility's exterior façade is composed of several materials.

- The historic brick exterior walls and brownstone water table of the South Station building exhibit isolated areas of mild deterioration, chipped and stained stone and brick surfaces, cracked mortar joints and minor settlement issues are generally minor; however, the higher exterior masonry wall at the northeast corner of the station is leaning more significantly and should be investigated further for structural stability.
- The limestone archway over the building entrance is in good condition with minor areas of stains. The decorative limestone cornice at the roof line is in fair condition and heavily stained, large limestone ornament below the cornice is in similar fair condition around the building.
- The granite cladding comprises the majority of the remaining façades, and while the panels themselves are in relatively good condition, the mortar joints between them on the east and west facades have cracked, and/or broken its bond from the surrounding stone panels. In 2015, a campaign to repair the west end (main entrance façade and short returns on the east and west walls) was conducted, utilizing sealant in the joints, since the panels exhibited significant movement. Some of these sealant joints have separated but the majority of the work is intact.
- There is a relatively minor but ongoing development of staining from water runoff at the window frames onto the stone surfaces.
- Sidewalks and ramps around the building exhibit a variety of conditions, ranging from very good to fair condition. There are planters in front of the south/main entry façade of One Morton Avenue that are generally unmaintained and in disrepair but do not appear to create problems or hazards to pedestrians
- In 2017 there was a project to make specific repairs and ADA-required modifications to the main entrance of One Morton Avenue

Windows:

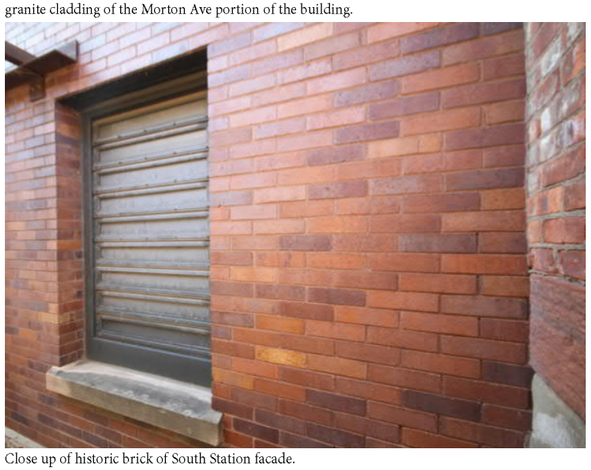
The building's windows exhibit a variety of problems of repair. The windows at One Morton Avenue appear to date to the original 1967 construction, but windows at the South Station side are replacement windows, most likely installed more recently.

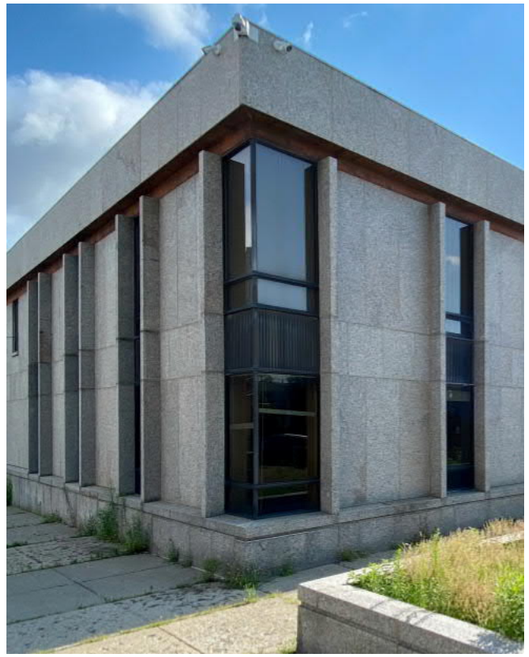
Corrosion can be seen from the exterior side of the frames. Evidence of water infiltration can be seen on the interior gypsum header and jambs, and some window sash had broken or otherwise compromised vacuum seals between panes at the insulated glazing panels. None of the glass fenestration appears to be bulletproof or otherwise rated for impact-resistance.

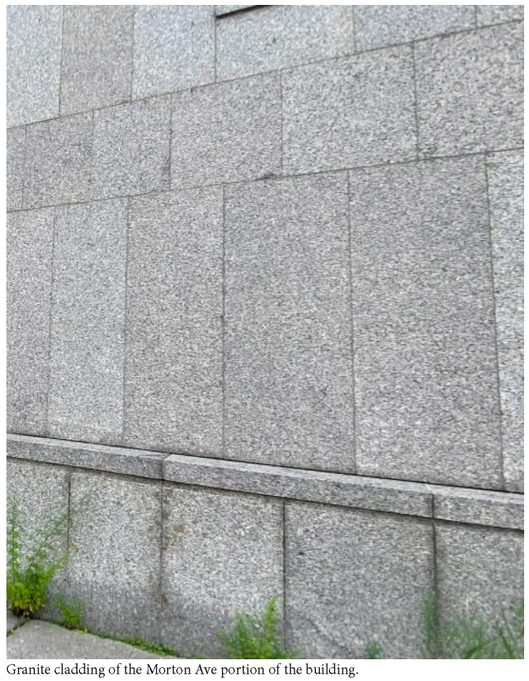
Metal security grilles at South Station windows exhibit corrosion but continue to provide protection where they are installed. Some have been removed and only the mounting hardware remains. The first-floor South station building's windows have been modified and the bottom of the window has been infilled with decorative cast units that appear to be holding well and in good condition.

View of Morton Ave. section of the Albany Public Safety Building looking Northeast.


Historic brick exterior and brownstone water table of the South Station building, joining with the granite cladding of the Morton Ave portion of the building.


Close up of historic brick of South Station facade.


Existing windows of the Morton Ave courthouse section of the building.


Granite cladding of the Morton Ave portion of the building.

b. Interior

i. Architectural

Interior - South Station:

The basement of the South Station building contains a variety of spaces, and while they are functional some areas appear to be worn and in need of cosmetic maintenance. Existing masonry walls, concrete floors, and the wood-framed floor above are in fair condition but there is evidence of water infiltration and rising dampness at the base of the walls. The wood floor structure shows signs of wear and past staining/deterioration.

The first floor of the south station building is occupied by the police department. It has been modified significantly over the years since its original construction, but it appears that mechanical/ HVAC systems have not been adequately modified to properly serve the architectural/spatial renovations.

The second floor of South Station is occupied by the judges and court clerks and the finishes on this floor are of higher quality and in good condition. Furniture on the second floor is also higher quality and in better condition than the first floor.

Flooring:

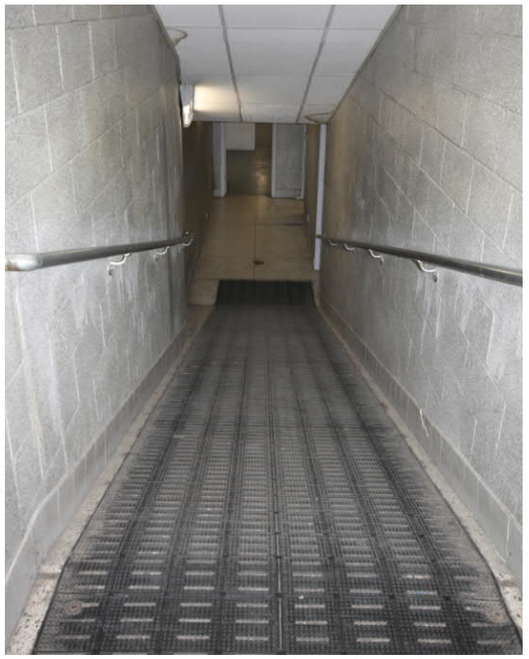
Public areas of the building such as corridors of One Morton Avenue are covered in resilient terrazzo or tile floors, and while some of the tile wall bases in the courtroom corridors are missing or loose, the floors are generally in fair to good condition. Per OCA guidelines these finishes are to be maintained regularly to promote the integrity of the building. In their current condition, it is apparent they are not receiving the proper maintenance regimen.

Vinyl tile flooring constitutes a significant proportion of the floor surfaces throughout the facility. It is worn and in some areas damaged, to the point that broken tiles could cause a tripping hazard. Similarly, much of the carpet flooring on the first floor private offices is worn, stretched, and stained and is generally in poor condition.

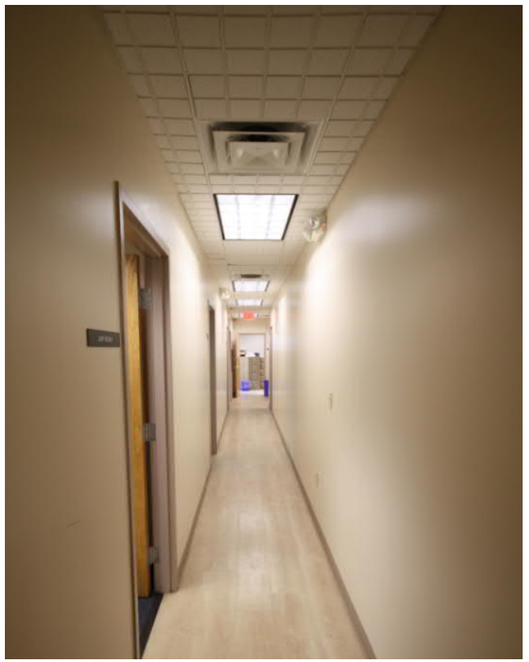
By comparison, carpet tile flooring at the second-floor judges' offices is in good condition. The painted finish on the concrete flooring in the prisoner holding cells is worn and is chipped in many areas, and while it is not posing any hazards is generally considered to be in fair or poor condition.

Ceilings:

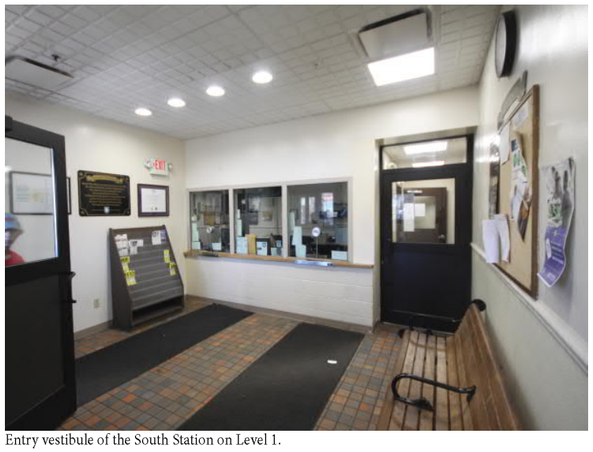
Suspended ceilings in the building showing areas of discoloration, deflection and moisture staining, there are areas of airborne dust and dirt accumulation around duct grilles. Gypsum ceilings throughout the building are in fair condition. Light levels and controls are in fair condition but are somewhat inconsistent; some of the spaces are very well lit by fluorescent, incandescent, or Light-Emitting Diode (LED) sources at the ceilings, but other spaces are dark and require additional task lighting at desks and tables.



View looking down the ramp that leads from the holding cells on Level 1 to the court rooms on Level 2.

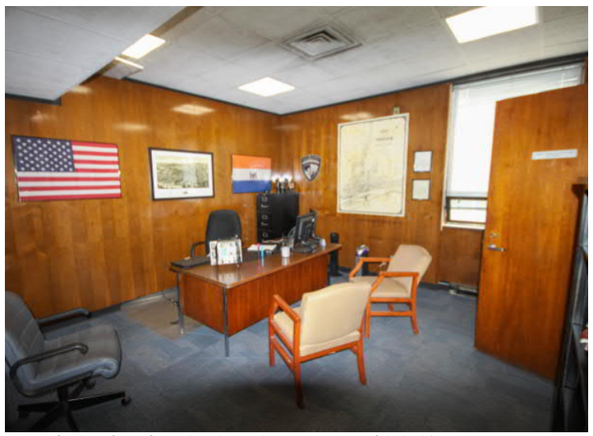


View of interior finishes.



Entry vestibule of the South Station on Level 1.

View of the shooting range located on Level 0.



Interior finishes of an office within the South Station portion of the building.

Walls:

There are several types of wall assemblies within the building, including painted or stained panels, painted and unpainted masonry, painted gypsum board, and proprietary wall systems (that enclose jail cells and the shooting range, for instance). Wood paneling wall covering on the corridors is in fair condition, the finish is outdated and worn. Wood paneling in courtroom #1, #2 and #3 and profiled metal panels in the first floor corridor of One Morton Avenue is worn but in relatively good condition. The condition of gypsum walls throughout the building vary greatly but most are in good condition with isolated areas of scratches and dents in high traffic areas. Ceramic tile walls of the restroom are in fair condition with some rooms having broken or missing tiles.

These walls are generally in worn but fair condition, especially in high-traffic areas, with some areas of deterioration associated with mechanical/HVAC system leaks or window infiltration.

Doors:

There are several types of doors throughout the building, with a variety of locking and closure assemblies but very few doors with comprehensive digital card reader access. Interior solid wood doors are in good condition, but there are wear patterns typical of heavy use. Operating hardware for many of the offices has been streamlined for keying, and a limited number of doors have appropriate hardware to meet ADA requirements. Hollow metal doors and frames throughout the building are in fair condition with noticeable scratches and heavy use, but the front doors of both South Station and One Morton Avenue exhibit significant wear patterns due to very heavy use.

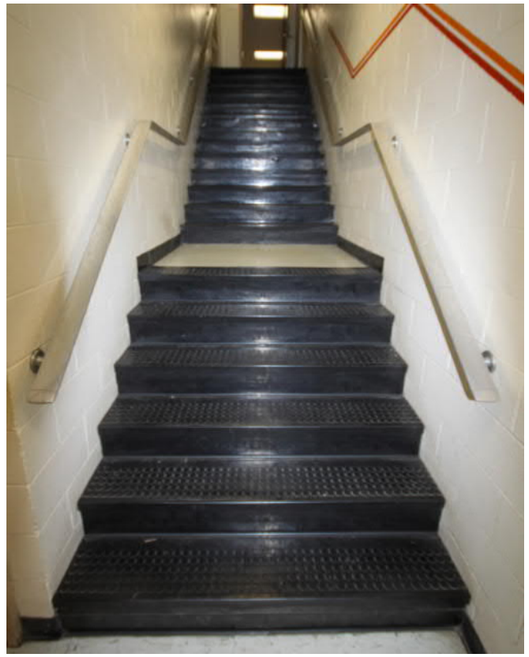
Stairs:

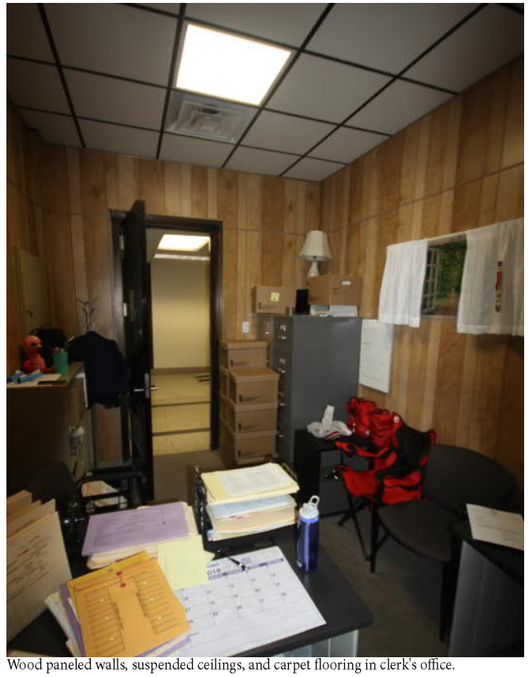
Stairs throughout the facility are in fair condition, but do not appear to meet code requirements. Many of the stairs are open and unprotected with a rated enclosure and do not serve as a proper fire stair. Original steel stairs with slate tread appear to be in good condition, with typical wear that can be seen in the surface of the slate tread. Rubber tread and riser covers have been installed over select stair runs and appear to be loosely fitted and could cause a tripping hazard.


Wood paneling wall finish, suspended ceiling, and terrazzo flooring in courtroom #1.


Profiled metal panels, suspended ceilings, and terrazzo tile flooring in the first floor corridor of One Morton Ave.


One of many convoluted areas of the building where stairs are installed due to multiple renovations to the interior of the structure creating mid levels.


Rubber tread risers and covers installed over stair.


Wood paneled walls, suspended ceilings, and carpet flooring in clerk's office.

Restrooms:

The condition and code compliance of restrooms varies throughout the facility, but they are generally in fair and operable condition. Only the newly-renovated judges and jury restrooms are ADA compliant, all other restrooms appear to be non-compliant with current ADA standards. None of the restrooms at South Station are ADA compliant.

Holding Cells:

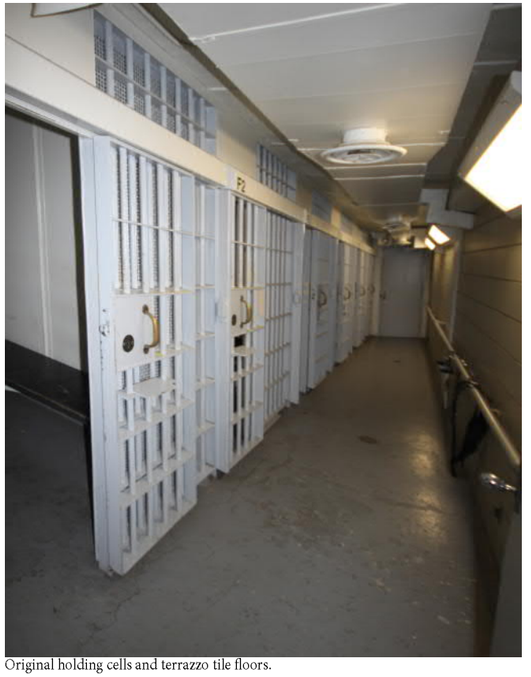
The original holding cells are in good condition are apparently grandfathered in their current configurations, but from a code and OCA standpoint they do not meet current building code and OCA guidelines. Wood benches are in fair condition, worn paint, and scratches on the surface. The plumbing fixtures appear to be operational and in fair condition.

Courtrooms:

Operationally, the courtrooms appear to be in fair but worn condition; but Courtroom #1 in particular poses significant issues of non-compliance with ADA. Examples include the inability of wheelchair-bound people to pass through the gate into the court space, and there are risers separating the witness stand from the pit and surrounding spaces. In addition, the public areas of the court rooms is generally smaller than what OCA guidelines suggest.

In general, there are areas of the facility where police, courts, and public spaces interface where there does not appear to be adequate control of or separation between staff and the general public, which could pose a significant security problem within these areas on the whole.


One of many existing restrooms throughout the building that is not ADA compliant.


Original holding cells and terrazzo tile floors.


Courtroom #1


Courtroom #2


Courtroom #3

ii. Structural

Existing Foundation:

The existing foundation system is unknown. Sections in existing architectural drawings appear to show continuous strip footings under load bearing walls and a mat footing under the concrete vault. Concrete columns and beams within the vault and concrete basement walls support the steel columns of the 1967 addition.

There are large cracks in two concrete basement walls of the vault. One crack is located in the interior, west wall of the mechanical room. The other crack is located in the exterior, south wall of the mechanical room near the exit ladder. The cause of the cracks is unknown, but there were no obvious signs of settlement. Additional investigation and repair of these cracks are recommended.

Existing Superstructure:

Original 1800's era building:

The superstructure of the existing building is composed of wood floor and roof framing supported by steel beams and columns, and exterior masonry walls. The walls are assumed to be multi-wythe brick masonry.

In the basement mechanical room, there is a recessed floor area along the south side which contains mechanical equipment. The Level 1 floor joists above this area have numerous splits and the joists have sustained water damage and compressed and split at the bearings on the south wall. This area of floor framing requires reinforcement or replacement.

1967 Addition:

Except for the concrete vault structure, the floors and roof appear to be composed of 6" precast concrete planks with 2" concrete topping, supported by steel beams and columns. The exterior walls appear to be composite masonry with an inner wythe of concrete masonry (CMU).

Holding Area Addition (date unknown):

This addition is located to the west of the original 1800's era building and is shown as an existing condition in the 1967 drawings. Level 1 is a prisoner holding area. The floor structure of this area appears to be a structural concrete slab supported by steel beams above a crawl space. Concrete walls and piers support the beams. Upper levels are assumed to be similar concrete slab and steel beam construction. The walls are assumed to be masonry, though the type of masonry construction is unknown.

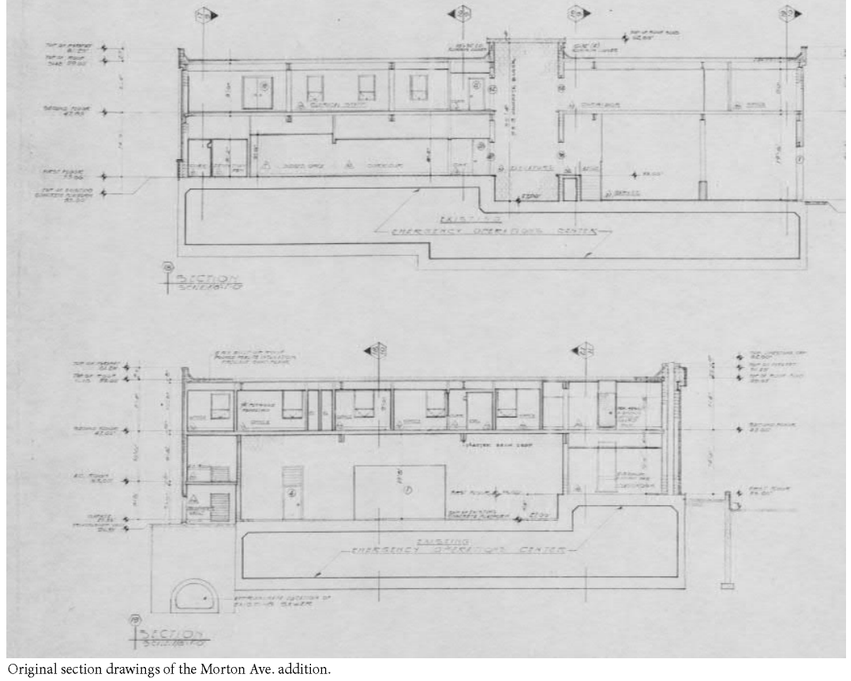
There is an exterior areaway along the north side of the addition. A tall masonry site wall separates the areaway from the sidewalk along Arch Street. The center portion of the wall is out-of-plumb and leaning towards the building. The exposed top of the foundation wall is also out-of-plumb, suggesting that this condition could be the result of foundation settlement.

Vertical Expansion (date unknown):

The structure of the previous vertical expansion on Level 3 is unknown. This area will require further investigation if modifications are proposed in this area.

Concrete basement walls of the 1967 Morton Ave. addition.

Exterior area way on the north side of the Morton Ave. addition. Previously used as outdoor space for incarcerated persons.



Original section drawings of the Morton Ave. addition.

Design Data:

The actual structural capacity of the existing structure is unknown and will need to be investigated at locations of proposed modifications. Code-required design load information is as follows:

Proposed 2020 Building Code of New York State (BCNYS)

- The proposed 2020 BCNYS includes the 2018 International Building Code (IBC) and the 2018 International Existing Building Code (IEBC).
- Risk Category: IV
- Exposure: B
- Live Loads: Office – 50 psf
- Lobbies and First Floor Corridors – 100 psf
- Corridors (other floors) – 80 psf
- Stairs – 100 psf
- Restrooms – 60 psf
- Cell blocks – 40 psf
- Garages (passenger vehicles) – 40 psf
- Mechanical rooms – 100 psf
- Light storage – 125 psf
- Roof – 20 psf

Snow Loads:

- Ground snow load – 40 psf
- Importance Factor – 1.2
- Flat roof snow load – 34 psf
- Drifted snow load – as determined by ASCE 7

Wind Loads:

- Wind speed (Vult) – 123 mph
- Wind speed (V_{asd}) – 95 mph

Seismic Loads: Assumed Site Class – D (to be confirmed by Geotechnical Evaluation)

- S_s = 0.199
- S_1 = 0.060
- S_{ds} = 0.212
- S_{d1} = 0.096
- Seismic Design Category – C
- Importance Factor – 1.5

1961 New York State Building Construction Code (Part C - General Building Construction):

- Live Loads: Office – 50 psf
- Lobbies and Corridors – 100 psf
- Stairs – 100 psf
- Restrooms – 60 psf
- Cell blocks – 40 psf
- Garages (passenger vehicles) – 50 psf
- Locker rooms – 75 psf
- Light storage – 120 psf
- Fan rooms – 100 psf
- Roof – no requirement

Snow Loads: Ground and flat roof snow load – 45 psf

Wind Loads: Wind speed (V_{asd}) – 75 mph

Seismic Loads: N/A

New York State Building Construction Code, Part C, was previously issued in 1956. Prior to 1956, there were no specific New York State design load requirements.

iii. Mechanical/Electrical/Plumbing/Fire Protection

There are multiple HVAC systems within the building, which appear to have been added to and modified many times over the years without full coordination between zones and unit assemblies. Because of this incremental modification/adjustment/replacement of system components over time, in combination with many alterations to the building interiors, the system, in general, does not appear to serve the program and the layout very well and requires a significant upgrade.

The building itself is broken into two separate buildings based on age. The original part of the building known as the South Station building contains a steam system and support equipment; the early 1960s court facilities addition known as the Morton Avenue building has a hot water-based system. In addition to the hot water system in the Morton Avenue building, several air handling units supply ventilation, heating, and cooling to the various spaces within the building. Cooling for the Morton building is mainly by a 130-ton rooftop-mounted, air-cooled scroll chiller. There are various window-mounted air conditioners and split systems throughout both buildings attempting to augment the cooling capacity and distribution of the 130-ton unit.

Below is a breakdown by building and space usage for the HVAC system in use and their condition.

1. South Building:

    a. Steam heating boiler located in the basement with a duplex condensate pump. The boiler appears to be in good condition. The condensate pumps have been rebuilt in the last year. According to the maintenance personnel, the pumps typically break down and need to be replaced on a semiannual basis.

    b. The condensate piping returning from the steam radiators through this section of the building is in poor condition. The piping has not been replaced except in the event of a break. The condensate from the crawl space is a 2” line however this piping is severely restricted down to a 3/4” line that runs through the corridor over to the condensate pump in the mechanical room. This section of piping serves the cell block and offices above.

    c. The controls on the boiler system are on/off and the boiler modulates to maintain steam pressure in the steam header. There are no central temperature controls, reset schedules or temperature sensors in the system.

    d. The spaces within the building each have a steam convector and thermostat to control the convectors control valve. Many of the traps on these convectors appear to be in poor condition with small condensate leaks at pipe unions.

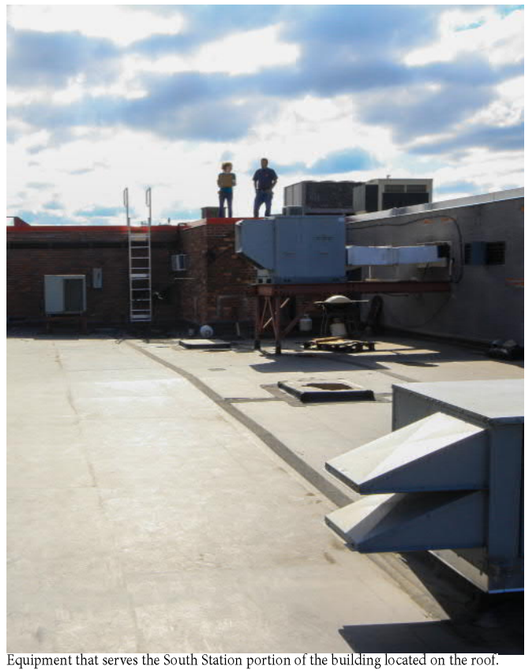
    e. The second-floor judge’s area has a break room that has no heat, air, or exhaust. In addition, the judge’s area does have a small ducted AC system that serves a few spaces with cooling. The condensing unit is mounted on the roof.

    f. The cell block area has wall-mounted steam convectors connected to one control valve and thermostat. The area also has an exhaust system serving the cell bathrooms and common area and is working. Fresh air is delivered to the common corridors via a Venmar rooftop-mounted energy recovery unit. This energy recovery unit has a steam coil that is nonfunctional according to maintenance personnel.


Steam heating boiler within mechanical room located in the South Station section of building.


Fire pump in the southeast corner of mechanical room within the South Station portion of the building.


View of pipes running within the crawlspace located underneath the hold cell area of the South Station section of the building.


Equipment that serves the South Station portion of the building located on the roof.


Crawlspace on Level 0 beneath the holding cell area of South Station section of the building.

2. Morton Ave Building

   a. The Morton Avenue building is served by a central hot water boiler system located in the basement and a chilled water system with the chiller located on the roof. Each area of the building has different heating, cooling, and ventilating equipment and will be outlined below.

   b. The central hot water boiler appears to be in good condition. They are non-condensing boilers with a maximum efficiency of 85%. All piping and pumps appear to be in good condition. The boilers and support systems appear to have been installed in 2001. Boilers are controlled with a Tekmar controller with OA temperature reset capability. No issues have been reported with this controller.

   c. The central chiller system is located in several places within the building. The 130-ton air cooled scroll chiller is located on the roof and appears to be in good condition. According to maintenance personnel, the chiller maxes out at half of the unit's rated capacity. This indicates that the chiller is grossly oversized for the building, leading to potential cooling turn-down problems. The system pumps, expansion tanks, and air separators are located in the basement mechanical room. The basement mechanical room also contains the original, but abandoned chiller. The pumps appear to have been changed out around 2001. The system is filled with glycol however maintenance personnel could not tell as to what type of percentage it is as no test has been done on it in years.

   d. The mechanical room also contains a large amount of abandoned equipment and parts. These items should be removed to free up space and allow for easier access to maintain functional equipment.

   e. Access to the mechanical room from grade is via a 2-foot by 2-foot access hatch up to the sidewalk. This size is inadequate to serve the needs of the spaces and as a result, most equipment is broken down and brought in via the internal stairs.

   f. Basement Gym, Storage, Bathrooms and support spaces outside of mechanical room:

      i. This area is served by a new air handling unit located within the basement mechanical room. The AHU is served by the hot water and chilled water system. Ventilation air is provided by a duct from a Venmar energy recovery unit located on the roof. This system appears to be in good condition.

      ii. The bathrooms are served by an in-line exhaust fan located in the chase behind the bathroom and ducted to an exterior louver on the 1st floor.

   g. Basement Emergency Command Area:

      i. This area has an original abandoned air handling unit with specialized filtration located in the basement mechanical room. As a result, these spaces are not served by any heating, cooling, or ventilation equipment. Several box-style fans have been plugged into outlets in various rooms to get some air movement.

Existing boilers on Level 0 of the Morton Ave. section of the building.

Access hatch from mechanical room on Level 0 that leads to street at grade.

Mechanical room on Level 0 is crowded with currently used and abandoned equipment and parts.

Large central chiller system on the roof that serves the Morton Ave. portion of the building.

Air handling unit located in a mechanical room on Level 0 that serves some of the adjacent rooms.

h. Basement firing range and support space:

   i. This area is served by an air handling unit (AHU) and an exhaust fan located up on the first floor in a mechanical closet. The AHU is has a ducted outdoor intake. The unit and ductwork appear to be in satisfactory condition. This unit is controlled by its own controller mounted on the wall in the mechanical closet. A switch is also located in the basement to turn the unit on as the unit is normally off. The unit is not capable of economizer operation.

   ii. The exhaust system serving the space only exhausts near the firing line and from the support spaces. Maintenance personnel noted that this fan is not adequate. Additionally, no exhaust or lead dust control is present in the rear of the range.

i. Booking:

   This area is served by a wall-mounted ductless split system. The unit has no outdoor air capability.

j. Narcotics Area:

   i. This area is served by an AHU located in the first-floor mechanical closet. The unit is in satisfactory condition. The unit does have outdoor air but does not have economizer capability. The unit has a local controller that is functioning.

   ii. One of the offices has a ceiling fan installed for additional air circulation. Exterior offices and spaces have electric fin tube radiation under the windows that are very poor condition and window air conditioning units in poor condition.

   iii. Based on room usage several rooms appear to need additional exhaust to keep odors under control.

k. Detectives Area:

   i. This area is served by the same air handling unit as the Forensics Area (described below). This unit is served with outdoor air from the Venmar rooftop energy recovery unit, which is in satisfactory condition. The unit has a wall-mounted controller in the mechanical space.

   ii. The windows in these spaces have pedestal mounted hot water fin tube radiation. These units appear to be in good condition.

   iii. There are several thermostats in each area but the survey team was unable to access the above ceiling to determine what they serve.

   iv. One office on the east exterior wall has a window-mounted AC unit that is in poor condition.

l. Forensics Area:

   i. This area is served by the same air handling unit that is shared with Detective's Area. This unit is also served with outdoor air from the Venmar rooftop energy recovery unit. The units are in satisfactory condition. The unit has a wall-mounted controller in the mechanical space.

   i. The windows in these spaces have pedestal mounted hot water fin tube radiation. These units appear to be in good condition.

   ii. There are several thermostats in each area but the survey team was unable to access the above ceiling to determine what they serve.

   iii. The lab space has various hoods and equipment that has exhaust ducted through an exterior window. It was not able to be determined at the time of the survey if supply and exhaust from the lab are code-compliant.

m. Youth Services area:

   i. This area is served by an air handling unit mounted in a mechanical closet. The unit is starting to delaminate the interior lining and it is being deposited into the airstream. The unit has a wall-mounted controller.

   ii. Return grille is very close to the unit and open to the spaces resulting in a very noisy environment.

   iii. The data room within the space is served by four (4) air conditioning systems. Two of the systems are abandoned in place. The third system is 20 years old and the fourth is 1 year old. These last two units are functioning.

n. Remaining Second Floor area:

   i. The remaining spaces on the second floor are served by new wall-mounted ductless split systems. Access to this area was restricted at the time of the visit due to a meeting.

o. Evidence holding:

   i. Evidence holding areas are served by wall-mounted window AC units. Exhaust from these is grossly inadequate for the space needs. Additionally, the odors from the spaces are circulated into the mechanical closest next door that contains the air handling units for narcotics, firing range, and detective's areas.

p. Garage:

   i. The garage is served by two (2) horizontal unit heaters located at the ceiling level. These units appear to be in good condition. A wall-mounted propeller fan is mounted over the door for exhaust.

   ii. The exhaust fan does not appear to be adequate to serve this room. Additionally, no CO detection for vehicles was observed.

q. Courtrooms # 1 & 2:

i. The air handling unit serving these rooms is located on the second floor in a mechanical closet and has a partial economizer capability. The AHU is coupled to its own DX cooling system located in the room. The unit appears to be in satisfactory condition. Controls for the unit are located on the wall in the mechanical closet.

ii. Electric fin tube radiation is located under each window. These units are in poor condition.

r. Courtroom # 3 and support spaces:

i. The air handling unit located in an elevated mechanical closet in the judge's chamber serves these areas. The unit appears to be in satisfactory condition. Controls for the unit are mounted on the wall within the mechanical space.

s. First floor Morton Ave front office area:

i. Above ceiling fan, coil units are served with outdoor air from the Venmar rooftop energy recovery units. These units have a single thermostat.

t. Morton Ave Entrance area:

i. The entry vestibule is served by an above ceiling cabinet unit heater ducted to linear slot diffusers. This unit is nonfunctional.

ii. The main lobby is served by a fan coil located above the ceiling in the lobby. The unit is severely undersized and only serves the space with one diffuser.

iii. Controls

a. The south building does not contain an overall control system. Each piece of equipment is served by its own thermostat.

b. The Morton Avenue building contains the remnants of a Barber Colman system that was destroyed in a flood. These units were replaced with Carrier I-View control modules that are not all tied back together. As a result, each piece of equipment operates on its own with no remote capability. This results in additional fees from maintenance personnel for on-site visits for issues that could have been addressed by remote login.

Plumbing and Fire Protection:

A. **Existing Plumbing System - Description and Condition:**

1. Potable Water Service: Water service to the existing building is separated between the South Station side (Arch Street), and the Morton Avenue Side.

a. South Station Side (Arch Street) is provided through a 1-1/2 inch copper dedicated domestic water service into the Mechanical Room of this building.

1) The water service is metered.

2) No backflow prevention device installed

3) Insulation on piping not consistent and may contain hazardous material.

4) Existing distribution piping shows signs of corrosion.

b. Morton Avenue side is provided through a 4-inch copper dedicated domestic water service into the Mechanical Room of this building.

1) The water service is metered.

2) No backflow prevention device installed

3) Insulation on piping not consistent and may contain hazardous material.

4) Existing service and distribution piping show signs of corrosion.

c. Domestic hot and cold water is plumbed throughout the two sides of the building in copper piping.

2. Domestic Hot Water: Domestic hot water generation to the existing building is separated between the South Station side (Arch Street), and the Morton Avenue Side.

a. South Station Side (Arch Street) domestic hot water is provided through a single Bradford White 40 gallon natural gas-fired gravity domestic water heater, installed on 02/13/2006.

1) No domestic hot water circulation system was observed.

2) No expansion tank observed.

3) Insulation on piping not consistent and may contain hazardous material.

4) Existing service and distribution piping show signs of corrosion.

b. Morton Avenue side domestic hot water is provided through a single Bradford White 80 gallon electric tank-type domestic water heater, installed on 10/22/2007.

1) A domestic hot water circulation system was observed, the existing Aquastat was deteriorated beyond repair.

2) No expansion tank observed.

3) Insulation on piping not continuous throughout.

4) Existing service and distribution piping show signs of corrosion.

3. Sanitary Piping: The sanitary drainage piping from the existing building is separated between the South Station side (Arch Street), and the Morton Avenue Side. They consist of bell and spigot cast iron piping.

a. South Station Side (Arch Street) sanitary line leaves the building in the Mechanical Room. The majority of the piping is below the slab.

1) Several sections in areas where the piping is exposed on the lower level appear to have been replaced.

2) The vents at the roof level are severely corroded and should be replaced.

b. Morton Avenue Side sanitary line leaves the building in the Mechanical Room. The majority of the piping is below the slab.

1) An existing sewage ejector grinder pump provides drainage from below slab floor fixtures. The cover housing the ejector pump is not sealed.

2) The majority of the venting at the roof level appears to be in working order.

3) The vent on the roof is in physical contact with one of the mechanical units and is close to the fresh air intake of that unit.

4. Stormwater appears to be separated from the sanitary system on both sides of the building. The roof drains appear to be maintained.

a. It was brought to our attention that there is an existing storm sewer/covered creek below the building. During the rainy summer season, flooding occurs through floor drains and at the lowest levels, permeating through the floor.

5. Natural Gas: Natural gas is delivered to the building through the South Station Side in the mechanical Room through a 1-inch gas main. Two turbine type gas meters with regulators and atmospheric gas venting were installed and appear to be in good working order.

6. Plumbing Fixtures:

a. The fixtures on the lower floor in the Morton Avenue side have been recently replaced and are in good condition. 1.28 gpf sensor-driven flush valves with metered faucets had been installed. An emergency eyewash station is located centrally near the Mechanical room.

b. The majority of the fixtures above the lower floor in the Morton Avenue side appear worn and do not meet the latest energy code compliance. Faucets are manual on/off with the majority of them dripping. Water closets are flush valves that appear to be 1.6 gpf or greater. Shower stalls, valving, and trim are dated.

c. The fixtures located above the lower level on the South Station Side appear to be in fair condition. Water closets are generally tank type, faucets are manual lever.

d. The existing holding cells on the South Station side had been renovated within the past ten (1) years. The water service piping, drainage system, and Combi units had been replaced and are in good working order.

B. Fire Sprinklers:

1. Fire sprinklers have only been installed in the South Station Side (Arch Street) of the Building. A single 6” water service line feeds a 6” dry-type sprinkler main located in the mechanical room.

a. No double check backflow protection device installed.

b. Sprinkler Control Valves and service piping up to the dry valve are severely corroded

c. Sprinklers observed on every level of the South Station Side.

d. No fire protection or fire suppression observed on any level of the Morton Avenue Side, including the lower levels.

