



**WARREN
CONSOLIDATED
SCHOOLS**



2016 BOND PROJECT UPDATE

November 2018

plante moran CRESA
REAL ESTATE CONSULTANTS



Agenda

Overview of the Bond

2018 Update

2019 Work





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2018 Update

2019 Work



Overview of Bond



2016 SCHOOL BOND PROPOSAL



**Warren
Consolidated
Schools**



Creating Dynamic Futures

Proposal to preserve our schools and remain comparable and competitive as one of Michigan's leading school districts

- Provides Essentials for a 21st Century Learning Environment
- Addresses Safety & Security, Technology, and Facilities
- Costs Approximately \$1 per Week for Most Homeowners

VOTE: Tuesday, May 3, 2016

Why Now?

- Interest rates remain at historic lows, allowing \$134.5 million to be invested in our schools for about \$1/week/home
- To stay ahead of technology is essential for today's learning environment
- To maximize our operating budget for in-classroom learning
- To best preserve our community's investment in millions of square feet of space across 27 facilities that, on average, are 40+ years old

Overview of Bond



\$134.5 Million Bond Program Features:	
Technology \$25.3 Million	<ul style="list-style-type: none"> • Upgraded technology and infrastructure to support 21st century learning • Enhanced technology in each classroom • Mobile learning devices for students • Replacement of obsolete computers • Updated and expanded wireless network
District-Wide Facility, Safety, and Security Improvements \$75.1 Million	<ul style="list-style-type: none"> • Secure entry vestibules • Security card reader systems for doors • Security cameras • Roofing and flooring replacements • Upgraded fire alarm panels • Replacement of interior and exterior doors • Improvements/upgrades to HVAC, plumbing, and lighting/electrical systems • Renovations/improvements to restrooms, locker rooms, and cafeterias • Energy enhancements • LED exterior light upgrades
Sites, Fields, and Playground Improvements \$21.2 Million	<ul style="list-style-type: none"> • Re-pavement of deteriorating parking lots and sidewalks • Replacement of worn fences • Upgrades to athletic fields, courts, tracks, etc. • Upgrades to playground areas
Bus, Furniture, and Equipment Replacement \$12.9 Million	<ul style="list-style-type: none"> • Replacement of worn, unusable classroom furniture • Replacement of school buses past useful life • Necessary band, athletic, and recess equipment

Benefits of the Bond:

- Creates modern learning setting
- Provides school safety and security enhancements
- Reduces utility costs through environmentally smart upgrades
- Maintains strong schools, which is an investment in the community and home values

Bond Considerations:

- Work to be performed from 2016-2021
- Bond sold in three series: 2016, 2018 & 2019
- All educational facilities will see initial improvements in 2017, with incremental upgrades over remaining term
- Each educational building will receive annual technology upgrades during term

Overview of Bond | Bond Team



Owner's Representative:

Plante Moran Cresa

Architect/Engineer:

Wakely Associates
Strategic Energy Solutions

Construction Manager:

George W. Auch

Technology Designer:

Integrated Design Solutions

Athletic Field Architect:

Foresite Design

Roofing Consultant:

TBD

Engineering:

Spalding DeDecker, Testing
Engineers and Consultants,
and Kem-Tec

Environmental Consultant:

Nova Environmental





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2018 Work | Overview



The planned work includes input from the Facility and Technology Committees - Sharing the Vision

- Angus Elementary School
- Harwood Elementary School
- Hatherly Elementary School
- Holden Elementary School
- Jefferson Elementary School
- Willow Woods Elementary
- Wilkerson Elementary School
- Beer Middle School
- Carleton Middle School
- Carter Middle School
- Grissom Middle School
- Cousino High School
- Warren Mott High School
- Sterling Heights High School
- Educational Service Center



