

IONIA PUBLIC SCHOOLS

FACILITIES MANAGEMENT PLAN

NOVEMBER 2015

(Updated February 2021)

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Introduction

During the 2014-15 and 2015-16 school years Ionia Public Schools conducted an in-house district wide facility assessment survey of district staff. The purpose was to identify potential improvements or replacements of building systems, components or capital equipment that are nearing the end of their useful life. This plan identifies potential upgrades or improvements, provides a corresponding estimate for the completion, and a proposed timeline sequence. Funding for the suggested items could be generated through either the general fund, a potential bond issue, a potential county-wide technology/security millage, a potential sinking fund millage or possible grant funds.

2/9/2021 Update

In 2017 the District partnered with Honeywell in a \$3.1 million energy conservation project that would be reflected in nearly \$144,000.00 in guaranteed energy savings yearly. Many of the energy conservation measures are reflected in this update as they were part of the original Facilities Management Plan.

In 2019 The District was successful in passing a 3 Mil- 10 year sinking fund millage, this would generate approximately \$1.5 million per year for maintenance and technology projects. Several of the projects completed with these funds are noted in this update.

Numerous other projects were funded through a Michigan State Police Grant and the District's General Fund and also noted on each building section.

Report Layout

This report is organized by each building in the district. In each individual building section there is a subsection with an Overview and Observations. Then there is a separate page with cost estimates and potential funding sources. Please refer to the table of contents for the location of each building. This report provides the school district with information which can be used to determine a sequence in order to anticipate projected yearly funding needs and the projects to be completed annually.

Updates will be noted at the end of each building section.

AA RATHER ELEMENTARY

Overview

AA Rather Elementary School is located at 380 E. Tuttle Rd., Ionia, MI 48846 and sits on approximately 30 acres. Built in 1967 the building is a single story 35,230 sq. ft. facility having a 2,480 sq. ft. Media Center added in 1989, an east addition of 6,150 sq. ft. added in 1998 and a 500 sq. ft. storage room added in 2000. The building has nearly 33,000 sq. ft. of cleanable space. The mechanical and structural condition of the building is good with boiler, water supply, fire safety and AHERA inspections up to date.

Observations

Paint: The following areas were identified as needing to be painted:

17 Classroom Spaces, Main Offices, Gym and Hallway walls

Flooring/Interiors: The following areas were identified as needing flooring replacement:

4- Classrooms, Media Center, Lounge & Copy room/Nurse area, restroom upgrades, upgrade main hallway ceiling and lighting.

Mechanical: The following areas were identified as needing mechanical upgrades:

Boiler backup circulation pump, adding electrical circuits to meet demand, emergency back-up generator and possible removal of asbestos containing materials (ACM's).

Grounds: The following areas were identified as needing upgrades:

Sidewalk replacements and building exterior drainage

Building Structure: The following areas were identified as needing upgrades:

Additional storage space and replacement windows

Security: The following areas were identified as needing upgrades:

Remove hallway plate glass windows and add electronic card access for entry doors, classroom door security boots.

During the 2017/18 Honeywell Performance contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, Variable Frequency Drives on all large pumps and motors, ECM's on all smaller equipment, Piping insulation, New window and door seals throughout the building, occupancy and CO2 sensors installed for lighting and HVAC for increased control optimization.

Michigan State Police Grant Projects:

Electronic Card Access at all entries, window security film at all entrances.

General Fund Projects Completed:

Painting of media center, office and several classrooms and the addition of a safety/security fence and gate at the N/E entry.

RB BOYCE ELEMENTARY

Overview

RB Boyce Elementary School is located at 3550 N. State Road, Ionia, Michigan 48846 and sits on approximately 114 acres. Built in 1967 the building is a single story 37,000 sq. ft. structure having a 2,480 sq. ft. Media Center added in 1989 and a 500 sq. ft. storage room added in 2000. The building has nearly 35,832 sq. ft. of cleanable space. The mechanical and structural condition of the building is good with boiler, water well, fire safety and AHERA inspections up to date.

Observations

Paint: The following areas were identified as needing to be painted:

1 Classroom.

Flooring/Interiors: The following areas were identified as needing flooring replacement and upgrades:

Restroom upgrades, 7-class rooms and the Gym/Cafeteria floor.

