

Middle School Reconfiguration Review of Options



September 13, 2018
Board of Education Meeting



Historical Context: Grade Configuration Phase 1

6th grade at both the elementary and secondary levels (approximately mid-1990's)

Grade Configuration Phase 1 (2015 – 2016)

- All sixth-graders in middle school
- Grade 6-8 middle school model

Key Rationale:

- Academic performance
- Students entering middle schools at both 6th and 7th grade creates two years of substantial disruption for schools.
- MS principals recommended strongly that three years is the minimum needed to build relationships with students and put them on the road to success in HS
- CSDA adopts a middle school philosophy

Note:

The Phase 1 work had determined that 6th graders belonged in Middle School. However, even with the new Edmund O'Neal Middle School for Excellence, current middle schools were not large enough to house all the grade 6 students.



Historical Context: Grade Configuration Phase 2

Grade Configuration Phase 2 (September 2016 – September 2017)

The second Grade Configuration Committee reviewed a large number of options for a fourth middle school or a third larger middle school to address this problem. The committee recommended two options with to the Board in September 2017.

- Rejected ASH and TOAST as being too small
- Rejected Giffen because using it as a Middle School would leave the South End with no elementary school
- Rejected using Arbor Hill as a much bigger, 800 seat middle school, with a consensus that 650 is the maximum number for a good middle school program
- Rejected building an entirely new school because of the substantial cost (about twice estimates for the various renovation options) and the lack of an appropriate available site in the City.
- North Albany and Arbor Hill were the preferred options because they offered the most space and a middle school on the North side of town.

Committee recommendation (September 2017):

- Four middle schools of either 650 or 500 students
- Arbor Hill recommended as the third middle school
- North Albany as a fourth middle school, and
- Edmond J. O’Neal as another middle school option



Historical Context: Additional Information

Board of Education Requests Additional Information (October 2018 – April 2018)

After careful consideration of the recommendations of the Grade Configuration 2 committee, the Board asked for two new items of information:

- An updated demographic study, and
- A feasibility study of options based on the work of Grade Configuration Phase 2 Committee

Note:

- The new demographic study suggested that while MS enrollment would continue to grow, it would not grow as much as anticipated in the prior 2015 study.
- Four elementary schools still have sixth grade students.
- Seven options were presented to the board in April 2018 as Options A, B, C, D, E, F and G.



Historical Context: Considerations

Board of Education Requests Additional Considerations (May 2018 – September 2018)

- Community meetings held to receive input
- Board of Education eliminated options B, C & F
(which had Arbor Hill as a Middle School)

Note: Community felt strongly that AHES needed to maintain its long-time role as a neighborhood elementary school, and that the walking distance to NAA would be problematic for the large number of impacted students.

- Board of Education eliminated option G
(which allowed for two small schools of 375 seats at NAA and EONMSE)

Note: While the least expensive, this option provided almost no flexibility should enrollment grow naturally or via a charter school shut down.



Remaining Options

Board of Education Remaining Options – September 2018

That leaves options A, D & E from the feasibility study. They are similar in many ways:

- All anticipate a middle school at the current North Albany Academy site with the majority of the elementary students there going to Arbor Hill.
- All anticipate Arbor Hill becoming a larger elementary school to accommodate the former North Albany students.
- All would require a new home to be found for the Albany International Center.
- All would be enrolled via a feeder school system that is balanced based on the academic performance of the elementary schools.
- All anticipate that the soonest we could occupy a new Middle School at the NAA site would be the in 2023-24 school year because of the need for referendum, NYSED approval design etc.



Options A/D and E (plus)

Board of Education Follow-up Steps (September 2018- Present)

Options A, D & E

500 Seat NAA Option. Formerly called Option A & D

- Renovate North Albany to house a 500 seat Middle School
- Retain a Middle School at EONMSE with 500 seats (option A) or 375 seats (option D).
- Renovate either Abrookin or Harriet Gibbons to house the AIC

650 Seat NAA Option. Formerly called Option E (now E plus!)

- Renovate North Albany to house a 650 seat Middle School
- Complete a new demographic report in the fall of 2020 and at that time decide where the AIC will go in 2023-24
- If the expected enrollment is smaller than currently anticipated AIC moves to EON, no additional construction needed. 3 middle schools of 650 each.
- If the expected enrollment is as large or larger than currently anticipated, AIC moves to either Abrookin or Harriet Gibbons, freeing up EONMSE to remain a Middle School.