2018 Work | Elementary Schools



Item	Description of Work to Be Performed
Building Exterior	<ul style="list-style-type: none">• Replace service doors and hardware• Upgrade exterior door hardware• Repair masonry• Add ladder between differing roof heights
Building Interior	<ul style="list-style-type: none">• Replace doors and hardware and re-key doors• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms• Update building signage• Replace flooring in the Media Center, Office, and stage
Classrooms	<ul style="list-style-type: none">• Replace classroom casework• Upgrade window treatments• Replace classroom flooring with LVT• Replace existing operable partitions with drywall partitions
Plumbing	<ul style="list-style-type: none">• Replace drinking fountains, and add water bottle filling station• Replace classroom sinks
Electrical Systems	<ul style="list-style-type: none">• Install power outlets and raceways for technology• Upgrade existing fire alarm system operating software• Upgrade lighting, interior emergency egress, and exit lighting
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems

***Some buildings vary slightly**



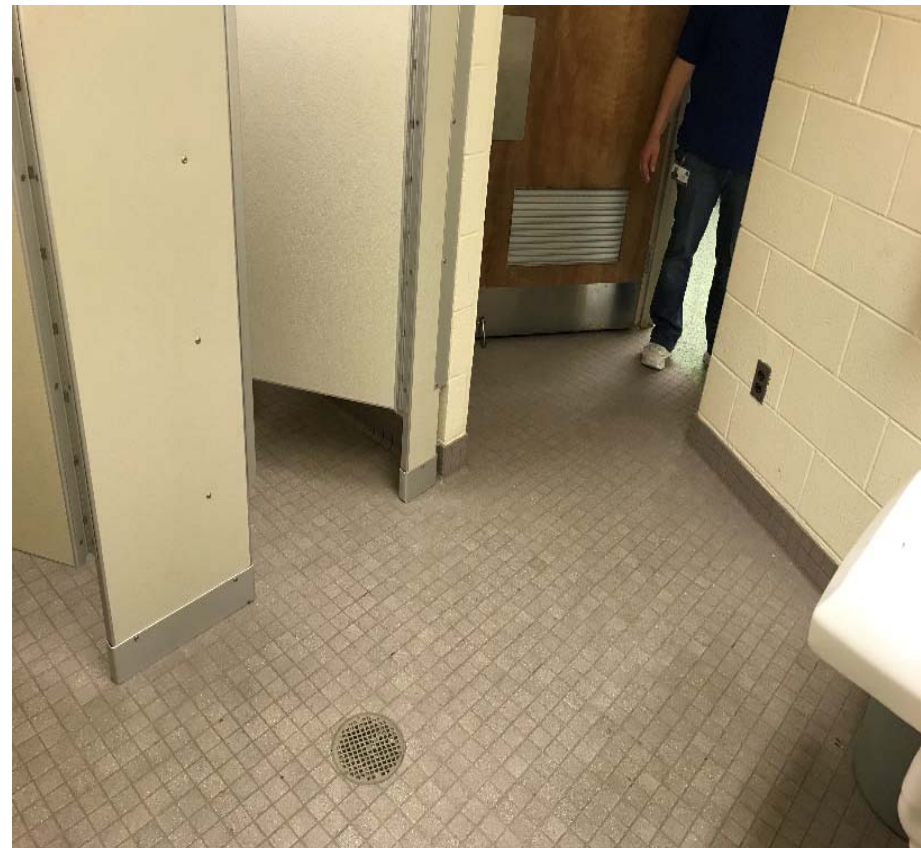
2018 Work | Elementary Schools



Jefferson Elementary School



New drinking fountain /
Water bottle filling stations



Bathroom Renovations /
New ceramic tile



2018 Work | Elementary Schools



Jefferson Elementary School



New classroom flooring
and casework

New media center carpet



2018 Work | Middle Schools



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none"> • Modify parking to improve traffic flow • Replace concrete approaches, sidewalks, steps, and stoops • Replace fencing/bollards • Improve site drainage and parking lot lighting
Building Exterior	<ul style="list-style-type: none"> • Replace service doors and hardware • Upgrade exterior door hardware • Replace overhead doors
Building Interior	<ul style="list-style-type: none"> • Replace select doors and hardware, and re-key doors • Replace sinks, toilets, urinals, flooring, faucets, & toilet partitions in restrooms • Update building signage • Replace flooring in Media Center, Office and Band rooms • Renovate home economics room and shop area • Replace Art room casework • Upgrade window treatments • Refinish Gym floor and stage curtains
Plumbing & HVAC	<ul style="list-style-type: none"> • Replace drinking fountains, and add water bottle filling station • Replace boiler, pipes, and valves • Upgrade temperature controls system
Electrical Systems	<ul style="list-style-type: none"> • Install power outlets and raceways for technology • Upgrade existing fire alarm system operating software • Upgrade lighting, emergency egress, exit lighting, and occupancy sensors
Technology	<ul style="list-style-type: none"> • Upgrade classroom instructional technology • Replace computers; Upgrade A/V systems