Electrical:

A. Existing Electrical Systems - Morton Ave. side of the building - Description and Condition:

1. Electrical Distribution:

a. The existing electrical service on the Morton Ave. side is a Siemens distribution board that was upgraded in 2012, 1,200 amp capacity, three-phase four-wire at 208/120 Volts. It is located in Morton Ave. side basement and is in good condition. There is no code required notification that there is a second utility service in the building. (NFPA 1, 11.12.2.1.4)

b. The existing electrical service size is sufficient to support the existing portion of the building. The Distribution has two main breakers, one feeds the upgraded distribution panel and the second feeds the Kohler transfer switch. The service has a 250 kW Kohler generator mounted on the roof which provides emergency power to critical loads

c. Switchgear and Distribution Description:

1) Normal Power: The main switchboard is comprised of a main switch section (1200A) and a distribution section with 1-600A, 1-800A, active switches, and four (4)blank panels for potential expansion.

2) Emergency Power: There is an emergency distribution panel EDP with 4-150A, 2-225A, 6-100A, 5-70A, 2-20A active breakers, and a three (3) pole space.

3) There is no break out of Life Safety and Critical Power distribution.

d. Back-Up/Emergency Power System Description:

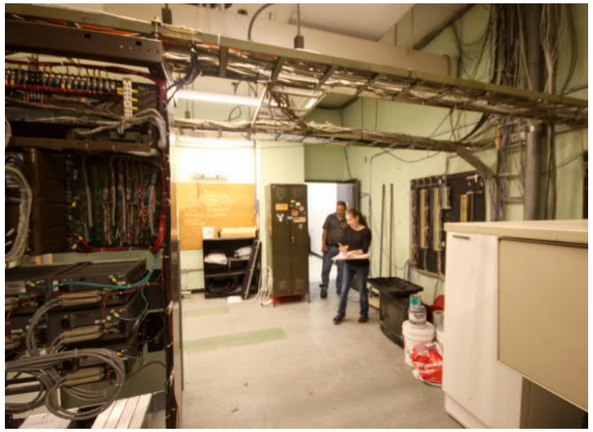
1) Emergency power originates at an existing 250 KW Kohler natural gas generator that operates at 120/208 volts, three-phase. There is a 600 amp rated transfer switch that serves the emergency loads.

2) The existing 250 KW generator is approx. 10 years old and meets the facilities current needs. There appears to be an oil leak under the generator where it is rippling the roofing material.

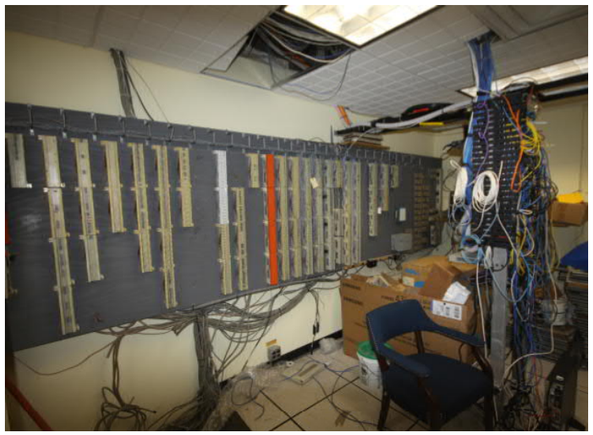
e. The Fire Alarm System Condition: The existing Siemens System FS-200 is only providing elevator recall for the two elevators with smokes at each landing. The system appears to be less than ten years old.

f. Telephone and Data Infrastructure: The existing telephone system is located in several TELCOM rooms and appears to be converted over to VOIP.

Back-up/Emergency power generator on the roof.


Telecommunications room located on Level 0.

Telecommunications room located on Level 2.


Telecommunications room located on Level 2.

g. Lighting throughout the building has been upgraded with LED lamps in existing fixtures. Though this saves energy the lamp and fixture combinations do not all work well together. Full fixture replacement should be considered for improved performance. Emergency lighting is wall mounted battery packs that are not working, 75% would not turn on the lights when tested. Exit signs were poorly located in some rooms and approximately 50% were not lit.

h. Security equipment is limited to minimal access card systems and IT-based video surveillance system.

B. Existing Electrical Systems - Arch Street side of the building - Description and Conditions

1. Electrical Distribution:

a. The existing electrical service on the Arch Street side is a SQ-D disconnect switch with a SQ-D NQOB distribution board that is approximately 35 years old, 200 amp capacity, three-phase four-wire at 208/120 Volts. It is located in the Arch Street side basement and is in fair condition. There is no code required notification that there is a second utility service in the building. (NFPA 1, 11.12.2.1.4)

b. The existing electrical service size is sufficient to support the existing portion of the building. The distribution has one main breaker.

c. Switchgear and Distribution Description:

1) Normal Power: The main switchboard is comprised of a main panelboard (200A) and a sub-panel to provide additional branch circuits.

2) There is no emergency power: It appears that all emergency power is distributed from the Morton Ave. emergency distribution panel EDP.

d. There is no Fire Alarm System.

e. Telephone and Data Infrastructure: The existing telephone system is located in several TELCOM rooms and appears to be converted over to VOIP.

f. Lighting throughout the building has been upgraded with LED lamps in existing fixtures. Though this saves energy the lamp and fixture combinations do not all work well together. Full fixture replacement should be considered for improved performance. Emergency lighting is wall mounted battery packs that are not working, 75% would not turn on the lights when tested. Exit signs were poorly located in some rooms and approximately 50% were not lit.

g. Security equipment is limited to minimal access card systems and IT-based video surveillance system.

c. Building Plans

- Existing floor plans are as follows:

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LEVEL 0 - EXISTING FLOOR PLAN

A101

ALBANY PUBLIC SAFETY BUILDING

LEVEL 1 - EXISTING FLOOR PLAN

A102

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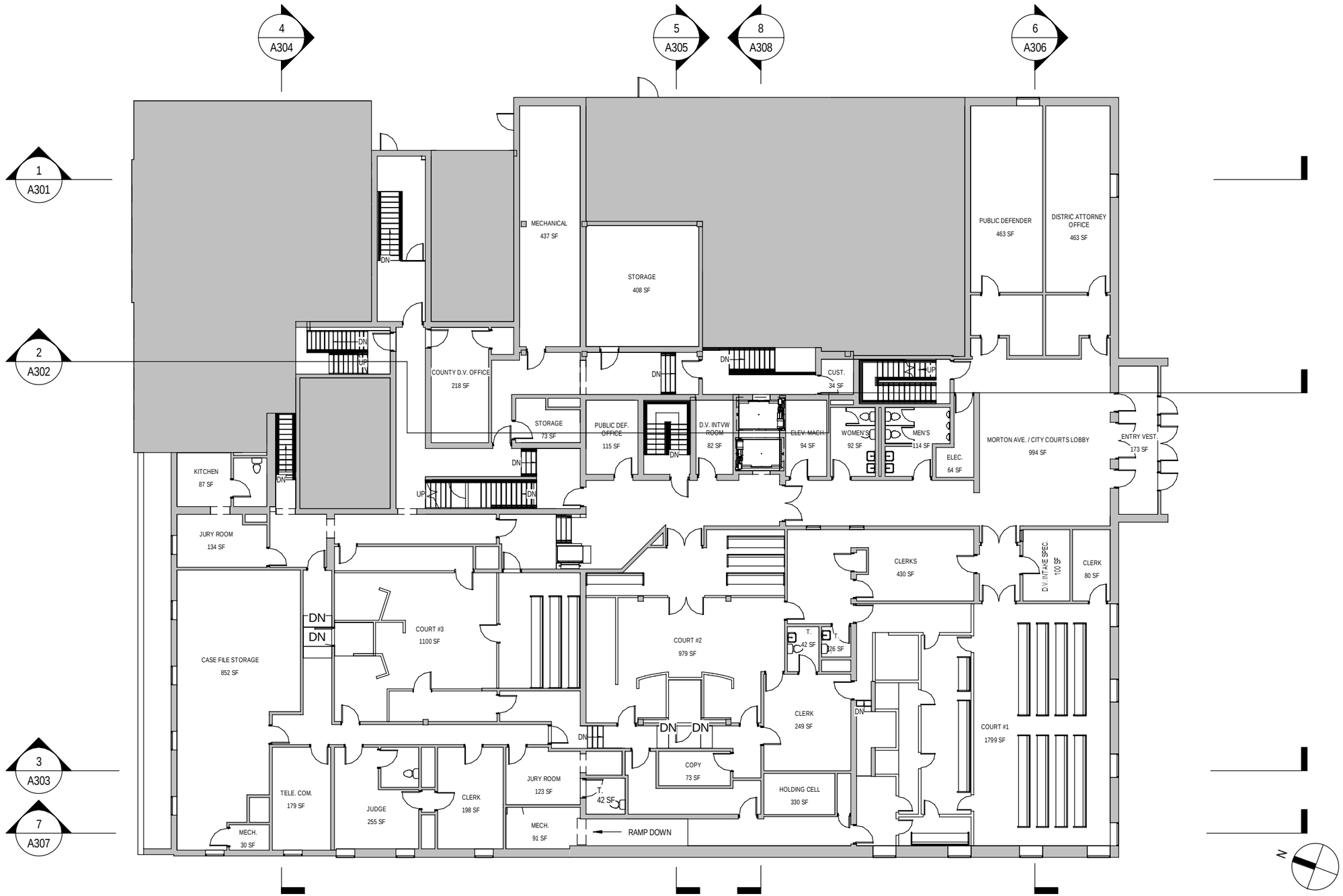

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LEVEL 2 - EXISTING FLOOR PLAN

A103

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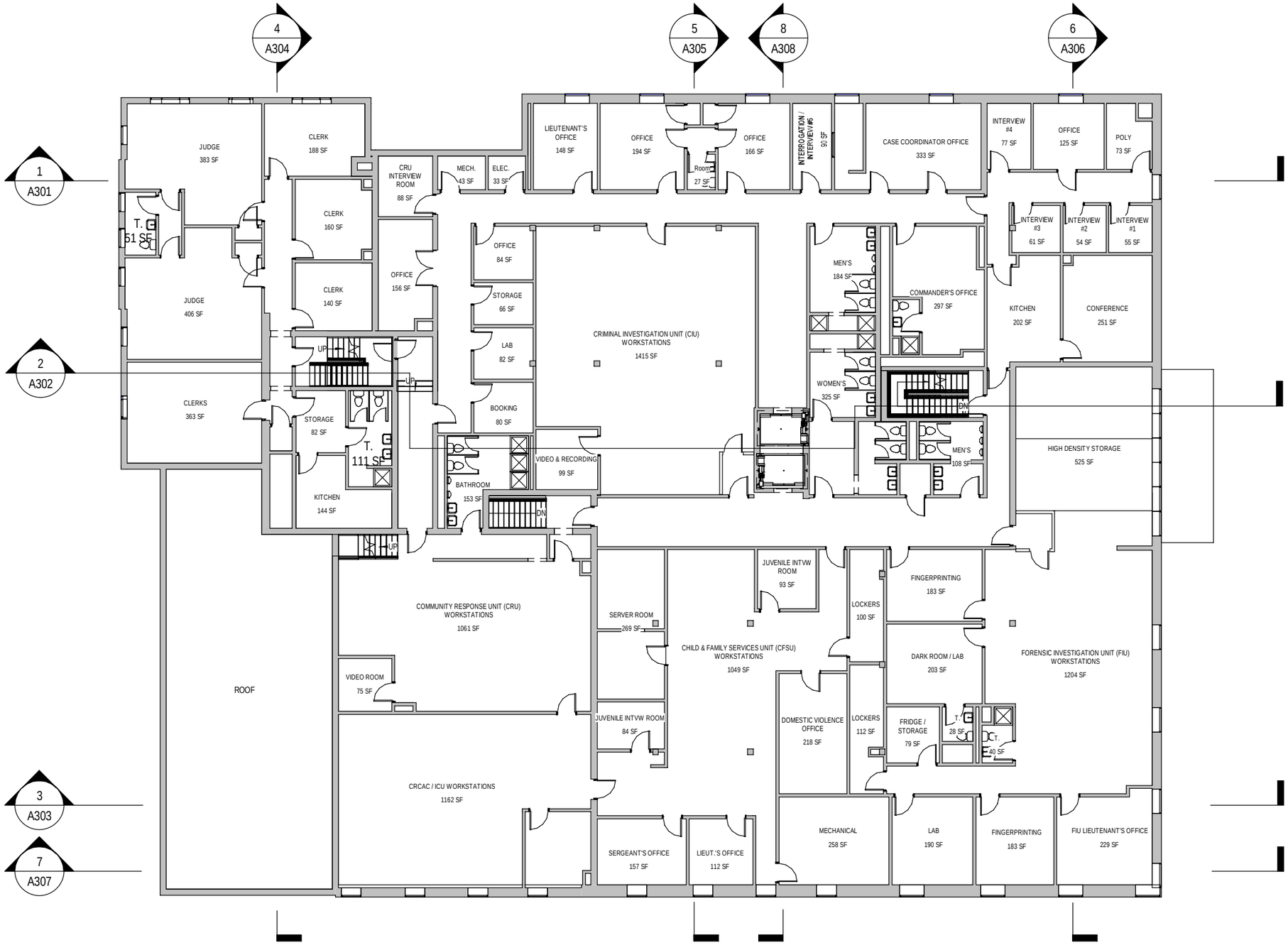

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LEVEL 3 - EXISTING FLOOR PLAN

A104

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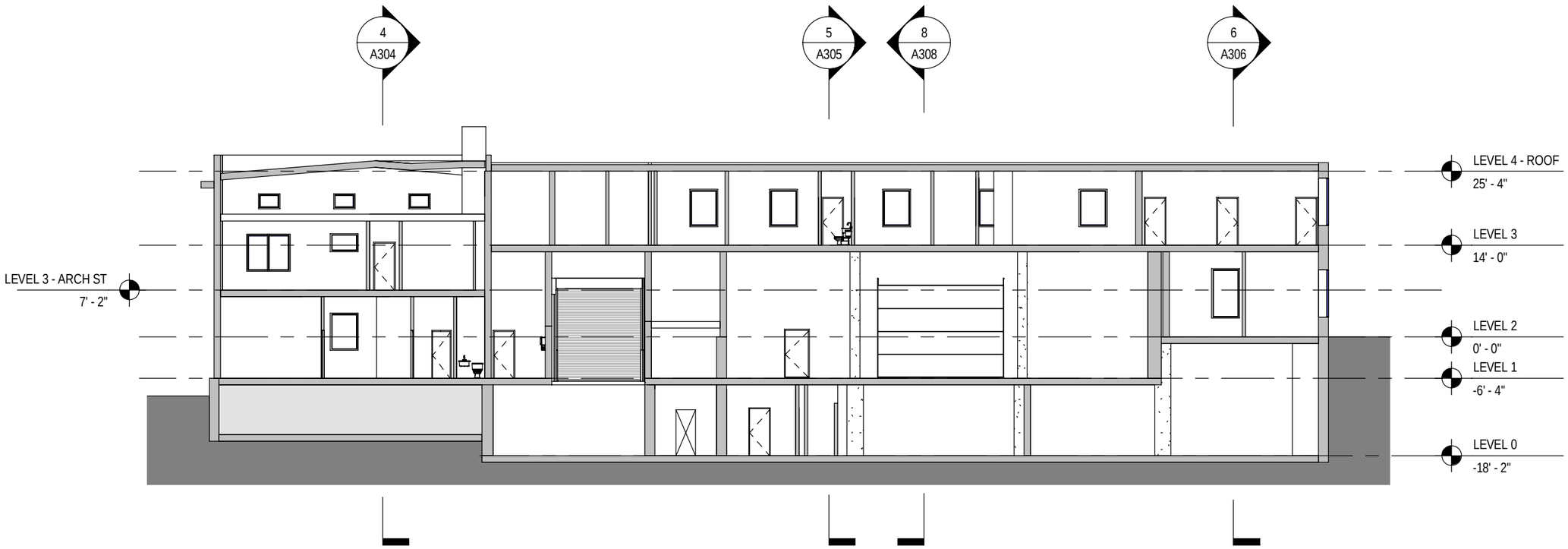

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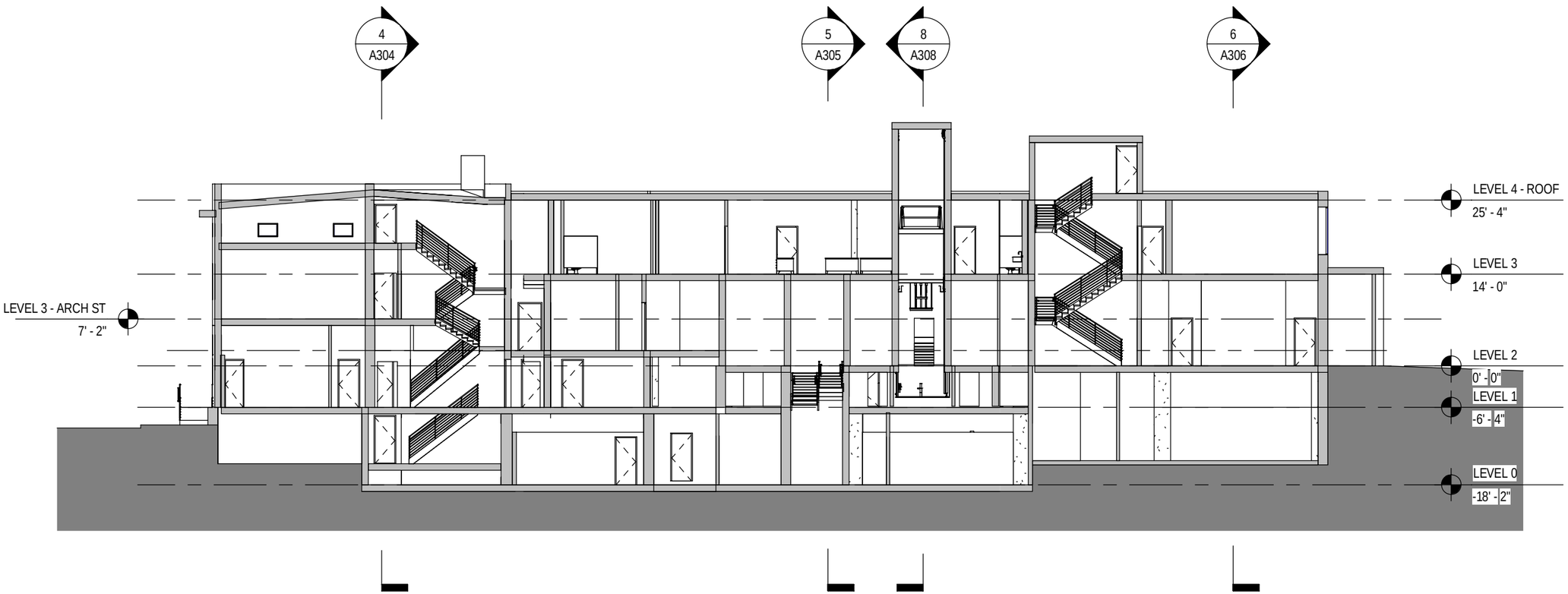
SECTION 1

A301

ALBANY PUBLIC SAFETY BUILDING



SECTION 2

A302

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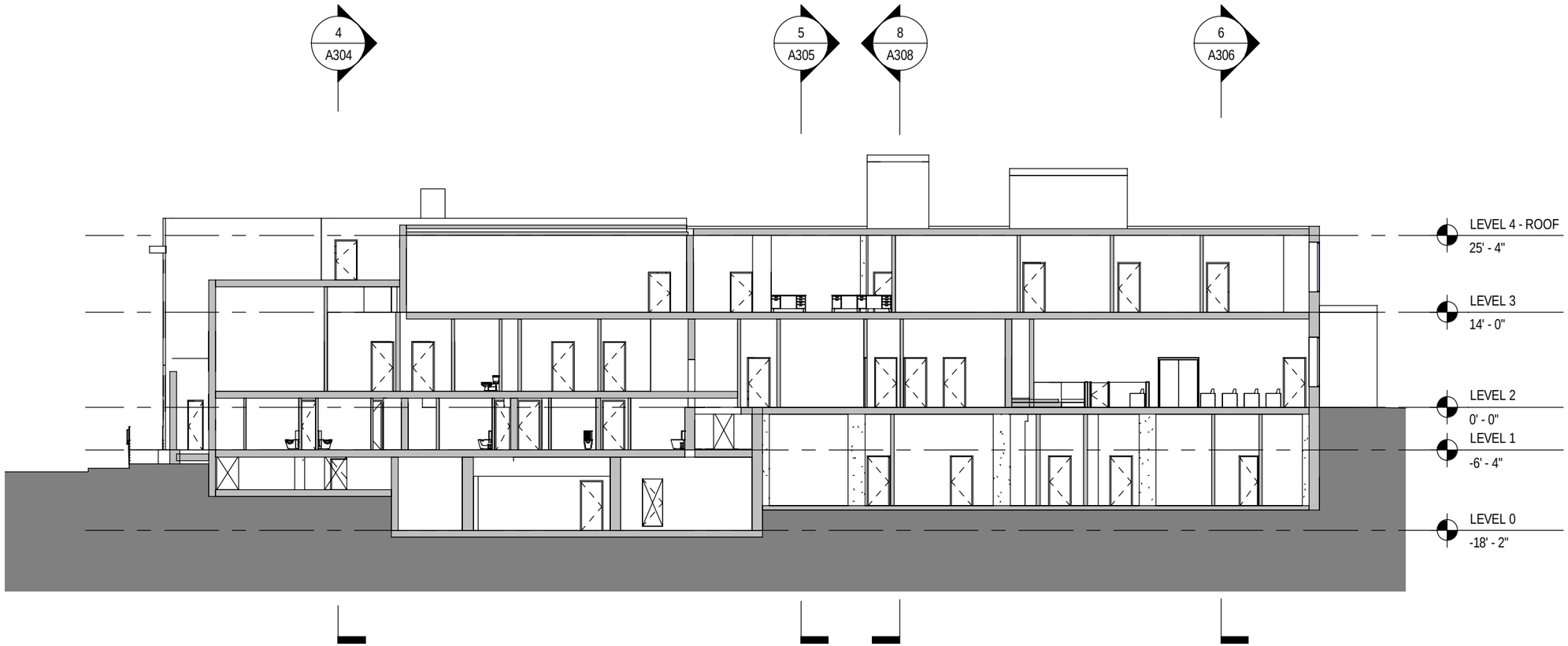

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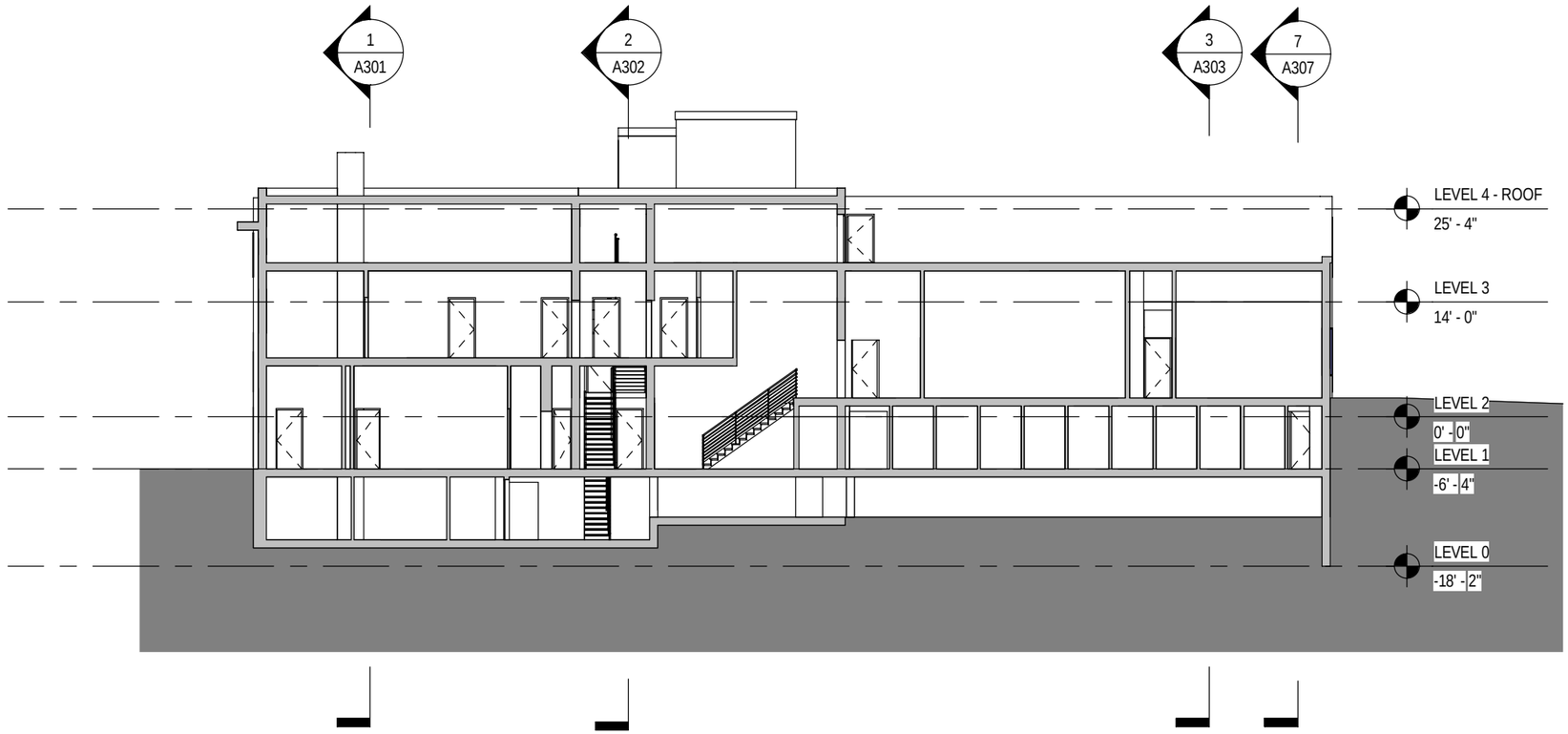
SECTION 3

A303

ALBANY PUBLIC SAFETY BUILDING



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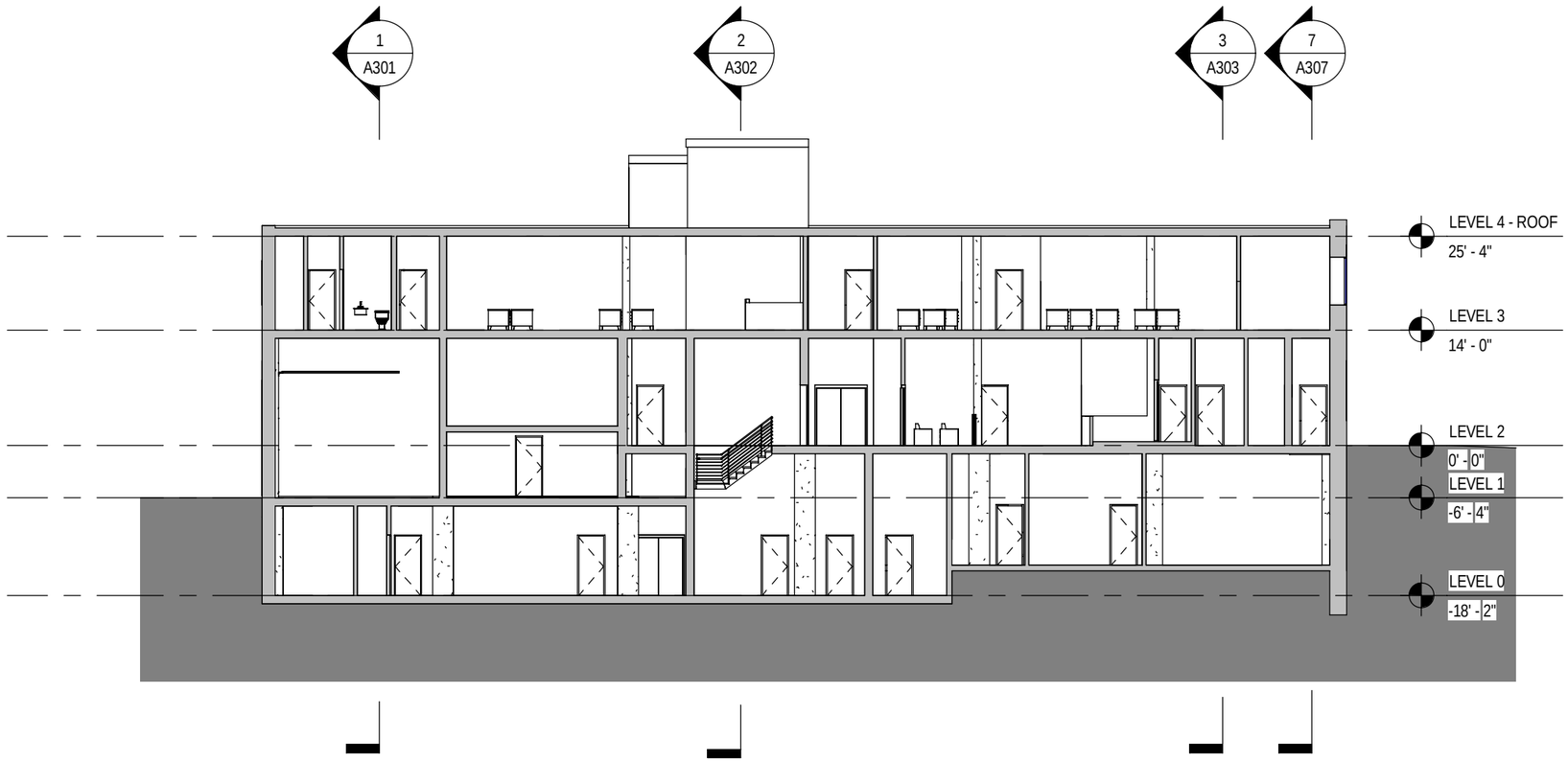
SECTION 4

A304

ALBANY PUBLIC SAFETY BUILDING



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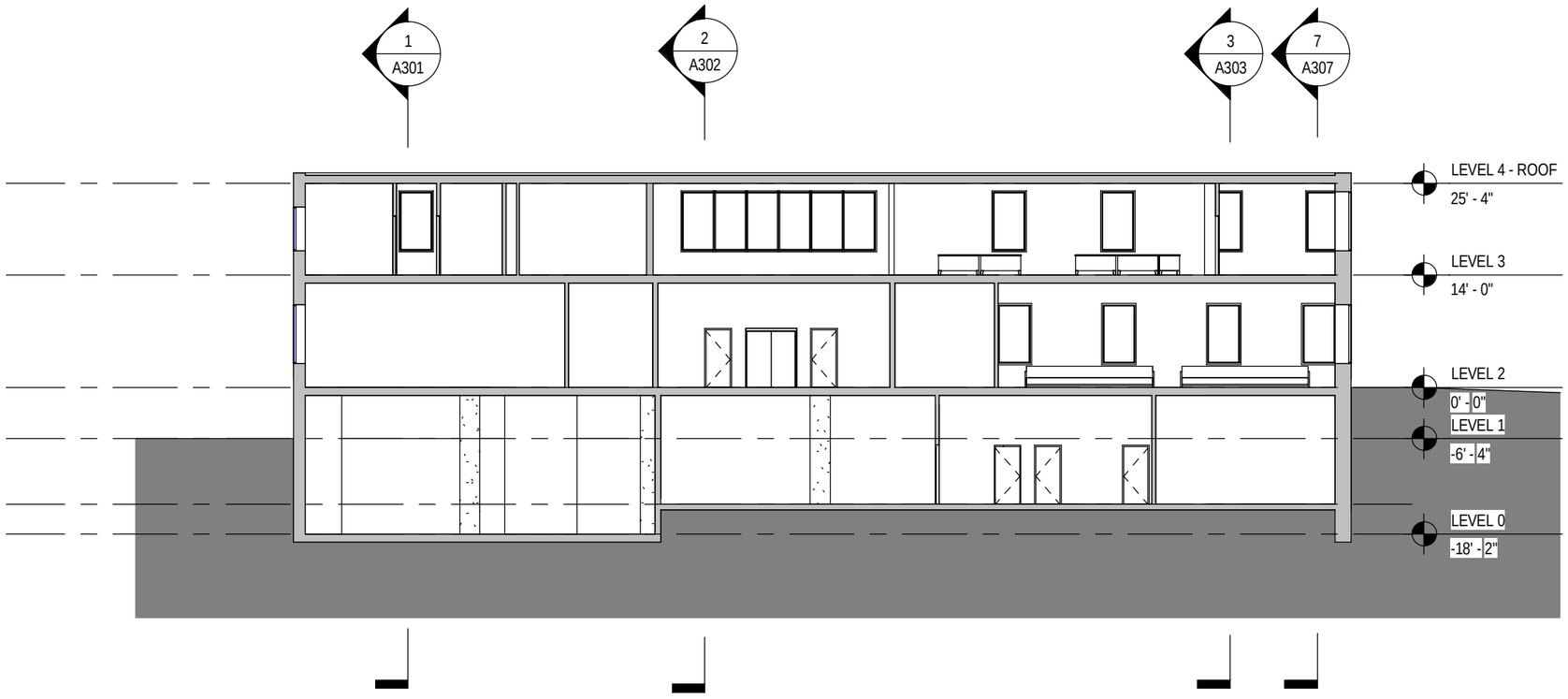
SECTION 5

A305

ALBANY PUBLIC SAFETY BUILDING



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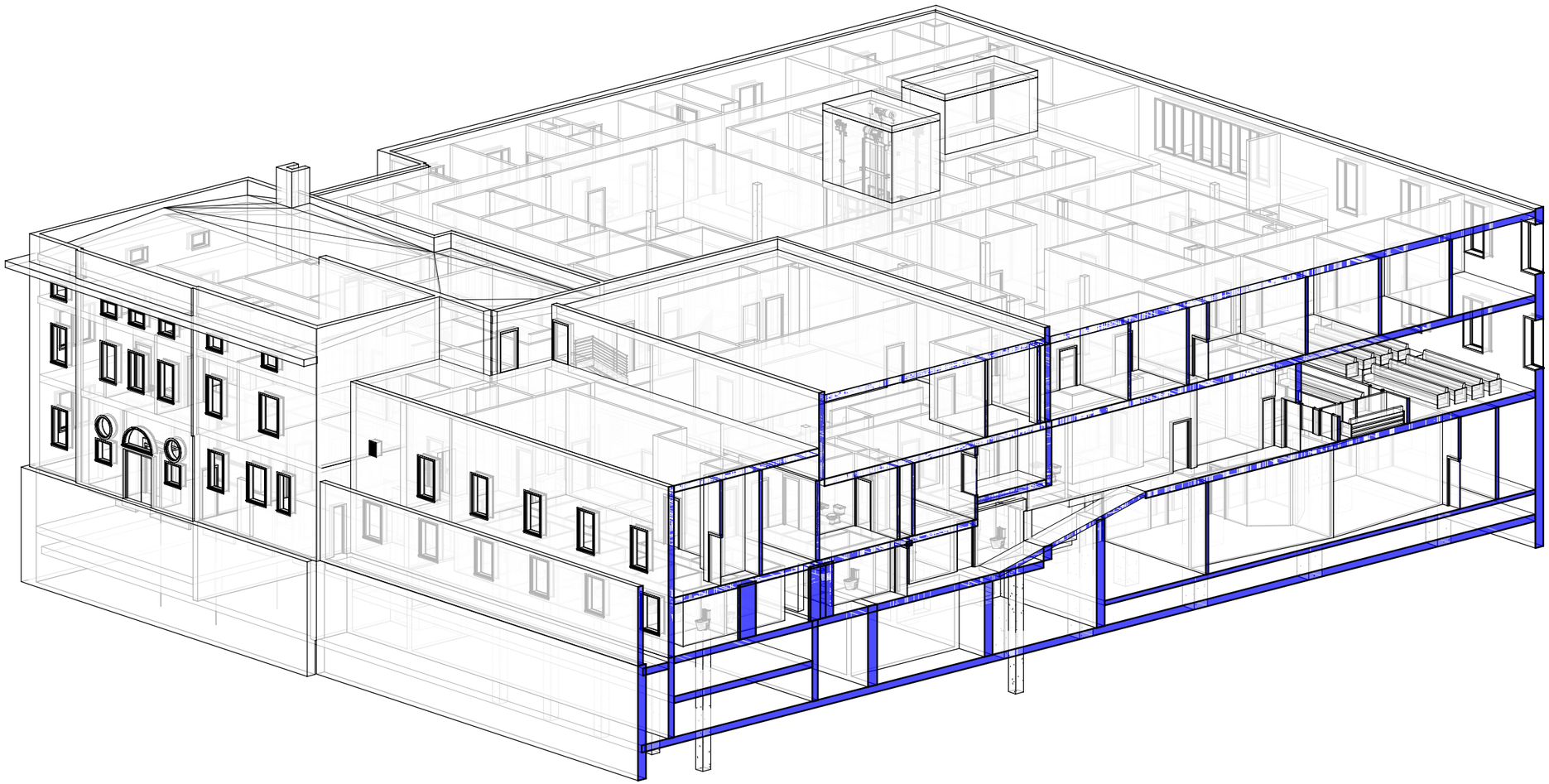
SECTION 6

A306

ALBANY PUBLIC SAFETY BUILDING



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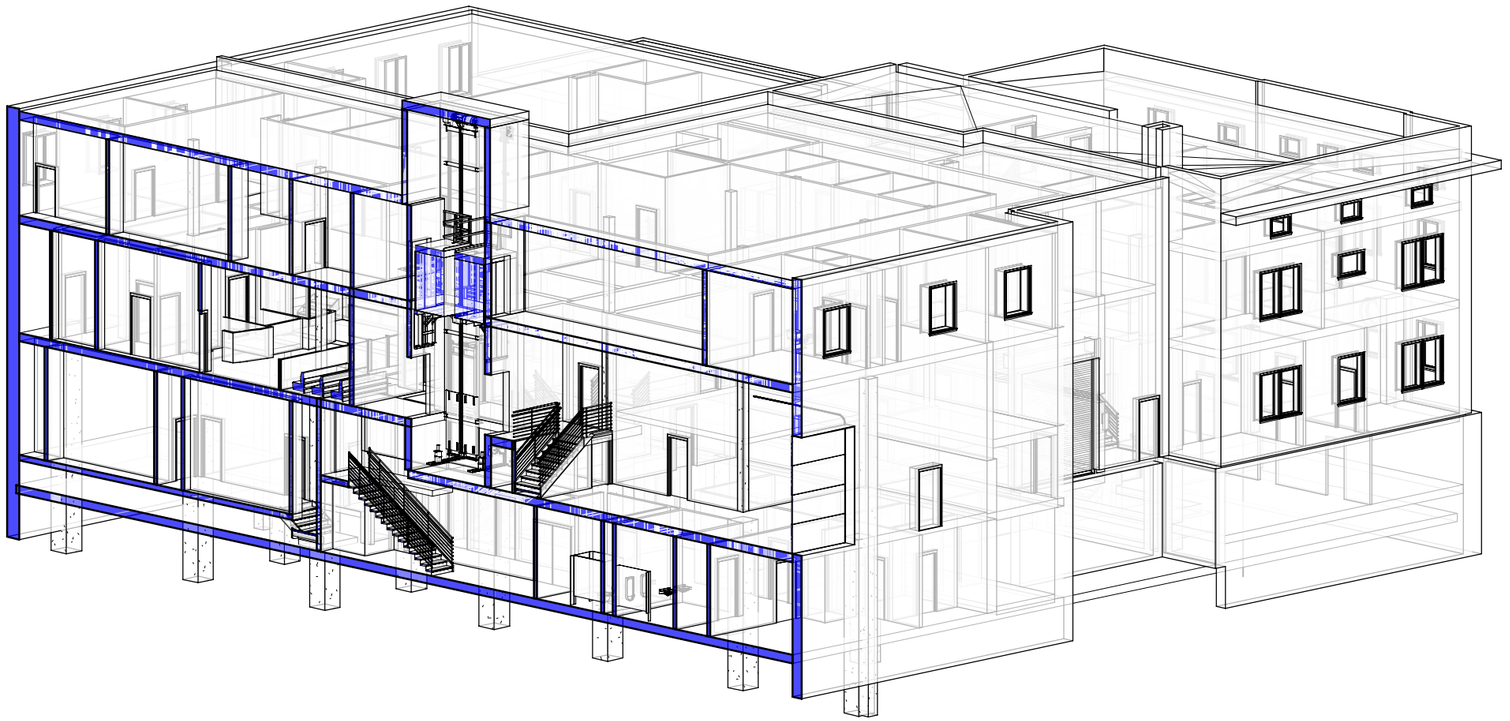
SECTIONAL ISOMETRIC VIEW 7

A307

ALBANY PUBLIC SAFETY BUILDING
ONE MORTON AVE



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SECTIONAL ISOMETRIC VIEW 8

A308

ALBANY PUBLIC SAFETY BUILDING
ONE MORTON AVE

d. Code Review

i. New York State Existing Building Code Review

1.1 Applicable Codes

The Building Code of New York State (BCNYS) is developed from the International Code Council's International Building Code (IBC) with revisions made by the New York State Department of State and New York State Fire Prevention and Building Code Council. It has been traditionally updated on a three-year cycle, and the 2020 BCNYS was recently adopted by the state and was used in this study to evaluate the general issues of compliance required. Basic information relating to the compliance issues of this building includes:

- Zoning
- Use and Occupancy Classification
- Construction Type
- Existing Building Code, Building Heights, and Areas
- General Building Occupant Load and Exit Capacity
- Accessibility
- Energy Conservation Code

1.2 Zoning

The current parcel, along with the Department of Motor Vehicles and Lincoln Square Apartments' parcels falls into the Multi-Use Form-Based South End (MU-FS) Zoning District as determined by the Albany USDO Consolidated Zoning Plan. A further discussion about the relevance of the Albany USDO Consolidated Zoning Plan occurs in the Concept section of this report.

