

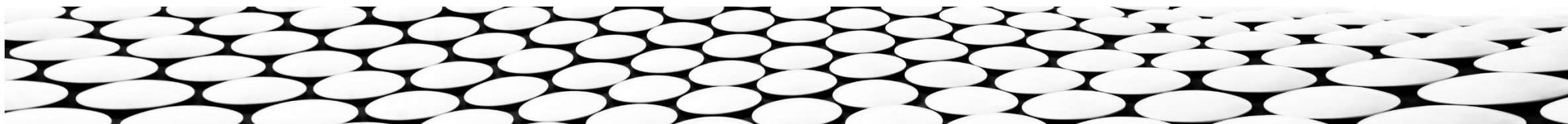
# ROCHESTER COMMUNITY SCHOOLS

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PRIDE IN EXCELLENCE

## **2021 FACILITY ANALYSIS AND RECOMMENDATION TO THE BOARD OF EDUCATION**

April 12, 2021





# Administration building

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- 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

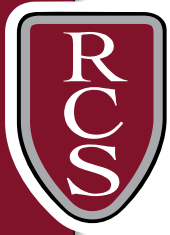
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## Four significant issues:

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

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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

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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

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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.



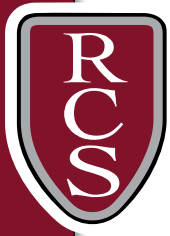
# Windows

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Typical level 3 window head above ceiling.





## Alternative spaces

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- 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.



# Administration building options

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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

ROCHESTER COMMUNITY SCHOOLS										
ADMINISTRATION BUILDING FACILITY OPTIONS ANALYSIS										
AUGUST 2019										



# 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

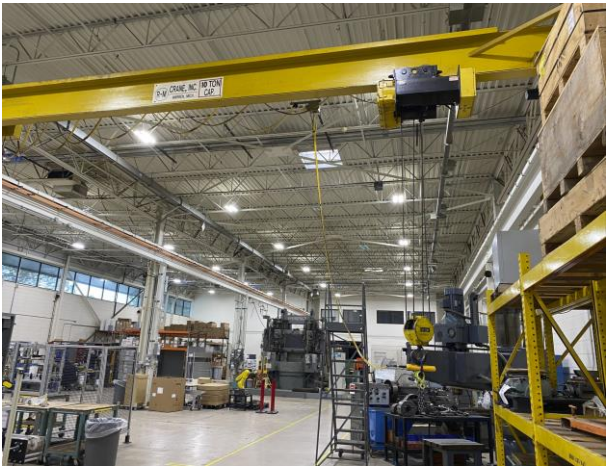
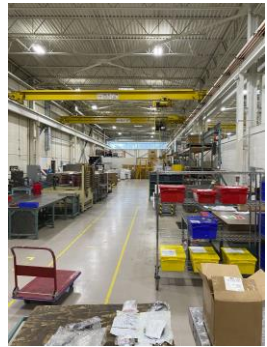
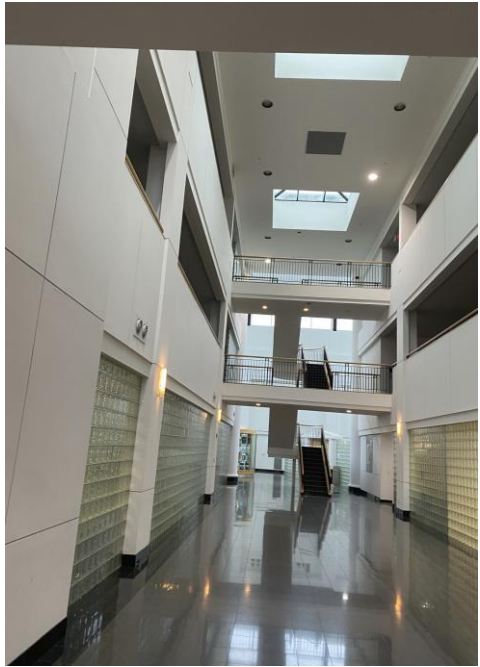
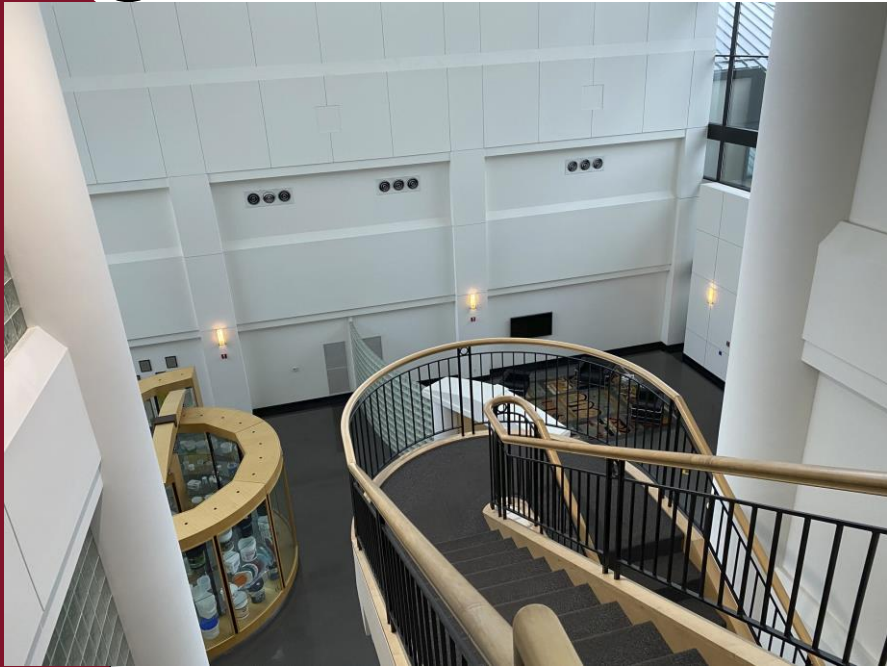
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- November 2020: Identified building of interest
- January 2021: Agreed upon tentative terms
- March 2021: Engaged in due diligence
  - Building envelope; mechanical, electrical and plumbing (MEP) inspection report
  - Survey
  - Phase I environmental 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