*Some buildings vary slightly



2018 Work | Middle Schools



Grissom Middle School



New Gym floor



Epoxy Floors



2018 Work | Middle Schools



Grissom Middle School



New door hardware and
emergency lights



New classroom flooring
and casework



2018 Work | Cousino High School



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Replace parking lot asphalt in selected areas• Modify south parking lot to improve bus drop off• Replace concrete approach• Crack fill and seal coat existing parking lots
Building Interior	<ul style="list-style-type: none">• Refinish main gym floor
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems



2018 Work | Cousino High School



New Gym floor

Parking lot repaving at Stadium



2018 Work | Warren Mott High School



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Upgrade athletic field entrance and old tennis court• Install new walkway at west side
Building Interior	<ul style="list-style-type: none">• Refinish Gym floor• Build new Concession stand
Electrical Systems	<ul style="list-style-type: none">• Upgrade exterior lighting in select areas
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems



2018 Work | Mott High School



New Gym floor



New stadium entrance at
old tennis courts



2018 Work | Sterling Heights High School



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Replace parking lot drives• Modify parking to improve traffic flow• Replace concrete approach, sidewalks, steps, and stoops• Install concrete collars around catch basins• Improve site drainage
Building Exterior	<ul style="list-style-type: none">• Replace service doors and hardware• Upgrade exterior door hardware and re-key• Replace overhead doors
Building Interior	<ul style="list-style-type: none">• Replace select doors and hardware• Replace flooring in Media Center• Refinish Gym floor
Plumbing & HVAC Systems	<ul style="list-style-type: none">• Upgrade pool filtration system• Replace boiler, pipes, and valves• Upgrade temperature controls
Electrical Systems	<ul style="list-style-type: none">• Upgrade electrical panels (boiler room/elevator)• Install power outlets and raceways for technology• Upgrade lighting, interior emergency egress and exit lighting• Upgrade existing fire alarm system operating software
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems



2018 Work | Sterling Heights High School



Parking lot repaving

New media center carpet



2018 Work | Sterling Heights High School



New Gym floor



2018 Work | Education Service Center



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Replace east, north, and south parking lots• Replace service drive out to Mound Road• Replace concrete approach, sidewalks, steps, and stoops• Install concrete collars around catch basins• Replace concrete pad for dumpster• Improve site drainage and storm sewer system• Replace fence and bollards• Upgrade parking lot lighting• Replace fuel island• Install canopy for fuel island• New front entrance gate
Technology	<ul style="list-style-type: none">• Replace computers• Install additional security cameras



