



Okemos Public Schools

2022 Bond Proposal

Steering Committee #3

February 9, 2022

TowerPinkster
Architecture · Engineering · Interiors

 **CHRISTMAN**
BUILDING SINCE 1894



Agenda

- ❑ Today's Agenda
- ❑ Update to Listening Sessions
- ❑ Facilities Assessment
- ❑ Approach to Developing Concepts
- ❑ Finalize Guiding Principles
- ❑ Wrap Up + Next Meeting

Update to Listening Sessions

What we heard:

- Storage space needed for performing arts
- HS auditorium is not right-sized for number of students
- New pool is needed to compete with peers
- Track updates needed
- Tennis complex improvements needed
- Softball field needs to be moved
- Multipurpose indoor practice facility?

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What is a Facilities Assessment?

- Provides an inventory of District facilities
- Determines general condition of facilities
- Determines an opinion of probable cost for each assessed building, campus site and an aggregate for all facilities in the district



Note: The findings represent a “snapshot in time”

How Was the Assessment Developed?

- Site Visits: OPS, Christman + TowerPinkster
- Documentation of Existing Conditions
- Review Facility Assessment Reports
- Assign Cost Estimates
to Observed Deficiencies
- Note that Renovation Costs
Represent Current Usage
Not “21st Century Level”



Key Terms to Understand

	REMAINING UTILITY	EXAMPLES	TIMING FOR REPLACEMENT
REPLACE/ POOR	No Longer Meets Current Use/Code/Near End of Life	Replace Boilers to Avoid Costly Shutdown/Improve Efficiency	Next 3-5 Years
FAIR	Meets Current Use, Showing Signs of Age	Lighting is LED, but Contains Retrofit Bulbs	Next 10 Years
GOOD	Meets Current/Future Needs	Flooring has Limited Cracking and Has Been Maintained	Not Expected in Next 10 Years

Sample of Building Level Analysis

05 | WARDCLIFF ELEMENTARY

WARDCLIFF ELEMENTARY

Use: Closed / Community Functions
Built: 1955
Additions & Renovations: 1967/87/2012

Total Building Area: 33,000 SF
Site Area: 20 acres
Students: 0



Sample of Building Level Analysis

Facility Assessment

Building Name Wardcliff Elementary

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years

Fair = item meets current use, showing signs of age and should be replaced in the next 10 years

Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 5 years

Replace = item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3

SITE				comments
	Good	Fair	Poor	
Drainage	x			No reported issues.
Asphalt Parking/ Drives		x		Asphalt pavement in fair condition.
Sidewalks				
Adequate Parking		x		Parking capacity is likely undersized if the facility was reopened as a school.
Bus Loop			x	No separate bus loop
Playgrounds			x	Community requesting upgrades - neighborhood location - cause for lots of use. Community garden located here.
Student Drop off Area		x		One loop with parking
Landscaping			x	Front landscaping is overgrown.
Irrigation Systems				
Athletic fields		x	x	Adjacent soccer fields rented and used by the community. Asphalt pavement for basketball is cracked and in poor condition.
Fencing				
Service Entrance				
Signage			x	
Dumpster Location				
Traffic Directions				
Parking Lot Lighting				No parking lot lighting currently, wall packs on building
Electrical Service				Low connection point to building (very similar to issue noted at Cornell Elem) located on SE corner of site, runs in close proximity to current playground location.
Community Garden				Present on north end of site - used by community members.

ARCHITECTURAL				comments
	Good	Fair	Poor	
Building Shell		x		
Roofing	x	x		2004 Firestone membrane. Leaks present. Membrane needs to be inspected and replaced. Exterior gravel stop fascia needs to be reinstalled as well.
Exterior Windows			x	Mixture of window types around building based on original areas v. renovations. Units present that need to be replaced. Not thermally efficient, need performance and operational updates. Need to replaced original window frame in special education classroom (single pane).
Positive Drainage				
Defined Entry	x			Two entrances at front of building. Main entrance is not prominent.
Accessibility		x		Building does not have vestibules or automatic door hardware for ADA access. No exterior curb at main entrance lot sidewalk.
Fascia/Soffits		x		Main entrance canopy needs to be removed and replaced. Seeing signs of failing soffit panels, exposed structural signs has rust present.
Maintenance Room Entry				



ARCHITECTURAL (CON'T)	Good	Fair	Poor	comments
Masonry	x			In good condition, building has a couple different variation of exterior and interior brick. Exterior CMU stone and limestone present. Exterior stone needs to be cleaned (mildew)
EIFS		x		EIFS fascia - Bird Damage to be repaired
Caulk Joints		x		
Water Stains		x		Mildew present on exterior brick. Exterior facade in.
Exterior Doors		x		Decent condition overall - most exterior entrances are aluminum frames with insulated glass units.
Vestibule Entries			x	No secure vestibule, no card readers
Exterior Light				
General Note				