1.3 Use and Occupancy Classification

The current use of the building is considered a mixed-use occupancy. According to Chapter 3 of the NYSBC, the courtrooms are determined to be a Type A-3 Assembly Group, the holding cell area is a Type I-3 Institutional Group, and the remainder of the building is a Type B- Business Group.

303.4 Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Greenhouses for the conservation and exhibition of plants that provide public access.
- Gymnasiums (without spectator seating)
- Indoor swimming pools (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiard parlors
- Waiting areas in transportation terminals

304.1 Business Group B._Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facility
- Animal hospitals, kennels, and pounds
- Banks
- Barber and beauty shops
- Car wash
- **Civic administration**
- Clinic, outpatient
- Dry cleaning and laundries: pick-up and delivery stations and self-service
- Educational occupancies for students above the 12th grad
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias, and similar dining facilities not more than 2,500 square feet in area.
- **Laboratories: testing and research**
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development not in a school or academic program (this shall include, but not limited to, tutoring centers, martial arts studios, gymnastics, and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

308.4 Institutional Group I-3. Institutional Group I-3 occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. A Group I-3 facility is occupied by persons who are generally incapable of self-*preservation* due to security measures not under the occupants' control. This group shall include but not be limited to, the following:

- Correctional centers
- Detention centers
- Jails
- Prerelease centers
- Prisons
- Reformatories

Buildings of Group I-3 shall be classified as one of the occupancy conditions specified in Sections 308.4.1 through 308.4.5. The following applies to Albany Public Safety Building:

308.4.5 Condition 5. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is provided to permit movement from sleeping units, activity spaces, and other occupied areas within the smoke compartment to other smoke compartments.

1.4 Construction Type

The building is comprised of two construction types. The Morton Ave. portion of the building was constructed with concrete and steel, whereas the South Station portion of the building was constructed with brick masonry with wood framing. Following the NYSBC, Chapter 6, it appears the Morton Avenue section of the building is most likely Type II-A and the South Station portion of the building is Type-IIB construction; however, this is based on preliminary field investigations of the structure, and very limited archival information such as as-built and original design drawings (see Appendix A). Because of the potential ACM issues in plaster ceilings and walls, site investigations were also very limited and unfortunately did not allow for physical confirmation of structural assemblies. More information regarding this issue will be discussed in the recommendations section of this report. 602.2 Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. For instance, *fire-retardant-treated wood* framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

1.5 Existing Building Code, Building Heights, and Areas

Building Heights

For a structure with A-3 Occupancies and a Type II-A Building Construction, the allowable number of stories is (3) three, at a maximum building height of 55 feet above grade.

For a structure with I-3 Occupancies and a Type III-B building construction, the allowable number of stories is (1) one with a maximum building height of 55 feet above grade.

Allowable Building Height (Table 504.3) and Number of Stories (Table 504.4) can be found in Chapter 5 of the 2020 NYSEBC.

Allowable Area

The maximum allowable floor area for an A-3 occupancy/ Type II-A building construction type is 15,500 square feet per level.

The maximum allowable floor area for an I-3 occupancy/ Type III-B building construction type is 7,500 square feet per level.

Currently, neither of those code criteria are met in either the South Station or Morton Ave. sections of the existing building.

1.6 General Building Occupant Load and Exit Capacity

Based upon the A-3, B, and I-3 occupancies, the building has adequately sized exit doors, corridors, and stairs for egress capacity. The existing interior stairs and doors meet and exceed the required egress capacity.

The center stair, to the left of the elevators, cannot be used as an egress route since it only serves Level 0 and Level 2.

Design Occupant Loads and the Exit/Egress Capacity can be found in Chapter 10 of the NYSBC.

ii. ADA Code Review

Since the Americans with Disabilities Act of 1990 or ADA was passed in 1990, its requirements have been periodically updated and refined to provide guidance on implementation for access to public buildings, and thus referenced by the New York State Building Code. It is a civil rights law that prohibits discrimination based on disability, affording similar protections against discrimination to Americans with disabilities as the Civil Rights Act of 1964, which made discrimination based on race, religion, sex, national origin, and other characteristics illegal. In addition, unlike the Civil Rights Act, the ADA also requires covered employers to provide reasonable accommodations to employees with disabilities and imposes accessibility requirements on public accommodations.

In 1986, the National Council on Disability recommended the enactment of an Americans with Disabilities Act (ADA) and drafted the first version of the bill which was introduced in the House and Senate in 1988. The final version of the bill was signed into law on July 26, 1990, by President George H. W. Bush. It was later amended in 2008 and signed by President George W. Bush with changes effective as of January 1, 2009.

During the survey work conducted at both buildings comprising the Albany Public Safety Building complex, it was found that accommodations over time have been made to create more access to spaces in the building, but the complex does not truly meet the letter of law within the public and non-public spaces. The following is a summary of the conditions found in a general review; an additional study should be conducted to better understand how these conditions can be improved upon as plans to renovate the building might be developed:

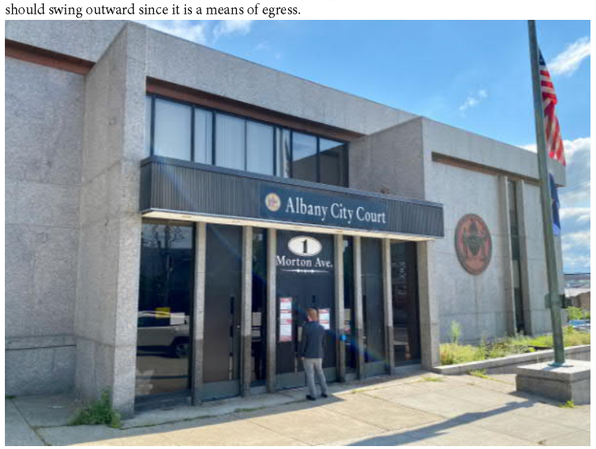
General Conditions:

1. Public entrances to the building through both Morton Avenue and Arch Street are equipped with electronic accessible hardware. A project in the last five years was done to upgrade the hardware and electrical connections for the Morton Avenue side in particular, which is a very heavily used public entrance to the building.

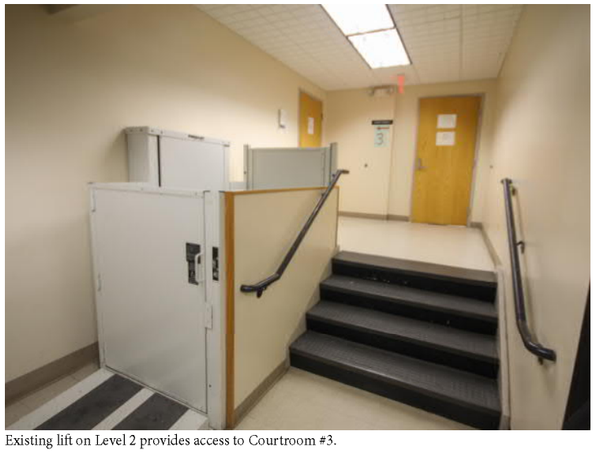
   The Arch Street entrance to the South Station Police Department has a double pair of inward-swinging doors. As part of the path of egress, these doors should swing out, and changes thus should be made to the accessibility hardware to the door and actuators to accommodate this change. The exterior concrete ramp and landing with guard rail otherwise appear to provide code-compliant, accessible entry to the police station.

2. While access to the general public beyond the main lobby of the Arch street entrance is very limited, it is periodically necessary for people other than the City of Albany Public Safety personnel to pass through into meeting or office spaces. Minimally accessible pathways to primary functions beyond this entrance lobby exist, and it appears there is no accessibility to the upper levels of the building through the Arch Street side of the building complex.

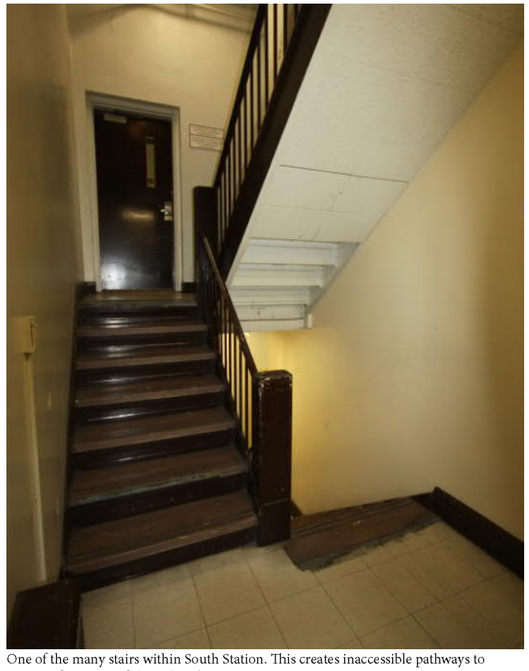
At the entrance of South Station, the double doors swing inward, which to code should swing outward since it is a means of egress.



Entrance of Morton Ave.


Existing lift on Level 2 provides access to Courtroom #3.


Existing ramp at the entrance of the South Station, providing an accessible route into the main lobby of the police station.


One of the many stairs within South Station. This creates inaccessible pathways to primary functions of the police department.

The door from the South Station Lobby to the restricted area has a non-accessible approach. It is recommended that in addition to the existing electronic locking device, a power-assisted door opener is to be installed, which could become part of the overall security and access protocol electronically controlled by the officers and staff within the secure areas of the station.

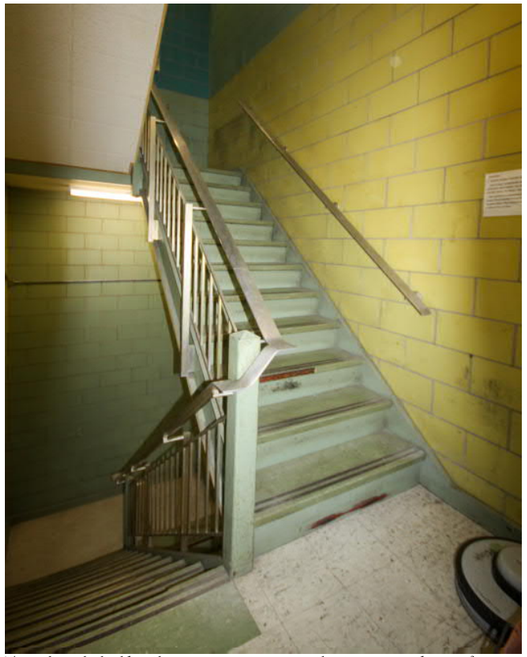
3. There are no public, accessible restrooms in the South Station building which is considered both an NYS Building Code and ADA deficiency. An accessible public restroom is should be provided in this area of the building unless there has been a specific variance provided.

   At the existing, non-public restroom, the entrance is not accessible and is less than the required minimum clear width of 34". Building Code requires at least one accessible restroom for staff and visitors, and while the existing restroom might be able to be modified to create this, the entrance to the restroom would need to be relocated to the adjacent hallway. Further, the footprint of the restroom would need to be enlarged or one toilet removed, reducing the room to a single-occupancy. The restroom should also be fitted with all code- and ADA-compliant hardware and accessories. In a truly code-compliant public restroom, there should also be a baby changing station. South Station is a critical function facility, it is required to provide accessible public restroom with appropriate accommodating accessories.

4. While there is an elevator, it is small relatively small, and not ADA-compliant. Additional study of this elevator and the need for vertical access throughout the building, in general, is needed to determine whether a truly accessible elevator is necessary, or if all public and non-public functions requiring accessible pathways are required; it is likely that accessibility at upper levels of the building is going to continue to be critical, so an accessible elevator and egress will likely need to be developed.

5. In all areas of the building, there appears to be no code-compliant areas of refuge at egress stair landings large enough to accommodate the needs of the occupancy loads of the upper floors. In general, a thorough egress study should be conducted to confirm that all pathways, signage, and signaling is present and operational, in conjunction with confirming consistent stair widths and rise-to-run stair pathways are consistent from the most remote part of the egress path to the actual exit from the building. In our summary review for this report, we found that there were some inconsistencies/deficiencies that should be rectified.

6. At the entrance and public spaces of the Morton Avenue Side of the building, the first-floor public men and women restrooms are not ADA compliant, and there is no accessible toilet stall. While the total number of fixtures appears to meet code per the occupancy square footage calculations, the restrooms should be reconfigured to accommodate accessible stalls and fixtures and a baby changing station. It is also possible that code requirements could be met by adding a single, accessible unisex restroom (possibly even serving as a family-friendly restroom), with the aforementioned accessories.

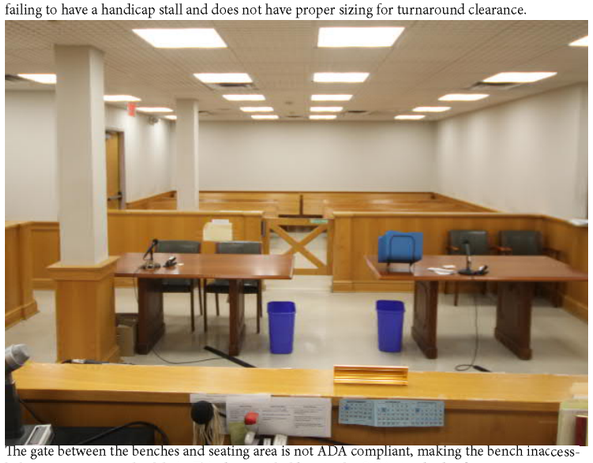


Throughout the building there are many stairways without proper sized areas of refuge for egress stair landings to serve the building's upper floor occupant loads.

Existing restroom on Level 1, off of the South Station lobby. The sink would not be accessible to a person in a wheelchair, as well as the soap dispenser, and the paper towel dispenser should be mounted high to prevent someone in a wheelchair from hitting their head while approaching the sink.

Existing elevator located in the lobby of the Morton Ave section of the building on Level 2 that only serves three out of the four levels of the building.

View of the exisint public women's restroom. This bathroom does not meet ADA compliance, failing to have a handicap stall and does not have proper sizing for turnaround clearance.



The gate between the benches and seating area is not ADA compliant, making the bench inaccessbale to persons in a wheelchair. This does not hold up to the OCA standards of courtrooms.

7. As this reconfiguration is being considered, and because this is a very heavily used side of the building by the public, the total fixture count in all restrooms should be reviewed; if possible, there might be a need to add fixtures beyond the bare minimum requirements in the even that court functions recess simultaneously and there is periodic, heavy demand for the restrooms. Second-floor shower rooms are not accessible.

8. On the non-public side, the existing men's and women's showers do not provide recommended clear floor space, appropriate mounting heights, or required grab bars for a bathing facility. Similar to the first floor, the second-floor public men's and women's restrooms are not ADA compliant. Neither restroom has an accessible toilet stall or required hardware and accessories. It is possible that one toilet fixture could be removed to create an accessible stall, but with the existing occupancy of the building at this level, it may be more appropriate to repurpose space and add one unisex restroom to accommodate the code requirement. Additional study of where this could be accomplished, or how existing toilet rooms could be modified.

9. The existing first-floor drinking fountain is not ADA-compliant. The location of this fixture should be reviewed, but wherever the fixture is located it should be replaced with an accessible fountain at appropriate mounting height and clearances.

10. Court clerk windows for transactions with the public are not ADA-compliant. The existing clerk counter is above the required height of 2'-6". It is recommended at least one counter be lowered to accessible height.

11. Of particular concern is the lack of ADA-compliance within courtroom spaces. As an example, in Courtroom 1:

    a. There is no designated ADA-compliant seating in the gallery;

    b. The clearance at the gate to enter the restricted area is less than required minimum 2'-8";

    c. The witness stand is raised, and not able to be accessed, so wheelchair-bound or otherwise physically challenged witnesses not able to climb to that level must present testimony outside of the stand;

    d. The jury box is not accessible and does not provide the code-required clear floor space;

    e. The fixed seating in the restricted area impacts clear floor space, making this area inaccessible;

    f. The defendant box is not accessible. It does not provide the required clear floor space or compliant approach to enter or exit the box; and

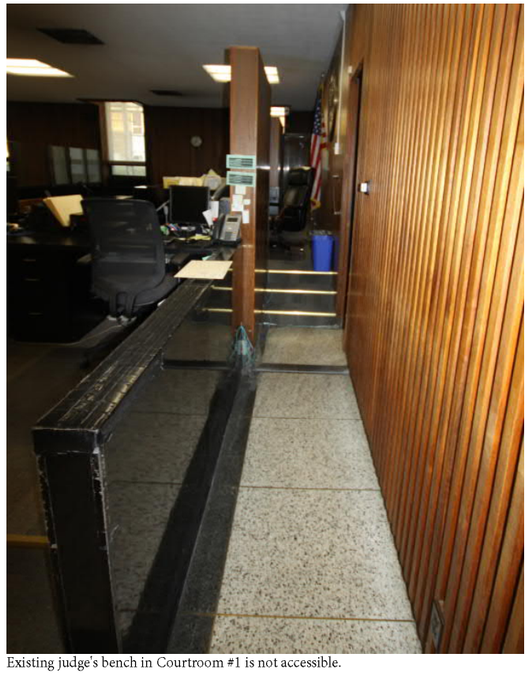
    g. The judge's bench is not accessible.

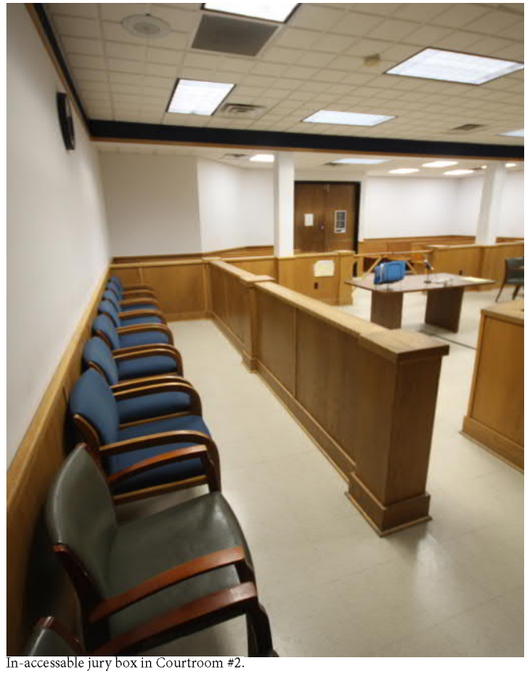
While it does not appear that every single courtroom is required to be fully-ADA-compliant by the Existing Building Code, the City and OCA should strive to make all courtrooms fully compliant.

County clerk's existing transaction window does not meet ADA compliance.


Raised defendant's box does not allow handicap persons to access the box, along with approach clearances.


The fixed wood benches in the gallery seating area of Courtroom #1.


Existing judge's bench in Courtroom #1 is not accessible.

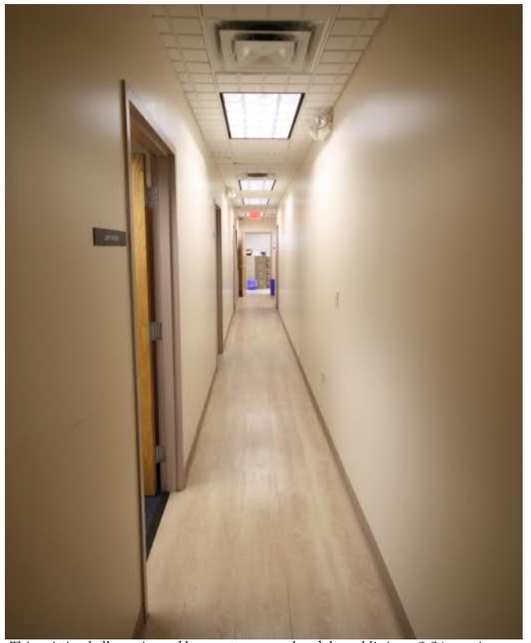

In-accessible jury box in Courtroom #2.

12. There are several considerations that should be made for the lack of dedicated, ADA-compliant accommodations for holding cells. At least one or otherwise 2% of the total number of cells shall be provided with mobility features complying with 807.2 of the ADA 2010 Standards. Further study is needed to determine if existing holding cells are otherwise compliant.

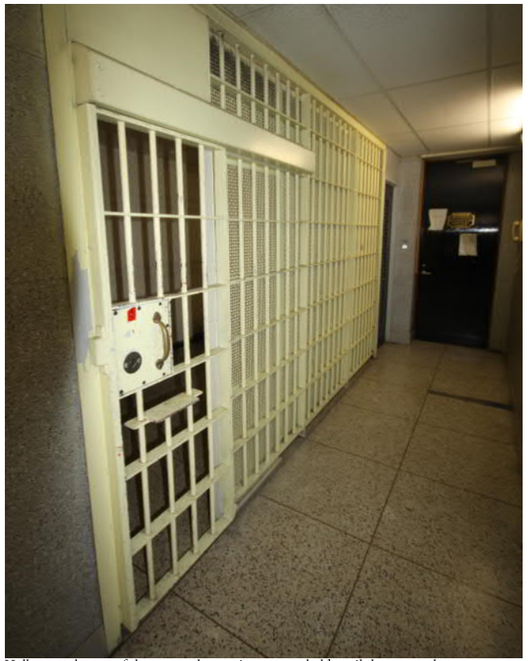
13. The ramp between the holding cells and courtroom facilities does not appear to be ADA-compliant, with length is approximately 20' and has a rise of over 6' with no intermittent landing. This existing ramp does not comply with 1:12 maximum ADA ramp slope.

14. There are several concerns regarding OCA requirements for access, egress, and security and how they coordinate with the requirements of the NYS Building Code and ADA. These will be discussed further in the OCA Guidelines section of this report; however, there are some significant issues of court personnel and prisoner/general public pathways crossing, which is a security concern and violation of OCA.

15. The basement of the building is not accessible with only stairs leading to the basement. Primary functions like the officer's locker rooms and offices are not ADA-compliant and require the use of stairs to access.



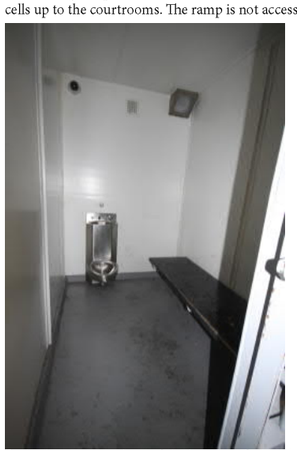
This existing hallways is used by court personnel and the public jury. OCA requires separate pathways for each user including prisoners.

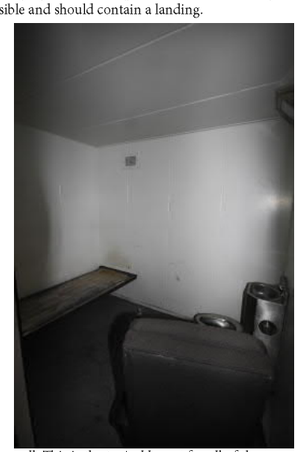


Hallway at the top of the ramp where prisoners are held until they enter the courtrooms. This hallway is the only access point for judges to enter courtroom #1.

Outdated fixtures and finishes, along with non-ADA compliant urinal, stalls, and shower.

The existing ramp leads from Level 1 to Level 2, bringing incarcerated persons from the holding cells up to the courtrooms. The ramp is not accessible and should contain a landing.





Both photos show views of the interior of a holding cell. This is the typical layout for all of the exisitng holding cells, with no consideration toward ADA accessibility.

ii. NYSUCS and OCA Guidelines

The New York State Unified Court System (NYSUCS) is responsible for promoting the rule of law and serves the public by achieving just and timely resolution of all matters before all the courts in New York State. As part of this mission, the NYSUCF Office of Court Administration (OCA) Court Facility Unit works with localities to assist them in meeting their responsibilities and in designing new court facilities and renovating existing ones. All new and renovated court facilities must adhere to the Rules of the Chief Judge Part 34, Guidelines for New York Court Facilities; it is prudent for periodic reviews of existing court facilities to be conducted, to identify areas of deficiency and make recommendations for improvements to meet the standards.

Typically, city court facilities handle criminal and civil matters. They have criminal jurisdiction over misdemeanors and lesser offenses (that carry a term of imprisonment of no more than one year) and handle civil matters where the amount of money in dispute is up to $15,000. Since city courts handle minor civil cases and lesser felonies and misdemeanors, a typical criminal or civil courtroom has six jurors and up to four alternates. Larger, higher-profile civil trials and/or trials concerning more severe offenses are generally conducted by the county court system.

In addition to the New York State Building Codes and the Federal Americans with Disability Act (ADA), the Guidelines for New York Court Facilities strives to promote dignity and efficiency to all users of the court system. In general, the overall appearance of the court facility should project an image of stateliness and proficiency. The guidelines are comprehensive and provide substantial guidance on all aspects of the courtroom environment and its details; for example, color schemes should be developed that are sober, dignified, and easy to maintain. Offices, jury rooms, conference rooms, and chambers should have a medium contrast color scheme. And public lobbies, conference rooms, and storage areas have a heavy or high contrast color scheme.

Based upon the preliminary existing condition survey and programming, the following are observed deficiencies at the Morton Avenue Court Facility based upon the Guideline for New Court Facilities:

- Number of Courtrooms – After interviewing the court staff it is our understanding that the current three courtrooms at the Morton Avenue Facility are not meeting current and anticipated future city court demands. While the location of two additional courtrooms at Albany City Hall does bring the total courtroom count to five, the separation of these two courtrooms from the three at Morton Avenue and the practical challenges of transportation of people and documents between these two locations do not foster the efficient operation of the city court system.
- Size of Rooms – Currently the two smaller courtrooms and jury rooms are under the OCA's suggested minimum square footage. The guidelines recommend that small courtrooms are at least 1,200 square feet and be able to accommodate a seven-person jury box even if the courtroom is not used for jury trails. In addition, for city court functions all jury deliberation rooms for a seven-person jury should be at least 200 square feet and should be accommodating for juries potentially spending extended periods of time together in a confined space.
- Accessibility – Providing accommodations and accessibility for all users is of paramount concern to NYSUCF. To the greatest extent possible all existing and new court facilities should meet all accessibility codes. Based upon the preliminary existing conditions survey the large courtroom (Courtroom 1) and the public toilet facilities, for example, do not meet current accessibility codes and design recommendations. Additional discussion of code and ADA compliance issues is provided in code analysis and ADA-compliance sections of this study.
- Building Systems - it's critical that courts provide a comfortable, acoustical environment suitable for public trials, hearings, and office work, sometimes considered above and beyond the minimum NYS Building Code requirements. As an example of a significant current deficiency, the noise from the building's mechanical systems and equipment, and its inability to maintain comfortable temperature and humidity are interfering with the proceedings and business of the courts.
- Acoustics – By OCA guidelines, courtrooms, jury deliberation rooms, judge's chambers, and conference rooms should maintain a high level of soundproofing and acoustic controls to ensure private conversations and deliberations and prevent outside noise from disturbing the proceedings. It appears this is not consistently achieved throughout the relevant spaces in the Morton Avenue facility.
- Location of Chambers – Currently the judge's chambers are not adjacent to the courtrooms. If at all possible, chambers should be located close to the courtrooms to ensure the judges have a safe and separate (and to the extent possible, dedicated) circulation path from the public, jury, and prisoners. If adjacent chambers are not possible, additional judge's robing and conference rooms near the courtrooms are an acceptable alternative. This additional space is very hard to come by at Morton Avenue, but the trade-off is a distinct risk to judicial staff when intermingling takes place between judges, staff, and the public.
- Jury Assembly Room – Currently there is not adequate, fully-dedicated jury assembly space located at the Morton Avenue facility. NYSUCF recommends at least one jury assembly space is provide in court facilities that have three or more courtrooms so that the jury assembly and waiting period does not have to use a courtroom.

This study strives to discuss the viability, effectiveness, and practicality of renovating the existing court facility at Morton Avenue versus the construction of a new facility. The Rules of the Chief Judge Part 34, Guidelines for New York Court Facilities also guides when a building a new courthouse should be considered. This includes the following:

- The existing condition of the current building is in such a state of deterioration, that the cost of the renovating the building exceeds the cost of a new structure.
- The existing court needs far exceed what the existing facility can accommodate, even with extensive renovations within the existing footprint.
- Expansion of the existing structure to meet current and future court needs cannot be accomplished by building an addition to the existing structure.
- The amount of space needed or the type of space needed for courts in conjunction with other government agencies would be best met by building a new structure.
- Where leased spaces would be more cost-effective than housed in publicly-owned structures.
- Where the existing building is considered a historic landmark that prohibits suitable renovations of the existing courthouse. Even if a building is not federally or locally designated as a historic structure, there may be greater civic value in the restoration/renovation of an important, civic structure that is eligible to be designated than to simply replace it with new construction.

There are many challenges and unique characteristics of the Morton Avenue facility that need to be addressed in any renovation, addition, or relocation. Based on our review of a broad range of issues, a full renovation with a substantial addition is most likely necessary to serve the best, long-term interests of the City of Albany, NYSUCF, and the various stakeholders, occupants, and users of the facility.

F. Building Renovation Introduction and Process

In the previous section, existing conditions assessment and code analysis but all consultants allowed us to understand the physical deficiencies with the structure itself. But to gain a more thorough understanding of the everyday operation of the facility, additional methods were undertaken to gather this information.

Multiple interviews and meetings were arranged during the documentation process to discuss the nature of the City Court, with a particular focus on criminal courts. The first meeting was with the chief and deputy court clerk to discuss the existing conditions, desired outcomes, and potential growth of the courts. Anthony Mancino, Laureen Lee, and Marc Trudeau were in attendance. Comments and concerns for general building conditions were expressed as being the obstacle that does not allow the current facility to achieve the minimum standards as per the OCA and NYSUCS guidelines. The second meeting included two of the current standing judges, Hon. Joshua Farrel and Hon. Holly Trexler, in addition to Deputy Clerk Laureen Lee. Concerns that were expressed included psychological issues due to the manner in which courtrooms present themselves, accessibility issues, and the overall inadequacy of the existing courtrooms. In addition, the significance of the historic courtroom at City Hall was discussed. The third meeting was with upper ranking members of the Police Department, in which the relationship between the police department and the City Court's processes were discussed. It is a unique relationship in that both divisions of justice can operate within the same footprint successfully.

In addition to the interviews, questionnaires were completed by representatives of each division of the Police Department. Since the daily operations and exact use of spaces were not as clear through field observations, the questionnaires were necessary to answer outstanding questions and doubts. Information regarding daily operations, occupants of individual spaces, number of members within the division, space deficiencies, and projected growth was obtained.

All of the acquired information was then placed into a Tabular format, allowing us to record all of the information in an organized manner. Subsequently, the information was used to develop a series of analyses: a Square Footage Analysis, a Comparative Programming Analysis, and an Adjacency Analysis. This allowed us to balance the collected Tabular information with the existing conditions assessment and code analysis. Following the collection of data and completed analyses, two concept charrette sessions took place with the mechanical, electrical, plumbing, and structural consultants. During these sessions, possible solutions, recommended renovations, and ultimately, concepts were developed.

Through this process, we were able to conclude that despite the many shortcomings of the existing building's conditions and code deficiencies, the Police Department and the City Criminal Courts personnel have found a way to make due with these spaces, but it is a significant struggle to conduct daily operations in a critical use facility. Each of the methodologies used during this process is explained as follows:

a. Methodologies

The methodologies used in conjunction with the existing conditions and code analyses help us to better understand the use and daily operations of the facility. All of the data acquired through these methods aim to answer or understand the following:

- How much of the building is programmable.
- Determine areas that are under or over-utilized.
- How much space a specific department occupies.
- Department's and division's adjacencies to one another.
- A formal display of what is existing and what is needed for future needs and expansion.

1. Tabular Occupancy Data

As explained in the introduction of this section, this tabular format of information contains what was gathered through the numerous interviews and questionnaires.

Tabular Occupancy Data

Department		Functions	Adjacencies	Issues	Goals	Comments
1.0 Police Department						
1.01	Patrol Division / Central Booking / Court Lieutenant Paul M. Christopher	● The main function of Central Booking is to provide a centralized location for the processing of prisoners who are under arrest and in the custody of the Albany Police Department. ● Central Booking contains both male and female holding cell areas that function as overnight holding facilities for incarcerated individuals who are detained awaiting arraignment. ● A Breath Analysis Room and Prisoner Property Room, located adjacent to the wagon bay, are used by personnel for conducting breath analyses on prisoners and safeguarding prisoner property. ● Security within Albany City Court, which operates 365 days a year is staffed by officers of the Albany Police Department in accordance with a contract with the NYS Office of Court Administration. ● Within Central Booking, approximately 3-5 members of the Albany County Sheriffs Office regularly work and share space. Specifically, the Albany County Sheriffs Office utilizes the Central Booking and cell block areas when their prisoners are transported in and lodged while awaiting appearance in Albany City Court.	● Cell Blocks ; ● Central Booking; ● City Court ● Sergeant's desk; ● Matron's desk; ● Wagon Bay; ● RICI (fingerprinting) Room; ● Prisoner Property Room; ● Breath Analysis ● CIU ● CRCAC / ICU ● CFSU ● CRU	● RICI Room can become overcrowded during peak operations, in need of a redesign. ● Men's and Women's cell block floors are in need of repair and needs complete repainting of the entire cell block area.	● Update RICI Room to accommodate high volume intake. ● Repaint holding cell area.	● Sergeants currently share a desk in Central Booking since only one is assigned per shift. Booking clerks currently share three work stations. Those work stations are sometimes shared with officers during the arrest process. Currently, this set up is adequate and meets the needs of this division. ● Officers assigned to security of Albany City Court do not require any desk space. These officers are on fixed posts inside the courtrooms and lobby/entrance. These officers have assigned lockers in the basement locker rooms.
1.02	Criminal Investigation Unit (CIU) Detective Lieutenant Alfred Martin	● Responsible for all reported adult crime that occurs within the City of Albany from harassment, the lowest level of criminal offense, to murder, the highest level of offense. ● CIU is comprised of 17 Detectives, Two Sergeants and one Lieutenant, providing investigative response on a 24/7/365 basis to the Albany Police Department Patrol Officers for an incident that requires Detective level expertise or interviews bolstering a summary arrest and secondly, long term follow up investigations for incidents originally investigated by Patrol then turned over to this office for closure. ● Also maintains all warrants issued to the Albany Police Department by the courts to include Albany County Probation and has the primary responsibility of locating and transporting defendants taken into custody in other jurisdictions, both inside and outside of the State of New York. ● Currently this office has detectives in three Federal Task Forces; Alcohol Tobacco and Firearms Task Force, United States Marshals Task Force, and the FBI Joint Terrorism Task Force. The main recipient of our services are crime victims and their families. CIU deals directly with crime victims on an hourly basis and strives to provide a high level of professional service to them during these encounters. ● Members of outside agencies routinely work within the CIU office to include partners from local, state, and federal law enforcement. CIU routinely partners with New York State Police, Troy, Police, Colonie Police, Albany Task Force, Federal Bureau of Investigation, and the United States Marshals. Quantity and duration flex based upon the incident.	● All of the CIU needs to be collocated; ● Elevator due to accessibility for visitors; ● Patrol Officers/ Albany Police ● FIU ● CRCAC / ICU ● CRU	● Largest deficiency is lack of dedicated victim interview rooms. Victims are interviewed in the same spaces that suspects are interrogated. A separate room with furnishings appropriate for interviewing victims is required. ● CIU currently uses shared desks. This leads to issues when Detectives from other shifts are working cases and both Detectives need to use their shared space. ● Enclosed office space is limited; there are three Sergeants assigned to one office with two desks. ● HVAC system throughout the Detective Office is insufficient. The system expels black dust, blows cold air in the winter and hot air in the summer, and does not currently respond to any inputs from thermostats placed incorrectly around the second floor of the building. Controls for several offices are located in separate parts of the building and do not adequately heat or cool the space.	● All CIU positions have a dedicated desk. ● Update HVAC system and controls. ● Addition of an interview room for victims OR for video recovery room.	● This unit runs 24/7/365. CIU hosts victims and suspects on an hourly basis. Most of the interactions take place within the seven (7) interview rooms. ● The CIU office is currently running effectively but could be more successful with minor adjustments.

