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2022 Bond - Project Update

January 17, 2024



Agenda



Bond Overview

Schedules

Work To Be Performed

Financial Summary

Questions and Answers



Bond Overview – General Info



On May 3, 2022, voters approved a **\$150M School Bond** to address capital needs across the 26 buildings within the District. Bond work is planned to be completed over the course of **7 years from 2022-2028**.

The funds will be used to address the following areas across the District:

- 1) Heating, Ventilating, Air Conditioning, and Electrical Infrastructure Improvements
- 2) Temperature Controls Replacement
- 3) Safety and Security Enhancements
- 4) Technology and Equipment
- 5) Athletics
- 6) Site Improvements
- 7) Buses, Classroom and Staff Furniture, and Equipment Replacement
- 8) Playground Enhancements

These areas were identified during the 2020 Facility Needs Assessment but may be refined over the course of the bond based on the needs of the District.



WCS's 7 Year Capital Funding Needs

Critical Needs

\$85 M

- HVAC Equipment Replacement and Upgrades
- Temperature Controls Replacement
- Electrical Power Upgrades for New HVAC
- Technology Enhancements

Infrastructure Upgrades

\$35 M

- Lighting Upgrades In All Facilities
- Roof Replacement
- Paving, Curb and Sidewalk Replacement

Property Enhancement

\$30M

- Baseball / Softball Field Dugouts
- Football Field Concessions With Team Rooms
- Scoreboard Upgrades

Overall identified needs

\$150M



Schedule - Construction



2022 Bond Funds were planned for updates and improvements to 12 elementary schools, 4 middle schools, 3 high schools, and 4 special facilities across the District. A breakdown of buildings where the majority of the work will be completed by year is below.

2022	2023	2024	2025	2026	2027	2028
<ul style="list-style-type: none"> • Planning, Design, & Procurement Work 	<ul style="list-style-type: none"> • HVAC Replacement at all High Schools • SHHS & Cousino: Pool Filter Replacement • Mott Boilers 	<ul style="list-style-type: none"> • Green Acres • Harwood • Lean • Siersma • Beer • Mott: Interiors & Replace Pool Filter • ESC Davy Street Security Gate * Districtwide Playground Equip * SHHS Chillers 	<ul style="list-style-type: none"> • Black • Willow Woods • Carleton • SHHS – Interior, Site Works & Dug-outs • Mott: Baseball Dug-outs & Site Work 	<ul style="list-style-type: none"> • Holden • Jefferson • Susick • Grissom • Cousino – Interior, Site Works & Dug-outs 	<ul style="list-style-type: none"> • Cromie • Wilde • Wilkerson • Carter 	<ul style="list-style-type: none"> • Butcher • CPC • Community HS • Educational Service Center • Administration • Baseball / Softball / Soccer LED Scoreboards • Stadiums Scoreboard • Stadium Emergency Lights



Schedule - Technology



2022 Bond Funds were utilized for updates and improvements to 12 elementary schools, 4 middle schools, 3 high schools, and 4 special facilities across the District. A breakdown of when the majority of the work will be done is below.

2023	2024	2025	2026	2027	2028
<ul style="list-style-type: none"> • Security Camera Upgrades • Security Card Access • District Laptops • District Firewall 	<ul style="list-style-type: none"> • Classroom A/V Upgrades • Security Camera Upgrades • Security Card Access • Building Paging Upgrades • District Laptops 	<ul style="list-style-type: none"> • Network Infrastructure Upgrades • Security Camera Upgrades • Classroom A/V Upgrades • District Laptops 	<ul style="list-style-type: none"> • Large Format A/V Upgrades • Wireless Network Upgrades • District Laptops 	<ul style="list-style-type: none"> • District Phone System Upgrades • Large Format A/V Upgrades • District Laptops 	<ul style="list-style-type: none"> • District Phone System Upgrades • District Laptops



Work Performed – 2023 Accomplishments



CONSTRUCTION

Three High School Mechanical Systems Renovated

(17) Various Mechanical Units (Dehumidification, Energy Recovery, Rooftop, Heating Hot Water Glycol Make-up)
(128) Classroom Vertical Unit Ventilators
New Building Direct Digital Control (DDC) System

Two High School Swimming Pools Renovated

Cousino and Sterling Heights - New Filtration System, Sidewall Drains and Regrouting

Many Miscellaneous Improvements

Select Flooring Replacement at **Cousino and Warren Mott**; District Wide New Task Chairs for Employee Workstations and Desks
Select Abatement, New General and Special Education Busses

Technology and Security Improvements

Classroom A/V Upgrades, Security Camera Upgrades, Security Card Access, Building Paging Upgrades, District Laptops

PLANNING AND DESIGN

Summer 2024 Design and Bidding

BOE Approved: Green Acres, Harwood, Lean, Siersma, Beer and Mott Interiors & Pool Renovation, and Technology & Security

BOE Approval Forecasted: District Wide Playground Equipment Installation, SHHS Chillers, ESC Davy Street Security Gate

Summer 2025 Design – In Progress

Initiated Design and will Bid in 2024 : Black, Willow Woods, Carleton, SHHS – Interior, Site Works & Dug-outs, Mott - Baseball Dug-outs & Site Work



Work to Be Performed – 2024 Look Ahead



CONSTRUCTION

Currently Underway: Constructability Planning, Submittals, and Procurement for:

Green Acres

Harwood

Lean

Siersma

Beer

Mott Interiors & Pool Renovation

Forecasted Approval for Design Packages Already Complete or Imminent for Summer 2024:

