



**WARREN
CONSOLIDATED
SCHOOLS**



2016 BOND PROJECT UPDATE

November 2017

plante moran CRESA
REAL ESTATE CONSULTANTS



Agenda

Overview of the Bond

2017 Update

2018 Work





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2018 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
- Staying 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 two series: 2016 & 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



Agenda

Overview of the Bond

2017 Update

2018 Work



2017 Work | All Buildings



- Angus Elementary
- Black Elementary
- Cromie Elementary
- Green Acres Elementary
- Harwood Elementary
- Hatherly Educational Center
- Holden Elementary
- Jefferson Elementary
- Lean Elementary
- Siersma Elementary
- Susick Elementary
- Wilde Elementary
- Wilkerson Elementary
- Willow Woods Elementary
- Beer Middle
- Carleton Middle
- Carter Middle
- Grissom Middle
- Cousino High
- Warren Mott High
- Sterling Heights High
- Butcher Educational Center
- Flynn Education Center
- Career Prep Center
- Administration Building
- Educational Service Center

2017 Work | Elementary Schools



Item	Description of Work Performed
Playgrounds	Replacement of underdrainage, wood fiber, and equipment and accessories
Ballfields	Replacement and upgrade of fencing, benches, and infield mix
Parking Lots	Repavement, additions, extensions, crack fill, seal coats, collars, restriping, and sidewalk replacement
School Signs	Installations and replacements
Stage Curtain	Replacement of stage curtains and rigging
Boiler	Replacement of boiler equipment
Exterior Lighting	Replacement of parking lot lights to LED, and replacement of exterior building lighting
Security	Replacement of secure entry equipment at selected areas, and replacement or installation of new security cameras
Network	Installation of IT cabling, wireless system upgrades, network switch gear, and universal power systems (UPS)
Phone	Installation of Voice Over Internet Protocol (VOIP) phone system with unified messaging

*Some buildings vary slightly

2017 Work | Elementary School Upgrades



New LED signage installed



2017 Work | Elementary School Upgrades



Playground upgrades



New boilers

2017 Work | Middle Schools & Other Buildings



Item	Description of Work Performed
School Sign	Replacement of school sign with new LED digital sign
Kitchen	Addition of new ovens
Security	Installation of secure entry equipment at selected areas, and replacement or installation of new security cameras
Network	Installation of IT cabling, wireless system upgrades, network switch gear, and universal power system (UPS)
Phone	Installation of Voice Over Internet Protocol (VOIP) phone system with unified messaging

***Some buildings vary slightly**

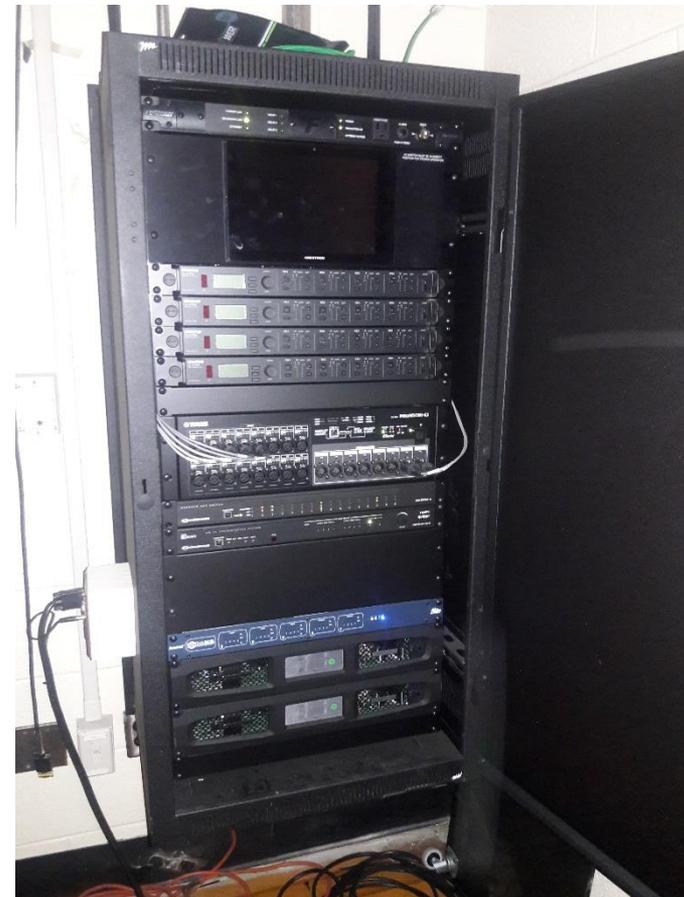
2017 Work | Middle Schools & Other Upgrades



New Butcher kitchen



2017 Work | Middle Schools & Other Upgrades



Butcher theatre A/V and lighting upgrades

2017 Work | Cousino High School



Item	Description of Work Performed
Athletic Fields	Installation of new tennis courts, running track, turf field, and stadium sound system
Parking Lot	Repaving of rear drive lanes and parking lots on south and west sides of school, as well as isolated structure restorations, concrete collars, sidewalk replacement, restriping, etc., around the site (additional work to be completed in 2018)
Doors & Floors	Replacement of selective doors, frames, hardware, and selective floors
Kitchen	Upgrades to the Kitchen, including a new dishwasher and floor tile in the serving line
Boiler	Replacement of boiler equipment
Exterior Lighting	Replacement of parking lot lights to LED, and replacement of building wall lights
Pool	Upgrades to filter room and pool grouting
Flooring	Replacement of Media Center and Band room flooring
Selective Demolition	Demolition of old portable classrooms
Security	Replacement and installation of new security cameras, including those at the stadium
Network	Installation of IT cabling, wireless system upgrades, network switch gear, universal power system (UPS), and stadium wireless
Phone	Installation of Voice Over Internet Protocol (VOIP) phone system with unified messaging
Computers & Laptops	Purchasing of new desktop and laptop computers