MS Enrollment Projections

School Year	Enrollment Projection	
2023-2024	2,030	(Anticipated Occupancy Year)
2024-2025	2,033	
2025-2026	2,107	
2026-2027	2,136	
2027-2028	2,144	



Middle School Options A/D and E/Plus

	Option A/D	Option E/Plus
Stephen and Harriet Myers Middle School	650	650
William S. Hackett Middle School	650	650
Edmund J. O'Neal Middle School of Excellence	500/350	AIC/500
Arbor Hill Elementary School	4 Deep ES	4 Deep ES
North Albany Academy	500	650
Tony Clement Center for Education	40	40
Albany International Center	60	60
Total Capacity	2400/2250	2050/2550
Enrollment Projection	2030 to 2144	2030 to 2144
Variance between Enrollment Projections and Capacity	370/220 to 256/106	20/520 to -94/406
Middle School Construction Costs		
Construction Costs with additional YMCA Space*	\$ 26,500,000	\$ 27,200,000
Construction Costs without additional YMCA Space	\$ 27,300,000	\$ 28,500,000

* Only an option if YMCA permits the District to use additional space.

Comparison of Options A/D and E Plus

	500 Seat NAA (Option A/D)	650 Seat NAA (Option E+)
Maximum Capacity	2400 Myers: 650 Hackett: 650 NAA: 500 EON: 500/350 AIC/TCCE: 100	2550 Myers: 650 Hackett: 650 NAA: 650 EON: 500 AIC/TCCE: 100
Possible 3 Middle School solution	Very unlikely. With only two 650 seat schools it's very unlikely that we'd have small enough enrollment to have all middle schoolers in three schools. The maximum capacity at three schools would be $650+650+500+100$ (at specialty programs) = 1900.	Possibly. It's an option if enrollment is only a bit lower than the current demographic report. The maximum capacity at three schools would be $650 \times 3 + 100$ (at specialty programs) = 2050 Current projections are that this would not work for most years. A new demographic report in a few years will give us more information to finalize the decision.

Comparison of Options A/D and E Plus

	500 Seat NAA (Option A/D)	650 Seat NAA (Option E+)
Possible four middle school solution	Yes. It requires it.	Yes. It's an option if enrollment is high enough to justify it.
Construction cost implications	\$26.5 million	<p>\$27.2 million which is \$700,000 more than the 500 seat option for NAA, but creates an addition 150 seats indefinitely</p> <p>An additional \$3.6 million to renovate Harriet Gibbons or Abrookin if needed based on the '20-'21 demographics report.</p>
Operating Costs Implications 500 seat middle schools are more expensive to run on a per student basis due to staffing requirements than 650 seat schools.	<p>Higher:</p> <p>Two 500 seat schools would be \$31 million, or \$28.2 million if EON was 350 seats as opposed to 500 seats.</p>	<p>Lower:</p> <p>\$24.7 million if the District can operate with three 650 seat schools.</p> <p>If a fourth 500 seat school is needed (<i>Plus</i>) and it were fully occupied, then the costs would increase to \$31.9 million. However, if only 350 seats were needed in the fourth school, then the operational costs would be similar to Option D.</p>

Comparison of Options A/D and E Plus

	500 Seat NAA (Option A/D)	650 Seat NAA (Option E+)
Other	Fixed and certain. Decisions are made now and implemented by 2023-24.	Flexible, but more complex. At most, there would be one 500 seat school. Final decision not made until 2020-21. If the additional space is necessary, it would require a second, much smaller referendum. All schools still open 2023-24