ESC Davy Street Security Gate

*** Districtwide Playground Equipment**

*** SHHS Chillers**

*** Technology & Security Districtwide**

PLANNING AND DESIGN

Summer 2025 Design and Bidding

Complete Design And Then Bid Out : Black, Willow Woods, Carleton, SHHS – Interior, Site works & Dug-outs, Mott - Baseball Dug- outs & Site Work

Summer 2026 Design – Initiate

Initiate Programing and Design Phase: Holden, Jefferson, Susick, Grissom and Cousino – Interiors, Siteworks and Dugouts



Work to Be Performed - Elementary Schools



Item	Description of Work Performed
Site Work	<ul style="list-style-type: none">• Replace service doors and hardware – where needed• Repair masonry• Asphalt and concrete repairs and replacement work where needed• Traffic flow modifications – where needed• Playground upgrades
Building Interior	<ul style="list-style-type: none">• Replace doors and hardware on doors not replaced in the last Bond• Replace select flooring where needed• Replace ceilings where needed• Upgrade window treatments – where needed• Replace front office casework where needed
Classrooms	<ul style="list-style-type: none">• Replace unit ventilators• Replace classroom casework – where needed• Replace select classroom flooring with luxury vinyl tile• Replace doors and hardware at doors not replaced in the last Bond
HVAC	<ul style="list-style-type: none">• Replace HVAC roof top units• Upgrade temperature controls
Electrical Systems	<ul style="list-style-type: none">• Install power outlets and raceways for technology• Upgrade electrical panels where necessary for HVAC upgrades
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade building security cameras and add additional card access• Upgrade A/V systems• PA systems



Work to Be Performed - Middle Schools



Item	Description of Work Performed
Site Work	<ul style="list-style-type: none">• Replace concrete approaches, sidewalks, steps, and stoops• Install concrete collar around catch basins• Repair/replace asphalt where needed
Building Exterior	<ul style="list-style-type: none">• Roofing upgrades where needed• Replace service doors and hardware
Building Interior	<ul style="list-style-type: none">• Replace unit ventilators• Replace select doors and hardware• Replace select flooring• Renovate home economics room and shop area• Upgrade window treatments• Replace cafeteria/kitchen ceilings• Replace front office casework where needed
Plumbing & HVAC	<ul style="list-style-type: none">• Add water bottle filling station – where needed• Replace HVAC roof top units• Upgrade temperature controls
Electrical Systems	<ul style="list-style-type: none">• Install power and raceways for technology• Upgrade electrical panels where necessary for HVAC upgrade
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade building security cameras and add additional card access• Upgrade A/V Systems• PA systems



Work to Be Performed - High Schools



Item	Description of Work Performed	
Site Work	<ul style="list-style-type: none"> • Replace concrete approaches, sidewalks, steps, and stoops • Repair/replace asphalt where needed • Baseball/softball field dugouts 	<ul style="list-style-type: none"> • Replace football field turf • Ticket booth/concessions building • Baseball/softball scoreboards • Soccer scoreboards
Building Exterior	<ul style="list-style-type: none"> • Roofing upgrades where needed • Replace service doors and hardware 	
Building Interior	<ul style="list-style-type: none"> • Replace select doors and hardware • Replace classroom unit ventilators – except SHHS • Replace front office casework where needed • Replace select locker room flooring • Replace select classroom ceilings • Replace select classroom flooring 	<ul style="list-style-type: none"> • Replace laboratory casework • Replace select markerboards • Replace auditorium seating • Replace gym/pool lockers • Replace food lab equipment • Replace display cases
Plumbing & HVAC	<ul style="list-style-type: none"> • Add water bottle filling station – where needed • Replace HVAC roof top units • Upgrade temperature controls 	<ul style="list-style-type: none"> • Replace pool filtration system • Electrical upgrades for HVAC equipment • Replace cabinet unit heaters
Electrical Systems	<ul style="list-style-type: none"> • Install power and raceways for technology • Upgrade electrical panels where necessary for HVAC upgrade 	
Technology	<ul style="list-style-type: none"> • Upgrade classroom instructional technology • Replace computers • PA systems 	<ul style="list-style-type: none"> • Upgrade building security cameras and add additional card access • Upgrade A/V systems



Work to Be Performed - Support Buildings



Butcher Center

- Upgrade asphalt paving
- Building exterior upgrades
- Roofing
- Restroom upgrades
- Kitchen equipment upgrades
- Upgrade temperature controls
- Upgrade electrical system
- Technology upgrades

CPC

- Upgrade asphalt paving
- Roofing and select exterior doors and hardware
- Replace select interior doors and hardware
- Replace select ceilings
- Replace hot water heater
- Replace cabinet unit heaters and upgrade temperature controls
- Upgrade electrical systems
- Technology upgrades

Community High School

- Upgrade asphalt paving & select sidewalk replacement
- Select roofing replacement
- Select door and hardware replacement
- Replace kitchen, media center casework
- Replace hot water heater
- Replace unit ventilators and upgrade temperature controls
- Upgrade lighting and electrical systems
- Technology upgrades

Education Service Center

- Upgrade asphalt paving & select sidewalk replacement
- Select roofing replacement
- Select door and hardware replacement
- Replace select toilets
- Upgrade temperature controls
- Lighting & electrical system upgrades

Administration Building

- Select roofing replacement
- Technology network infrastructure upgrades



Financial Summary



This Financial summary does not include any interest on investments, eRate funds, or other potential added funding sources.

Total Sources Available (does not include bond issuance, interest, rebates)	\$150,000,000
Commitments to Date	\$48,763,593
Actual Spent - through December 31, 2023	\$18,615,696
Planned Future Spending	<u>\$131,384,304</u>
TOTAL	\$150,000,000



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Questions and Discussions