2018 Work | Education Service Center



New staff, visitor and bus parking lots

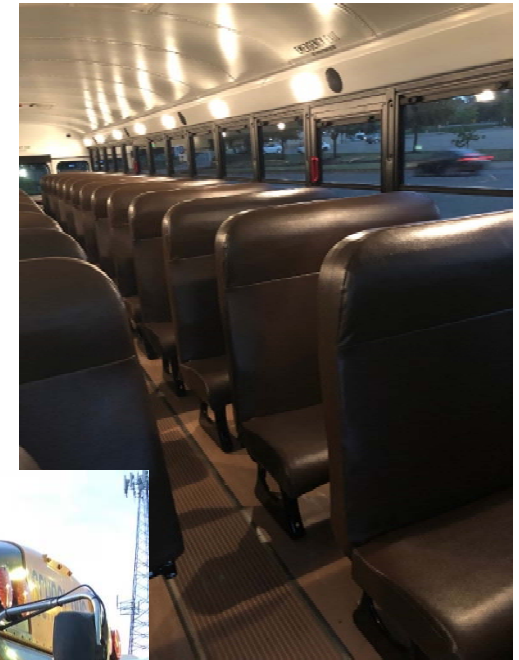
New fueling station canopy



2018 Work | Education Service Center



New Buses



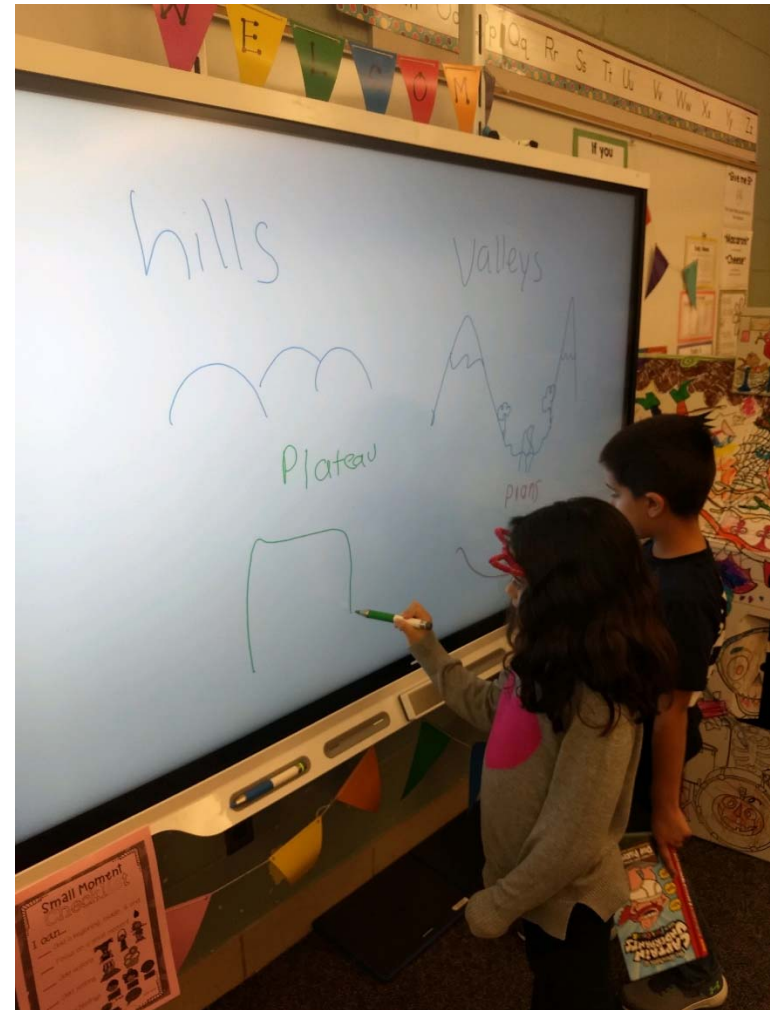
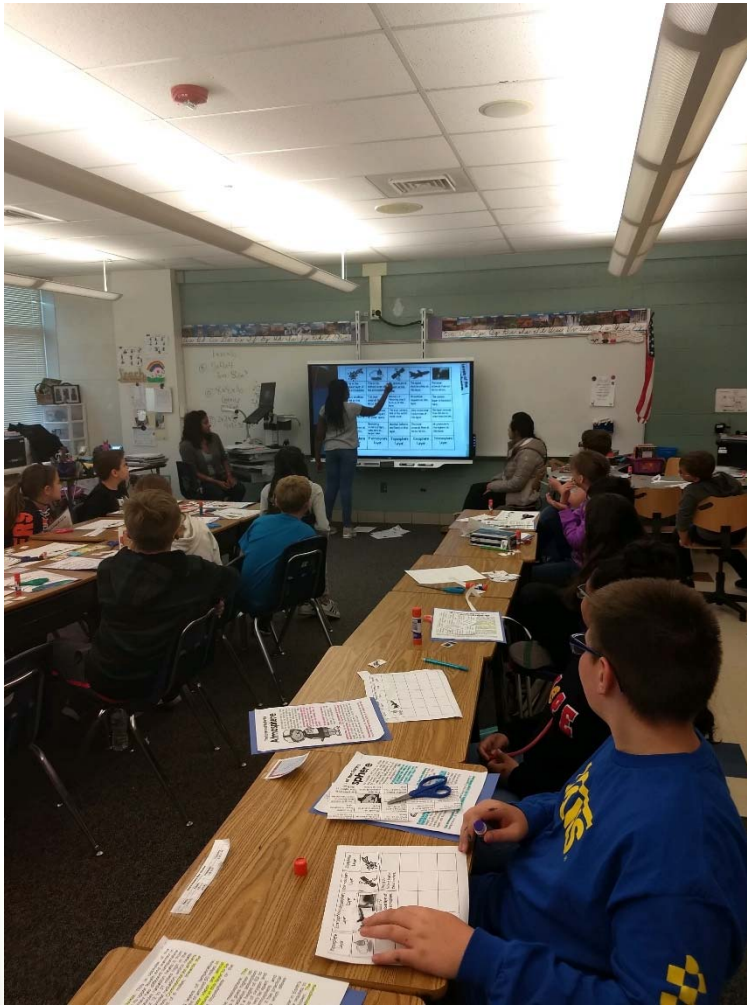
2018 Work | Overall District Technology