52585 Dequindre Road



## Building specifics

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- 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

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- 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

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- 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



ROCHESTER COMMUNITY SCHOOLS											
ADMINISTRATION BUILDING FACILITY OPTIONS ANALYSIS											
AUGUST 2019											2021
											Purchase Building
						Renovate Existing Building			New Construction		
						Option 1A	Option 1B	Option 2	Option 3	Option 4	Option 5
Square feet						89,716	89,716	89,716	55,760	55,760	96,460
Design duration (months)						8	10	11	11	10	-
Project Duration (months)						12	16	16	18	16	-
Construction costs						\$ 15,866,917	\$ 16,556,784	\$ 21,050,667	\$ 21,679,701	\$ 18,143,815	\$ 3,000,000
Construction manager (CM) fee						1,328,757	1,386,529	1,266,228	1,815,541	1,515,625	240,000
Archetect & engineering (A & E) fees						1,485,081	1,549,650	1,978,585	1,815,541	1,515,625	240,000
Subtotal building & site costs						18,680,755	19,492,963	24,295,480	25,310,783	21,175,065	3,480,000
Moving costs						755,000	377,500	755,000	755,000	377,500	-
Technology equipment						560,423	974,648	1,191,744	1,265,539	1,058,753	-
Fixed furnishings						373,615	389,859	744,840	1,265,539	1,058,753	-
Technology temporary head end						-	-	-	478,765	-	-
Fiber rework						950,000	-	744,840	797,942	1,000,000	-
Subtotal direct owner costs						2,639,038	1,742,007	3,436,424	4,562,785	3,495,006	-
Total building & direct owner costs						21,319,793	21,234,970	27,731,904	29,873,568	24,670,071	3,480,000
Temporary lease office space						2,017,660	-	2,017,660	2,017,660	-	-
Land acquisition (allowance)						-	-	-	-	3,200,000	-
Sale of land (estimate)						-	-	-	-	(1,640,000)	(1,640,000)
Facility purchase											7,000,000
Total estimated project costs						\$ 23,337,453	\$ 21,234,970	\$ 29,749,564	\$ 31,891,228	\$ 26,230,071	\$ 8,840,000
Building & Site cost per square foot						\$ 208	\$ 217	\$ 271	\$ 454	\$ 380	\$ 92
Percentage CM fee						8%	8%	6%	8%	8%	8%
Percentage A&E fees						9%	9%	9%	8%	8%	8%
Notes:											
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.											
* Estimated for parking lot replacement, flooring, lighting, furniture											





## Next steps

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- 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