Mechanical: The following areas were identified as needing mechanical upgrades:

Back up boiler circulation pump for building heating system, replace well and controls, emergency back-up generator, install heater for office conference room and replace classroom sinks and countertops and possible removal of asbestos containing materials (ACM's).

Grounds: The following areas were identified as needing upgrades:

No items were identified.

Building Structure: The following areas were identified as needing upgrades:

Install energy efficient windows

Security: The following areas were identified as needing upgrades:

Electronic card access for all entrance doors, classroom door security boots.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, ECM's on all small motors, VFDs install on large pumps/motors, piping insulation upgrades, occupancy and CO2 sensors installed for energy and controls optimization.

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film at all entries.

Sinking Fund Projects Completed:

New 6" commercial water well and all controls, well pump is equipped with VFD.

New concrete walk and apron for two storage buildings at the S/E entry

General Fund Projects Completed:

Several classrooms were painted, new carpet installed in counseling office, wall constructed to divide room 6 into two classrooms, bottle fill/drinking fountains installed.

TWIN RIVERS ELEMENTARY

Overview

Twin Rivers Elementary School is located at 435 Lou Lemke Drive, Muir, Michigan 48860 and sits on approximately 4 acres. Much of the demolition and reconstruction of the old late 1800's building was completed in 1922 with the addition of eight classrooms on the North West side of the facility in 1960. A 2,480 sq. ft. Media Center was added in 1989 with a 500 sq. ft. storage room being added in 2000. Overall square footage of the building is approximately 28,000 sq. ft. with approximately 27,000 sq. ft. cleanable. The mechanical and structural condition of the building is good with boiler, water supply, fire safety and AHERA inspections up to date. Potable water supply for this building is supplied by the Village of Muir.

Observations

Paint: The following areas were identified as needing to be painted:

No items were identified.

Flooring/Interiors: The following areas were identified as needing flooring replacement:

Nine classrooms, office areas and the North hallway, restroom upgrades.

Mechanical: The following areas were identified as needing mechanical upgrades:

Synchronized clock system, upgrade steam heating system, emergency back-up generator, add water, sewer and upgrade the heating in the staff lounge, add additional electrical circuits in classrooms to meet demand and possible removal of asbestos containing materials (ACM's).

Grounds: The following areas were identified as needing upgrades:

Change surfaces on playground, renovate baseball/kickball field, repave west parking lot and play square area.

Building Structure: The following areas were identified as needing upgrades:

Replace remaining EPDM rubber roofing with Dura-last, replace windows with energy efficient units.

Security: The following areas were identified as needing upgrades:

Install electronic card access on all entries, install 5-exterior cameras.
Classroom door **security boots**.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, VFDs on all large pumps/motors, ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades.

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film installed at all entries.

General Fund Projects Completed:

Paint classrooms, lounge and Media Center, replace carpet in north hallway and Media Center, bottle fill/drinking fountains installed.

EMERSON ELEMENTARY

Overview

Emerson Elementary School is located at 645 Hackett St. Ionia, Michigan 48846 and sits on approximately 2 acres. Built in 1922 the building is a two story structure of approximately 36,000 sq. ft. with approximately 35,226 sq. ft. cleanable. In 1995 major upgrades and renovations were done adding a new kitchen, 2nd floor classroom, upgraded fire protection and some HVAC upgrades and the addition of a barrier free elevator. The mechanical and structural condition of the building is good with boiler, water supply, fire safety and elevator inspections up to date.

Observations

Paint: The following areas were identified as needing to be painted:

Gym walls.

Flooring/Interiors: The following areas were identified as needing flooring replacement:

Seven classroom and 2 entry ways.

Mechanical: The following areas were identified as needing mechanical upgrades:

Upgrade building management HVAC controls (from Siemens to Novar/Trend), add additional circuits to classrooms to meet demand and emergency back-up generator.

Grounds: The following areas were identified as needing upgrades:

Fencing around playground, new playground equipment and fall surface

Re-design and rebuild landscape retaining wall south end of building-Spring 2017

Building Structure: The following areas were identified as needing upgrades:

Roof top HVAC equipment re-insulate and re-seal, tuck point exterior brick
replace windows with energy efficient units

Security: The following areas were identified as needing upgrades:

Electronic card access for all entry doors, classroom door security boots.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, VFDs on all large pumps/motors, ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades.

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film installed at all entries.