Tabular Occupancy Data

Department		Functions	Adjacencies	Issues	Goals	Comments
1.0 Police Department						
1.03	Community Response Unit (CRU) Detective Lieutenant Brian Plante	● Responsible for conducting investigations regarding the possession and illegal sales of narcotics, prostitution, gambling, and weapons related offenses. This is done utilizing their detectives as undercover officers and actively cultivating persons to become confidential informants to be utilized to ascertain information into illegal criminal enterprises and to participate in the purchasing of illicit drugs, so that detectives can obtain probable cause for arrest or the application of search warrants, in furtherance of the investigation. ● The CRU conducts all types of operations when conducting its investigations to include but not limited to, street level interdictions, observations of high crime areas resulting in arrests, conducting controlled purchases of narcotics, applying for and executing search warrants, participating in Title III (eavesdropping) investigations. ● They are routinely involved in the surveillance and apprehension of violent offenders for both warrant arrests and persons of interest being sought by other departmental units and outside law enforcement agencies. ● The CRU is tasked to respond to community complaints, either generated from our tip line, other units or members of our agency, Capital District Crime Stoppers, or City Hall and its associates. ● They also provide assistance in large scale investigations being conducted by the NYS Attorney General's Office, the New York State Police, the Drug Enforcement Agency, the United States Postal Service, the United States Marshall Service, and the Federal Bureau of Investigations, for which we have members of our unit assigned on a full-time, part-time, or on an as needed basis.	● All components of the CRU; ● Booking; ● Prisoner areas ● CIU ● Patrol Officers / Albany Police ● CRCAC / ICU	● At full staffing there are not enough desk spaces for Detectives to have individually assigned desks. This creates issues when Detectives in the CRU sometimes work cases off shift, and the B & C shifts overlap by an hour every day. ● The current size and layout of the office is not conductive for investigative operations, or operational briefs when they have multiple agencies involved. ● Current control of the HVAC system is inadequate to meet our needs, and does not allow for a comfortable work environment at times. It is either extremely cold in the summer or extremely hot in the winter. ● Evidence processing room must be vented and filtered with outside air.	● Booking/prisoner areas and the interview room should be near stairs or an elevator so prisoners and informants from outside walk directly into those areas without traveling through any office space.	● Employees from other law enforcement agencies work within the CRU space intermittently when working on joint investigations, planning investigative or tactical operations, interviewing subjects, and attending operational briefings. The number of outside agency personnel can vary between 2-20 people. ● The two (2) Detective Sergeants, Detective Lieutenant, and additional detectives all require fully enclosed, lockable offices for the security of confidential files, funds, gear, and for the briefings that occur. Each positing within this division should have their own assigned desk. ● Operational briefings (presentations) require proper electronics, seating, and space for anywhere between 4-40 persons.
1.0 Police Department						
1.04	Children and Family Services Unit (CFSU) Detective Lieutenant Matt Fargione	● Handles all crimes committed by juveniles or committed against juveniles. CFSU also handles all domestic violence, sex offender management, and handles all runaways and missing juveniles. ● CFSU needs a dedicated place away from other prisoners to interview and arrest juveniles. There are different rules to follow when juveniles are arrested and they need to be kept away from adult prisoners. All juveniles arrested in the City of Albany are processed in CFSU. ● CFSU routinely works with other organizations such as group home staff, Probation, Child Protective Services, and school district staff in their office at different periods throughout the year. ● Parents and guardians are in the office during interviews or arrests.	● Elevator; ● Juvenile Detectives adjacent to Juvenile Interview Rooms ● Patrol Officers / Albany Police ● CIU ● CRCAC / ICU	● There must be separate interview rooms for adults and juveniles by law. Also by law, adults and juveniles must be fingerprinted and photographed separately. ● CFSU only has two (2) interview rooms and could use at least one more room. ● Domestic Violence Intake Specialist is currently two levels away next to the City Court. Another office in CFSU for this position is desired. ● HVAC fans blow all day causing disruptions in the work place due to the noise level. These vents also expel black dust. The office is either extremely hot or cold and the Sergeants and Lieutenant's offices are cold most of the winter. Currently use electric heaters during the winter. ● Windows need replacing -- the blow open and do not keep out cold/hot air during the year. ● CFSU has no real space for storage. They are currently using a boiler room and another small space. Need somewhere to store supplies, car seats of all sizes, diapers, and large filing cabinets. ● All of the lockers in their locker room are filled and have run out space to add more. ● Capital Region Crime Analysis Center (CRCAC) must walk directly through eh CFSU office to enter their space, therefore the CFSU office has become a hallway for CRCAC personnel.	● DV Intake Specialist to be within the same office. ● Addition of one more interview room. ● All positions to have an fully enclosed office and their own desk.	● Due to Raise the Age legislation the workload has continued to rise and the department is unable to project future growth at this time until a baseline has been determined. ● During any kind of construction or renovations -- Juveniles and adults must be kept separate. ● All Juvenile files and adult files must be kept separate.

Tabular Occupancy Data

Department		Functions	Adjacencies	Issues	Goals	Comments
1.0 Police Department						
1.05	Forensic Investigation Unit (FIU) Detective Lieutenant Howard Schechter	● Responds to scenes of crimes, civil unrest, automobile accidents, industrial accidents, fires, and other events in which they photograph, video tape, and process those scenes for evidence including tangible objects, such as handguns, long guns, ammunition, knives and other weapons, clothing, vehicles, arson debris, drugs, bicycles, computers, spent shell casings, Sexual Assault Kits, Drug Facilitated Sexual assault Kits, DNA, and fingerprints.	● Elevator due to accessibility for visitors and transporting evidence ● RICI (fingerprinting) Room ● CIU	● Evidence storage space is inadequate. A large portion of that space has a ceiling that is only five feet high which requires a person to stoop over to work. Exposed pipes in the evidence storage space have caused head injuries. ● A large portion of the evidence is forced to be stored on the floor, inviting damage to evidence in the event of a water leak, flood, or a broken pipe. Evidence storage rooms shall have no water lines. ● Evidence storage rooms also have inadequate air exchange/ventilation. These spaces should have exchange with outside air with high grade filtration (especially the drug room). ● Currently, everything runs on standard 120 electrical, but there is a need for additional outlets to be provided to avoid the current overuse of power strips at every desk. ● No loading dock. Currently they carry heavy boxes to all various locations of storage. Elevators are usually too small or do not go to certain floors and there are stairs leading to the elevator. ● Regular public visits this unit for the following: Background checks ; Pistol Permit Processing ; Parolee Registration; Civil Fingerprinting. There is a need for a public counter to attend to these individuals.	● Appropriate storage for evidence in properly ventilated and secure areas. ● Provide a public area with window and counter for visitors.	● The overall office needs to be secure due to criminal records and evidence contained within. In addition, specific room(s) containing temporary storage of evidence or rooms in which evidence may be processed need to be secured. Currently use key fobs. ● FIU is inspected by the CALEA Accreditation and NYS Accreditation agencies in regard to security of evidence. Attention should be placed on the varied requirements of both agencies. ● All rooms within the main FIU space are required to store temporary and long term evidence. ● Have extensive equipment storage needs. ● Showers are required due to nature of work. ● Evidence refrigerators ,as well as lights throughout the main FIU space require a back-up system in case of power loss.
1.06	Information Coordination Unit (ICU) and Capital Region Crime Analysis Center (CRCAC) Detective Sergeant Eric Zimmer	● The Information Coordination Unit (ICU) supports the other detective bureaus within the Albany Police Department by analyzing data, crime patterns, identifying potential suspects, collecting video, disseminating wanted/identification/officer awareness postings, etc. ● Capital Region Crime Analysis Center (CRCAC) is a New York State Department of Criminal Justice System sponsored resource housed within this space. The center is staffed with crime analysts and law enforcement representatives who are tasked with supporting Albany Police Department and all Capital Region Law Enforcement agencies with crime analysis and real-time crime services. The CRCAC is one of ten centers across New York State, all networked on one data sharing platform, each infused with several information technology capabilities that support criminal investigations and crime reduction efforts across New York State.	● Elevator due to accessibility for visitors. ● CRU ● CIU ● CFSU ● Patrol Officers / Albany Police	● Lack of proper storage. ● Lack of space to host outside agency visits, as well as to view and have access to CRCAC resources which limits the efficiency of the center. ● Must walk through CFSU to access their space.	● All positions require individually assigned desks. ● Real time crime services may use shared desks.	● The center is operational 16 hours a day. CRCAC currently has eight (8) full-time employees and also has partnerships with the New York State Police, the New York Army National Guard, Albany County Probation, and the High Intensity Drug Trafficking Area program, which each lends full-time, in-house Tactical Flight Officer to the center. It is likely that additional, outside representatives from other agencies will be housed within the center in the future. ● ICU Detective Sergeant and CRCAC Director need fully enclosed offices for private matters regarding the daily functions of their respective departments. The two (2) ICU Detectives who are assigned to video retrieval also require a fully enclosed office due to the amount of equipment and sensitive nature of the evidence they retrieve. ● A future detective and video assistant will be added onto the force. ● A computer room is needed for the Detectives assigned to video retrieval. ● The CRCAC currently requires three (3) server racks to support network and software applications. CRCAC also has a 100"+ video that requires dedicated wiring to server racks. All can be positioned alongside Albany Police Department IT infrastructure that requires similar environmental controls. Outside of normal computer connections to server room, there is a dedicated heavy hardwire connection back to the server room to support the video wall. ● The Department of Criminal Justice System (DCJS) Crime Analysis Program provides tangible support to agencies that host centers. In all centers across New York State (NYS); DCJS/NYS provides all furniture, floor layout, and center related equipment. DCJS/NYS asks hosts to provide HVAC, electrical, IT connections, flooring, ceiling, and paint. The CRCAC represents one of the state's busiest centers. Average footprint for centers across NYS exceeds 3,000 square feet to support staff as well as dedicated real-time crime center area.

Tabular Occupancy Data

Department		Functions	Adjacencies	Issues	Goals	Comments
2.0 City Court						
2.01	Courtrooms Criminal (Morton Ave) Civil (Both) Traffic (City Hall) Trial (City Hall - historic courtroom)	● Provide a safe, dignified and sound environment to conduct city court functions. ● Albany City Court has five courtrooms available for use; three criminal courtrooms in Morton Ave. and two courtrooms in City Hall that serve civil and traffic court. The historic courtroom located in City Hall functions well for trials of non-incarcerated individuals.	● Security; ● Public entry; ● Advocates; ● Mediation room; ● Waiting room; ● Public restrooms	● Courtrooms are located in two buildings. Criminal court is primarily conducted in the Public Safety building at Morton Ave. where civil, traffic and trial courts are conducted in City Hall. The deputy clerk explained that their employees find it difficult to manage courts in two separate buildings when staffing levels are low. ● Accessibility is a big challenge, especially in court room #1. ● Jury room #3 is not properly acoustically separated; uncomfortable and poor HVAC. ● Overall appearance of the building does not represent dignity or uphold any of the values that are expected of a building of this typology.	● Ideally have all courts in one location with one additional courtroom for rotation. ● Prefer that each judge has their own dedicated courtroom and clerk.	● Future growth expected to increase to 6 or 7 courtrooms with one courtroom open for rotation and cleaning. Ideal to have all court proceedings under one roof. ● It would be a shame to loose the historic courtroom in City Hall. The space functions well for publicized trials or trials of non-incarcerated individuals. ● Court personnel interaction with the public is extremely important, the current court facility is well-placed in the population center; visitor parking is not good but public transportation is available.
	Jury deliberation room	● Provide a safe, acoustically sound room with out distractions for jury deliberation. Supplied with kitchenette and restroom.	● Courtroom; ● Court clerk	● Currently jurors have to cross secure pathways to get to deliberation room.		
	Mediation room	● Provide a private, acoustically sound room for council. Separate rooms for incarcerated individuals to meet.	● Courtroom; ● Court clerk	● No dedicated mediation room exist in the building, interviews take place in the hallway or in a temporarily unoccupied office.		
2.02	Staff ● Judges ● Clerks ● Security	● Support daily courtroom activities. ● Assist in all levels of city court functions.	● Courtroom; ● Secure entry; ● Storage; ● Breakroom	● Existing building conditions hinder safe dedicated pathways for protected individuals including; judges, jury, witness, court officials and defendants. ● No dedicated robing room for judges whose chambers are located on another floor from the courtroom. ● Several security concerns with limited camera monitoring, security checkpoints, limited card access. Magnetometer has failed in the past.	● Judges chamber with private restroom and shower preferred. ● Having employees cross-trained to have a greater knowledge base and flexibility for when a particular court is in high demand. ● Card access to restricted areas.	● Clerks and judges communicate all day long and move around from one courtroom together. Judges and clerks have flexibility in where the are placed but eventually need a place to retreat to, quite, safe and without distraction. ● HVAC upgrades are a must. Bullet proofs windows would be desirable for judges chambers and court officials.
2.03	Advocates ● PD / ● District Attorney	● Provide support and council for city court functions. Advocates include professionals like probation officers, mental health councilors, crime victims unit, public defenders and district attorney.	● Courtrooms; ● Mediation room; ● Interview room	● Currently not enough dedicated space or flexible space for additional advocates at Morton Ave.	● Provide dedicated or flexible space for advocates in proximity and accessible to the courtrooms.	● Need to provide additional adequate conference room space for larger group meetings of 8-10 professionals adjacent to the judges chambers for conferencing.
2.04	Support Space ● Storage - long term ● Copy room ● Break room / restroom ● Parking	● Long term storage for case files, recordings, and court proceedings. ● Accessible storage of open case files. ● Copy room to provide copies of court documents as needed.	● Court clerks ● Judges	● Need better security in the parking lot for judges. The parking situation is a challenge for both employees and visitors to the building. ● Storage needs are a challenge. Open case files take up a lot of space on the main floor however need to be readily available to court clerks.	● Secure parking for Judges and court officials ● High density file system for open case files.	● The rate of retention for open case files is at least one year, and can be both electronic and paper files being stored. Closed case files are stored indefinitely at the hall of records or at headquarters. ● Large long term file storage is heavy and expensive and not an option for the building in its existing condition.

2. Square Footage Analysis

To comprehend how much of the building is actually programmable, we went through an exercise of analyzing the building's square footage. Beginning with each level's Gross Square Footage (GSF), we subtracted areas or parts of the building that don't allow for programming, which includes the amount of space walls and columns, circulation, restrooms, and mechanical and building support spaces take up within the building.

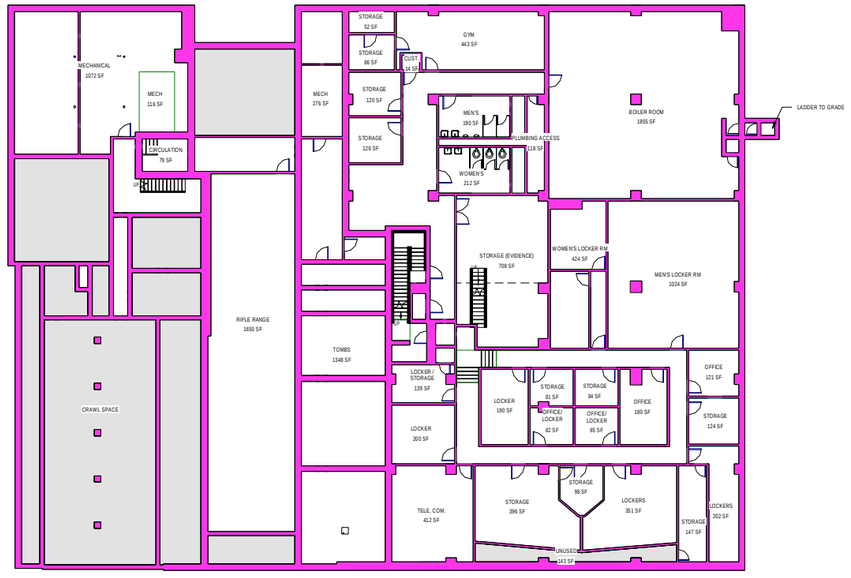
In order to reach the Habitable Square Footage total for each floor, the area in which walls and columns made up is removed from the total Gross Square Footage. There are varying wall thicknesses throughout the existing building, including two-foot thick walls in some areas. Next, the square footage of circulation space, restrooms, and in one instance, crawl spaces or non-usable spaces, are subtracted from the Habitable Square Footage. Circulation is comprised of all hallways, stairwells, vestibules, and the elevator shaft. By subtracting the circulation, we arrive at the total Occupiable Square Footage of each level. Since mechanical and building support spaces are generally specific and not as flexible, their square footage is then subtracted from the Occupiable Square Footage, giving us our total Programmable Square Footage. The remaining square footage allows us to determine the percentage of each floor plate that is programmable.

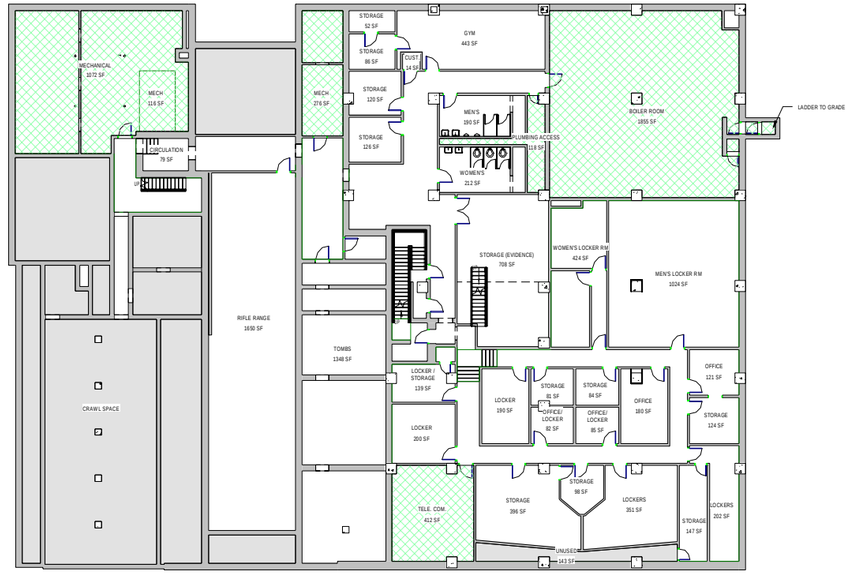
This exercise concludes that only 57.9% of the existing Gross Square Footage is considered programmable space. This is an issue especially when it comes to considering the renovation of the existing building. Mechanical and support spaces, walls, circulation, and bathrooms account for 42.1% of the Gross Square Footage. See the table and associated drawings for the Square Footage Analysis:

Albany Public Safety Building Square Footage Analysis (Total GSF = 73,482)		
LEVEL 3		
Gross Square Footage (GSF)	19,816.22	
Walls =	-2,443.87	
Habitable Square Footage (HSF)	17,372.35	
Circulation =	-2,214.00	
Bathrooms =	-979.25	
Occupied Square Footage (OSF)	14,179.10	
Mechanical + Support Space =	-334.46	
Programmable Square Footage (PSF)	13,844.64	69.8% of Floor is Programmable
LEVEL 2		
Gross Square Footage (GSF)	16,575.05	
Walls =	-2,187.81	
Habitable Square Footage (HSF)	14,387.24	
Circulation =	-4,253.87	
Bathrooms =	-348.07	
Occupied Square Footage (OSF)	9,785.30	
Mechanical + Support Space =	-831.49	
Programmable Square Footage (PSF)	8,953.81	54.02% of Floor is Programmable
LEVEL 1		
Gross Square Footage (GSF)	14,894.69	
Walls =	-2,154.29	
Habitable Square Footage (HSF)	12,740.40	
Circulation =	-1,397.39	
Bathrooms =	-102.36	
Occupied Square Footage (OSF)	11,240.65	
Mechanical + Support Space =	-214.07	
Programmable Square Footage (PSF)	11,026.58	74.03% of Floor is Programmable*
		*Note: Holding cell area accounts for 3,903 SF of the total programmable area.
LEVEL 0		
Gross Square Footage (GSF)	22,195.69	
Walls =	-2,934.74	
Habitable Square Footage (HSF)	19,260.95	
Circulation =	-2,321.73	
Crawl Spaces/ Not Usable Areas =	-4,017.18	
Bathrooms =	-359.92	
Occupied Square Footage (OSF)	12,562.12	
Mechanical + Support Space =	-3,813.07	
Programmable Square Footage (PSF)	8,749.05	39.4% of Floor is Programmable

LEVEL 0	22195.69
LEVEL 1	14894.69
LEVEL 2	16575.05
LEVEL 3	19816.22
TOTAL GSF:	73482

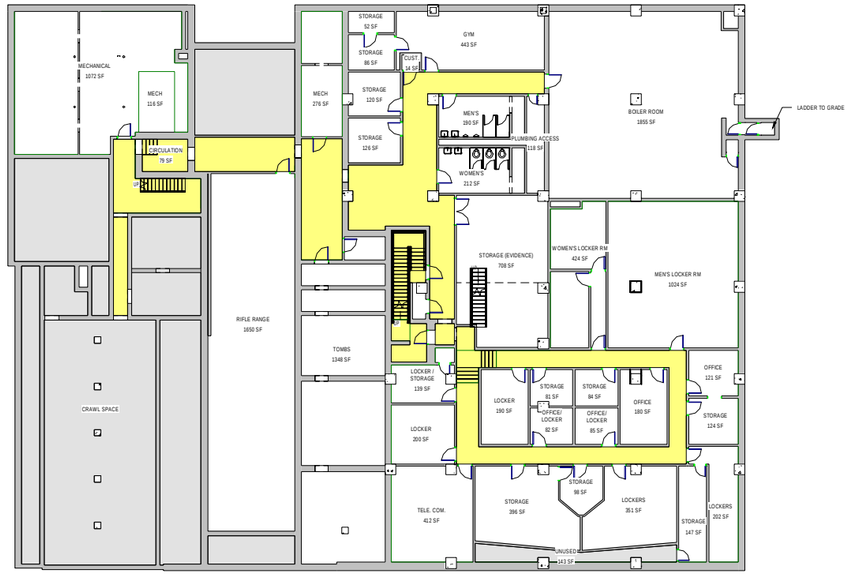
TOTAL PROGRAMMABLE SF:	42,574.08

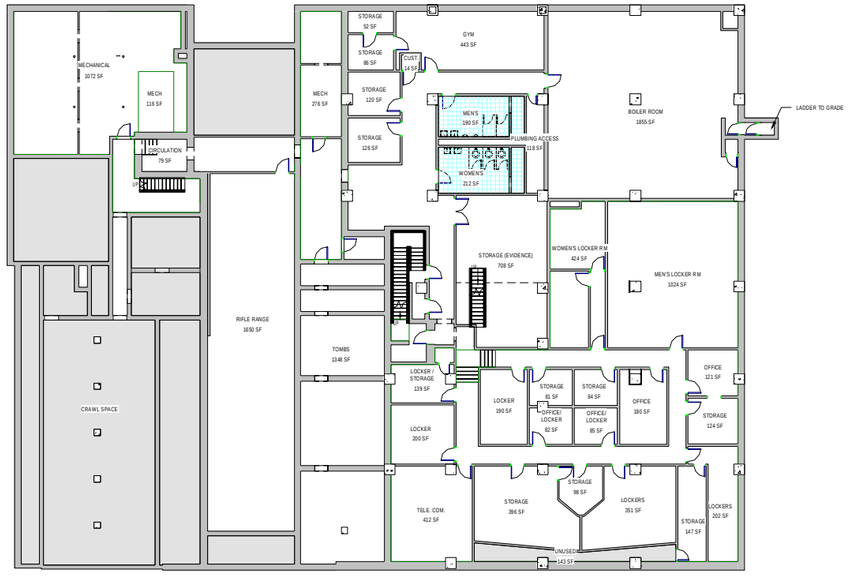




Color Legend

- Walls and Columns
- Circulation
- Mechanical and Support
- Restroom
- Holding Cells





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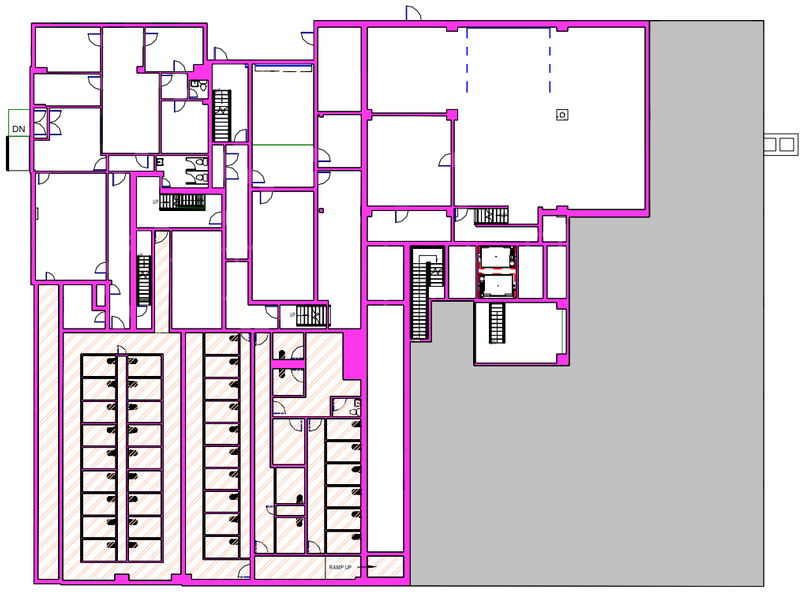
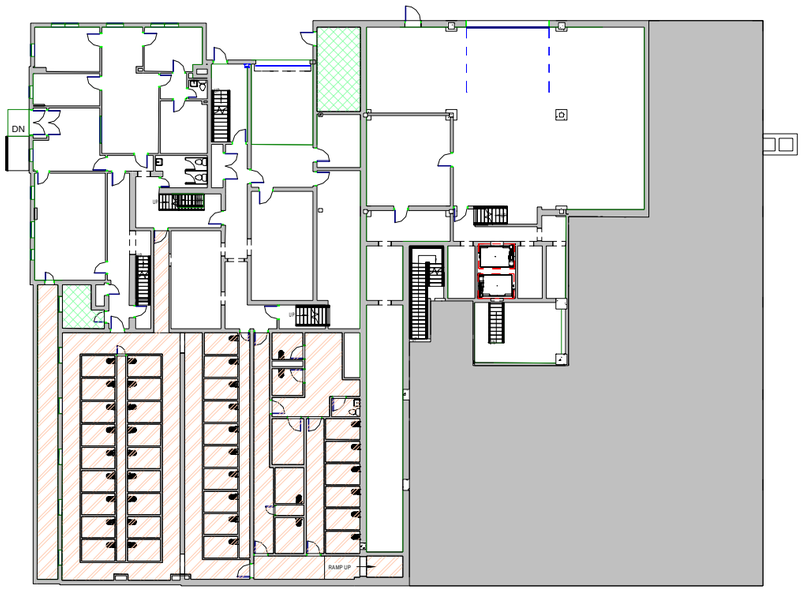
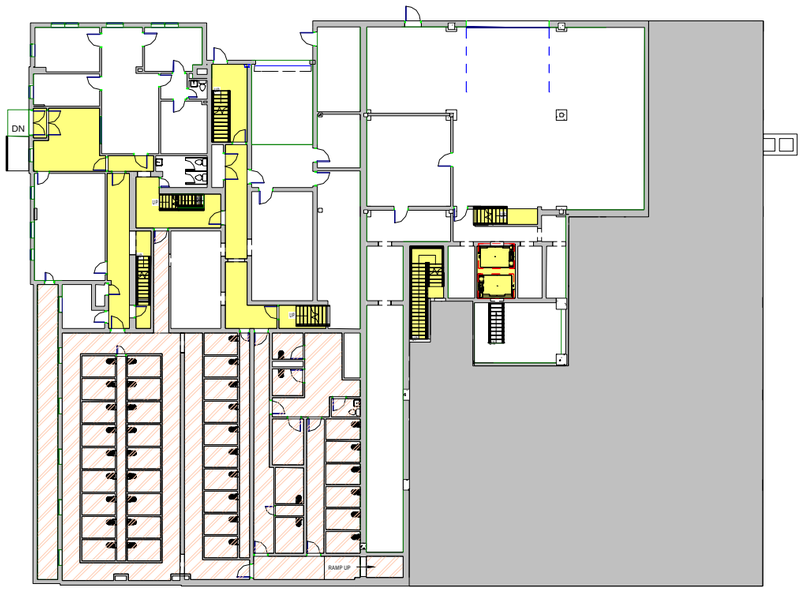
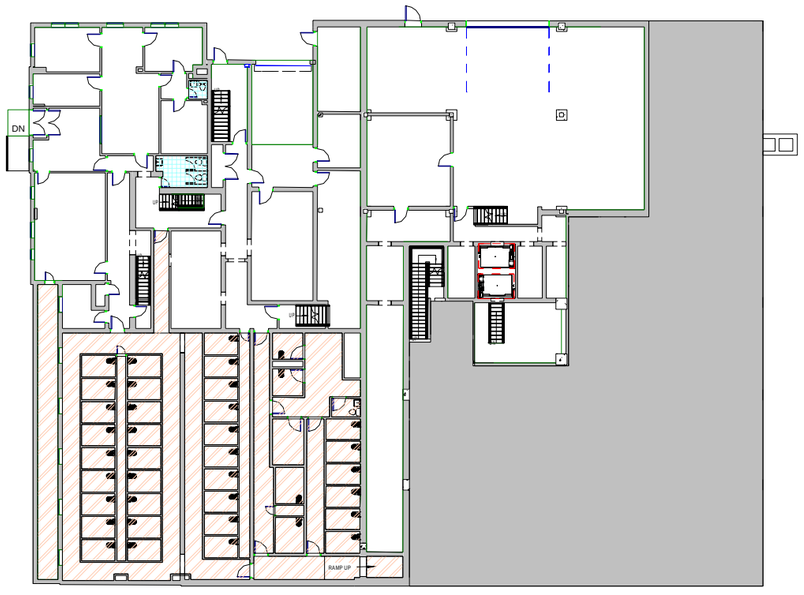


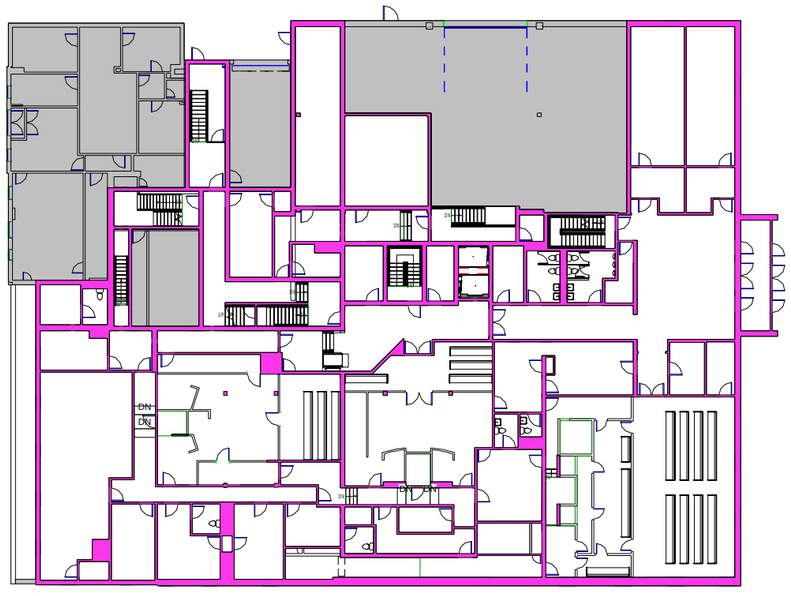


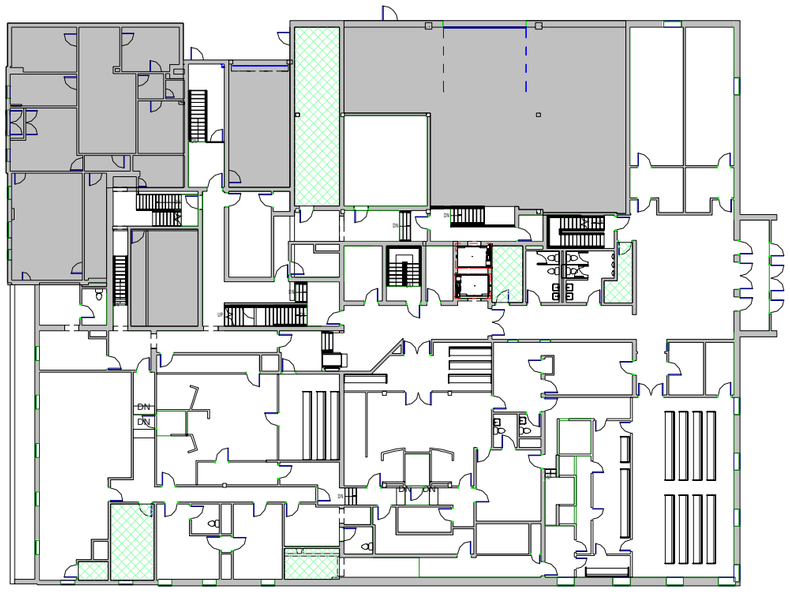
Color Legend

- Walls and Columns
- Circulation
- Mechanical and Support
- Restroom
- Holding Cells









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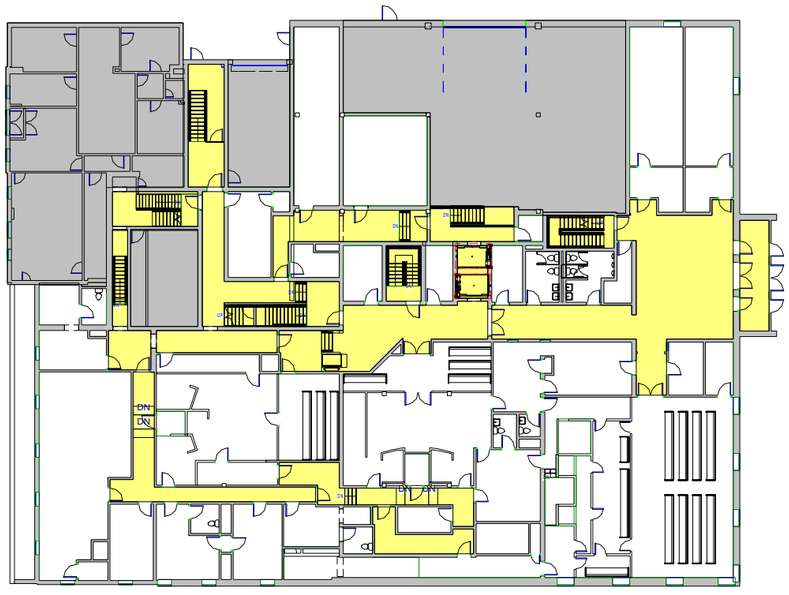

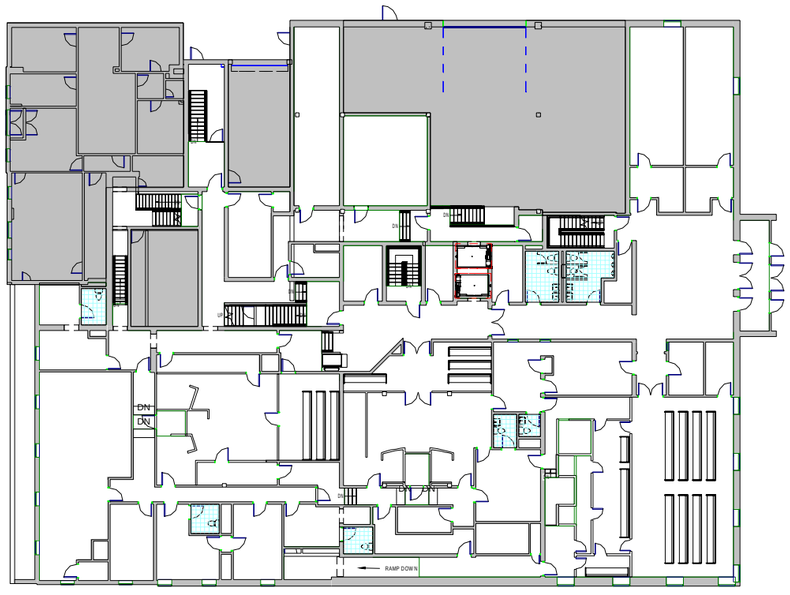

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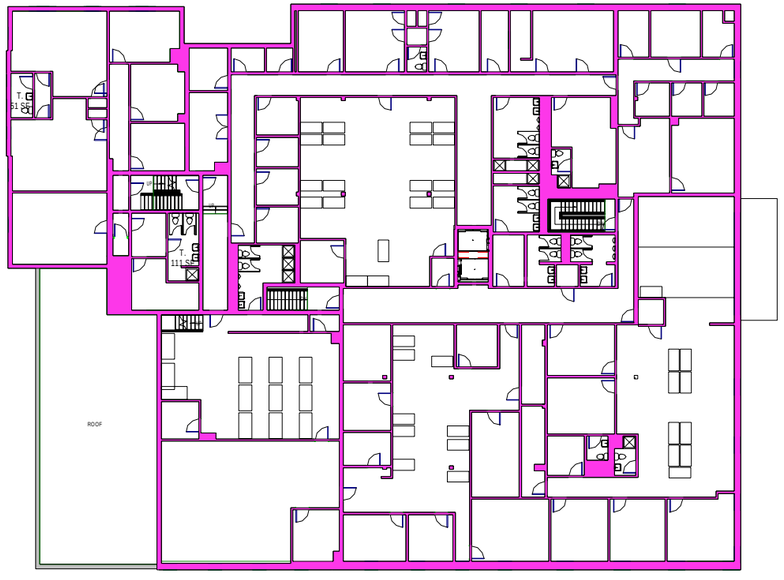

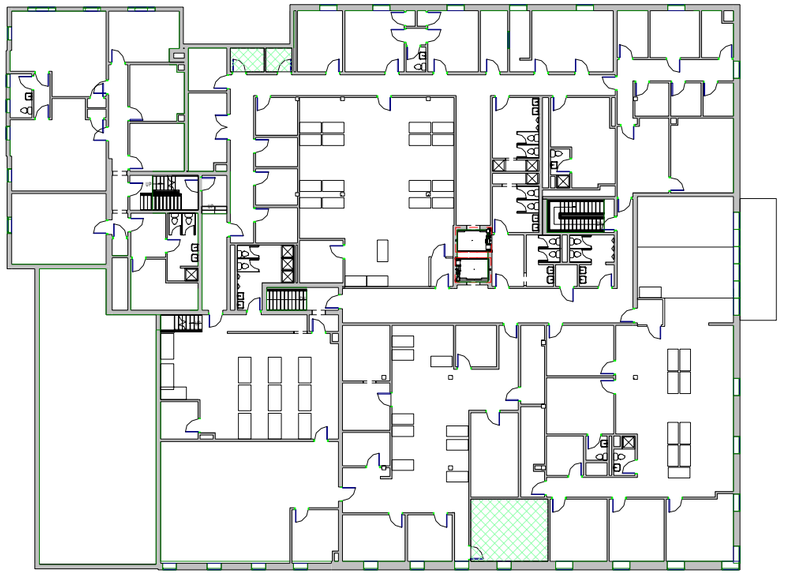

Color Legend

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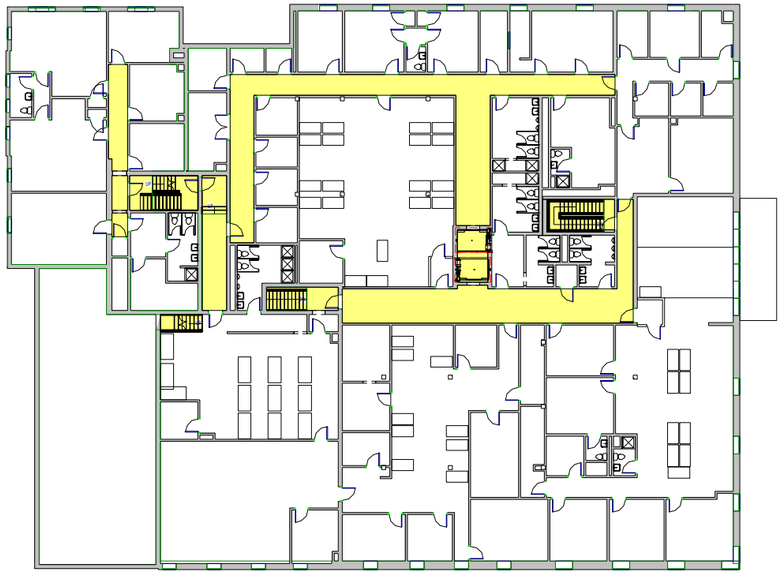
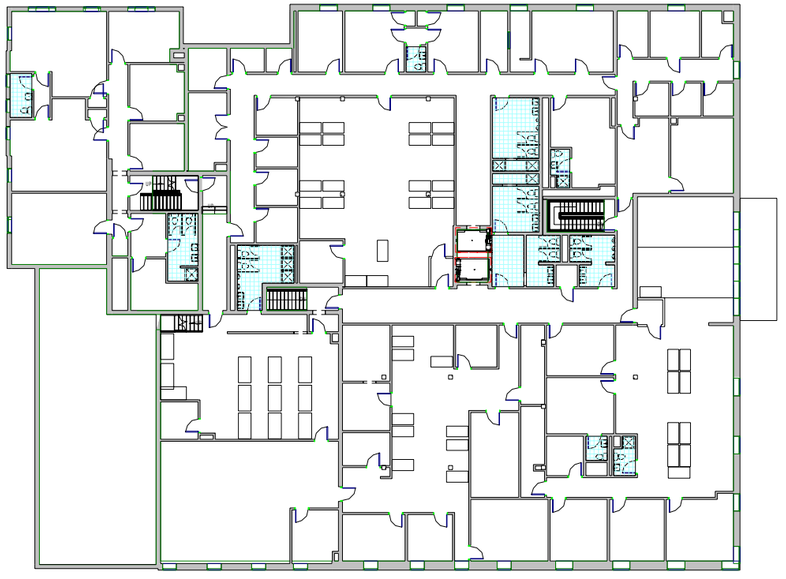
- Circulation
- Mechanical and Support
- Restroom
- Holding Cells





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3. Existing Floor Plans by Division

To break down the total Programmable Square Footage further, the existing floor plans were color-coded. Each division within the building was assigned a color, including shared spaces and mechanical/ building support spaces which allows us to visibly recognize how much space each division occupies, along with a better understanding of the double-height spaces, the multitude of levels within the building, and space that is not usable.