INTERIORS / FINISHES	Good	Fair	Poor	comments
Corridors				
Lights			x	Replace.
Flooring			x	Mixture of Carpet and VCT - all should be replaced. Need walk off carpet at exterior doors.
Ceiling/Walls		x	x	Replace ceiling. Walls in good condition in all areas (most have brick and painted CMU).
Lockers				
Doors			x	Wood doors and hardware should be replaced. Hollow metal frames and wire glass to be replaced.
Size of Corridor	x			Narrow compared to today's standard (currently filled with misc district supplies, desks, chairs, furniture). Classrooms and corridors used for overflow storage space.
Flow of Corridor	x			
Emergency Egress				
Vestibules			x	Not present (only main exterior entrances)
Classrooms				
Flooring			x	Replace carpet.
Ceiling			x	Replace grid and ceiling pads. Noticed another drop ceiling panels and grid above current ceilings (should be noted for removal if existing ceiling work gets included).
Egress Windows			x	Classrooms do not have exterior egress doors.... did not test operation of emergency operable windows. Noticed labels only on some windows in certain classrooms.
Casework			x	Remove and replace.
Marker/Chalkboards			x	Remove and replace.
Heat				
Air-Conditioning				
Daylight	x			Ok - most classrooms have (2) individual windows in each classroom.
Overall Size	x			
Doors			x	Replace wood doors, hardware, and hollow metal frames if possible.
Lighting			x	Upgrade.
Heating				
General Note 1				It should be noted that the 1987 renovations and additions - rooms located on the east elevation/corridor (south of current Cafe entrance). Rooms labeled as speech, reading, child care, art, kindergarten all in 'better' condition than the rest of the building. Flooring, walls, ceilings in decent/functional shape.
Toilet Rooms				

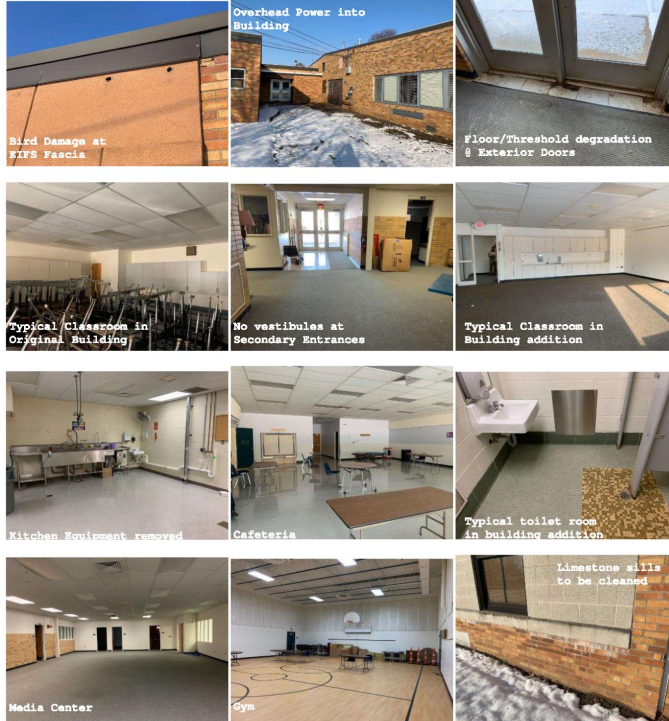
MECHANICAL (CON'T)	Good	Fair	Poor	comments
Cooling Source and Condition			x	Individual DX cooling.
Cooling Pumps and Piping				N/A.
Terminal Devices				(15) Classrooms served by horizontal unit vents that are original.
AHUs and RTUs			x	An 4,000 cfm AHU serves the Multi-Purpose room and is at end of life. An 2,000 cfm RTU serves the Media Center and is at end of life. An 2,000 cfm RTU serves the Offices and is at end of life. An 1,000 cfm AHU serves the Kitchen and is at end of life. An 800 cfm RTU serves the Computer Classroom and was installed in 2007. An AHU serves the Gym and is at end of life.
Ventilation				Exhaust fans are at the end of life. (2) 300 cfm EF's, (2) 500 cfm EF, and (7) 100 cfm EF's.
Building Management System/Controls			x	Building served by Trane BMS with partial pneumatics.
Domestic Water Piping		x		No known issues.
Water Heaters				Building served by Lochinvar water heater, 40 gallon, 34 MBH and is at end of life. Kitchen is served by 100 gallon, 200 MBH water heater and is at end of life.
Plumbing Fixtures			x	Plumbing fixtures are at end of life.
Fire Protection				N/A.
Pool equipment				N/A.

ELECTRICAL	Good	Fair	Poor	comments
Transformer size	x			
Primary/Secondary Service	x			Owner would like to relocate overhead power feed to building underground
Generator				There is no generator on site.
Occupancy Sensors				N/A.
Lighting Control System			x	Toggle switches. Needs updating.
Panels	x			Majority of panels are in good shape.
Panel Clearance	x			Need to remove storage items.
Frequency Drives				
Fire Alarm	x			Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)
Interior Lighting			x	Fluorescent fixtures throughout need to be replaced.
Exit Signs			x	Exit signs are very old and letters are dim.

