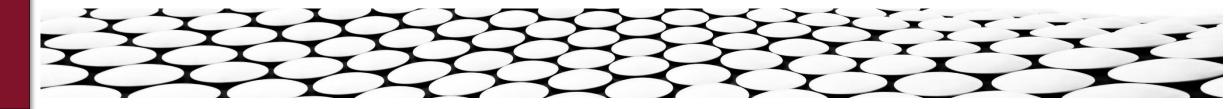
ROCHESTER COMMUNITY SCHOOLS

PRIDE IN EXCELLENCE

2021 FACILITY ANALYSIS AND RECOMMENDATION TO THE BOARD OF EDUCATION

April 12, 2021





- School buildings renovated first (all substantially completed March 2021)
- Administration building total bond 2015 budget = \$3.6 million
 - December 2018 Award proposal for facility assessment
 - January 2019 Assessment begins
 - Drawing review and on-site inspections and evaluations of MEP (system types, capacities, life expectancy, etc.)
 - March 2019 Program and staff needs assessments
 - Meetings included department staff/architect/executive administration/facilities staff
 - September 2019 Building assessment report
 - Facility inspection findings
 - Options summary and conclusions



Administration building





Facility inspection findings

Four significant issues:

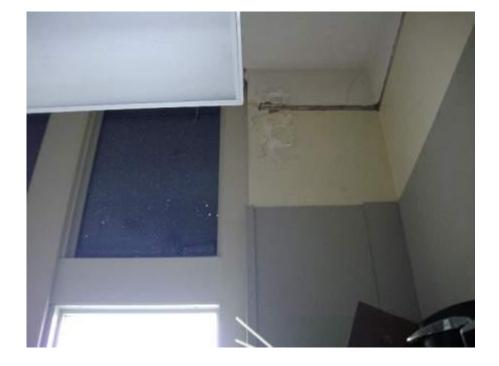
- 1. Roof replacement including reworking parapet to roofing material intersections; removing and replacing top stone/precast caps; sealing the roof and parapets from the elements; removing and replacing steel lintels over windows
- 2. Replace 1989 lobby addition damage to structure over time above the lobby and corridor windows is so severe remediation is impossible; entire structure must be demolished and rebuilt
- **3.** Public restrooms all public restrooms do not meet current barrier-free codes; there are not enough restrooms to meet the required restroom fixture count for the size of the building.
- 4. Stairways and elevators none of the stairways within the facility meet current codes; guardrails and handrails would have to be rebuilt in two of the stairways; two stairways would have to be enclosed with fire-rated doors installed; fire rated doors would have to be replaced in two stairways; and the combustible material would have to be removed in one stairway. New fire-rated doors and frames would have to be installed at the freight elevator on all floors.

Also: windows (majority have failing sealant and have been damaged over time from leaking parapets and lack of weep holes; doors (some do not meet barrier-free clear space); ramp (does not meet barrier-free code; stairs are deteriorating); exterior stair to board room (does not meet code standards and would require new drainage and replacement of concrete around stairway)



Roofing





Typical issue for the top of the wall where there is stone coping. Roof membrane should go up the wall and under the stone coping. Typical window head on the third level. Water damage to window head and wall.



1989 Lobby addition



Typical condition of main corridor sloped skylight. Design does not allow for free flow of moisture.



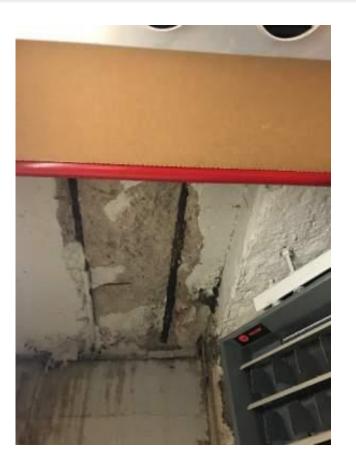
Hallway atrium in disrepair. Full re-build required in any renovation.



Stairways and walkways



Stair to be enclosed and combustible material replaced. Under renovation, code dictates stairs to be enclosed.



Room under exterior walkway. Damage has been caused by the infiltration of water and room should be demolished.



Windows





Typical level 3 window head above ceiling.