General Fund Projects Completed:

Replace south end landscape retaining wall,

JEFFERSON ELEMENTARY

Overview

Jefferson Elementary School is located at 420 North Jefferson St. Ionia, Michigan 48846 and sits on approximately 10 acres. Built in 1923 the building is a two story structure of approximately 45,700 sq. ft. with nearly 43,000 sq. ft. cleanable. In 1989 major upgrades, renovations and additions were made to the building, adding a gym, kitchen, restrooms, barrier free elevator and several classrooms on the first and second floors. The mechanical and structural condition of the building is good with boiler, water supply, fire safety, AHERA and elevator inspections up to date.

Observations

Paint: The following areas were identified as needing to be painted:

Several classrooms and common areas

Flooring/Interiors: The following areas were identified as needing flooring replacement:

Two classrooms, office, hallways, lounge and copy room, restroom upgrades.

Mechanical: The following areas were identified as needing mechanical upgrades:

Emergency back-up generator and possible removal of asbestos containing materials (ACM's).

Grounds: The following areas were identified as needing upgrades:

Renovate access to the lower playground, additional parking, new playground equipment, fencing on the south side of the parking lot.

Building Structure: The following areas were identified as needing upgrades:

Tuck point exterior brick as needed.

Security: The following areas were identified as needing upgrades:

Electronic card access to all entry doors, classroom door security boots, replace north exterior emergency door.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, VFDs on all large pumps/motors, ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades.

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film installed at all entries.

General fund Projects Completed:

Painting of all hallways, office, Media Center, drop ceiling installed in the Media Center, several new bottle fill/drinking fountains installed, installed new retaining wall east parking lot with boundary fencing,

WELCH HIGH SCHOOL

Overview

Welch High School is located at 830 Harrison St. Ionia, Michigan 48846 and sits on 20 acres. Built in 2000 the building is a single story structure having approximately 11,500 sq. ft., with nearly 11,000 sq. ft. cleanable. The mechanical and structural condition of the building is good with boiler, water supply and fire safety inspections all up to date.

Observations

Paint: The following areas were identified as needing to be painted:

No items were identified.

Flooring/Interiors: The following areas were identified as needing flooring replacement:

No items were identified.

Mechanical: The following areas were identified as needing mechanical upgrade:

Emergency back-up generator.

Grounds: The following areas were identified as needing upgrades:

No items were identified.

Building Structure: The following areas were identified as needing upgrades:

No items were identified.

Security: The following areas were identified as needing upgrades:

Electronic card access for all entry doors, classroom door security boots.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, VFDs on all large pumps/motors, ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades.

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film installed at all entries.

IONIA EDUCATIONAL CENTER

Overview

The Ionia Educational Center is located at 250 E. Tuttle Road, Ionia Michigan 48846 and sets on approximately 67 acres. Built in 1988 and opened in 1989 the building is a predominately single story structure with a two story section which accommodates high school classrooms that covers nearly 270,000 sq. ft., with a natatorium at the east end of the complex and Vocational/Tech labs at the west. A two story 12,422 sq. ft. wing was added in 1995 with a new weight room added in 2000. The mechanical and structural condition of the building is good with boiler, water supply, fire safety, and elevator inspections up to date.

Observations

Paint: The following areas were identified as needing to be painted:

Swimming Pool room walls, wood shop, kitchen, hallways, dust collector, restrooms, stairwells.

Flooring/Interiors: The following needs were identified:

Flooring replacements for Conference room, media center, HS offices, 14 classrooms, aerobics room, locker rooms, wrestling room and north wing hallways. Replace several interior steel doors.

Mechanical: The following areas were identified as needing mechanical upgrades:

Replace interior 6" water line, replace chiller unit section "G", replace valves and link seals-pool surge tank, replace roof top air conditioners for room 205, replace fire alarm panel at loading dock, replace fire suppression risers, convert boilers from steam to hot water, and enhance emergency back-up generator.

Grounds: The following areas were identified as needing upgrades:

Replace east horse shoe parking lot, replace tennis courts.

Building Structure: The following areas were identified as needing upgrades:

Re-roof section "J" and weight room with DuraLast, re-caulk windows and water seal block walls, and repair leaks.

Security: The following areas were identified as needing upgrades:

Electronic card access for entry doors, classroom door security boots and replace several exterior entry doors.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, VFDs on all large pumps/motors, ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades. Steam to hot water heat-boiler upgrade, pool cover installed, replace the water heater for the pool. Interior/exterior building penetration/masonry sealing, replace AC chiller in section G,

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film installed at all entries.