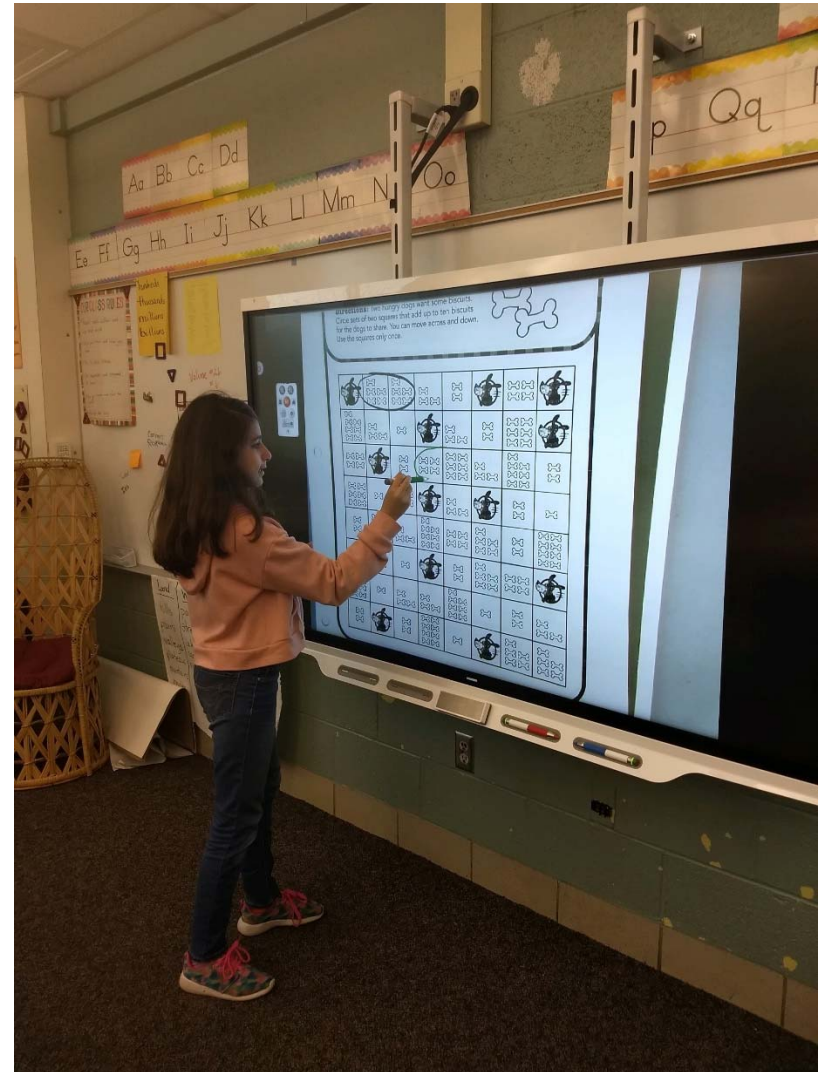
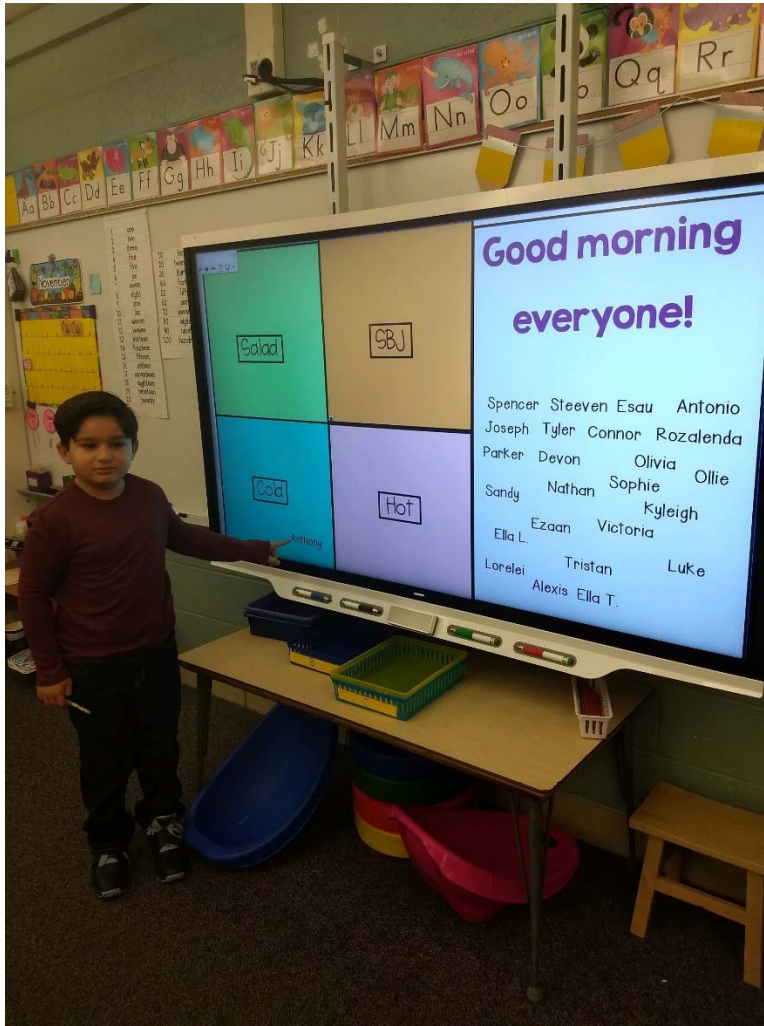
Item	Description of Work to Be Performed
Security	<ul style="list-style-type: none">• Added secure entry equipment at selected areas and replacement/new security cameras.
Classroom A/V Systems	<ul style="list-style-type: none">• New A/V Instructional Technology in every classroom integrated with new collaborative tools, and new sound reinforcement systems.
Large Format A/V Systems	<ul style="list-style-type: none">• Projector replacements, screen replacements, sound system upgrades. Areas include: Gymnasiums, cafeterias, pools, etc.