The floor plans are as follows:

*Specifically – recognize that in order for members of the CRCAC/ICU division to get to their space, they must walk through CRU's space.

Color Legend

- Central Booking and Patrol Division
- Child and Family Services (CFSU)
- City Criminal Court
- Crime Investigation Unit (CIU)
- CRCAC and Information Coordination Unit
- Community Response Unit (CRU)
- Forensic Investigation Unit (FIU)
- Mechanical and Support Space
- Shared Space

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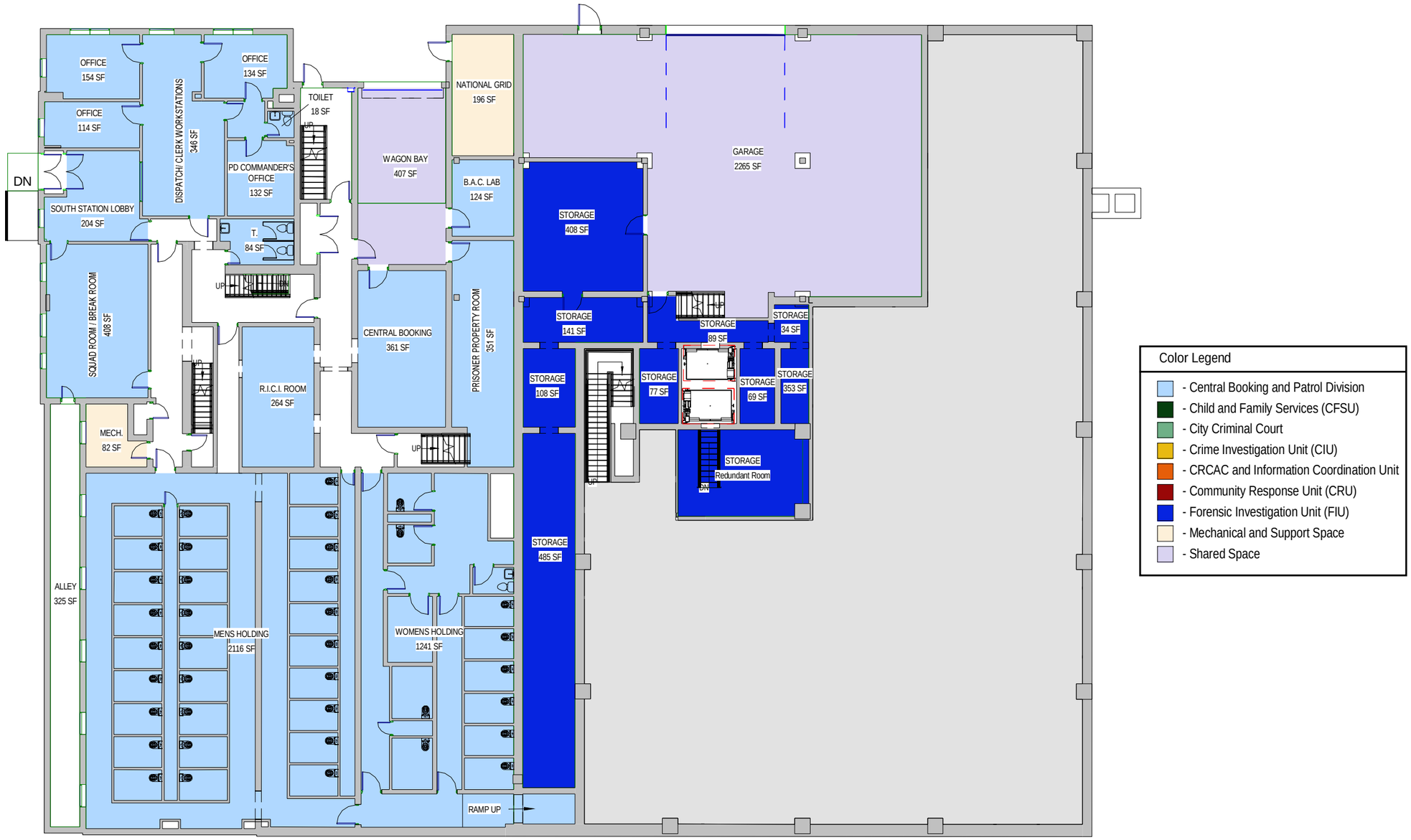
LEVEL 0 - EXISTING FLOOR PLAN & PROGRAMMING

A1

ALBANY PUBLIC SAFETY BUILDING

MARCH 3, 2020



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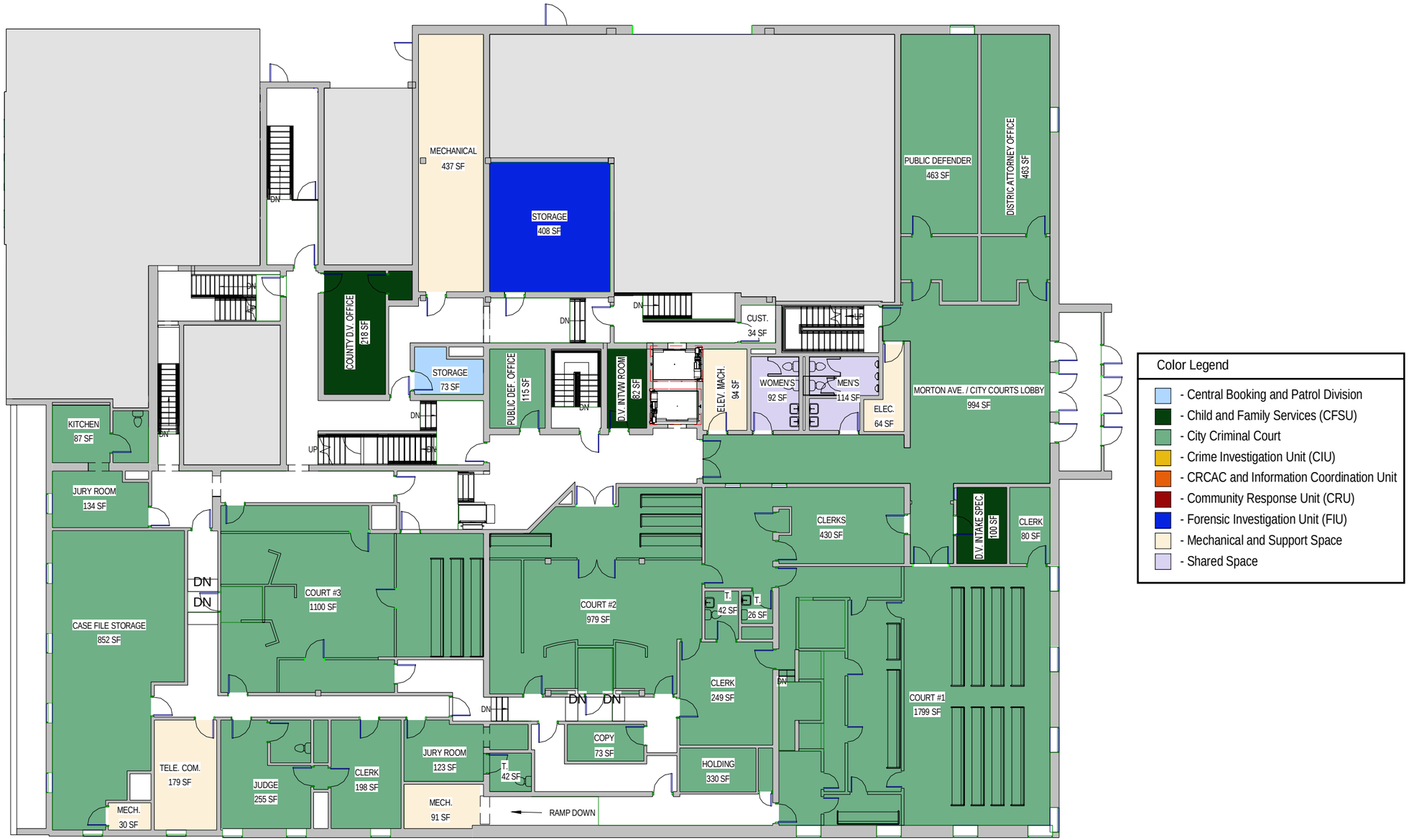
LEVEL 1 - EXISTING FLOOR PLAN & PROGRAMMING



Color Legend

- Central Booking and Patrol Division
- Child and Family Services (CFSU)
- City Criminal Court
- Crime Investigation Unit (CIU)
- CRCAC and Information Coordination Unit
- Community Response Unit (CRU)
- Forensic Investigation Unit (FIU)
- Mechanical and Support Space
- Shared Space

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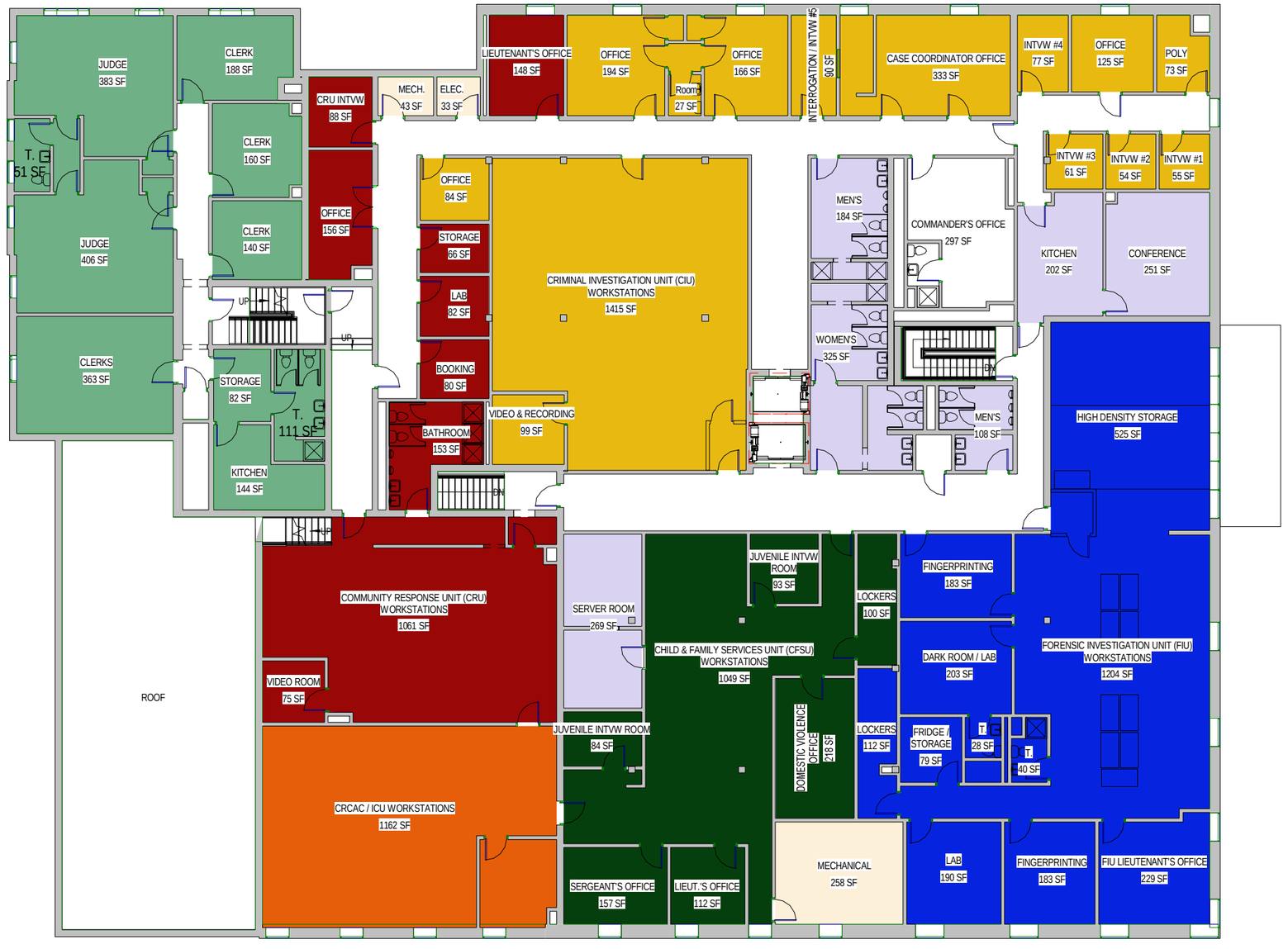

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4. Comparative Programming Analysis

To follow the floor plans by division, a diagrammatic form of this information was developed to represent the spaces and functions within each division. The existing diagrams are also compared with the required/ desired square footage. The required/desired square footage derived from information that was gathered through interviews and questionnaires, but also derives from OCA and NYSUCS guidelines, code requirements, and typical design standards. For example, according to OCA and NYSUCS, a typical criminal courtroom should 1,600 square feet. Each square footage listed under “Required Square Footage” of the diagrams is the minimum required square footage for each space. Division-specific notes are listed below each diagram.

The total square footage for a “workstation” was determined through typical open floor work area design standards. Every open workstation space includes circulation within the space, which accounts for 40% of the square footage.

PATROL DIVISION & CENTRAL BOOKING
EXISTING SF = 11,868 SF

MEN'S HOLDING CELLS 2199 SF

WOMEN'S HOLDING CELLS 1241 SF

PRISONER OUTDOOR SPACE 325 SF

COURT HOLDING 330 SF

R.I.C.I. ROOM 264 SF

B.A.C. LAB 123 SF

MEN'S TOILET 190 SF

TOILET 84 SF

WOMEN'S TOILET 212 SF

OFFICE 180 SF

OFFICE 154 SF

OFFICE 134 SF

OFFICE 114 SF

OFFICE/ LOCKER 85 SF

OFFICE/ LOCKER 82 SF

TOILET 19 SF

CENTRAL BOOKING 361 SF

SQUAD/BREAK ROOM 408 SF

GYM 443 SF

SOUTH STATION LOBBY 204 SF

DISPATCH / CLERK WORKSTATIONS 346 SF

CLERK 50 SF

OFFICER 40 SF

OFFICER 40 SF

PD COMM. OFFICE 132 SF

LOCKER (MEN'S) 1024 SF

LOCKER (WOMEN'S) 424 SF

LOCKERS 351 SF

LOCKERS 200 SF

STORAGE 126 SF

STORAGE 120 SF

STORAGE 81 SF

STORAGE 73 SF

STORAGE 36 SF

STORAGE 27 SF

STORAGE 21 SF

STORAGE 10 SF

"TOMBS" STORAGE 1348 SF

PRISONER PROPERTY ROOM 350 SF

PRISONER HOLDING RAMP 48 SF

PATROL DIVISION & CENTRAL BOOKING
REQUIRED SF = 12,233 SF

OFFICES / WORKSTATIONS

LIEUTENANT 160 SF

PD COMM. OFFICE 160 SF

SERGEANT 80 SF

SERGEANT 80 SF

DISPATCH / CLERK WORKSTATIONS 650 SF

OFFICER 80 SF

CLERK 80 SF

OFFICER 80 SF

CLERK 80 SF

OFFICER 80 SF

MATRON 80 SF

LOCKERS
RESTROOMS / SHOWER ROOM

LOCKER (MEN'S) 1,400 SF

LOCKER (WOMEN'S) 600 SF

GYM 500 SF

SQUAD ROOM 900 SF

WOMEN 200 SF

MEN 200 SF

WOMEN 200 SF

MEN 200 SF

MEN'S PUBLIC 64 SF

WOMEN'S PUBLIC 64 SF

SUPPORT

MEN'S HOLDING CELLS 1,000 SF

WOMEN'S HOLDING CELLS 1,400 SF

FILE STORAGE 1,400 SF

CENTRAL BOOKING 400 SF

COURT HOLDING ROOM 60 SF

RICI / FINGERPRINTING 625 SF

INTERROGATION 610 SF

AMMO STORAGE 300 SF

RECEIVING / PUBLIC WAITING AREA 360 SF

PRISONER PROPERTY ROOM 400 SF

B.A.C. LAB 140 SF

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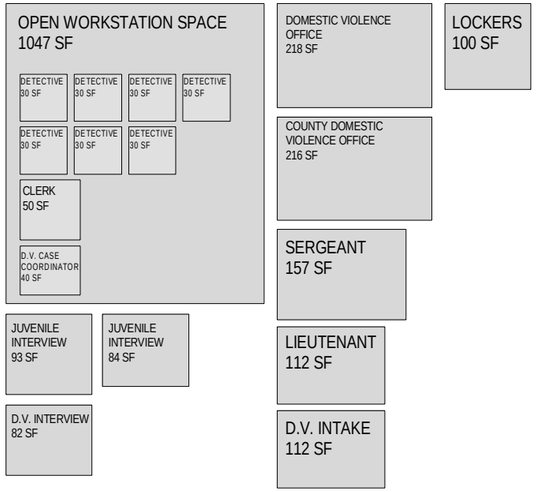
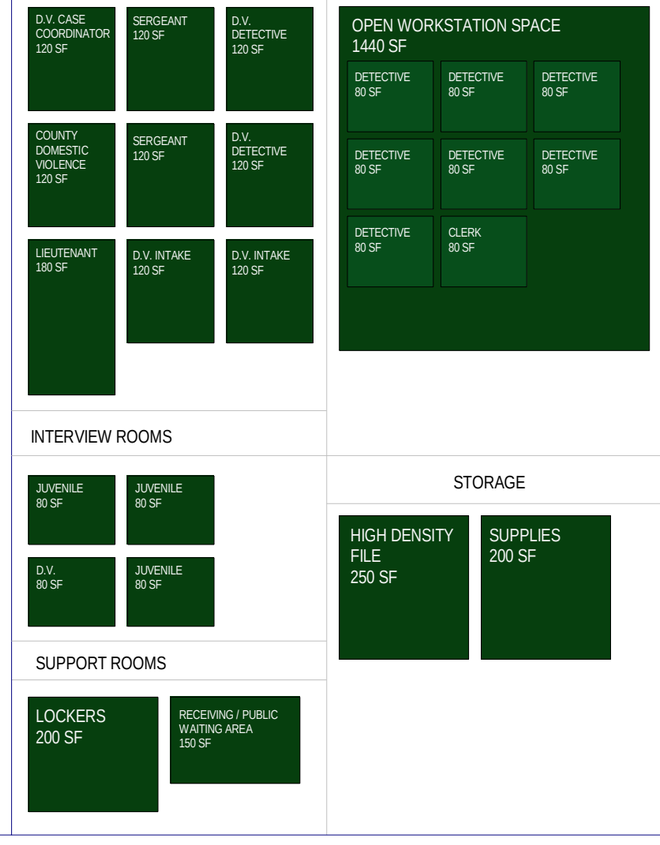
CHILD & FAMILY SERVICES UNIT (CFSU)
EXISTING SF = 2,210 SF



CHILD & FAMILY SERVICES UNIT (CFSU)
REQUIRED SF = 3,700 SF



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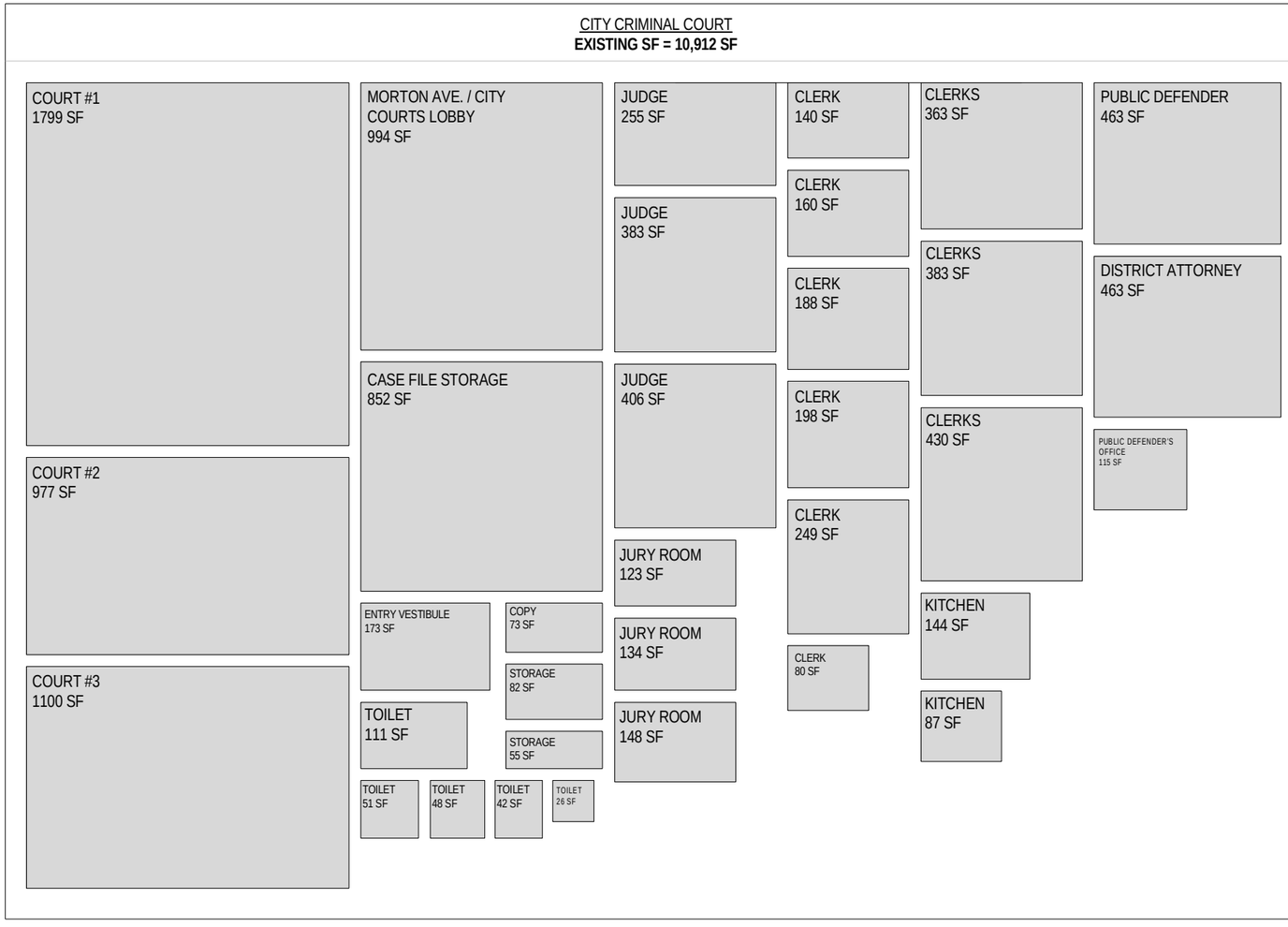

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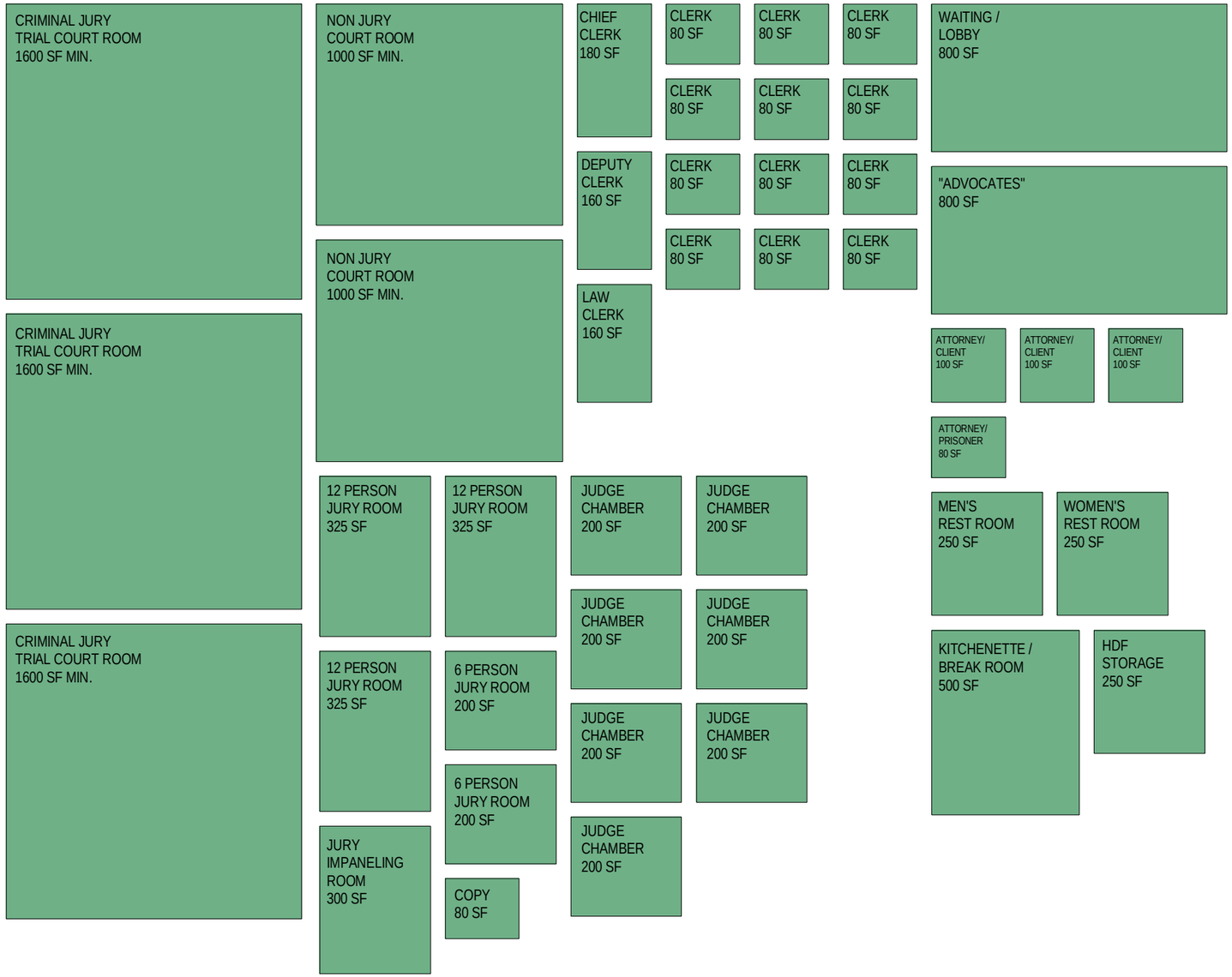
CITY CRIMINAL COURT

REQUIRED SF = 14,645 SF



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CRIME INVESTIGATION UNIT
EXISTING SF = 2,864 SF

OPEN WORKSTATION SPACE
1412 SF

DETECTIVE 30 SF (x16)
CLERK 60 SF
CLERK 56 SF

OFFICE
194 SF

OFFICE
166 SF

OFFICE
125 SF

CASE COORDINATOR/ OFFICE
333 SF

OFFICE
84 SF

VIDEO/ REC.
99 SF

INTERVIEW #1
55 SF

INTERVIEW #2
54 SF

INTERVIEW #3
61 SF

INTERVIEW #4
77 SF

INTERROGATION / INTERVIEW #5
90 SF

POLY
73 SF

TOILET
27 SF

STORAGE
14 SF

CRIME INVESTIGATION UNIT (CIU)
REQUIRED SF = 6,200 SF

OFFICES

SERGEANT
160 SF

SERGEANT
160 SF

LIEUTENANT
180 SF

SERGEANT
160 SF

CASE COORDINATOR
120 SF

WORKSTATION

OPEN WORKSTATION SPACE
4000 SF

DETECTIVE 80 SF (x20)
WARRANT CONTROL CLERK 80 SF
CLERK 80 SF (x2)
VIDEO 80 SF

INTERROGATION ROOMS

#1 80 SF
#2 80 SF
#3 80 SF
#4 80 SF
#5 80 SF
#6 80 SF
#7 80 SF
#8 80 SF
POLY. 80 SF

VICTIM ROOMS

A
100 SF

B
100 SF

SUPPORT ROOMS

VIDEO
100 SF

CONFERENCE
400 SF

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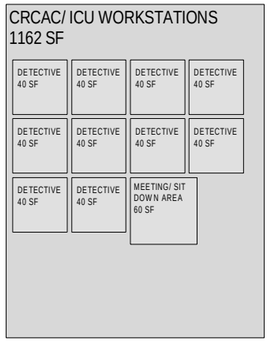
CAPITAL REGION CRIME ANALYSIS CENTER(CRCAC) & INFORMATION COORDINATION UNIT (ICU)

EXISTING SF = 1,162 SF

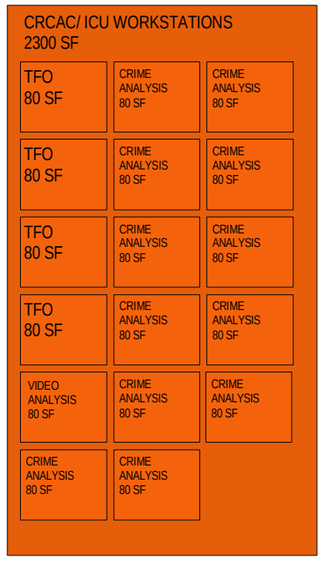


CAPITAL REGION CRIME ANALYSIS CENTER(CRCAC) & INFORMATION COORDINATION UNIT (ICU)

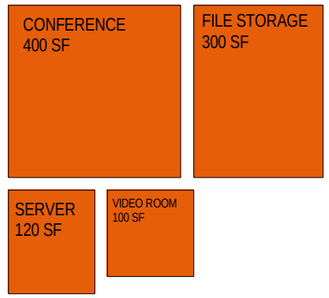
REQUIRED SF = 4,400 SF

OFFICES

WORKSTATIONS



SUPPORT ROOMS



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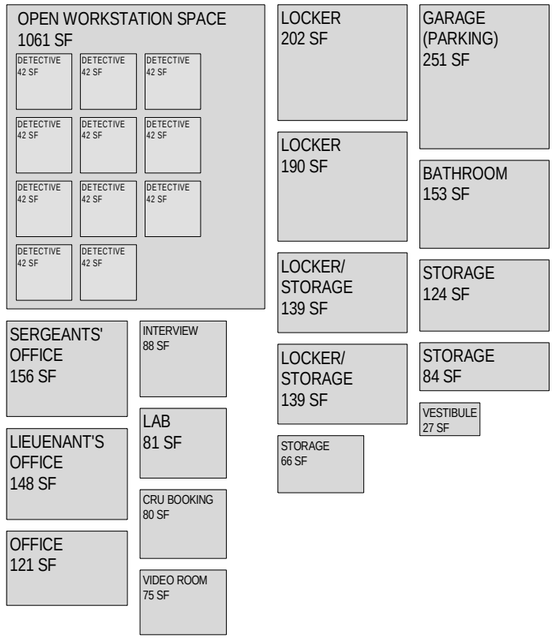
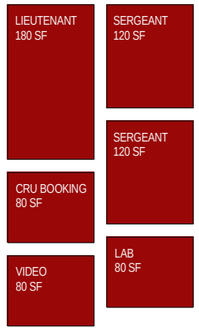
COMMUNITY RESPONSE UNIT
EXISTING SF = 3,046 SF



COMMUNITY RESPONSE UNIT
REQUIRED SF = 7,880 SF

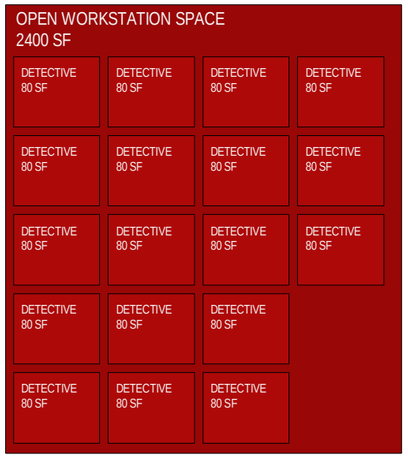
OFFICES



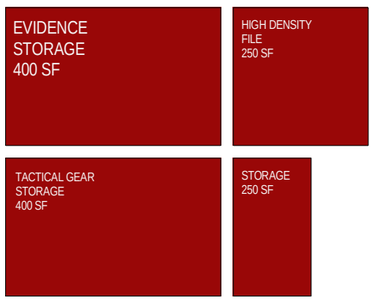
SHARED SPACE

INTERVIEW ROOMS

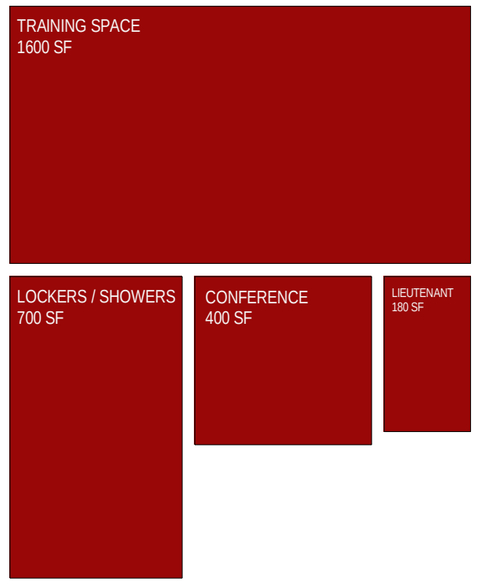
WORKSTATION



STORAGE



SUPPORT ROOMS



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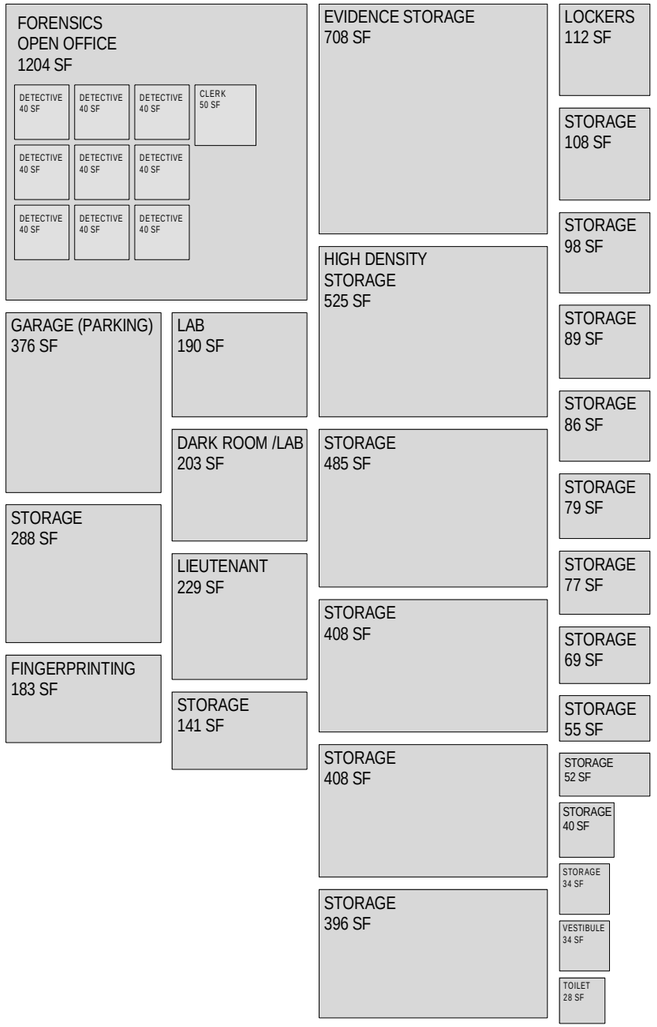
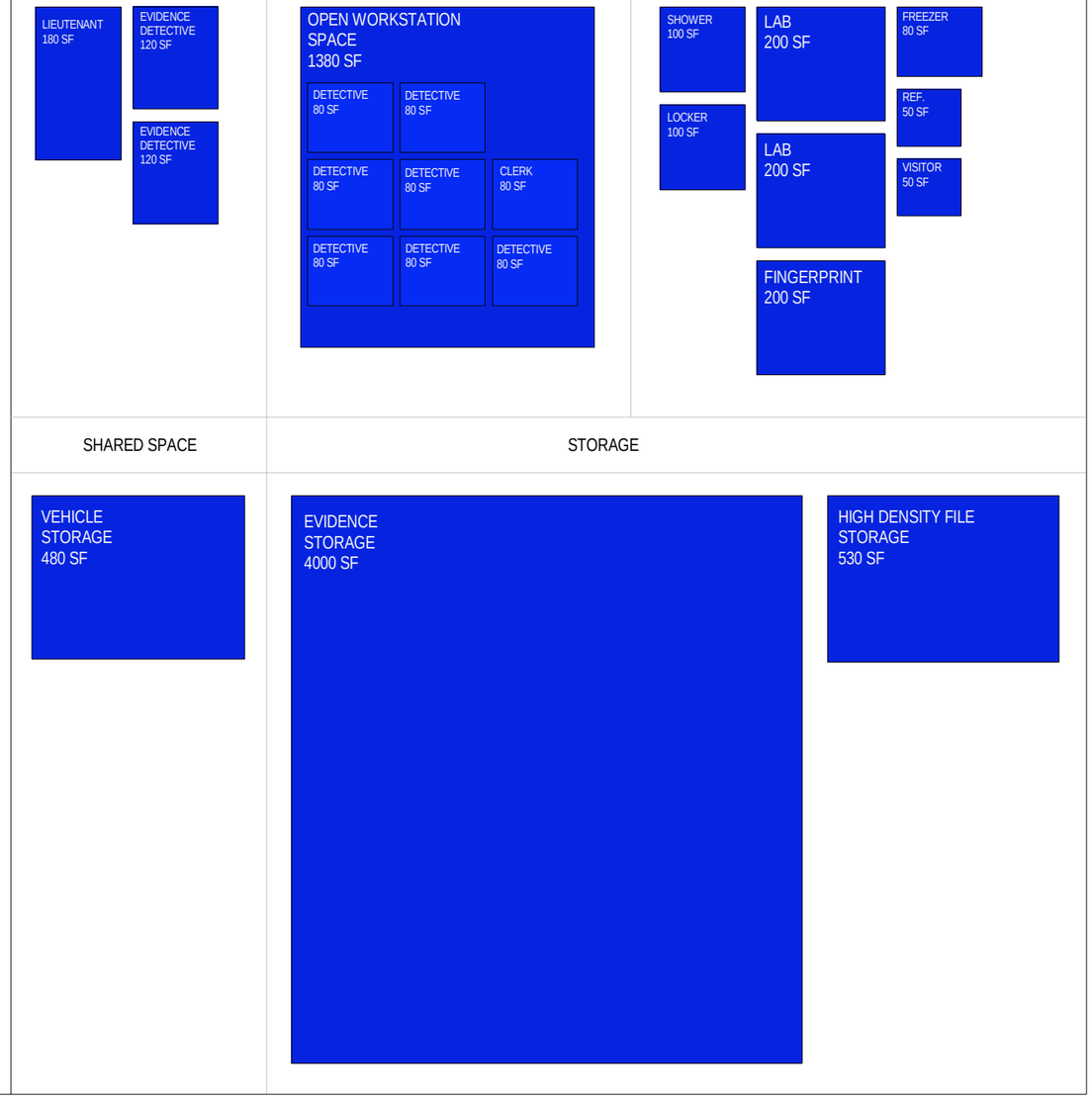
This should be 1,066 SF total to = 40:60 ratio between workstations and usable area.