General Fund Projects Completed:

Main pool filter replacement, upgrade lighting at east circle drive, west parking lot and circle drive for safety and security, replaced crumbling walk and curbs at the west circle drive, install new side walk from east drive to Tuttle Rd to service foot traffic from Canterbury Extates, crosswalk lighting and striping, installed new concrete at Sports Commons entry, replaced estimated 180' of 6' main water line in sections C and E in the main kitchen and back HS hallway, replace carpet in Conference Room 304, replaced doors/frame and entry glass at pool entry B-4, replace valves & link seals on pool surge

tank, purchased replacement scissor lift and single man lift, refurbished running track,

IONIA MIDDLE SCHOOL

Overview

Ionia Middle School is located at 438 Union St. Ionia, Michigan 48846 and sits on approximately 4.5 acres. Built in 1937 on the site of the old W.B Lincoln School with a Gymnasium added in 1952 and South End addition and Shop building added in 1956, the Middle School is a two story brick structure with approximately 150,000 sq. ft. and continues to utilize the boiler room and structure from the W.B. Lincoln School. The Watt Auditorium/Science wing was added in 1966 and in 1995 the locker rooms were remodeled and a new corridor to the cafeteria was added. The electrical service to the building was upgraded and two new steam boilers were added in 2007. The HVAC system is in good condition however the water supply system and electrical system in the building need upgrading. Structurally the building is in good condition, with boiler, water supply, fire safety, AHERA and elevator inspections up to date.

Observations

Paint: The following areas were identified as needing to be painted:

Wood Shop, stairwells.

Flooring/Interiors: The following areas were identified as needing flooring replacement:

Thirteen classrooms, offices, restroom upgrades.

Mechanical: The following areas were identified as needing mechanical upgrades:

Upgrade all water supply lines, upgrade electrical system, fire suppression riser rebuild, upgrade steam heating system, enhance emergency back-up generator and possible removal of asbestos containing materials (ACM's).

Grounds: The following areas were identified as needing upgrades:

North and South entry exterior step/sidewalk approach replacements, M-21 parking lot rebuild.

Building Structure: The following areas were identified as needing upgrades:

Replace Shop building and Science Wing windows with more energy efficient units.

Security: The following areas were identified as needing upgrades:

Electronic card access for all entry doors, Classroom door security boots.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

Complete interior and exterior lighting upgrades to LED, VFDs on all large pumps/motors, ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades.

Michigan State Police Grant Projects:

Card access readers installed at all entries, security window film installed at all entries.

Sinking Fund Project:

Phase I- Summer 2020-

Upgrade steam heating system (steam to hot water), upgrade all water supply lines, install new AC in the office, new unitvents installed with AC coils, upgrade BMS to Eco-Structure, removed large portions of ACMs (Asbestos Containing Materials) during construction, upgraded 4 main restrooms and 2 small staff restrooms,

General Fund Projects Completed:

Install security fencing between buildings, paint STEM room (old woodshop)

Classrooms, hallways and offices painted.

TRANSPORTATION-MAINTENANCE-DATA CENTER BUILDING (TMDC)

Overview

The TMDC is located at 364 East Tuttle Road, Ionia Michigan 48846 and sits on approximately 2 acres behind the Educational Center. Built in 2001 this facility houses four bays for bus and vehicle repairs, offices for the Maintenance, Transportation and IT Departments as well as a shipping and receiving area and Computer Data Center for the District. A small second floor area is used for vehicle parts storage. All water supply and fire safety inspections are up to date.

Observations

Paint: The following areas were identified as needing to be painted:

Offices, restrooms, lounge

Flooring: The following areas were identified as needing flooring replacement:

Front Offices

Mechanical: The following areas were identified as needing mechanical upgrades:

Upgrade climate control equipment in mechanical/wash bays.

Grounds: The following areas were identified as needing upgrades:

Parking lot replacement

Building Structure: The following areas were identified as needing upgrades:

Replace failing roof structure with DuraLast.

Security: The following areas were identified as needing upgrades:

No items were identified.

During the 2017/18 Honeywell Performance Contract the following projects were completed:

ECMs on smaller equipment, occupancy and CO2 sensors installed for energy and controls optimization, window and door seal upgrades.

Summer 2021 Offices, Restrooms and Lounge were painted