Alternative spaces

- September/October 2019 Begin to identify alternative spaces for ECSE/SAC/Police liaison offices; technology hub; REA Representative office; department staff/facilities staff/executive administration
 - Early Childhood Special Education (ECSE) classrooms/offices to Hamlin Elementary School
 - School Aged Care (SAC) offices to Caring Steps Children's Center
 - Police Liaison office to West Middle School
 - Begin preliminary tech hub discussions with architect/engineers
- Technology hub design begins for corner of University and Livernois.
 Permanent, secure location for district data center, head end, and technology operations
 Possibly the least cost solution for fiber move using planned 2015 bond project budget

Goal: Minimize leased space requirements for district administrative/department offices in preparation for the possibility of HVAC/building failure and obtain a secure permanent location for district data center and head end.



Many options were considered. The five options illustrated in King-Scott assessment are:

- **Option 1a:** new roof, mechanical, electrical, windows, atrium rebuild, American Disabilities Act (ADA) upgrades, building vacated during construction
- **Option 1b:** includes everything in Option 1a, but building is occupied during construction
- **Option 2:** includes everything in Option 1a, plus oldest section of building is demolished and replaced with a new board room addition; functional space reorganized
- **Option 3:** current building demolished and a new smaller building constructed on current site; assumes central receiving, district storage, and board room are not located on site
- **Option 4:** assumes new site is purchased and new building constructed and central receiving, district storage, and board room are not located on site



Options cost estimate summary

					ROCI	HESTER COMM	UNITY SCHOO	OLS				
			ADI	MINISTR	RATIC	ON BUILDING F	ACILITY OPTIC	ONS	ANALYSIS			
					_	AUGUS	Г 2019			1		
					Renovate Existing Building				ng	New Con	struction	
					0	Option 1A	Option 1B		Option 2	Option 3	Option 4	
Square	feet					89,716	89,716		89,716	55,760	55,760	
	duration (mor	ths)				8	10		11	11	10	
Project Duration (months)					12	16		16	18	16		
oje o								·	10	10		
Constr	uction costs				\$	15,866,917	\$16,556,784		\$21,050,667	\$21,408,006	\$18,145,747	
Construction manager (CM) fee						1,328,757	1,386,529		1,266,228	1,792,789	1,515,625	
Archetect & engineering (A & E) fees					1,485,081	1,549,650		1,415,196	1,792,789	1,644,453		
Subtotal building & site costs						18,680,755	19,492,963		23,732,091	24,993,584	21,305,825	
Movin						755,000	377,500		755,000	755,000	377,500	
Techno	ology equipme	nt				560,423	974,648	:	1,191,744	1,260,707	1,065,291	
Fixed f	urnishings					373,615	389,859)	744,840	1,103,119	1,065,291	
Technology temporary head end					-	-		-	472,765	-		
Fiber r	ework					950,000	-		744,840	787,942	1,000,000	
	Subtotal direc	towner	costs			2,639,038	1,742,007	·	3,436,424	4,379,533	3,508,082	
Total building & direct owner costs				osts		21,319,793	21,234,970)	27,168,515	29,373,117	24,813,907	
Tempo	rary lease offic	e space				2,017,660	-		2,017,660	2,017,660	-	
Land acquisition (allowance)					-	-		-	-	3,200,000		
Sale of	ale of land (estimate)				-	-		-	-	(1,640,000)		
	Total estimate	ed projeo	ct costs		\$	23,337,453	\$21,234,970		\$29,186,175	\$31,390,777	\$26,373,907	
Buildin	ng & Site cost p	ersquare	a foot		\$	208	\$ 217	, ,	\$ 265	\$ 448	\$ 382	
	tage CM fee				Ţ	8%	8%		¢ 205 6%	8%	8%	
	tage A&E fees					9%	9%		7%	8%	9%	
. creen						570		-	, , 0	0/0	5,5	
Notes:												
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											ring construction.	
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3 inclu	des new buildi	ng to rep	olace exi	sting on	curr	ent site; sepa	rate central re	ecei	ving and storag	e, no Board roo	m.	
4 inclu	des sale of exis	sting site	, purcha	se of ne	w si	te; new buildi	ng ; separate	cen	tral receiving a	nd storage, no B	oard room.	