FORENSIC INVESTIGATION UNIT (FIU)
EXISTING SF = 6,705 SF



FORENSIC INVESTIGATION UNIT (FIU)
REQUIRED SF = 7,790 SF



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MECHANICAL / SUPPORT SPACES
EXISTING SF = 5,479 SF

BOILER ROOM
1855 SF

MECHANICAL ROOM
1027 SF

MECHANICAL ROOM
436 SF

TELE COM.
412 SF

MECHANICAL ROOM
276 SF

MECHANICAL ROOM
258 SF

NATIONAL GRID
196 SF

TELE. COM.
179 SF

MEP ACCESS
125 SF

PLUMBING ACCESS
118 SF

MECH. ROOM
116 SF

ELEV. MACHINE ROOM
94 SF

MECH. ROOM
91 SF

MECH. ROOM
82 SF

ELECTRICAL ROOM
65 SF

MECH. ROOM
43 SF

MECH. ROOM
43 SF

ELEC. ROOM
33 SF

MECH. ROOM
30 SF

MECHANICAL / SUPPORT SPACES
REQUIRED SF = 5,622 SF

BOILER ROOM
1800 SF

MECHANICAL
2400 SF

ACCESS SPACE
400 SF

ELECTRICAL
300 SF

ELEV. MACHINE ROOM
100 SF

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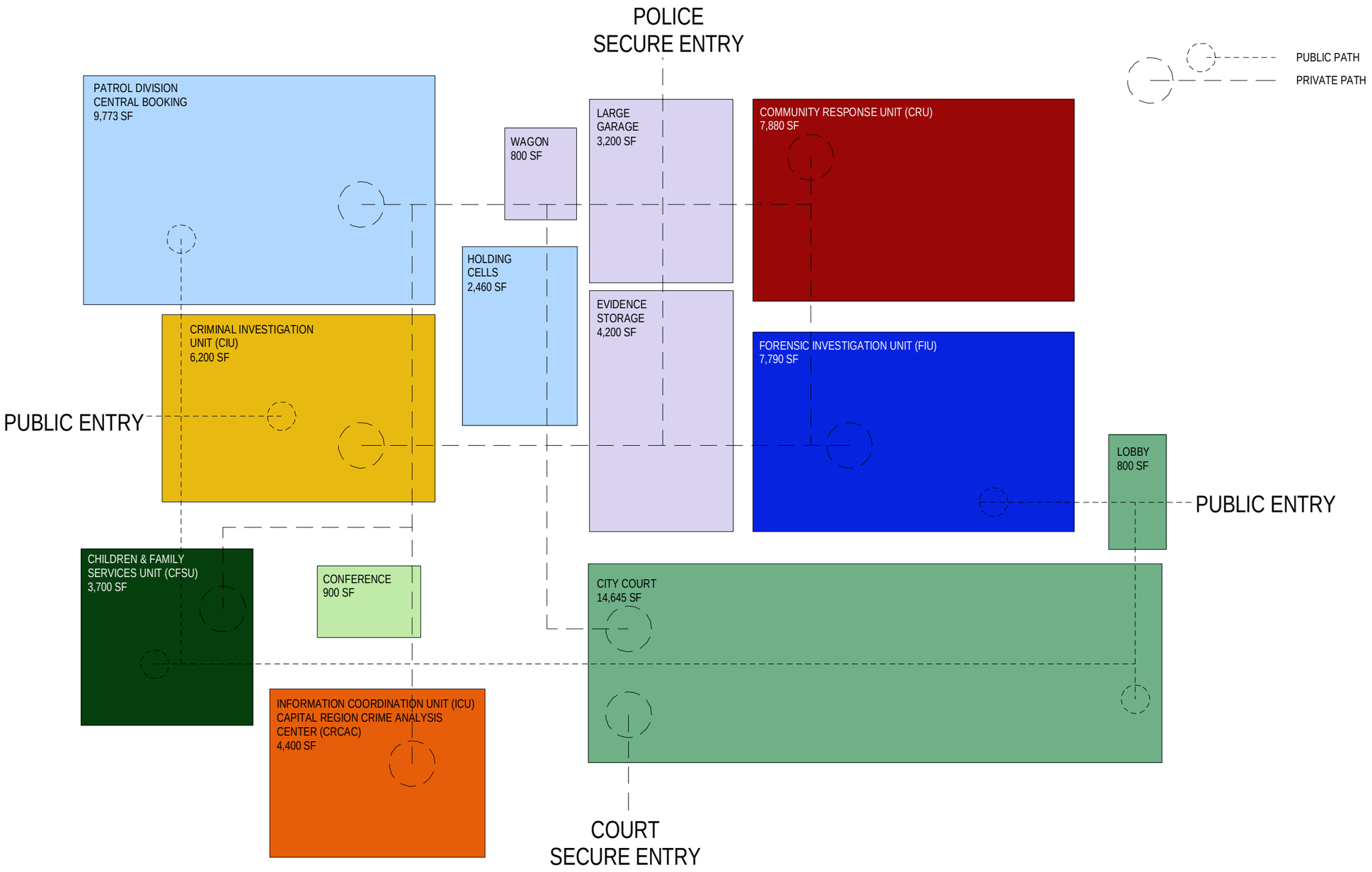
5. Adjacency Diagrams

After determining the make-up of each division, we step back and look at a larger programming picture, referred to as adjacency. Adjacency diagrams allow us to visualize the relationships between the functional areas within a building. These relationships are represented through similar forms and colors used in the comparative programmatic diagrams. The following adjacency diagram is based on the existing layout of the current public safety building. Different line types indicate circulation paths for public and private use.



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ADJACENCY DIAGRAM OF EXISTING BUILDING

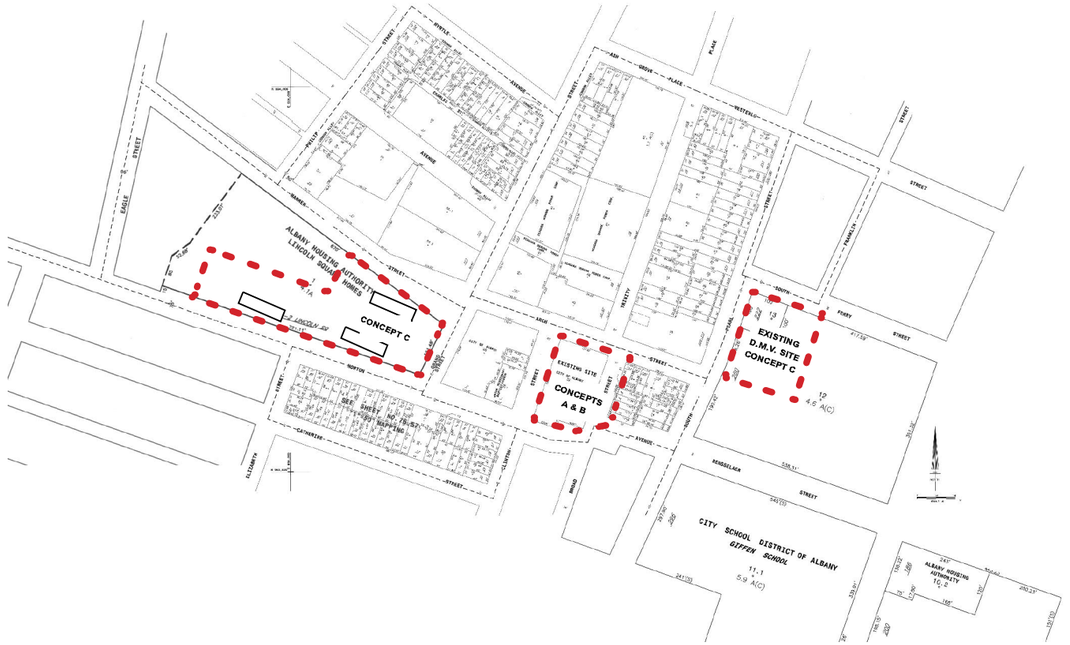
Albany Public Safety Building

G. Concepts

Before specific improvements are recommended, the site and structure must be examined holistically. In working through program requirements and assessing the current and future needs of the building's users, the main issues that need to be addressed are larger and broader. The problems that helped develop the following concepts include:

- Inadequate parking
- Lack of security
- Poor building systems and controls
- Failure to meet the current Office of Court Administration and New York State Unified Court System guidelines and requirements.
- Failure to meet Americans with Disabilities Act code requirements.
- Outdated facilities, finishes, and fixtures.
- No additional room for future expansion.

Upon completion of the square footage analysis, comparative programmatic analysis, and the adjacency diagram, three concepts were developed to address the requirements and building's shortcomings as outlined in previous sections. In addition, a discussion about Existing Building Codes concludes this section. The concepts are described as follows:



a. Concept A – Basic Reuse and Renovation of Existing Building

Concept A explores the idea of creating the least amount of change to the infrastructure by capitalizing on underutilized space within the existing building. The proper use of space, and lack thereof, appears to be most urgent for courts facilities personnel, while the police department's use of space is relatively functional. Essentially, this concept will not improve upon issues such as parking and will not address the court's separate circulation requirements effectively without going outside the footprint of the building.

Taking advantage of spaces such as the shooting range and possibly the upper level of the almost, double-height garage will hopefully allow the relocation of generally inefficient storage from spaces that would be better served as offices. It is very unlikely that this will result in more courtrooms or significant improvements in the existing courtrooms. Additionally, this concept will require the city to provide or acquire swing space to allow for renovations within the existing building while maintaining the full functionality of daily operations.

b. Concept B – Renovation of Existing Building and an Addition

Concept B explores three possible additions in conjunction with the renovation of the existing building and aims to positively affect the way the building can function for the next 20-30 years by solving longer-range issues. But the options are limited and the fundamental shortcomings may not be substantially improved beyond that of Option A. Each addition option will require swing space and phasing, as the building's daily operations have to remain intact while this work is being done. Alternate swing space locations would be needed until the addition is complete the extent where the existing building functions can use the addition as swing space. Lastly, each of these additions pose their own limitations and restrictions such as site development, existing building systems, and underground utilities, structural capabilities, and code requirements.

Each sub-concept is described below:

i. B.1 – East Addition

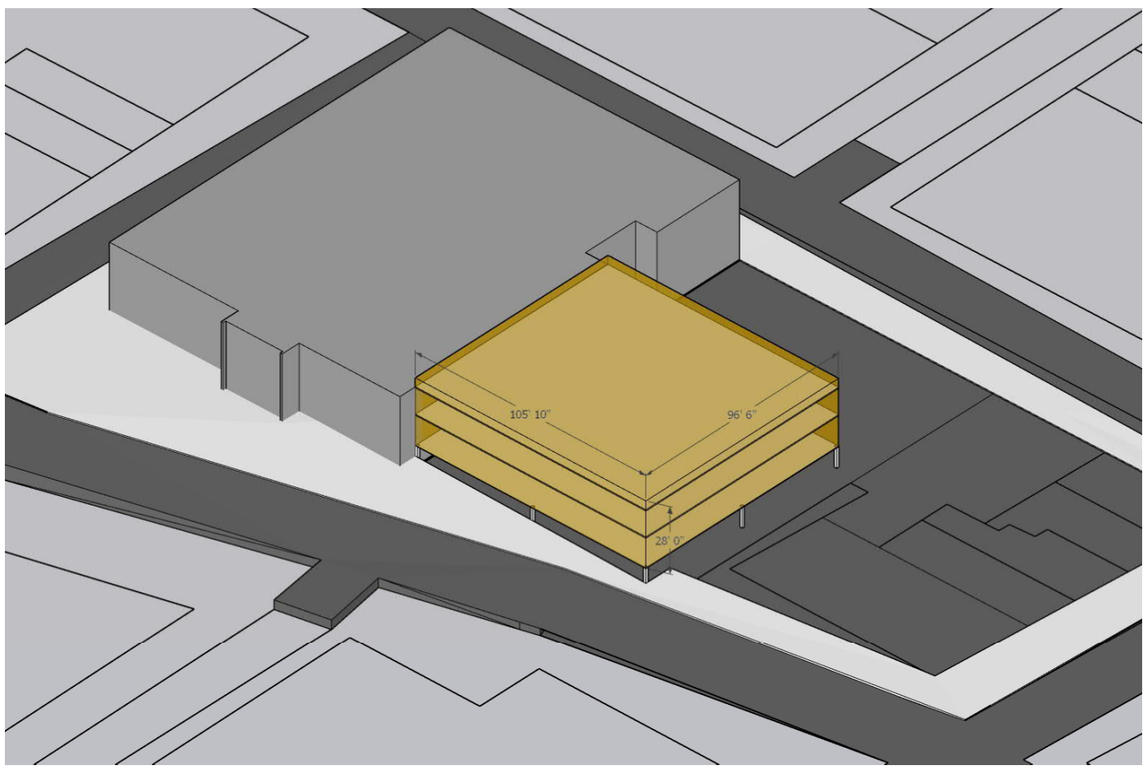
The first possible addition would be located on the east face of the building where the existing parking lot for the police department exists. This addition will consist of a three-story height structure, with the top two levels totaling 20,380 SF and the ground level open for parking. This falls short of the required square footage total but will be able to address the more urgent need for space by the courts.

From a structural standpoint, the east addition would be located above grade level parking. The column spacing at the parking level will need to be larger than required by the building spaces above to accommodate the vehicular flow and parking. In addition, floor elevations will need to match existing floor elevations where the addition abuts the existing building.

Full story height steel trusses (first floor to the second floor) spaced approximately 25 feet on center would provide the required strength while minimizing the depth of structure at each floor. Truss chords of 12" to 14" depth would support the beams at each floor. The structure could be composed of composite steel beams spaced 5 to 6 feet on center to minimize beam depth. Floors would consist of 5" thick (total thickness) lightweight concrete slabs placed on 1½" composite metal deck. Lightweight concrete is recommended to reduce the load on foundations. Beam depths of 10" to 12" are possible.

The addition would house new courtrooms that require large open spaces. The courtrooms should be located on the second floor where long-span roof joist 24" to 28" deep could be used to support the roof above and provide clear spans of approximately 50 feet. The joists would be spaced 5 to 6 feet on center and the roof would consist of 1½" metal deck.

The ceiling height required by the courtrooms and the increased depth of the roof structure would result in the roof of the addition being several feet higher than the existing roof. Drifted snow load must be considered at this roof step. We recommend that the roof step be set back from the existing building so the new roof can be designed to support the drifted snow load. If this setback is not feasible, additional investigation and analysis of the existing roof structure are required. Reinforcing will be required if the existing roof structure is determined to not have adequate strength to support drifted snow.



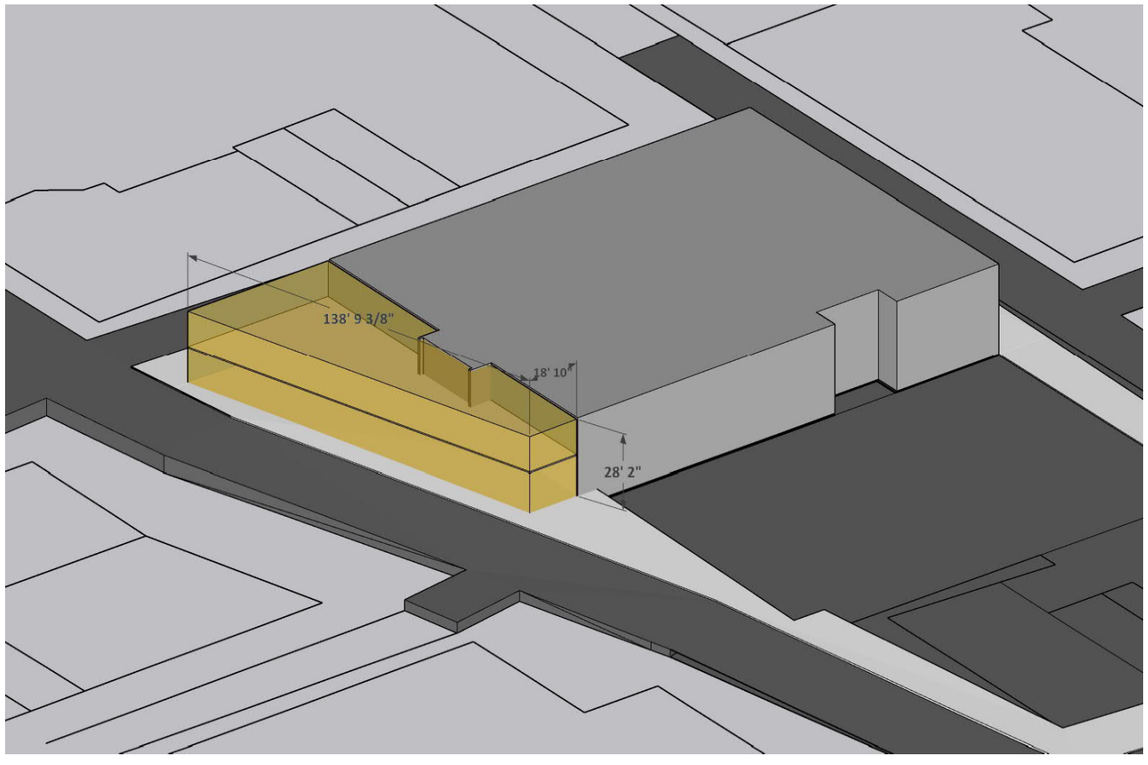
ii. B.2 – South Addition on Morton Ave.

The second possible addition would be located on the south face of the building along Morton Avenue. Since the south side of the building is only two stories high, this addition will consist of two levels, totaling 10,000 SF, providing the smallest amount of additional square footage Concept C. This addition only addresses the queuing of the public for the courts, allows for better security at the main entrance and provides a larger lobby by expanding the building's overall length, utilizing the large area of sidewalk at the main entrance. The B.2 addition option will solve the least amount of problems that currently exist and will not address and future expansion needs.

From a structural standpoint, the south addition is relatively narrow and varies in width from the existing building. Floor elevations will need to match the existing floor elevations. The existing second floor is approximately 14'-0" above the first floor and the roof is approximately 11'-4" above the second floor. The height from the basement to the first floor varies. The second floor and roof of the existing 1967 addition consist of 6" precast concrete plank with 2" concrete topping, supported by steel beams and columns. Assuming the addition will have similar ceiling height and plenum requirements as the existing building, similar floor, and roof construction are recommended.

As an alternative, depending on ceiling height and plenum requirements, the structure could be composed of composite steel beams and steel columns with column lines spaced at 20 to 25 feet on center. Recommended floor and roof beam spacing to minimize beam depth is 5 to 6 feet on center. Floors would consist of 5" thick (total thickness) lightweight concrete slabs placed on 1½" composite metal deck. The roof would consist of 1½" metal deck. Lightweight concrete is recommended to reduce the load on foundations. Beam depths of 10" to 12" are possible, but girder depths would be deeper and could vary from 16" to 21".

Recommended options for the lateral force-resisting system (LFRS) include steel braced frames and/or concrete masonry (CMU) shear walls, especially parallel to the narrow (north-south) width of the building. These systems are stiffer than moment frames, which is important in this direction. Moment frames could be used in the east-west direction, but beam and column sizes would be larger than for braced frames or shear walls.

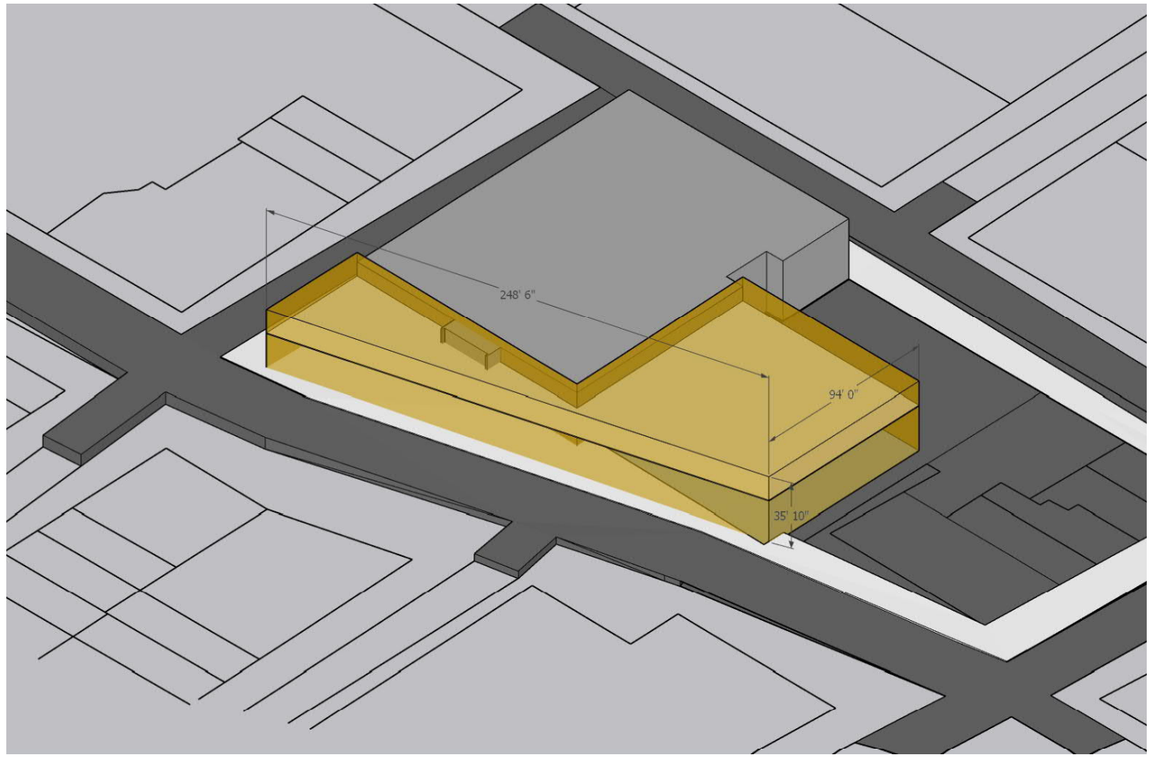


iii. B.3 – East and South Additions

The third possible addition takes sub-concepts B.1 and B.2 and combines them. With a two-level addition to both the east and south sides of the existing building, it will provide an additional 30,380 SF. This will account for the difference in existing and required square footage for the current needs of the facility.

From a structural standpoint, this addition considers increased floor elevations to accommodate the greater depth of structural systems that would result from more economical composite steel beam floor systems and larger spans to accommodate larger open spaces. This would require ramps or stairs and elevators to accommodate the differences in floor elevations between the existing building and the addition. Parts of the addition could be designed to align with existing floors to allow flexibility in the locations of the ramps, stairs, and elevators.

The roof of the addition would be higher than the existing roof. Drifted snow load must be considered at this roof step. We recommend that the roof step be set back from the existing building so the new roof can be designed to support the drifted snow load. If this setback is not feasible, additional investigation and analysis of the existing roof structure are required. Reinforcing will be required if the existing roof structure is determined to not have adequate strength to support drifted snow.



c. Concept C – Building a New Complex

Concept C is the least restricted concept and poses no limitations other than the limitations the site may provide. This concept will comprehensively address the needs of the court facilities and consolidate all courtrooms to one facility, and the police department by having at least some way to contain secure parking for police and court staff with easily accessed parking for the public. There are two proposed sites: South Pearl Street site and the Lincoln Square site at Grand Street between Morton Avenue and Warren Street. It is essential that the new site is located on a main public transportation route.

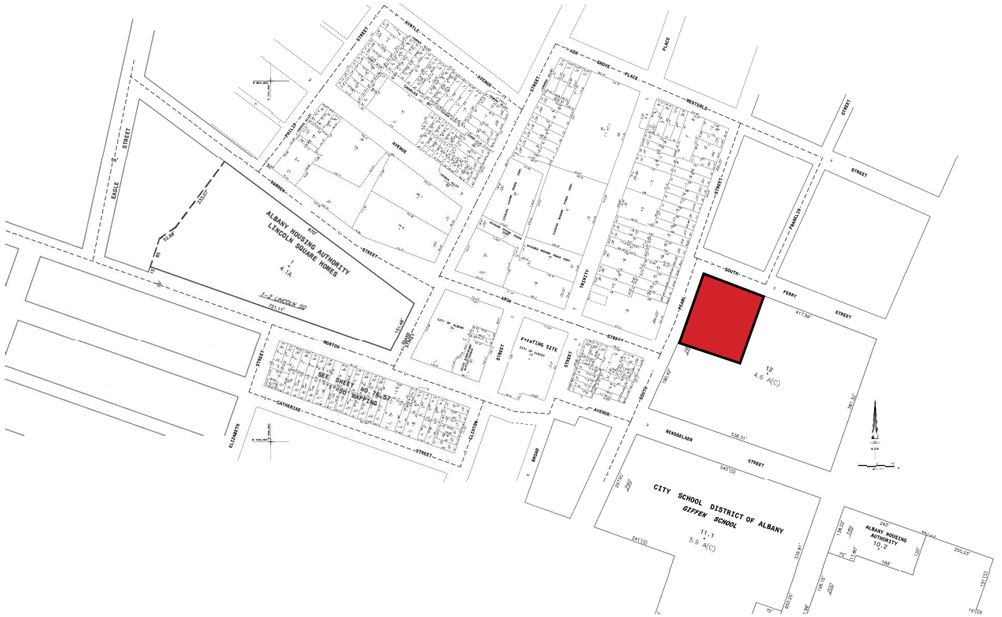
This concept allows the city to start from scratch with a brand new building, the ability to meet all New York State building codes and court requirements, provide adequate and secure parking for the building's users, allow enough flexible space to fulfill all current and future functions for the next 50 years if designed properly. Additionally, this work can be done without disruption to the daily functions as construction would take place on a different site. In the end, the City will be left with the existing site and structure.

From a structural standpoint, it is recommended that the structure be composed of composite steel beams and steel columns with column lines spaced at 30 to 40 feet on center. Larger bays can be incorporated where needed for the open spaces required for courtrooms. Long spans will require deeper beams; this will need to be considered in conjunction with the mechanical systems to determine required floor-to-floor heights. Beam and girder depths could vary from 21" to 30" for spans of 30'-0" to 40'-0". Long-span open-web steel joists could be used at the roof for larger spans where larger open spaces are desired.

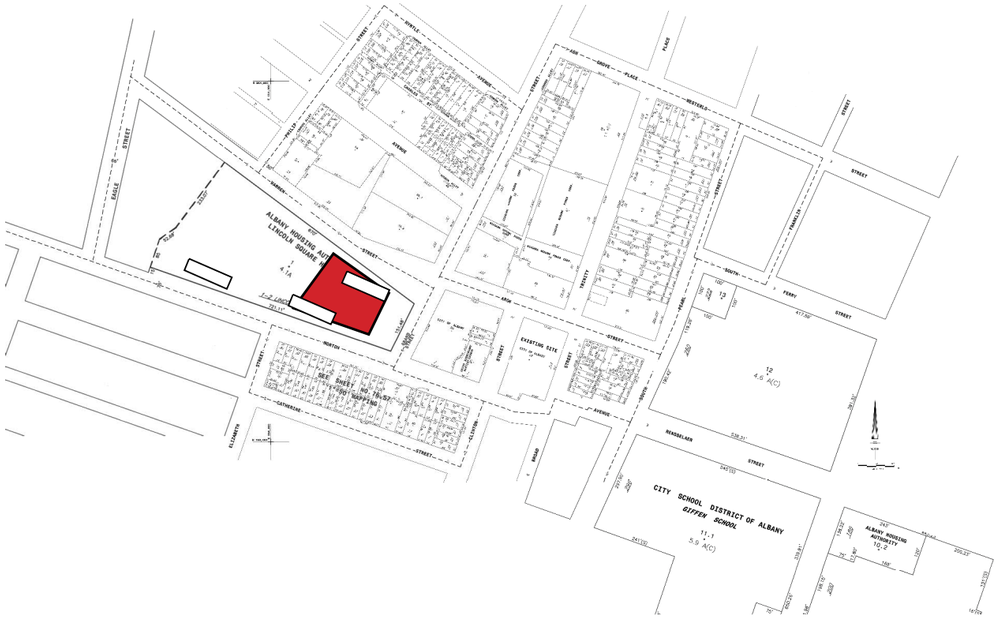
Recommended floor and roof beam spacing for economic reasons is 8 to 10 feet on center. Floors would consist of 5½" thick (total thickness) lightweight concrete slabs placed on 2" composite metal deck. The roof would consist of 3" metal deck. Lightweight concrete is recommended to reduce the load on foundations.

The foundation system will be dependent on the results of the geotechnical investigation. For a four-story building, it may be possible to support the building on large conventional spread foundations or a mat foundation. The foundation thickness could vary from 2 to 3 feet thick. Alternatively, a deep foundation system of driven piles, auger cast piles, or drilled piers extending down to bear on glacial till may be required.

Recommended options for the lateral force-resisting system (LFRS) include steel braced frames and/or concrete masonry (CMU) shear walls. Walls of stairs and elevators are common locations for LFRS elements. Other locations should also be considered to spread the LFRS loads and reduce the impact of foundations.



Concept C.1 - Former Department of Motor Vehical site.

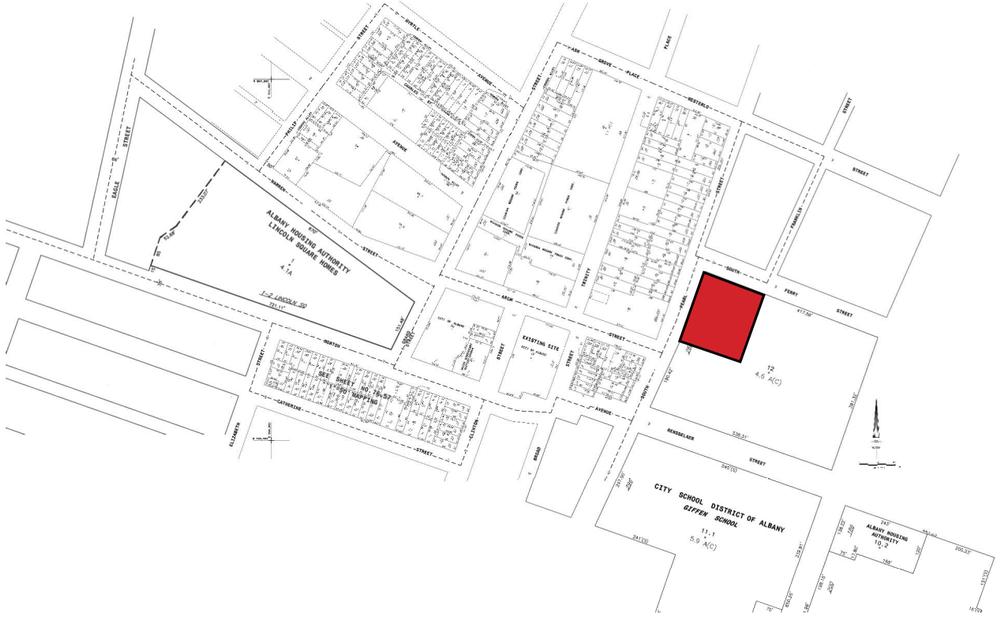


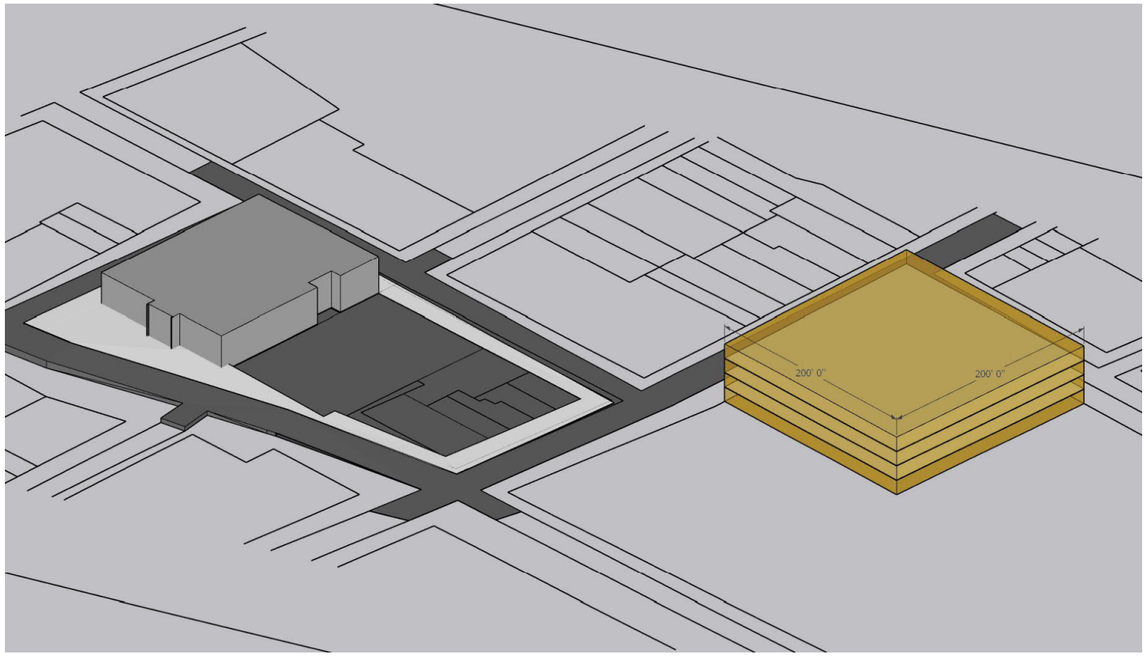
Concept C.2 - Current Lincoln Square Apartments site.

i. C.1 – South Pearl Street Site

Generally speaking, the new structure will be approximately four levels with a 200-foot-wide by 200-foot-long footprint. This will allow for a 160,000 GSF building, assuming that about 105,600 SF, two-thirds of the total square footage, is occupiable space. The design of this building can include modern building systems, utilize sustainable construction practices, and can aim to be LEED-certified.

This site will require a fair amount of environmental remediation due to the fact that the site was formerly occupied by a gas station and currently occupied by a "mini-mart". On the plus side, the site is fairly flat but there are always a variety of challenges due to soil conditions when building in downtown Albany.

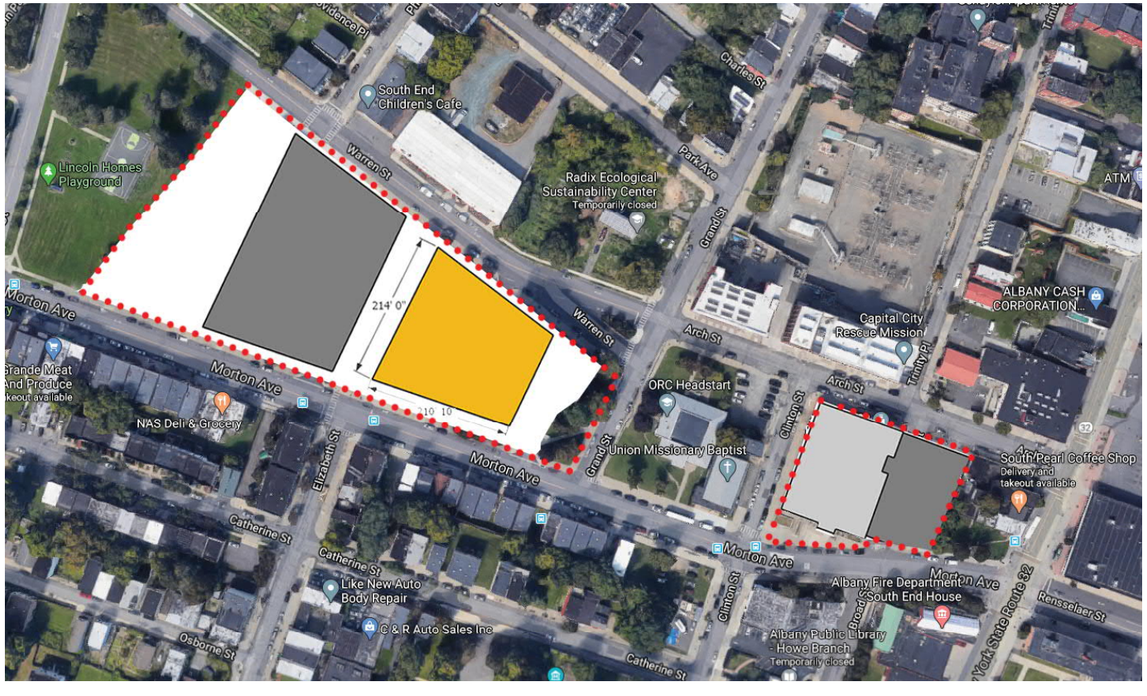


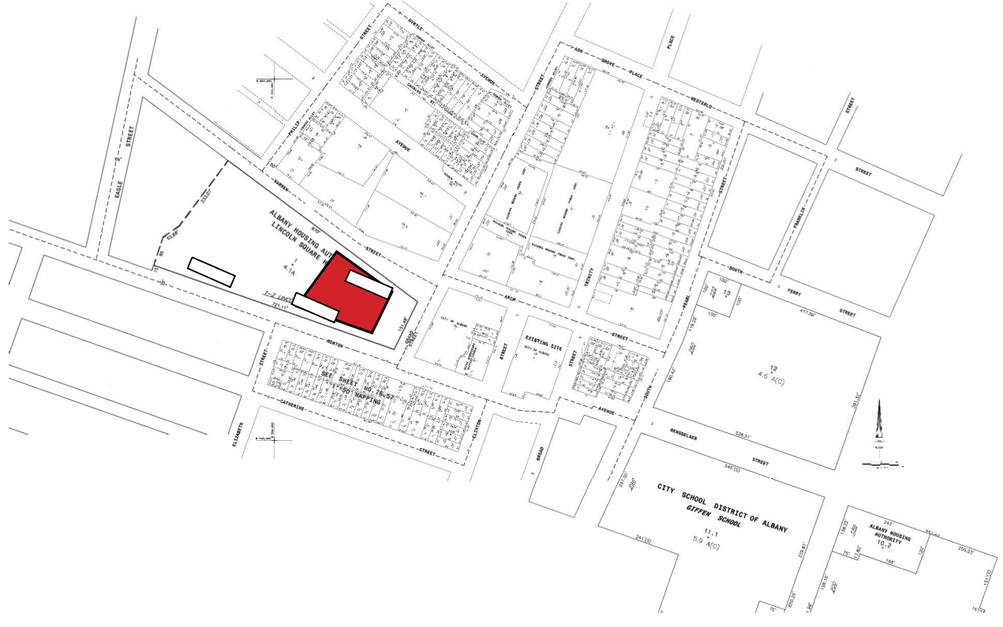


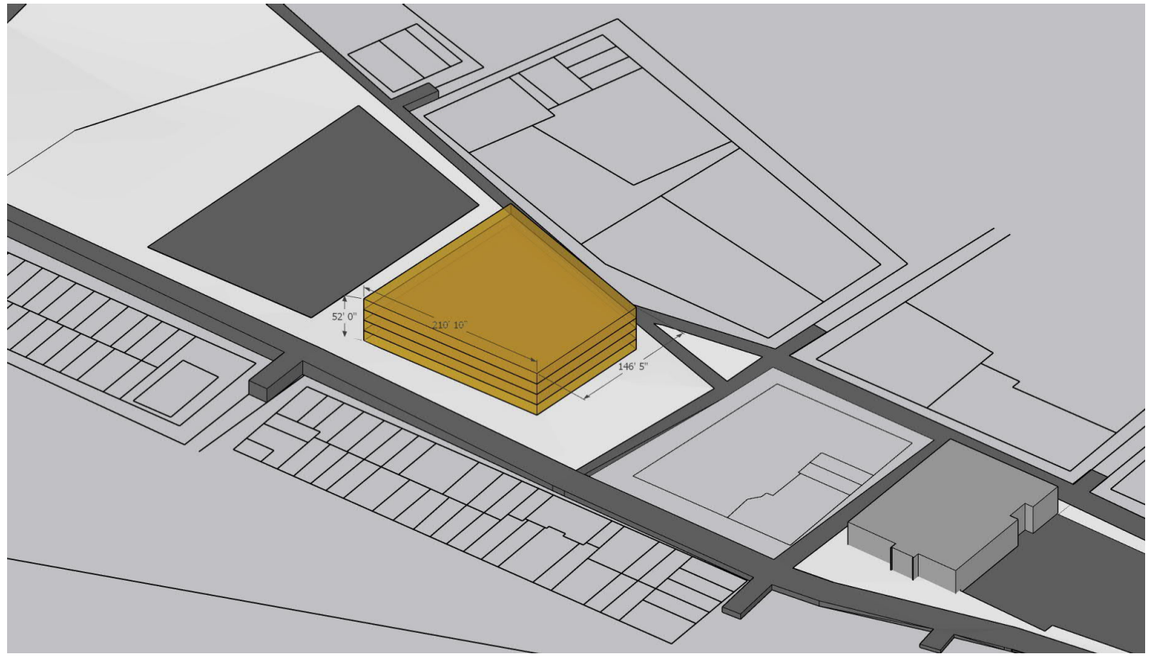
i. C.2 – Lincoln Square Site

The volume shown for Concept C.1 can be replicated and take a slightly different form to adjust to different sites. The Lincoln Square site building will also contain a four-level structure that includes modern building systems, to provide a facility that is approximately 160,000 GSF. A parking lot would have to be constructed in as well.