2017 Work | Athletic Fields – Cousino HS



2017 Work | Warren Mott High School



Item	Description of Work Performed
Athletic Fields	Installation of new tennis courts, running track, turf field, and stadium sound system
Parking Lot	Repaving of rear drive lanes and parking lots on south and west sides of school, isolated structure repairs, concrete collars, sidewalk replacement, restriping, etc., around the site (additional work completed in 2018)
Doors & Floors	Replacement of selective doors, frames, hardware, and selective floors
Kitchen	Upgrades to Kitchen, including a new dishwasher and floor tile in the serving line
Exterior Lighting	Replacement of parking lot lights to LED, and replacement of building wall lights
Pool	Upgrades to filter room and pool grouting
Security	Replacement and installation of new security cameras, including those at the stadium
Network	Installation of IT cabling, wireless system upgrades, network switch gear, universal power system (UPS), and stadium wireless
Phone	Installation of Voice Over Internet Protocol (VOIP) phone system with unified messaging

2017 Work | Athletic Fields – Warren Mott HS



2017 Work | Sterling Heights High School



Item	Description of Work Performed
Athletic Fields	Installation of new tennis courts, running track, turf field, and stadium sound system
Performing Arts Center	Installation of new stage curtains, renovation of lighting system, and renovation of audio visual systems
Doors & Floors	Replacement of selective doors, frames, hardware, and floors
Exterior Lighting	Replacement of parking lot lights to LED, and replacement of building wall lights
Security	Replacement or installation of new security cameras, including those at the stadium
Network	Installation of IT cabling, wireless system upgrades, network switch gear, universal power system (UPS), and stadium wireless
Phone	Installation of Voice Over Internet Protocol (VOIP) phone system with unified messaging

2017 Work | Athletic Fields – Sterling Heights HS



2017 Work | Anticipated Cost of Work Performed



Construction

Site Work	\$13,500,000
Renovations	\$11,400,000
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Subtotal	\$24,900,000

Information/Technology

\$7,600,000

Other (equipment, etc.)

Total 2017 Costs

\$32,500,000

- All schools opened on time, safe, and secure
- The projects are within overall budget
- We are in the process of finalizing change orders for 2017 work
- Plan to perform a Bond Audit in the spring of 2018



Agenda

Overview of the Bond

2017 Update

2018 Work



2018 Work | Overview



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

- Angus Elementary School
- Beer Middle School
- Harwood Elementary School
- Carleton Middle School
- Hatherly Elementary School
- Carter Middle School
- Holden Elementary School
- Grissom Middle School
- Jefferson Elementary School
- Flynn Educational Center
- Willow Woods Elementary School
- Cousino High School
- Wilkerson Elementary 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• Upgrade fascia• Restoration of masonry
Building Interior	<ul style="list-style-type: none">• Replace doors and hardware and re-key all doors• Replace sinks, toilets, urinals, flooring, and faucets in the restrooms• Update building signage• Replace flooring in the Media Center, Office, and stage• Replace existing operable partitions with drywall partitions
Classrooms	<ul style="list-style-type: none">• Replace classroom casework• Upgrade window treatments• Replace classroom flooring with VCT
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 | 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 • Install concrete collars around catch basins • Improve site drainage • Upgrade 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 all doors • Replace sinks, toilets, urinals, flooring, faucets, & toilet partitions in restrooms • Update building signage • Replace flooring in Media Center, Office, Band and computer rooms • Renovate home economics room and shop area • Replace Art room casework • Upgrade window treatments • Refinish Gym floor • Replace 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 | Cousino High School



Item	Description of Work to Be Performed
Site Work	<ul style="list-style-type: none">• Replace asphalt in north parking lot• Replace visitor lot and front lane asphalt paving• Modify parking to improve traffic flow• Replace concrete approach• Crack fill and seal coat existing parking lots
Building Interior	<ul style="list-style-type: none">• Refinish Gym floor
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems

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
Building Interior	<ul style="list-style-type: none">• Refinish Gym floor
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



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• Replace secondary boiler (pool/hot water)
Electrical Systems	<ul style="list-style-type: none">• Upgrade electrical panels (boiler room/elevator)• Install occupancy sensors
Technology	<ul style="list-style-type: none">• Upgrade classroom instructional technology• Replace computers• Upgrade A/V systems



2018 Work | Educational 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
Technology	<ul style="list-style-type: none">• Replace computers• Install additional security cameras



2018 Work | Bond Budget



Construction

Site Work	\$5,700,000
Renovations	\$16,300,000
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Subtotal	\$22,000,000

Information/Technology

\$8,500,000

Other (equipment, etc.)

Total 2018 Budget

\$30,500,000



2018 Work | Schedule



2018 Site Work

Construction Documents	September 2017 – November 2017
Bid Phase	November 2017 – December 2017
Recommend for Award	January 2018
Award Packages	February 2018
Construction	June 2018 – August 2018

2018 Renovation Work

Construction Documents	September 2017 – December 2017
Bid Phase	December 2017 – January 2018
Recommend for Award	January 2018
Award Packages	February 2018
Construction	June 2018 – August 2018
Second Shift Construction	April 2018 – June 2018
Technology	April 2018 – August 2018