2018 Work | Overall District Technology



2018 Work | Overall District Technology



2018 Work | Anticipated Cost of Work



Construction

Site Work & Renovations – Bid Pack #5 - 9

\$ 28,750,000

Information/Technology

Classroom A/V Systems & Security

\$ 8,600,000

Total 2018 Projected Costs

\$37,350,000



2018 Work | Schedule



2018 Site Work

Closeout

Through November

2018 Renovation Work

Closeout

Through December

Hatherly Construction

Through January 2019

Hatherly Closeout

Through April 2019

Technology

Through Summer 2019





Agenda

Overview of the Bond

2018 Update

2019 Work



2019 Work | Overview



The planned work includes input from the Facility and Technology Committees - Sharing the Vision

- Black Elementary School
- Cromie Elementary School
- Jefferson Elementary School
- Siersma Elementary School
- Susick Elementary School
- Wilde Elementary
- Cousino High School
- Warren Mott High School
- Career Prep Center
- Educational Service Center



2019 Work | Elementary Schools



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Replace asphalt and concrete at select buildings
Building Exterior	<ul style="list-style-type: none">• Replace service doors and hardware• Upgrade exterior door hardware• Repair masonry• Add ladder between differing roof heights
Building Interior	<ul style="list-style-type: none">• Replace doors and hardware and re-key doors• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms• Update building signage• Replace flooring in the Media Center, Office, and stage
Classrooms	<ul style="list-style-type: none">• Replace classroom casework• Upgrade window treatments• Replace classroom flooring with LVT• Replace existing operable partitions with drywall partitions
Plumbing	<ul style="list-style-type: none">• Replace drinking fountains, and add water bottle filling station• Replace classroom sinks
Electrical Systems	<ul style="list-style-type: none">• Install power outlets and raceways for technology• Upgrade existing fire alarm system operating software• Upgrade lighting, interior emergency egress, and exit lighting
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems

***Some buildings vary slightly**



2019 Work | Cousino High School



Item	Description of Work to Be Performed
Building Interior	<ul style="list-style-type: none">• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms• Replace flooring in art, offices and toilet rooms• Update art room casework• Replace athletic and gym lockers• Upgrade gym equipment
Plumbing	<ul style="list-style-type: none">• Replace hot water heater & Pool Boiler• Replace drinking fountains
Electrical Systems	<ul style="list-style-type: none">• Upgrade existing fire alarm system operating software• Upgrade lighting, interior emergency egress, and exit lighting
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems



2019 Work | Warren Mott High School



Item	Description of Work to Be Performed
Building Interior	<ul style="list-style-type: none">• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms• Replace flooring in art, offices, toilet rooms and aux gym• Update art room casework• Replace athletic and gym lockers• Replace gym bleachers• Replace gym equipment and scoreboards
Plumbing	<ul style="list-style-type: none">• Replace drinking fountains
Electrical Systems	<ul style="list-style-type: none">• Upgrade existing fire alarm system operating software• Upgrade lighting, interior emergency egress, and exit lighting
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems



2019 Work | Career Prep Center



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Replace concrete walks and approach• Demo old playground; Improve storm water drainage
Building Exterior	<ul style="list-style-type: none">• Replace exterior doors and hardware
Building Interior	<ul style="list-style-type: none">• Replace doors and hardware and re-key doors• Replace flooring in corridors, cafeteria, art, offices, toilet rooms• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms
Plumbing	<ul style="list-style-type: none">• Replace hot water heater• Replace water fountain; add bottle filling station
HVAC Systems	<ul style="list-style-type: none">• Replace roof top units; Replace boilers
Electrical Systems	<ul style="list-style-type: none">• Install power outlets and raceways for technology• Upgrade existing fire alarm system operating software• Upgrade lighting, egress lights, and exit lighting
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers; Upgrade A/V systems



2019 Work | Service Center



Item	Description of Work to Be Performed
Building Exterior	<ul style="list-style-type: none">• Replace exterior doors and hardware• Repair masonry• Add ladder between differing roof heights
Building Interior	<ul style="list-style-type: none">• Replace flooring in corridors, cafeteria, offices, and restrooms• Replace interior doors and hardware• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms• Replace corridor ceilings
Plumbing	<ul style="list-style-type: none">• Replace water fountains, and add water bottle filling station
HVAC Systems	<ul style="list-style-type: none">• Replace roof top units
Electrical Systems	<ul style="list-style-type: none">• Add emergency generator• Install power outlets and raceways for technology• Upgrade existing fire alarm system operating software• Upgrade lighting, egress lights, and exit lighting



2019 Work | Bond Budget



Construction

Site Work	\$1,020,000
Renovations	\$8,830,000
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Subtotal	\$9,850,000

Total 2019 Budget \$9,850,000



2019 Work | Bond Schedule



- Schedule for Summer 2019 Projects:
 - Construction Documents Nov 2018
 - Bid Phase Dec 2018
 - Award Recommendations Jan – Feb 2019
 - Material Expediting Mar – May 2019
 - Construction Jun – Aug 2019



Next Steps



- Next Board update Spring 2019 with review of updated budget and schedule and a look ahead to anticipated 2020 activity
- Please visit wcskids.net for more information
- Questions?