This site does pose more challenges than the South Pearl Street site and from a structural standpoint, would be more difficult to build on due to the slope of the site. There are also different underground circumstances that can affect the project in comparison to the alternate site option.







d. Existing Building Code Involving Alterations

When considering modifications to or adding additions to the existing structure, there are several codes that apply to the work being done. In Chapters 7, 8, and 9 of the 2020 Existing Building Code of New York State, it specifically includes parameters for code compliance of existing structures in relation to the extent of the work being undertaken. The extent of renovations are expressed as 'levels of alteration', which are defined below:

1. Level 1 Alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose;

2. Level 2 Alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment (however, a new sprinkler system installed throughout the entire building, affecting 100% of the square footage would still be considered a Level 2 Alteration); and

3. Level 3 Alterations apply where the work area exceeds 50 percent of the aggregate area of the building, which triggers the requirement to bring all aspects of the building into compliance with the current code.

Since only Concepts A and B involve the renovation of the existing structure, a general description of the codes that will apply is discussed below:

Concept A:

Since a considerable amount of the existing structure would need to be renovated, assuming this exceeds 50% of the aggregate area of the building, the undertaken work would be considered a Level 3 Alteration. One of the main required renovations as that must be undertaken as per the codes, the entire structure should be equipped with a fire suppression system, and there must be a 1-hour rated fire separation between the A-3 and I-3 occupancies (separation between the holding cells and the remainder of the building) both horizontally and vertically. This means the floors and walls separating these spaces must have a fire rating of at least one hour.

Any Level 3 – Alteration work must comply with Chapter 9 of the 2020 Existing Building Code of New York State (EBCNYS).

Section 604 Alteration – Level 3.

604.1 Scope. Level 3 *alterations* apply where the work area exceeds 50 percent of the building area.

604.2 Application. Level 3 *alterations* shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 *alterations*, respectively, as well as the provisions of Chapter 9.

Concept B:

For Concept B, the renovation work of the existing building is also defined as Level 3 Alterations and requires the same one-hour fire separation between the A-3 and I-3 occupancies and the installation of a fire suppression system.

In conjunction with Level 3 Alteration code requirements, the proposed additions within Concept B must also follow specific codes as per Chapter 11 of the 2020 EBCNYS and is also mentioned in Chapter 5.

502.1 General

Additions to any building or structure shall comply with the requirements of the Building Code of New York State for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are not less complying with the provisions of the Building Code of New York State than the existing building or structure was prior to the addition. An existing building together with its additions shall comply wit the height and area provisions of Chapter 5 of the Building Code of New York State.

Section 1101 – 1101.3 Other Work

Any repair or *alteration* work within an *existing building* to which an *addition* is being made shall comply with the applicable requirements for the work as classified in Chapter 6 (EBCNYS).

For the additions in Concepts B.1 and B.3, the Construction Type should be Type II-A construction in addition to either fire-proofing the South Station portion of the existing building or separating the construction types with 1-hour fire rating walls, floors, etc. For the Concept B.2 addition, the Construction Type should be Type II-A construction with the additions sprinklered.

In addition to the EBCNYS and BCNYS, it is imperative that the City of Albany's Unified Sustainable Development Ordinance (USDO) consolidated zoning plan, adopted in 2017, and the 2030 Comprehensive Plan, adopted in 2012, are reviewed in-depth and are referred to when considering Concept C.

The USDO is a 'modernized zoning ordinance plan, designed to integrate land use regulations with sustainable best practices, such that, it incentivizes quality development that balances the interests of the community with protecting the natural environment.' In addition, it will be critical to developing an understanding of the guidance put forth in the City of Albany's Comprehensive Plan, 2030. This comprehensive plan is 'based on extensive research and community input that guides local (re)development and (re)investment in a manner that meets the needs of residents, businesses and stakeholders while maintaining and elevating the City's character, quality of life, and environmental and fiscal health.' Appendix D includes excerpts from both of these plans, along with the web links for the complete PDF's for reference. Both have a special focus on the South End of Albany and they are of great importance for planning purposes. In general, sustainability, street hierarchy, parking, and balance of occupancy use are all issues that are discussed in these reports.

rezone ALBANY
A Vibrant City Initiative
renew • reinvest • reimagine

ALBANY 2030
your city. your future.

H. Cost Estimates

The estimating component strives to address the rough order-of-magnitude costs of construction for the three concepts developed in this study. Construction cost estimating for Concept A addresses renovation only; Concept C addresses new construction, providing for an expanded total area of construction for either site described in the study; and Concept B has been subdivided into B1, B2 and B3 to better understand how costs may occur depending on the configurations provided. These conceptual cost analyses include escalation, intending to simulate the potential progressing of costs of any of these projects, anticipating a scheduling scenario that starts with design and bid through the third quarter of 2021 and a construction period running through 2023. A more conservative scenario might assume greater phasing and subdividing of the work, and may extend the project for another year, which would increase the numbers by approximately 4%.

The estimate do not include any collateral costs for moving occupants and functions from the existing building to temporary locations for any period of time. An exercise to find suitable spaces nearby to temporarily house various program functions should be conducted, and will be particularly important especially for Concept A, to establish the feasibility of what can move out for several months, then move back in an efficient manner. We recommend temporary fit-up costs for this additional work may range in the $70-$150/sf depending on the building spaces needed, and this range could range higher or lower depending on how prepared the temporary location is to accept more traditional office space occupancies, versus courtrooms and higher security areas. The estimating also does not include soft costs such as consultant team design costs and design contingencies, which for a project such as this could be expected to run in the 7-10% range, and an additional layer of in-house/City of Albany overhead costs running in the 10-15% range. In a feasibility study, these numbers are highly subject to fluctuation depending on a variety of design and construction environment factors, and as such should only be referenced as order-of-magnitude costs.

The cost estimate is as follows:

ALBANY PUBLIC SAFETY BUILDING

ALBANY, NEW YORK

FEASIBILITY AND PLANNING STUDY BUDGETS

LACEY THALER REILLY WILSON

ESTIMATE PREPARED BY:

danda inc.
CONSTRUCTION COST CONSULTANT

SEPTEMBER 14, 2020

TITLE PAGE

danda inc.

ALBANY PUBLIC SAFETY BUILDING

FEASIBILITY AND PLANNING STUDY BUDGETS

LACEY THALER REILLY WILSON

LIST OF DOCUMENTS

SEPTEMBER 14, 2020

PAGES	REPORT TITLE	REPORT DATE
1-103	FEASIBILITY AND PLANNING STUDY	AUGUST, 2020

LIST OF DOCUMENTS

danda inc.

ALBANY PUBLIC SAFETY BUILDING

FEASIBILITY AND PLANNING STUDY BUDGETS

LACEY THALER REILLY WILSON

NARRATIVE

SEPTEMBER 14, 2020

PRICING BASED UPON CURRENT LOCAL NEW YORK STATR DEPARTMENT OF LABOR WAGE RATES FOR THE CITY OF ALBANY INCLUSIVE OF FRINGES BENEFITS, ALL PAYROLL TAXES AND INSURANCES; MARKET PLACE MATERIAL PRICING AND MARKET PLACE RENTAL COSTS FOR EQUIPMENT. ALL UNITS ARE INCLUSIVE OF TRADE CONTRACTORS OH&P

FEASIBILITY SCOPE IS BASED UPON PROVIDE BUILIDNF GROSS AREAS AND CONTENT OF FEASIBILITY REPORT.

WE ARE INCLUDING ESCALATION FOR THE YEARS OF 2021, 2022 AND 2023 FOR THE PHASED CONSTRUCTION OF CONCEPT A, B1, B2 AND B3

WE ARE INCLUDING ESCALATION FOR THE YEARS OF 2021 AND 2022 AND 2023 FOR THE NEW CONSTRUCTION OF CONCEPT C.

danda inc.

ALBANY PUBLIC SAFETY BUILDING

FEASIBILITY AND PLANNING STUDY BUDGETS

LACEY THALER REILLY WILSON

BUDGET SUMMARY

SEPTEMBER 14, 2020

CONCEPT A	**73,482 SF**	**RENOVATION**	**$29,757,000**
CONCEPT B1	73,482 SF	RENOVATION	$29,757,000
CONCEPT B1	20,380 SF	ADDITION	$9,270,000
CONCEPT B1	**93,862 SF**	**TOTAL**	**$39,027,000**
CONCEPT B2	73,482 SF	RENOVATION	$29,757,000
CONCEPT B2	10,000 SF	ADDITION	$4,549,000
CONCEPT B2	**83,482 SF**	**TOTAL**	**$34,306,000**
CONCEPT B3	73,482 SF	RENOVATION	$29,757,000
CONCEPT B3	30,380 SF	ADDITION	$13,269,000
CONCEPT B3	**103,862 SF**	**TOTAL**	**$43,026,000**
CONCEPT C	**160,000 SF**	**NEW**	**$61,591,000**

DATED: 09/14/2020
PROJECT NAME: PUBLIC SAFETY BUILDING
LOCATION: ALBANY
COST BASELINE: September-2020

CONCEPT A
RENOVATION
TOTAL GUT

BUILDING COMPONENT		PROBABLE COST	UNIT COST	PROBABLE %
DEMOLITION & ABATEMENT		$1,378,000	$18.75	4.63%
SITE WORK		$591,000	$8.04	1.99%
BUILDING EXCAVATION		-	-	-
FOUNDATION		-	-	-
BUILDING STRUCTURE		-	-	-
EXTERIOR WALLS		$382,000	$5.20	1.28%
ROOF/MOISTURE PROTECTION		$361,000	$4.91	1.21%
STAIRS/MISC METALS		$469,000	$6.38	1.58%
CARPENTRY		$1,282,000	$17.45	4.31%
BUILDING SUBDIVISION		$2,672,000	$36.36	8.98%
INTERIOR FINISHES		$2,008,000	$27.33	6.75%
SPECIALITIES		$90,000	$1.22	0.30%
BUILDING EQUIPMENT		$308,000	$4.19	1.04%
SPECIAL CONSTRUCTION		$685,000	$9.32	2.30%
CONVEYING SYSTEMS		$388,000	$5.28	1.30%
PLUMBING		$1,328,000	$18.07	4.46%
FIRE PROTECTION		$507,000	$6.90	1.70%
HVAC		$3,665,000	$49.88	12.32%
ELECTRICAL		$3,861,000	$52.54	12.98%
SUBTOTAL		$18,597,000	$253.08	62.50%
GC, OH&P, BOND, INSURANCE	15.19%	$2,824,000	$38.43	9.49%
SUBTOTAL		$21,421,000	$291.51	71.99%
PHASING PREMIUM	15.00%	$3,213,000	$43.72	10.80%
SUBTOTAL		$24,634,000	$335.24	82.78%
ESCALATION - 2021, 2022 & 2023	13.25%	$3,263,000	$44.41	10.97%
COST MODEL CONTINGENCY	10.00%	$1,860,000	$25.31	6.25%
TOTAL PROBABLE COST		**$29,757,000**	**$404.96**	100.00%

BUILDING GROSS AREA	73,482 GSF
NUMBER OF FLOORS	4 EA
STRUCTURAL AREA	73,482 SSF
FACADE AREA	25,719 WSF
ROOF AREA	18,371 RSF
INTERIOR PARTITION AREA	139,616 IPSF
INTERNAL STAIRS / FLIGHTS	18 EA
ELEVATOR STOPS	6 EA
NUMBER OF PLUMBING FIXTURES	94 EA

DATED: 09/14/2020
PROJECT NAME: PUBLIC SAFETY BUILIDNG
LOCATION: ALBANY
COST BASELINE: September-2020

CONCEPT B1
ADDITION

BUILDING COMPONENT		PROBABLE COST	UNIT COST	PROBABLE %
DMOLITION		$136,000	$6.67	1.47%
SITE WORK		$76,000	$3.73	0.82%
BUILDING EXCAVATION		$76,000	$3.73	0.82%
FOUNDATION		$119,000	$5.84	1.28%
BUILDING STRUCTURE		$941,000	$46.17	10.15%
EXTERIOR WALLS		$679,000	$33.32	7.32%
ROOF/MOISTURE PROTECTION		$200,000	$9.81	2.16%
STAIRS/MISC METALS		$148,000	$7.26	1.60%
CARPENTRY		$194,000	$9.52	2.09%
BUILDING SUBDIVISION		$741,000	$36.36	7.99%
INTERIOR FINISHES		$557,000	$27.33	6.01%
SPECIALITIES		$25,000	$1.23	0.27%
BUILDING EQUIPMENT		$86,000	$4.22	0.93%
SPECIAL CONSTRUCTION		$127,000	$6.23	1.37%
CONVEYING SYSTEMS		-	-	-
PLUMBING		$245,000	$12.02	2.64%
FIRE PROTECTION		$141,000	$6.92	1.52%
HVAC		$1,095,000	$53.73	11.81%
ELECTRICAL		$1,015,000	$49.80	10.95%
SUBTOTAL		$6,601,000	$323.90	71.21%
GC, OH&P, BOND, INSURANCE	15.19%	$1,002,000	$49.17	10.81%
SUBTOTAL		$7,603,000		
ESCALATION - 2021, 2022 & 2023	13.25%	$1,007,000	$49.41	10.86%
COST MODEL CONTINGENCY	10.00%	$660,000	$32.38	7.12%
TOTAL PROBABLE COST		**$9,270,000**	**$454.86**	100.00%

BUILDING GROSS AREA	20,380 GSF
GROUND LEVEL PARKING	10,190 SF
NUMBER OF FLOORS	3 EA
STRUCTURAL AREA	30,570 SSF
FACADE AREA	8,629 WSF
ROOF AREA	10,190 RSF
INTERIOR PARTITION AREA	38,722 IPSF
INTERNAL STAIRS / FLIGHTS	4 EA
ELEVATOR STOPS	EXISITNG
NUMBER OF PLUMBING FIXTURES	16 EA

DATED: 09/14/2020
PROJECT NAME: PUBLIC SAFETY BUILIDNG
LOCATION: ALBANY
COST BASELINE: September-2020

CONCEPT B2
ADDITION

BUILDING COMPONENT		PROBABLE COST	UNIT COST	PROBABLE %
DEMOLITION		$83,000	$8.30	1.82%
SITE WORK		$80,000	$8.00	1.76%
BUILDING EXCAVATION		$37,000	$3.70	0.81%
FOUNDATION		$58,000	$5.80	1.28%
BUILDING STRUCTURE		$308,000	$30.80	6.77%
EXTERIOR WALLS		$416,000	$41.60	9.14%
ROOF/MOISTURE PROTECTION		$98,000	$9.80	2.15%
STAIRS/MISC METALS		$109,000	$10.90	2.40%
CARPENTRY		$95,000	$9.50	2.09%
BUILDING SUBDIVISION		$364,000	$36.40	8.00%
INTERIOR FINISHES		$273,000	$27.30	6.00%
SPECIALITIES		$12,000	$1.20	0.26%
BUILDING EQUIPMENT		$42,000	$4.20	0.92%
SPECIAL CONSTRUCTION		$62,000	$6.20	1.36%
CONVEYING SYSTEMS		-	-	-
PLUMBING		$181,000	$18.10	3.98%
FIRE PROTECTION		$69,000	$6.90	1.52%
HVAC		$537,000	$53.70	11.80%
ELECTRICAL		$498,000	$49.80	10.95%
SUBTOTAL		$3,239,000	$323.90	71.20%
GC, OH&P, BOND, INSURANCE	15.19%	$492,000	$49.20	10.82%
SUBTOTAL		$3,731,000		
ESCALATION - 2021, 2022 & 2023	13.25%	$494,000	$49.40	10.86%
COST MODEL CONTINGENCY	10.00%	$324,000	$32.40	7.12%
TOTAL PROBABLE COST		**$4,549,000**	**$454.90**	100.00%

BUILDING GROSS AREA	10,000	GSF
NUMBER OF FLOORS	2	EA
STRUCTURAL AREA	10,000	SSF
FACADE AREA	5,748	WSF
ROOF AREA	5,000	RSF
INTERIOR PARTITION AREA	19,000	IPSF
INTERNAL STAIRS / FLIGHTS	4	EA
ELEVATOR STOPS	EXISITNG	
NUMBER OF PLUMBING FIXTURES	10	EA

FILE: PSB COST MODEL CONCEPT B2 9-14-20.123 ****** CONFIDENTIAL ****** PAGE 1 OF 1

DATED: 09/14/2020
PROJECT NAME: PUBLIC SAFETY BUILIDNG
LOCATION: ALBANY
COST BASELINE: September-2020

CONCEPT B3
ADDITION

BUILDING COMPONENT		PROBABLE COST	UNIT COST	PROBABLE %
DEMOLITION		$215,000	$7.08	1.62%
SITE WORK		$113,000	$3.72	0.85%
BUILDING EXCAVATION		$113,000	$3.72	0.85%
FOUNDATION		$178,000	$5.86	1.34%
BUILDING STRUCTURE		$935,000	$30.78	7.05%
EXTERIOR WALLS		$1,075,000	$35.39	8.10%
ROOF/MOISTURE PROTECTION		$299,000	$9.84	2.25%
STAIRS/MISC METALS		$221,000	$7.27	1.67%
CARPENTRY		$290,000	$9.55	2.19%
BUILDING SUBDIVISION		$1,105,000	$36.37	8.33%
INTERIOR FINISHES		$830,000	$27.32	6.26%
SPECIALITIES		$37,000	$1.22	0.28%
BUILDING EQUIPMENT		$128,000	$4.21	0.96%
SPECIAL CONSTRUCTION		$189,000	$6.22	1.42%
CONVEYING SYSTEMS		-	-	-
PLUMBING		$366,000	$12.05	2.76%
FIRE PROTECTION		$209,000	$6.88	1.58%
HVAC		$1,632,000	$53.72	12.30%
ELECTRICAL		$1,513,000	$49.80	11.40%
SUBTOTAL		$9,448,000	$310.99	71.20%
GC, OH&P, BOND, INSURANCE	15.19%	$1,435,000	$47.24	10.81%
SUBTOTAL		$10,883,000		
ESCALATION - 2021, 2022 & 2023	13.25%	$1,441,000	$47.43	10.86%
COST MODEL CONTINGENCY	10.00%	$945,000	$31.11	7.12%
TOTAL PROBABLE COST		**$13,269,000**	**$436.77**	100.00%

BUILDING GROSS AREA	30,380	GSF
NUMBER OF FLOORS	2	EA
STRUCTURAL AREA	30,380	SSF
FACADE AREA	13,992	WSF
ROOF AREA	15,190	RSF
INTERIOR PARTITION AREA	57,722	IPSF
INTERNAL STAIRS / FLIGHTS	8	EA
ELEVATOR STOPS	EXISITNG	
NUMBER OF PLUMBING FIXTURES	24	EA

FILE: PSB COST MODEL CONCEPT B3 9-14-20.123 ****** CONFIDENTIAL ****** PAGE 1 OF 1

DATED: 09/14/2020
PROJECT NAME: PUBLIC SAFETY BUILIDNG — CONCEPT C
LOCATION: ALBANY — ALL NEW
COST BASELINE: September-2020

BUILDING COMPONENT		PROBABLE COST	UNIT COST	PROBABLE %
SITE WORK		$1,288,000	$8.05	2.09%
BUILDING EXCAVATION		$594,000	$3.71	0.96%
FOUNDATION		$936,000	$5.85	1.52%
BUILDING STRUCTURE		$4,924,000	$30.78	7.99%
EXTERIOR WALLS		$4,997,000	$31.23	8.11%
ROOF/MOISTURE PROTECTION		$1,049,000	$6.56	1.70%
STAIRS/MISC METALS		$232,000	$1.45	0.38%
CARPENTRY		$847,000	$5.29	1.38%
BUILDING SUBDIVISION		$5,817,000	$36.36	9.44%
INTERIOR FINISHES		$4,373,000	$27.33	7.10%
SPECIALITIES		$195,000	$1.22	0.32%
BUILDING EQUIPMENT		$672,000	$4.20	1.09%
SPECIAL CONSTRUCTION		**$994,000**	$6.21	1.61%
CONVEYING SYSTEMS		$844,000	$5.28	1.37%
PLUMBING		$1,927,000	$12.04	3.13%
FIRE PROTECTION		$1,103,000	$6.89	1.79%
HVAC		$7,674,000	$47.96	12.46%
ELECTRICAL		$7,117,000	$44.48	11.56%
SUBTOTAL		$45,583,000	$284.89	74.01%
GC, OH&P, BOND, INSURANCE	15.19%	$6,922,000	$43.26	11.24%
SUBTOTAL		$52,505,000	$43.26	11.24%
ESCALATION - 2021 & 2022	8.62%	$4,528,000	$28.30	7.35%
COST MODEL CONTINGENCY	10.00%	$4,558,000	$28.49	7.40%
TOTAL PROBABLE COST		**$61,591,000**	**$384.94**	100.00%

BUILDING GROSS AREA	160,000	GSF
NUMBER OF FLOORS	4	EA
STRUCTURAL AREA	160,000	SSF
FACADE AREA	56,000	WSF
ROOF AREA	40,000	RSF
INTERIOR PARTITION AREA	304,000	IPSF
INTERNAL STAIRS / FLIGHTS	8	EA
ELEVATOR STOPS	16	EA
NUMBER OF PLUMBING FIXTURES	120	EA

J. Recommendations

This study strives to understand overall use and condition of the Public Safety Building facility, documenting challenges of daily activities and of problems of repair of the facility's infrastructure. Through the process of evaluating existing conditions of the Public Safety Building, the general programming needs of the occupants and issues of compliance with requirements of building code and the New York State Office of Courts Administration, we have developed the following short-term and long term-recommendations:

Short Term Recommendations

1. The Public Safety Building is an important civic structure representing the justice system in the City of Albany. It is by all measures a critical facility for operations of the Albany Police and Courts, and it must provide a safe, accessible environment for use by the police, courts and the public at large. Investigations reveal that while some improvements have been made to accommodate the requirements of the Americans with Disabilities Act (ADA), Occupational Safety and Health Administration (OSHA) and the New York State Office of Courts Administration (NYSOCA), there are significant deficiencies throughout the public building spaces that do not meet the intent of the law. This current study reveals some examples of such deficiencies, but it is crucial that at least a comprehensive ADA/accessibility study be conducted for every occupied area of the building and improvements should be implemented. This analysis will help refine the scope and phasing/schedule of any improvements, and will the basis for establishing more precise costs.

2. The Office of Courts Administration guidelines provide particular requirements to ensure a safe and properly-functioning courts facility, including important standards for separation of the staff, detainee and the general public's circulation routes throughout the facility. It also provides guidance on degrees of security and control of areas to ensure the safest environment for court facilities staff. Through this study it was found that there are some areas where these three paths physically crossed, creating a potential safety risk to occupants. It is recommended that a thorough review of the OCA guidelines should be conducted, and specific examples cited in this report should be built upon to determine a) precisely how much risk truly exists at these locations, and b) study how improvements can be made to provide safer circulation throughout the facility for all occupants.

3. In addition to the summary of systems provided in this study, a more comprehensive evaluation should be conducted, evaluating actual air flow/distribution and hydronic flow tests throughout the building, controls testing and protocol, indoor air quality controls testing, and thorough documentation the actual performance and efficiency of the components in place. Similar to the deeper analysis described in item 1. above, an enhanced investigation in addition to the content in this study will help develop a prioritized scope and phasing/schedule of any improvements, and will the basis for establishing more precise costs.

4. At both the police (north) and court (south) entrances to the facility, additional study should be conducted to determine what modifications can be made to improve safe entry to the building and queuing within. Repairs have been made over the years to facilitate ADA/accessibility issues at the entries themselves, but the volume of people navigating the entrance and public interior spaces puts a strain on the security of the building, at south entrance in particular.

5. While some existing site/civil engineering conditions information exists, an updated, consolidated survey of site conditions including all underground utilities should be conducted to verify the feasibility of concepts presented in this study. Additionally, a geotechnical survey should be conducted to confirm the soils conditions and below-grade hydrologic conditions.

Long-Term Recommendations

6. The concepts developed in this study are represented with diagrammatic volumes representing the scale, square footage requirements and adjacency of departments. They are based on the collection and interpretation of detailed, day-to-day procedures outlined from input from more than two-dozen representatives of the police, courts and city administration and staff. Interviews provided valuable insight into the sophisticated coordination and protocols required between police and courts personnel, and interaction with the public.

   To address the question of whether to move either courts or the police out of One Morton Avenue to a new facility in favor of renovation of One Morton for the remaining occupants, preliminary programming, planning and value-analysis exercises were done by the consultant team, using interviews and data collection to determine what benefits/drawbacks, economies or efficiencies could possibly be made by physically separating the police and courts from each other. This exercise showed it would highly impractical and possibly cause more inefficiencies in day-to-day operations to have these two entities in physically separate locations. As a result it is recommended that future planning must built upon existing efficiencies of interaction between the police and courts, and careful consideration should be made to improve upon them by keeping both occupancies in one facility.

7. For many years the city has modernized the facility infrastructure for evolving needs of the police department and courts. Subdivision of spaces and changes to multiple mechanical systems without comprehensive planning has to an extent solved some short-term, localized problems but has created more complicated controls and distribution issues facility-wide. Distribution of HVAC systems, for instance have become more complex, difficult to maintain and highly inefficient. While systems can continue to be addressed this way, the aggregate efforts expended are very costly over the years, are not likely to provide long-term improvements, and they may never reach the intent of current NYS Building Code, Energy Code and NYS OCA requirements.

In order to provide comprehensive improvements to the functionality of the facility for current and anticipated future needs, it is recommended that the City undertake a project to plan, design and build either a) a significant renovation and addition to the existing facility, or b) construct a completely new facility on one of the sites recommended in the study. From our analysis, either option will provide the best long-term, code-compliant and energy efficient facility for the next 50-plus years.

K. Summary

L. Appendices

a. Appendix A – Archival Drawings
b. Appendix B – Site Photos
c. Appendix C – City of Albany Maps
d. Appendix D – Excerpts from the USDO and Comprehensive Plan, 2030

APPENDIX A- SITE PHOTOGRAPHS

1 Morton Ave - South Elevation

1 Morton Ave - South West Corner

Arch Street - East Elevation

Arch Street - North Elevation

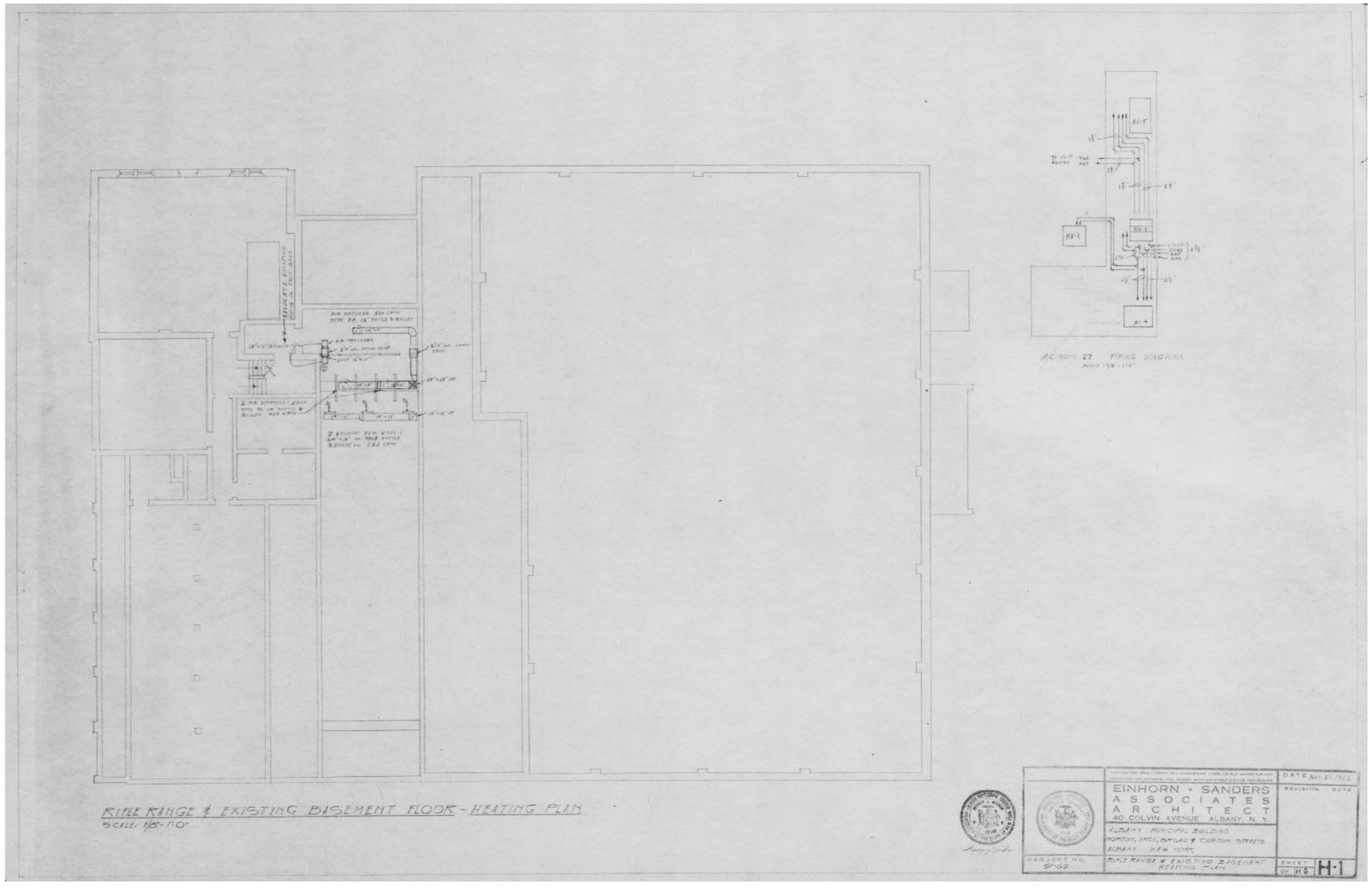
Morton Ave - East Elevation

Arch Street - East Elevation

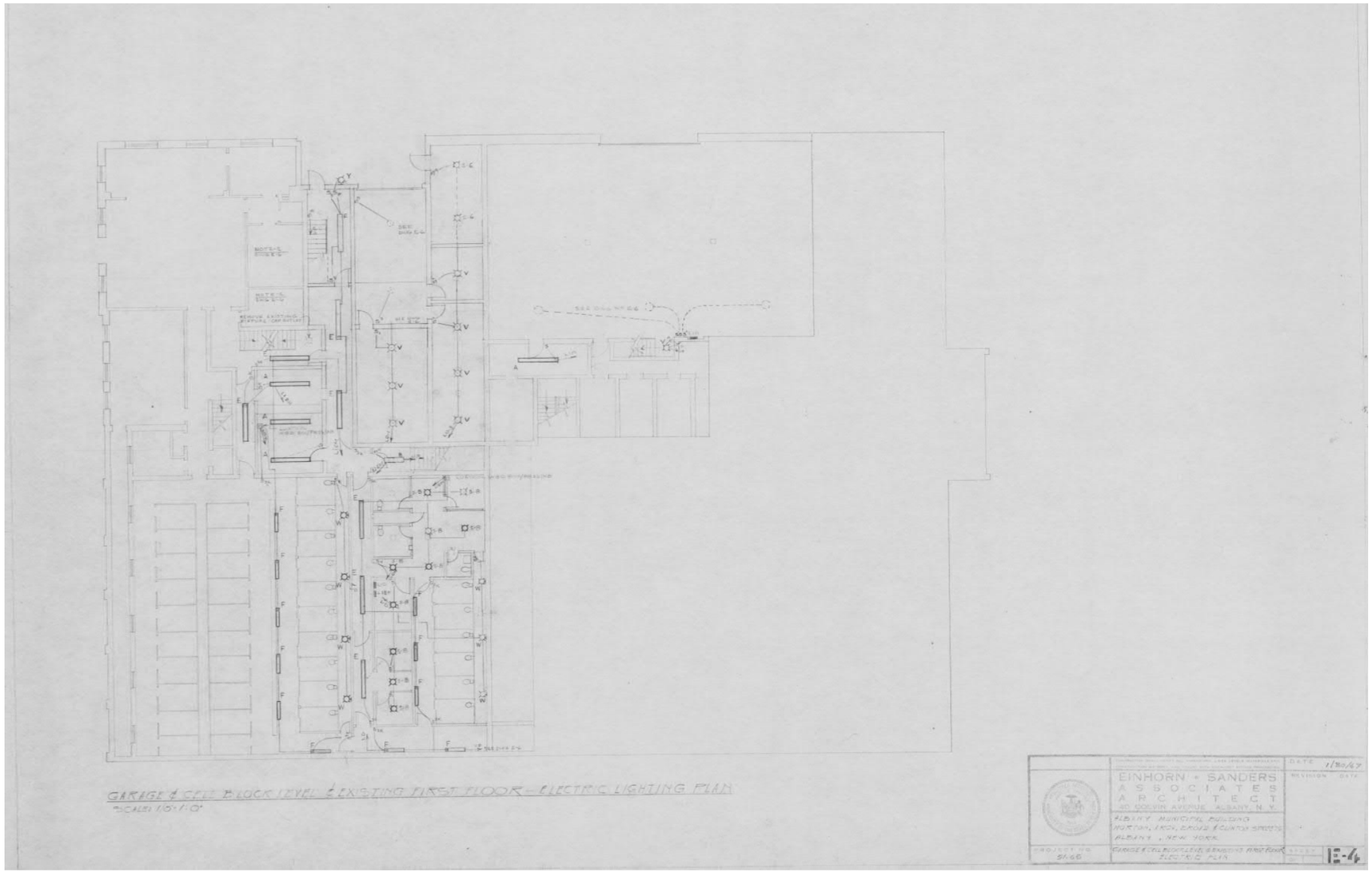
Morton Ave - South East Corner

Arch Street - West Elevation

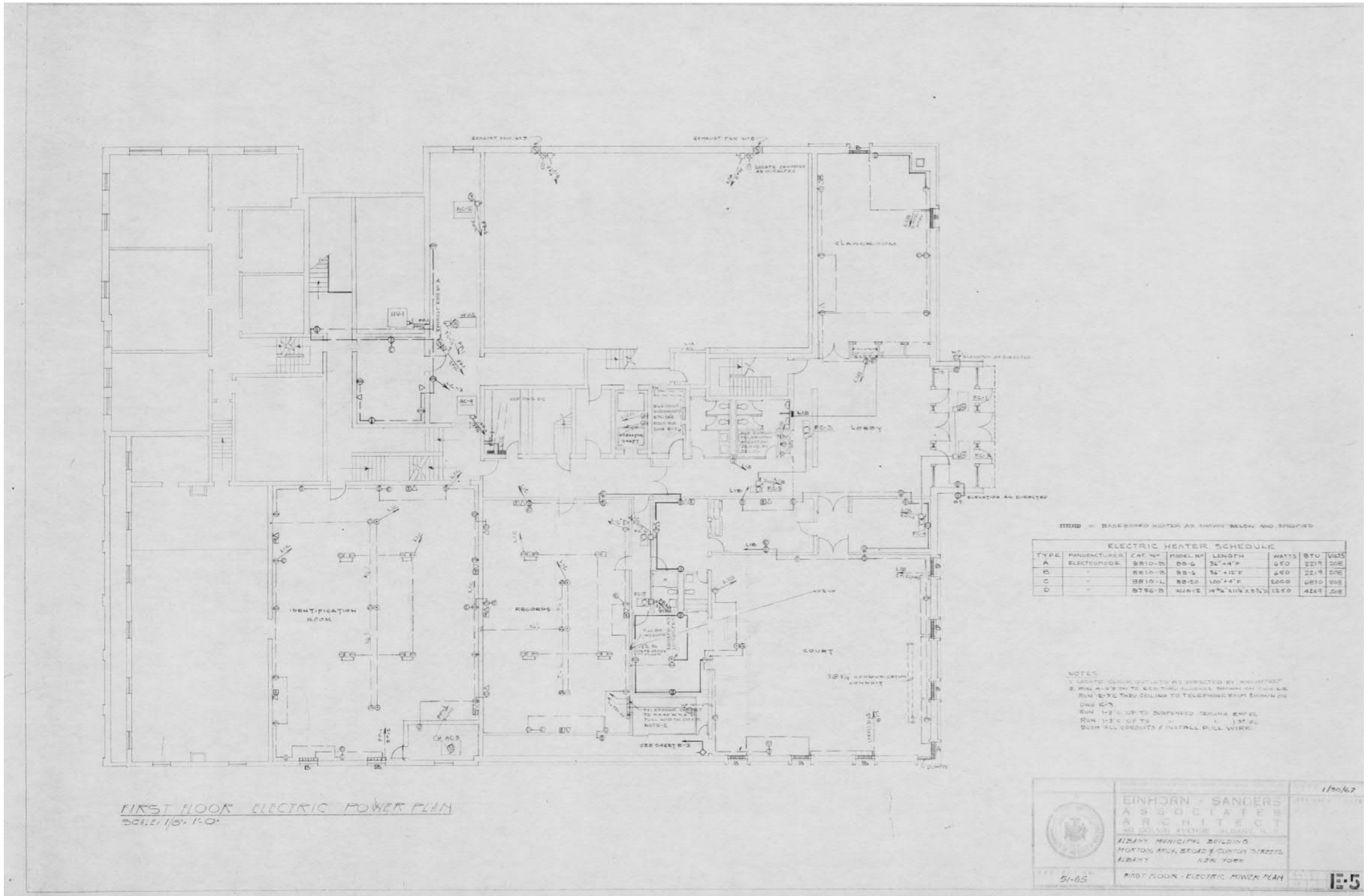
APPENDIX B - ARCHIVAL DRAWINGS



Original Building Drawings - Level 0

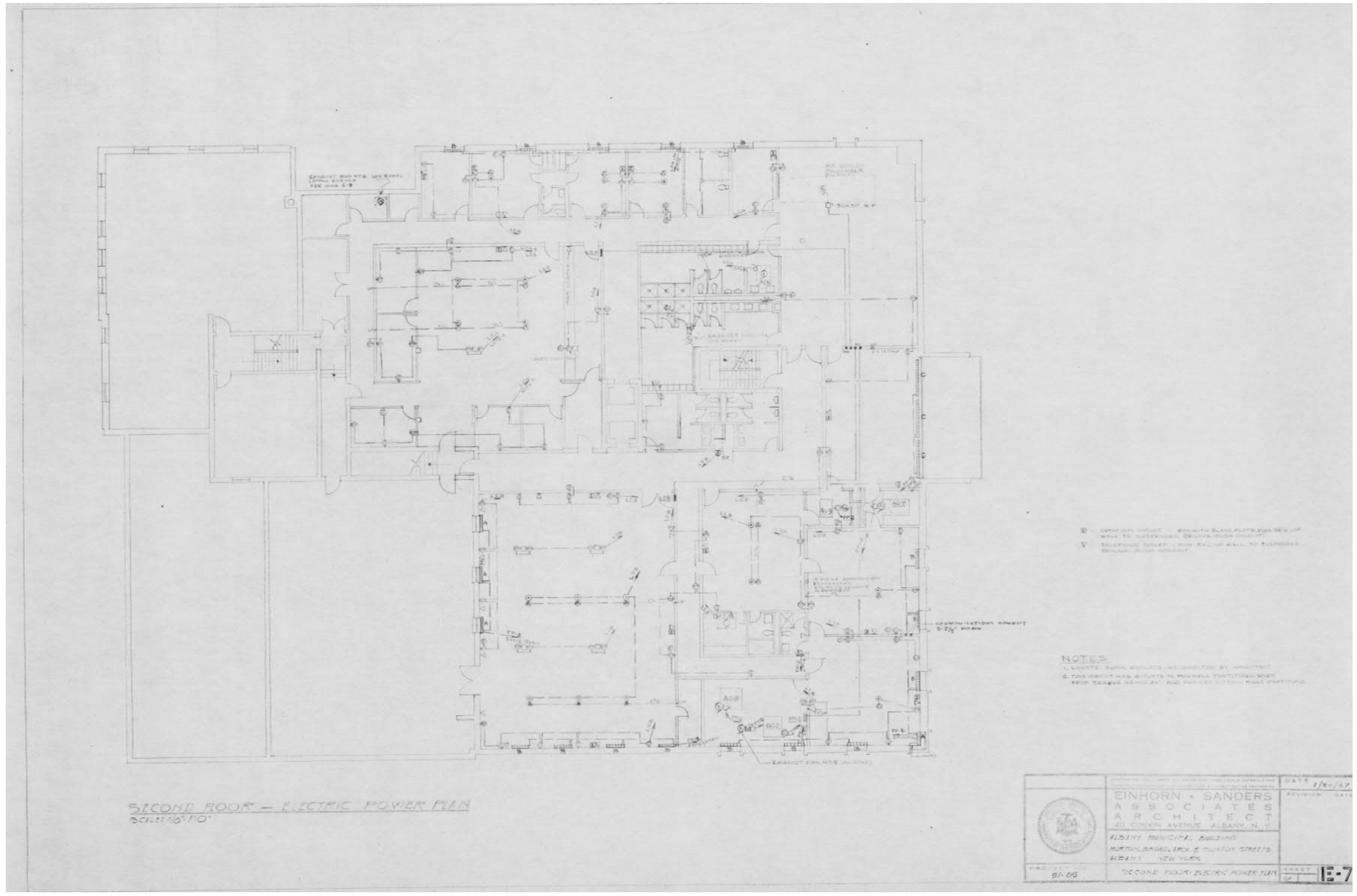


Original Building Drawings - Level 1

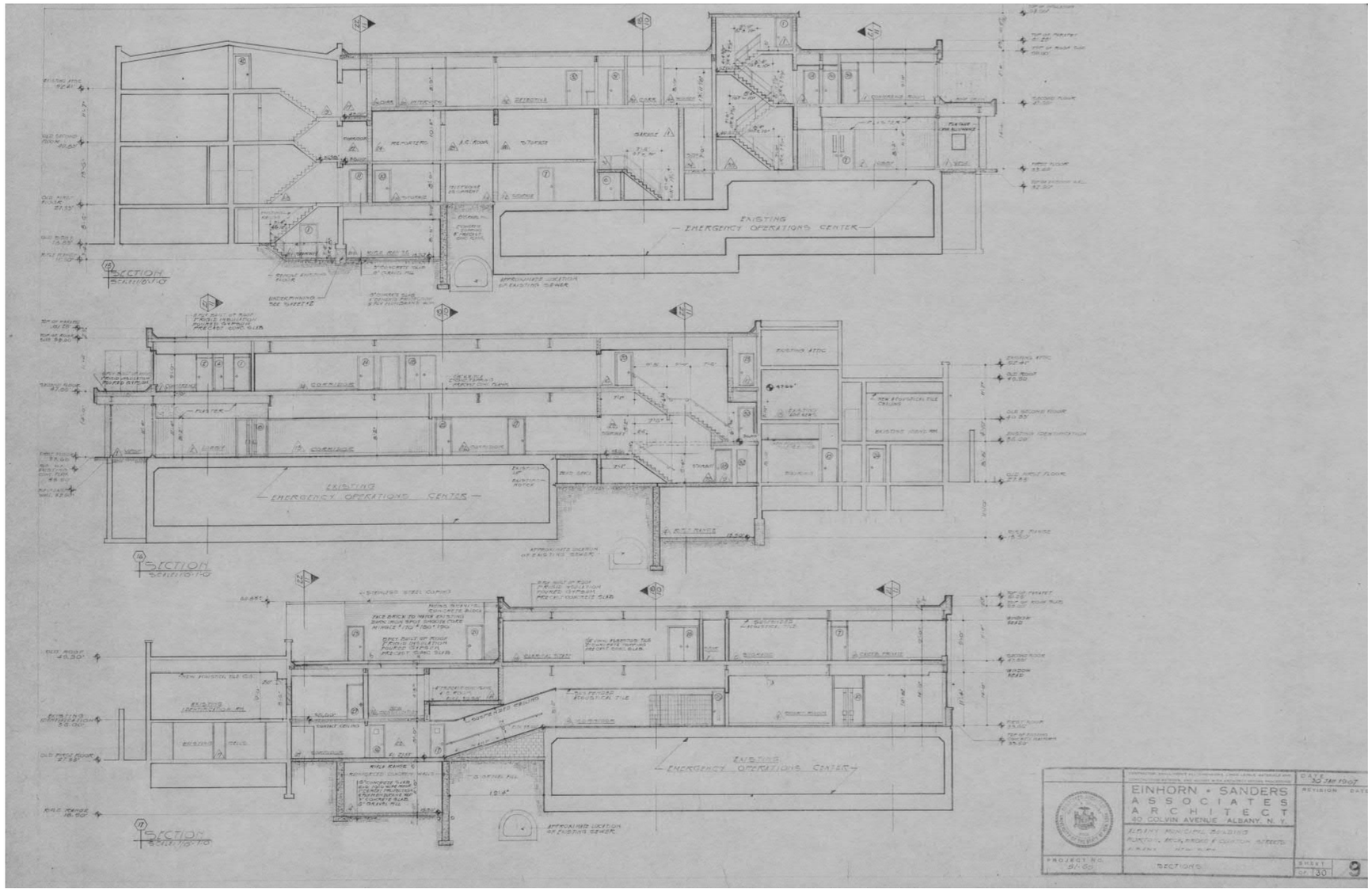


FIRST FLOOR ELECTRIC POWER PLAN
SCALE: 1/8" = 1'-0"