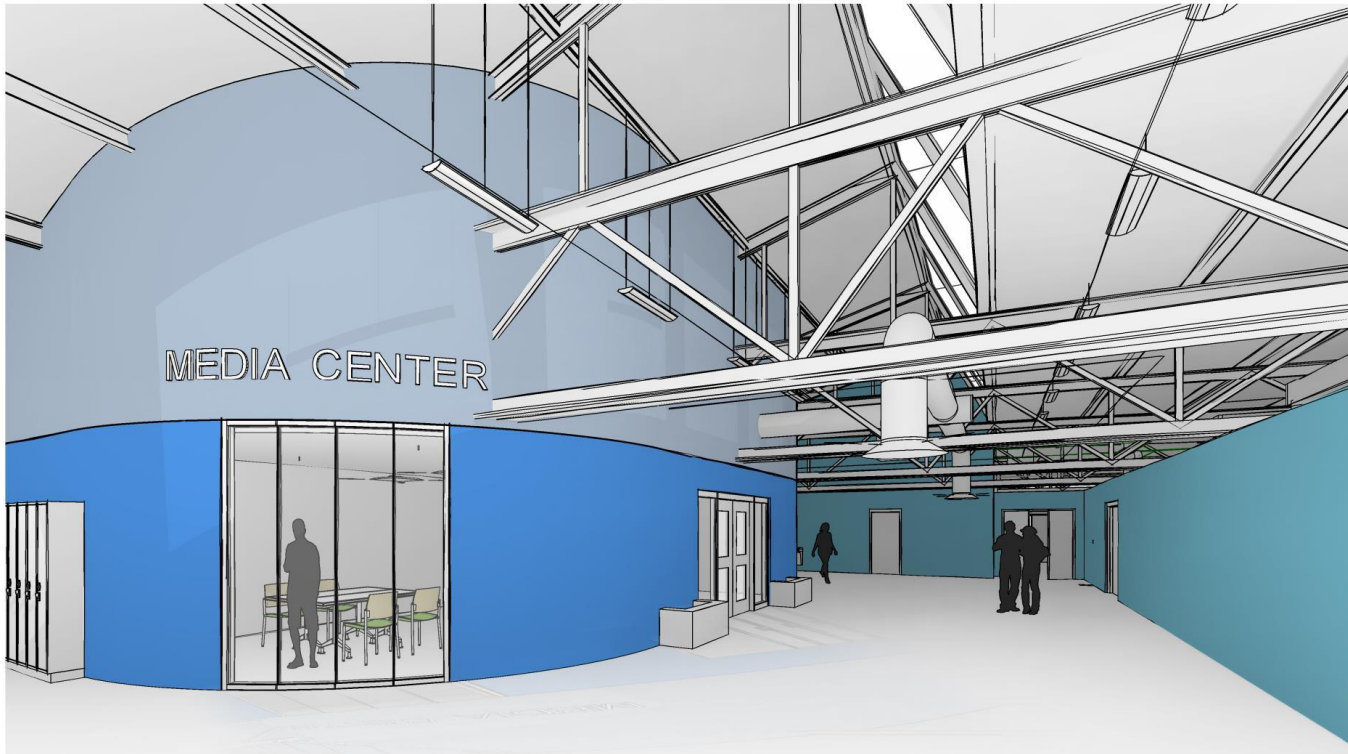


Abrookin for Albany International Center



Typical Classroom

Abrookin for Albany International Center



Lobby

Proposed Implementation Timeline

	Sep-18	Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
500 Seat NAA (Former Opt. A/D) -- Project at NAA, Arbor Hill Elementary, and either Harriet Gibbons or Abrookin for the Albany International Center						
Public Referendum	May-19					
Design & SED Approval	Jun-19 Dec-20					
Bidding & Award	Jan-21 Feb-21					
Constructon	Apr-21 Jul-23					
Occupancy	Sep-23					
650 Seat NAA (Former Option E) -- Project at NAA and Arbor Hill Elementary						
Public Referendum	May-19					
Update Enrollment	Oct-20					
Design & SED Approval	Jun-19 Dec-20					
Bidding & Award	Jan-21 Feb-21					
Constructon	Apr-21 Jul-23					
Occupancy	Sep-23					
E Plus - Only if a 4th Middle School is necessary, small project at either Harriet Gibbons or Abrookin for the Albany International Center						
Second Referendum	May-21					
Design & SED Approval	Jan-21 Feb-22					
Bidding & Award	Mar-22 Apr-22					
Construction	May-22 Jul-23					
Occupancy	Sep-23					

<-- Determine if 4th Middle School is necessary



Questions/Discussion