Option not identified in assessment report

Purchase existing office facility

- Location within district boundaries
- Site must:
 - Meet zoning requirements
 - Be of adequate size
 - Be environmentally safe
- Facility must be:
 - In good repair
 - Affordable
 - Able to accommodate Board of Education/administrative/district and community functional needs
 - Contain space for current building historical elements (i.e. Harrison Room mural)
- Engage in a property search that would not artificially increase the price of property in a limited market





Timeline

- November 2020: Identified building of interest
- January 2021: Agreed upon tentative terms
- March 2021: Engaged in due diligence
 - Building envelope; mechanical, electrical and plumbing (MEP) inspection report
 - Survey
 - Phase I environmental report
 - Facility report presented at Board Work Session
- April 2021: Decision to move forward
 - Board and attorney review
 - Present resolution
 - Close on transaction



Building of interest





Building specifics

- 52585 Dequindre Road
- 17.65 acres
- Year built = 1995
- Building = 93,660 sq feet
 - 64,620 Office space
 - 29,040 warehouse space



Purchase agreement terms

- Purchase price: \$7,000,000
- Financing:
 - General Fund/Sinking Fund
 \$4,000,000
 - Borrow from PNC 3,000,000
 - Payback period = 5 Years from Sinking Fund
 - Interest rate = 1.24%
- Lease terms: 1 year with option for 1 additional year; \$25,900/month for warehouse space only (\$310,800 annualized) in the first year
- Process executed with no artificial increase in price of property



New facility condition assessment

- Integrated design solution findings:
 - Parking lot and drives
 - Control joints in masonry walls at overhead doors
 - Flooring (carpet/vinyl composition tile)
 - Atrium and parking lot light fixtures from HID to LED
 - Emergency and exit lighting



Options summary revised

ADMINISTRATION BUILDING FACILITY OPTIONS ANALYSIS 2021 AUGUST 2019 2021 Values 2019 2021 Colspan="2">2021 Square feet Option 1 Option 2 Option 3 Option 4 Option 5 Span="2">Option 4 Option 5 Span="2">Span="2">Option 4 Option 1 Option 1 Option 3 Option 4 Option 5 Span="2">Span="2">Option 4 Option 1 Option 1 Option 4 Option 5 Span="2">Option 4 Option 5 Span="2">Span="2" Option 18 Option 18 Option 1 Option 5 Span="2" Construction conts S 15,556,674 \$ 21,679,701 \$ 18,143,815 \$ 340,000 Construction conts S 2021 Span= 2 1,546,652 21,07,650 <t< th=""><th></th><th></th><th></th><th>ROC</th><th>HESTER COMM</th><th>IUNITY SCHOOLS</th><th>5</th><th></th><th></th><th></th></t<>				ROC	HESTER COMM	IUNITY SCHOOLS	5			
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Design duration (months) 8 10 11 11 10					Option 1A	Option 1B	Option 2	Option 3	Option 4	Option 5
Project Duration (months) 12 16 16 18 16 16 18 16 16 16 18 16 16 16 18 16 16 16 16 16 18 16 16 16 18 16 16 16 18 16 16 18 16 16 18 16 16 16 18 16	Square feet				89,716	89,716	89,716	55,760	55,760	96,46
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1A includes new windows, roof, mechanical and electrical systems, ADA upgrades, atrium; building vacated during construction. 1B includes new windows, roof, mechanical and electrical systems, ADA upgrades, atrium; building occupied during construction. 2 includes everything in 1A, plus new Board room addition and functional space reorganization (remodeling) 3 includes new building to replace existing on current site; separate central receiving and storage, no Board room. 4 includes sale of existing site, purchase of new site; new building ; separate central receiving and storage, no Board room.										
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4 includes sale of existing site, purchase of new site; new building; separate central receiving and storage, no Board room.						• •				
* Estimated for parking lot replacement, flooring, lighting, furniture									m.	
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Next steps

- Board of Education resolution to authorize building purchase
- Close on building
- Begin design for replacement of items identified in new facility assessment
- Convene committee to study options for current administration building