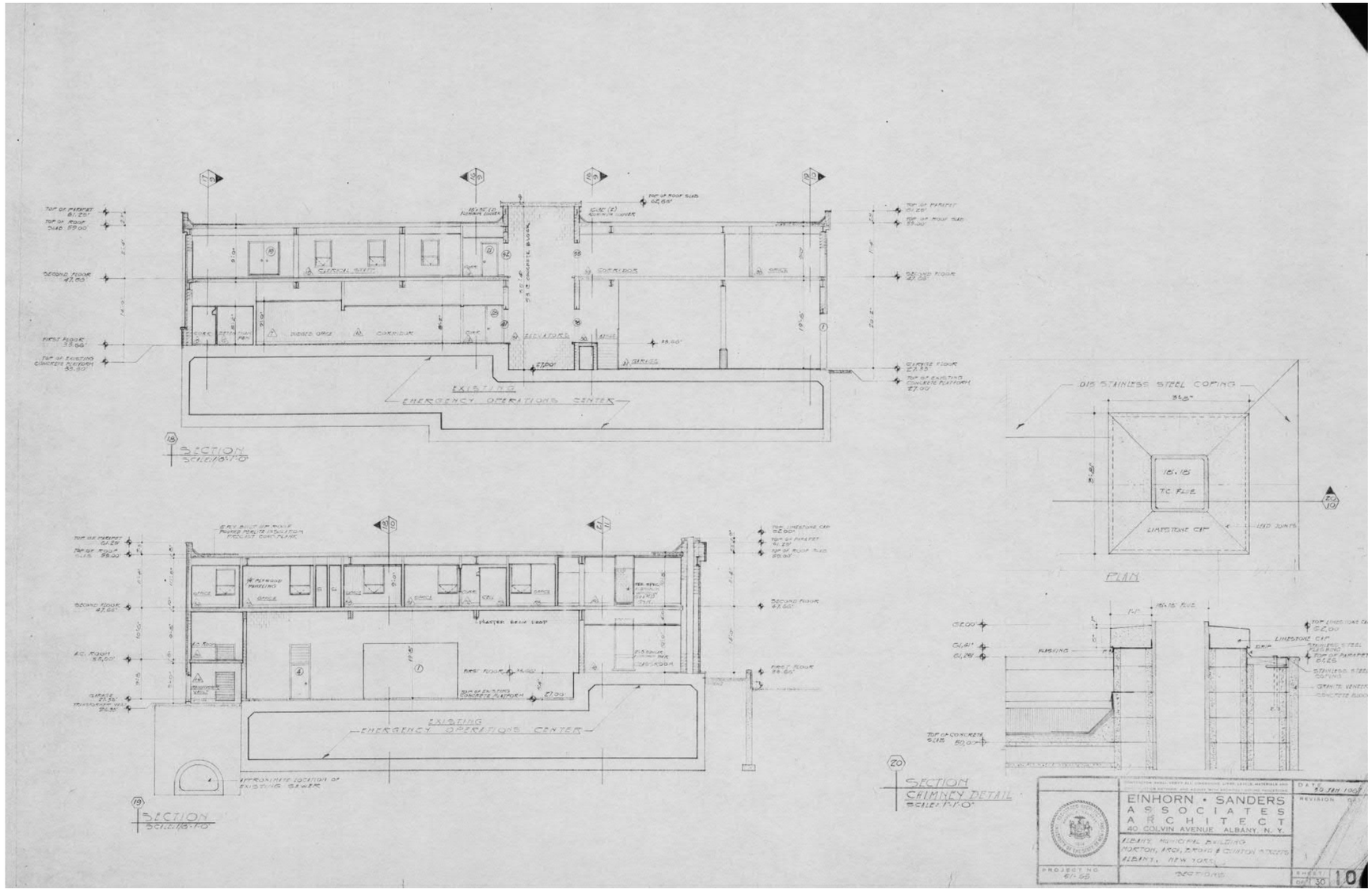
Original Building Drawings - Level 2



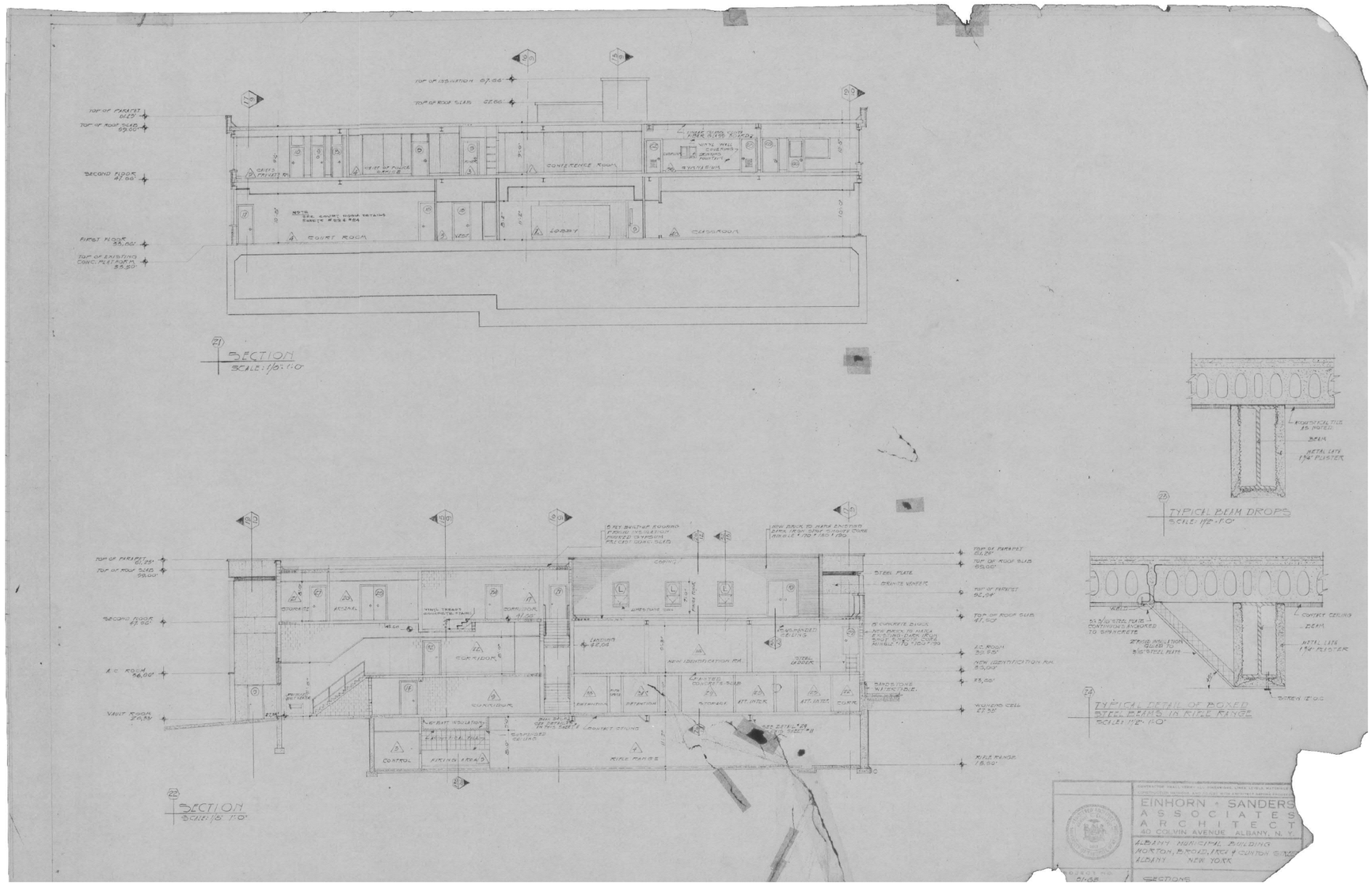
Original Building Drawings - Level 3



Original Building Drawings - Sections



Original Building Drawings - Sections



Original Building Drawings - Sections

APPENDIX C- CITY OF ALBANY MAPS

APPROVED BY:

NEW YORK STATE BOARD OF EQUALIZATION AND ASSESSMENT

AUTHORIZED SIGNATURE: S/ JOSEPH TAGGERT

CASE NUMBER: 1638 DATE: FEBRUARY 4, 1980

THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY AND NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY

AUTHORIZED BY:

ORDINANCE OF THE COMMON COUNCIL

PASSED MAY 20, 1974

PREPARED BY:

SMITH & MAHONEY, CONSULTING ENGINEERS

ALBANY, NEW YORK

MODULAR MAP BREAKDOWN

1"=400' (8,000' x 12,000')	1"=200' (4,000' x 6,000') — 01, 02, 03, 04	1"=100' (2,000' x 3,000') — 05–20	1"=50' (1,000' x 1,500') — 21–84

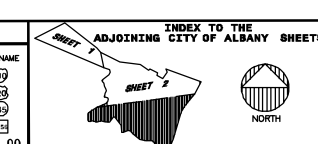
REVISION TABLE

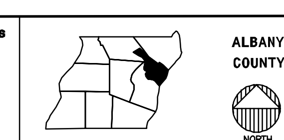
DATE	BY	CHANGES OR ADDITIONS
10-20-11	JKD	MOVED 75.08-1-1 TO 76.08 AND NUMBERED AS 76.08-1-16; RETIRED MAP 75.08
2-12-12	JKD	RETIRED MAPS 75.09, 75.13, 75.14, 75.15, 75.16, 86.06 AND MOVED ALL PARCELS TO NEW MAP 75.00

LEGEND

RAIL ROAD		STREET OR ROAD	BY NAME
STREAM OR DITCH		INTERSTATE HIGHWAY Rte. No.	90
ROAD OR RAILROAD BNDY.		U.S. HIGHWAY Rte. No.	20
MAP LIMIT LINE		N.Y.S HIGHWAY Rte. No.	85
COUNTY LINE		COUNTY ROAD NO.	156
CITY LINE		TAX MAP SECTION No.	74.00
TOWN LINE			

INDEX TO THE ADJOINING CITY OF ALBANY SHEETS





ALBANY COUNTY

TAX MAP

CITY OF ALBANY

ALBANY COUNTY, NEW YORK

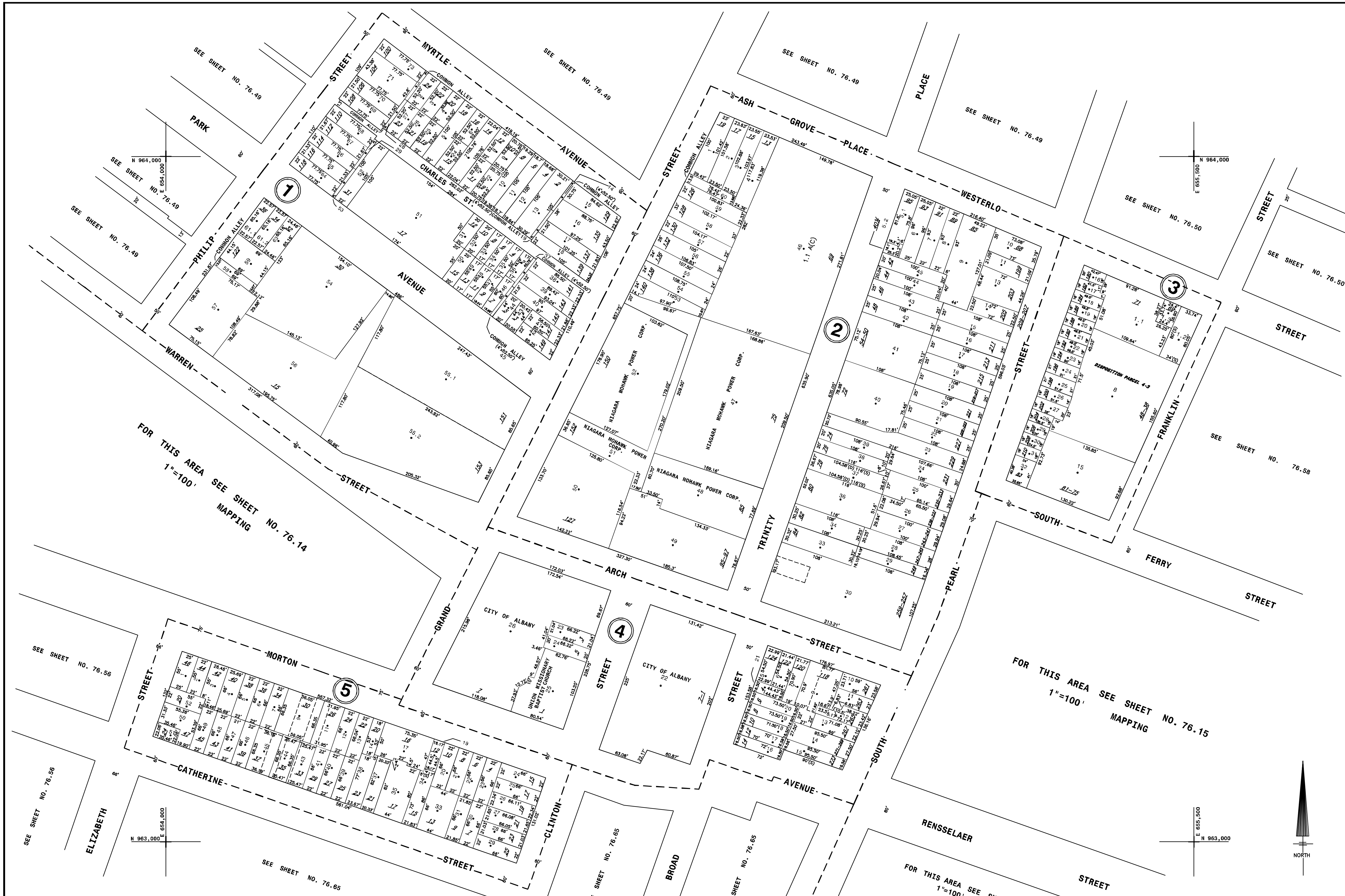
GRAPHIC SCALE 1" = 800'

SHEET 3

INDEX MAP

TAXABLE STATUS DATE: 3/1/12

TAX MAP UPDATED THROUGH MARCH 1, 2012



THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY AND
NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY

AUTHORIZED BY:

ORDINANCE OF THE COMMON COUNCIL
PASSED AUGUST 21, 1972

PREPARED BY:

SMITH & MAHONEY, CONSULTING ENGINEERS
ALBANY, NEW YORK

DIGITAL CONVERSION BY:

THE SANBORN MAP COMPANY INC.
PELHAM, NEW YORK

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS
5-1-80	J.Z.L.	CONSOLIDATED 2-32 WITH 2-33 PER 2178-601
7-16-84	DB	DELETED PARCELS 5-15,16&18 MERGED INTO 5-17 PER CITY CONSOLIDATION MAP # 1462
7-18-84	DB	DELETED PARCELS 3-2-7,NOW 3-1. DISP. PARCEL 4-3 PER 2248-39
7-21-82	DB	DELETED PARCELS 5-16-19, MERGED INTO 3-15 PER 2224-345,DEPOSITION PARCEL 4-1
7-18-82	DB	DELETED PARCELS 53-(9-14&20-31),NOW 3-8 DISP. PARCEL 4-2 PER 2264-45

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS
3-1-85 6-20-85	NRM	ADDED PARCEL 4-36 PER 2278-315 DELETED PARCELS 1-20,21 MERGED INTO 1-13&PER CITY MAP#1604
5-22-86 10-18-88	DB SA	ADDED PARCEL 2-61 PER 22451-321,REVISED2-5 REVISED 5-39 PER 2350-57
5-7-90 4-27-93	DB NRS	ADDED 3-(16-32) PER UNFILED HERSCHBERG MAP DEL 1-34 MERGED INTO 1-36 PER CITY MAP #1865
2-10-94	RJM	MERGED 1-59&60 INTO 59 PER MAP 1942
2-11-94 6/18/97	RJM JWN	MERGED 1-72 INTO 1-71 PER CITY MAP 1946 DEL 5-82 MERGED INTO 5-33 PER CITY MAP 2103

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS
9-17-97 4-99	DPL JWV	REVISIONS PER CITY MAP # 419 REVISIONS PER CITY MAP # 2156
4-4-03 4-16-03	JWV JWV	REV 2-36 DEL 35 PER CM 2298 FOR 3-1.1 & 1.2 SEE CM 2305
1-25-05	JKD	MERGED 2-30 & 2-31 INTO 2-30 PER SUBD. NO. 2366, DIVIDED 1-56 INTO 1-55.1 & 1-55.2 PER SUBD. NO. 2375
4-12-10 8-26-10	JKD JKD	DELETED 5-42; REVISED 5-43, 44, 45 PER CITY MAP 2582 MERGED 4-8 WITH 4-9 TO AGREE WITH ASSESSMENT ROLL
8-27-10 5-12-11	JKD JKD	DELETED 5-8&10; REVISED 5-9&11 PER CITY MAP 2592 CHANGED VARIOUS ST NUMBERS PER CITY REPORT OF 3/23/2010

LEGEND

PROPERTY LINE
ORIGINAL LOT LINE
RAIL ROAD
STREAM OR DITCH
ROAD OR RAIL ROAD BNDY.
STREET CENTERLINE
COUNTY LINE
CITY LINE
VILLAGE LINE
TOWN LINE
BLOCK LIMIT
GREAT LOT LINE
EASEMENT LINE — E —
WATER DISTRICT LINE — W —
TAX DISTRICT LINE
FIRE DISTRICT LINE — F —
DENOTES COMMON OWNER
TAX MAP BLOCK NO. (3)
TAX MAP PARCEL NO. 76.00-1-11
STREET NUMBER 14
FILED PLAN LOT NO. 17
GREAT LOT NO. (9)
CALCULATED ACREAGE 7.5 A (C)
DEED ACREAGE 17.5 A
SCALED DIMENSION 225'(S)
DEED DIMENSION 173.2'
VISUAL CENTER OF PARCEL •

	76.49	76.50
76.56	☒	76.58
76.64	76.65	76.66

SHEET INDEX

TAX MAP 76.57

CITY OF ALBANY

ALBANY COUNTY, NEW YORK

0 50 100
SCALE: 1"=50'

TAXABLE STATUS DATE: 3/1/12

TAX MAP UPDATED THROUGH MARCH 1, 2012

NYS IMAGERY 6931388

N 964,000
E 653,000

N 962,000
E 654,000

N 964,000
E 657,000

N 962,000
E 657,000

HERKIMER STREET
SOUTH LANSING STREET
WESTERLO STREET
TRINITY PLACE
FRANKLIN STREET
JOHN STREET
ARCH STREET
PEARL STREET
FERRY STREET
RENSSELAER STREET
SCHUYLER STREET
BROAD STREET
SOUTH STREET
GREEN STREET
BASSETT STREET
CHERRY STREET
PLUM STREET
FOURTH AVENUE
DONGAN PLACE
CHURCH STREET
BROADWAY
MULBERRY STREET
QUAY STREET
CHERRY ST.
RIVERFRONT ARTERIAL
INTERSTATE 787
NORTHBOUND
SOUTHBOUND
HUDSON RIVER
COUNTY OF ALBANY
CITY OF ALBANY COUNTY

SEE SHEET NO. 76.50 1"= 50' MAPPING
SEE SHEET NO. 76.57 1"= 50' MAPPING
SEE SHEET NO. 76.58 1"= 50' MAPPING
SEE SHEET NO. 76.65 1"= 50' MAPPING
SEE SHEET NO. 76.66 1"= 50' MAPPING
SEE SHEET NO. 76.73 1"= 50' MAPPING
SEE SHEET NO. 76.19

CITY SCHOOL DISTRICT OF ALBANY
GIFFEN SCHOOL
11.1
5.9 A(C)

ALBANY HOUSING AUTHORITY
10.2

ALBANY HOUSING AUTHORITY
STEAMBOAT SQUARE
10.1
4.4 A(C)

ALBANY HOUSING AUTHORITY
10.3

12
4.6 A(C)

13

1
1.2 A(C)

2

3

5

9

10

1.3 A(C)

THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY AND
NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY

NYS PLANE COORDINATE SYSTEM NAD27

AUTHORIZED BY:
ORDINANCE OF THE COMMON COUNCIL
PASSED AUGUST 21, 1972

PREPARED BY:
SMITH & MAHONEY, CONSULTING ENGINEERS
ALBANY, NEW YORK

DIGITAL CONVERSION BY:
THE SANBORN MAP COMPANY INC.
PELHAM, NEW YORK

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS
3-28-83	Tpc	ADDED PARCEL 1-11-2 PER MAP 1424
3-28-11	JKD	ADDED PARCELS 1-10.2 & 1-10.3 PER MAP 1427 CHANGED "GARAGE" TO "NUMBERS FROM CITY REPORT" ON 3/25/2010

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS

LEGEND

PROPERTY LINE	CITY LINE	TAX DISTRICT LINE	GREAT LOT NO. (9)
ORIGINAL LOT LINE	VILLAGE LINE	FIRE DISTRICT LINE	CALCULATED ACREAGE 7.5 A (C)
RAIL ROAD	TOWN LINE	DENOTES COMMON OWNER	DEED ACREAGE 17.5 A
STREAM OR DITCH	BLOCK LIMIT	TAX MAP BLOCK NO. (4)	SCALED DIMENSION 225'(S)
ROAD OR RAIL ROAD BNDY.	GREAT LOT LINE	TAX MAP PARCEL NO. 76.00-1-11	DEED DIMENSION 173.2'
STREET CENTERLINE	EASEMENT LINE E	STREET NUMBER 14	VISUAL CENTER OF PARCEL •
COUNTY LINE	WATER DISTRICT LINE W	FILED PLAN LOT NO. 17	

76.10	76.11	76.12
76.14		
76.18	76.19	

SHEET INDEX

TAX MAP 76.15

CITY OF ALBANY

ALBANY COUNTY, NEW YORK

0 50 100
SCALE: 1" = 100'

TAXABLE STATUS DATE: 3/1/15

NORTH

TAX MAP UPDATED THROUGH MARCH 1, 2012

42
43
54
41
32
31
LINCOLN PARK
EAGLE
STREET
PHILIP
PROSPECT PL.
PARK AVE.
CHARLES ST.
MYRTLE AVE.
BLEECKER PL.
ELM ST.
MADISON PL.
HAMILTON ST.
VAN ZANDT ST.
MADISON AVE.
GRAND ST.
WILBER ST.
ASH GROVE PL.
TRINITY PLACE
FULTON ST.
S. PEARL ST.
WESTERLO ST.
HERKIMER ST.
BLEECKER ST.
MADISON AVE.
BROAD ST.
CLINTON AVE.
MORTON AVE.
WARREN ST.
ARCH ST.
ALBANY HOUSING AUTH. LINCOLN PARK HOMES
SO. MALL ARTERIAL
SO. PEARL ST.
DIVISION ST.
GREEN ST.
HUDSON AVE.
GRAND ST.
North
BEAVER CREEK SEWER
Book "p"
Abandoned BEAVER CREEK SEWER
11'4"x8'6" Monolithic Conc. Sew.
12'x8' Stone Arch
old pipe
Private Sewer
E-44
EE-15
QQ-68
QQ-70
RR-54
AAA-56
DD-70
DD-64
UU-78
LL-37
Y-9
V-42
KK-5
12"V.P.
18"V.P.
15"V.P.
24"V.P.
18" B. and S.
12" B. and S.

APPENDIX D- EXCERPTS FROM THE CITY OF ALBANY'S USDO AND COMPREHENSIVE PLAN, 2030

UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE (USDO)

Find the full version of this document for reference using the link below:

https://www.albanyny.gov/Government/Departments/PlanningandDevelopment/USDOAdministration.aspx

Section 375-1 GENERAL PROVISIONS

(A) SHORT TITLE

This Chapter shall be known and cited as the "City of Albany Unified Sustainable Development Ordinance" or "USDO."

(B) PURPOSE

This USDO is adopted in order to:

(1) Implement the policies of the adopted Comprehensive Plan, as may be amended from time to time;

(2) Promote economic reinvestment in the City;

(3) Protect and preserve the City's residential neighborhoods;

(4) Promote energy conservation and low impact development, and environmentally sensitive development;

(5) Secure safety from fire, floodwaters, panic, and other dangers;

(6) Facilitate the provision of adequate transportation, water, sanitary and sewers, schools, parks, and other community facilities needed to serve new and existing development;

(7) Promote, preserve, and encourage the aesthetic quality and reinforce the historic urban form and fabric of the City; and

(8) Promote the public health, safety, and general welfare.

(C) AUTHORITY

This USDO is enacted pursuant to authority granted by the Albany City Charter, Articles 2-A, 3, & 5-A of the New York State General City Law, Articles 5-G, 5-J & 5-K of the New York State General Municipal Law, the New York State Municipal Home Rule Law, and the New York State Statute of Local Governments.

(D) APPLICABILITY

(1) This USDO shall apply to all land, buildings, structures, and uses of land, buildings, and structures in the City, unless an exemption is provided by or granted pursuant to the terms of this USDO.

(2) Unless otherwise provided in this USDO, no building or land shall be used or occupied, and no building or structure or part of a building or structure shall be erected, moved or altered, except in conformity with the USDO regulations for the district and any overlay district in which it is located.

(3) No building shall be erected or altered to exceed the height, accommodate or house a greater number of families, accommodate a larger or more intense land use than is permitted, occupy a greater percentage of lot area or have narrower or smaller rear yards, front yards, side yards, inner or outer courts than is permitted by this USDO for the district and any overlay district in which the building is located.

(4) No part of a yard or other open space around any building required for the purpose of complying with the provisions of this USDO shall be included as a part of the yard or other open space similarly required for another building.

(E) EFFECTIVE DATE AND TRANSITION

(1) EFFECTIVE DATE

This USDO shall be effective on June 1, 2017.

(2) VIOLATIONS CONTINUE

Any violation of the previous City of Albany Zoning Ordinance shall continue to be a violation under this USDO and shall be subject to the penalties and enforcement set forth in Section 375-5(G) (Enforcement and Penalties), unless the use, development, construction, or other activity complies with this USDO. Payment is required for any penalty assessed under the previous ordinance, even if the original violation is no longer considered a violation under this USDO.

(3) USES, STRUCTURES, AND LOTS RENDERED CONFORMING

A use, structure, or lot that was legally nonconforming at the time of the adoption of this USDO will be deemed lawful and conforming as of the effective date of this USDO if it conforms to all requirements of this USDO.

(4) USES, STRUCTURES, AND LOTS RENDERED NONCONFORMING

(a) When a building, structure, or lot is used for a purpose that was a lawful use before the effective date of this USDO, and this USDO no longer classifies such use as an allowed use in the zoning district in which it is located, such use shall be considered nonconforming and shall be controlled by Section 375-5(F) (Pre-existing Development and Nonconformities).

(b) Where any building, structure, or lot that legally existed on the effective date of this USDO does not meet all standards set forth in this USDO, such building, structure, or lot shall be considered nonconforming and shall be controlled by Section 375-5(F) (Pre-existing Development and Nonconformities).

(5) APPLICATIONS COMMENCED OR APPROVED UNDER PREVIOUS ORDINANCES

(a) PENDING APPLICATIONS

(i) Any complete application that has been submitted for review, but upon which no final action has been taken by the appropriate decision-making body prior to the effective date of this USDO, shall be reviewed in accordance with the applicable provisions of

the Albany zoning ordinance and subdivision regulations in effect on the date the application was deemed complete. If the applicant fails to comply with any applicable required period for submittal or other procedural requirements, the application shall expire and subsequent applications shall be subject to the requirements of this USDO. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

(ii) An applicant with a complete application that has been submitted for approval, but where no final action has been taken prior to the effective date of this USDO, may submit a written request to the Chief Planning Official to have the application reviewed under this USDO.

(b) Approved Projects

Permits, development plans, building permits, and variances that are valid on the effective date of this USDO shall remain valid until their expiration date. Projects with valid approvals or permits shall be completed pursuant to the development standards in effect at the time of approval. If the approval or permit (including any extensions of time permitted and approved under the prior zoning ordinance and/or subdivision regulations) expires, future development shall comply with the requirements of this USDO.

(F) Official Zoning Map

The location and boundaries of the zoning districts established by this USDO are shown on the official Zoning Map, which is hereby incorporated into the provisions of this USDO. The Zoning Map, including all amendments, shall be the latest electronic version of the Map as amended by Common Council. All form-based district regulating plans contained within this USDO are part of the Zoning Map. The Chief Planning Official shall keep the Zoning Map up-to-date as changes and amendments are made.

(G) Interpretation

The Chief Planning Official shall be authorized to interpret the provisions of this USDO, including but not limited to the location of zoning district boundary lines, unless a different City official is specifically designated in this USDO to make a particular interpretation. The decisions of the Chief Planning Official are subject to appeal to the Board of Zoning Appeals. An applicant may request a formal written interpretation of this USDO be made by the Board of Zoning Appeals.

(H) Relationship to Other Regulations

If provisions of this USDO are inconsistent with one another, with provisions of other adopted codes or ordinances of the City, or with provisions of applicable county, state, and federal laws, the more restrictive provision shall govern to the extent permitted by law. However, if standards in an overlay zoning district conflict with other provisions of this USDO, or with provisions of other adopted codes of ordinances of the City, the provisions of the overlay zoning district shall apply regardless of whether they are more restrictive or more permissive than the standards with which they conflict.

(I) Relationship to Private Agreements and Covenants

Nothing in this USDO is intended to supersede, annul, or interfere with any easement, covenant, or other agreement between private parties, but such private agreements shall not excuse any failure to comply with this USDO. The City shall not be responsible for enforcing private agreements.

(J) Definitions

Definitions and Rules of Construction used in this USDO are in Section 375-6 (Definitions and Rules of Construction).

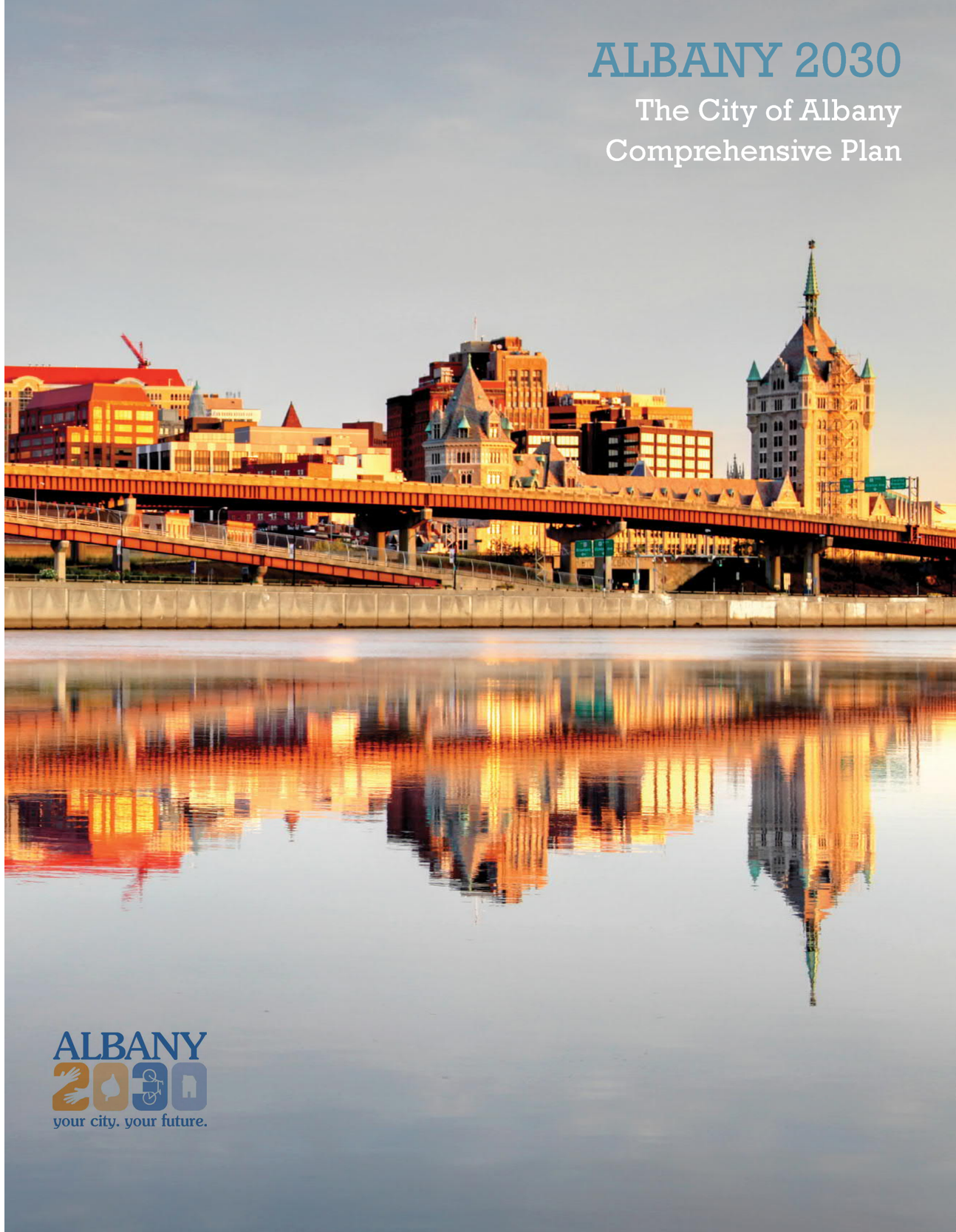
(K) Severability

If any clause, sentence, paragraph, section or part of this USDO shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered. Without affecting this general statement, each section of the sign regulations in Section 375-4(I) (Signs) are specifically severable, and the invalidity of any regulation in that section shall not affect the validity or enforceability of other regulations in that section.

THE CITY OF ALBANY COMPREHENSIVE PLAN, 2030

Find the full version of this document for reference using the link below:

http://www.albany2030.org/general/final-plan



ALBANY 2030

your city. your future.

Adopted April 2, 2012

THE VISION OF ALBANY IN 2030

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The City promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

THE VISION COMPONENTS

1. Safe, Livable Neighborhoods

Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.

2. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning.

3. Vibrant Urban Center

As the capital of New York and a destination for work, play, and tourism, Albany is the region's primary center of government, education, health care, employment, and the arts. Downtown Albany is a vibrant mix of business, residential, educational, cultural, and entertainment uses connected to the Hudson River waterfront.

4. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.

5. Green City

Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources.

6. Prosperous Economy

The City is a pillar of the regional and global economies, providing good employment opportunities for all residents with a focus on green jobs and technology.