TECHNOLOGY	Good	Fair	Poor	comments
IT Rooms	x			Bare minimum MDF. Needs AC.
Fiber Optic Cabling (between buildings/IT rooms)			x	Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.
Data Cabling (within buildings)	x			CAT 6 cabling. Switches were upgraded recently.
Bells/Paging System			x	Need to update paging for the district.
Clock System			x	There is no synchronized clock system. Limited atomic clocks
Classroom Audio/Video Systems			x	No AV.
Large Space Audio/Video Systems			x	No AV.
Security Camera System			x	Need to update Sony cameras and VMS (currently exacqvision software)
Access Control System			x	Limited access control. School not in active use.



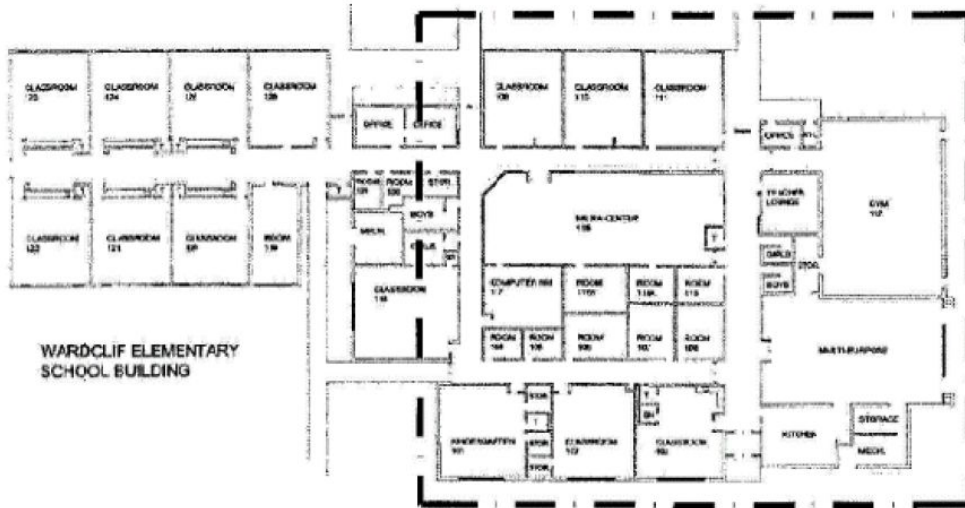
WARDCLIFF ELEMENTARY PICTURES



PICTURES (CONT')



Wardcliff Elementary



- **Use:** Closed / Community Functions
- **Built:** 1955
- **Additions & Renovations:** 1967/87/2012
- **Total Building Area:** 33,000 SF
- **Site Area:** 20 acres
- **Renovation Cost:** \$10,420,000
- **Cost/GSF:** \$316

Facilities Assessment - Discussion

- What are your thoughts about the approach?



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Approach to Developing Concepts

1. Consider
 - Facilities Assessment + Other “Must Have” Needs from Listening Sessions
 - 21st Century + Other Vision Opportunities
 - Available Funds / Budget
2. Develop Big Picture “Approach” to Concept(s)
3. Prioritize + Refine

Schedule At-a-Glance



January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February


Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April


Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30


 Steering Committee Meetings

 Steering Committee Action

 Community Forum/Survey

 Community Forum/Survey -TBD

 School Board Update/Action

 Treasury Date/Election Date

May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
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18	19	20	21	22	23	24
25	26	27	28	29	30	

October

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
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20	21	22	23	24	25	26
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Guiding Principles + Criteria: 2022



Guiding Principles - February 9, 2022

- A. Support the implementation of the OPS vision, mission, values and equity plan.
- B. Ensure 21st-century student learning and achievement as well as equitable access and development of the whole child across all of our schools.
- C. Consider viable solutions for a 5,000 student district that allow us to maintain equitable building size, class size (number of students) and square footage per student.
- D. Maintain K-4, 5-6, 7-8, 9-12 configuration for delivery of rigorous and relevant programs to meet current and future demands and instructional resources for our diverse student population.
- E. Allow flexibility for future changes in enrollment, funding and government mandates.
- F. Promote decisions as a good steward of taxpayer dollars; ensure financial stability of the district and tax implications for the citizens of Okemos.
- G. Promote optimal utilization of school buildings/facilities for our children, families, staff and community.
- H. Maintain a commitment to listen to those who are willing to share their input and consistently and transparently share available information for data driven decisions.
 - I. These guiding principles and this bond proposal will serve as the foundation of a long-term master plan for Okemos Public Schools.
 - J. Provide facilities and grounds that are reflective of the high expectations of the community and are representative of the district's reputation.

These guiding principles and this bond proposal will serve as the foundation of a long-term master plan for Okemos Public Schools.

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Next Steps

Upcoming Milestones:

- Next Meeting: Feb 23, 6-7:30pm
- Monthly Updates Continue

Questions



For More Information

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- **John Hood**
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