

# ALLEN PARK PUBLIC SCHOOLS

## BOND PLANNING UPDATE

## NOVEMBER 9, 2020

Barton Malow

FRENCH associates architects

# AGENDA

- OVERVIEW
- FACILITY FINDINGS
- PROGRAM IMPROVEMENTS
- TECHNOLOGY FINDINGS
- FURNITURE / EQUIPMENT
- COST SUMMARY
- NEXT STEPS




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# BOND PLANNING

## OVERVIEW

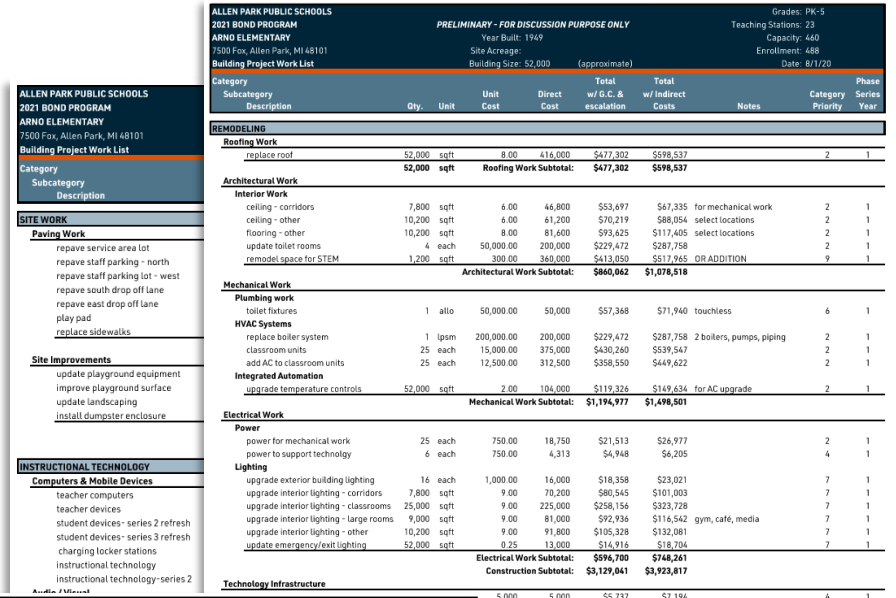
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# BOND PLANNING

## OVERVIEW

- Toured Facilities: 6/23/20 & 7/10/20
- Kick-Off Meeting: 7/28/20
- Status Meetings: 8/18/20 & 9/3/20
- Developed project worklists
- Quantified items & developed cost estimate
- Categorize / prioritize
- Board Work Session: 10/12/20



ALLEN PARK PUBLIC SCHOOLS
2021 BOND PROGRAM
ARNO ELEMENTARY
7500 Fox, Allen Park, MI 48101
Building Project Work List

*PRELIMINARY - FOR DISCUSSION PURPOSE ONLY*

Year Built: 1949
Site Acreage:
Building Size: 52,000 (approximate)

Grades: PK-5
Teaching Stations: 23
Capacity: 460
Enrollment: 488
Date: 8/1/20

| Category / Subcategory / Description | Qty. | Unit | Unit Cost | Direct Cost | Total w/ G.C. & escalation | Total w/ Indirect Costs | Notes | Category Priority | Phase Series Year |
|---|---|---|---|---|---|---|---|---|---|
| **REMODELING** | | | | | | | | | |
| **Roofing Work** | | | | | | | | | |
| replace roof | 52,000 | sqft | 8.00 | 416,000 | $477,302 | $598,537 | | 2 | 1 |
| | **52,000** | **sqft** | **Roofing Work Subtotal:** | | **$477,302** | **$598,537** | | | |
| **Architectural Work** | | | | | | | | | |
| **Interior Work** | | | | | | | | | |
| ceiling - corridors | 7,800 | sqft | 6.00 | 46,800 | $53,697 | $67,335 | for mechanical work | 2 | 1 |
| ceiling - other | 10,200 | sqft | 6.00 | 61,200 | $70,219 | $88,054 | select locations | 2 | 1 |
| flooring - other | 10,200 | sqft | 8.00 | 81,600 | $93,625 | $117,405 | select locations | 2 | 1 |
| update toilet rooms | 4 | each | 50,000.00 | 200,000 | $229,472 | $287,758 | | 2 | 1 |
| remodel space for STEM | 1,200 | sqft | 300.00 | 360,000 | $413,050 | $517,965 | OR ADDITION | 9 | 1 |
| | | | **Architectural Work Subtotal:** | | **$860,062** | **$1,078,518** | | | |
| **Mechanical Work** | | | | | | | | | |
| **Plumbing work** | | | | | | | | | |
| toilet fixtures | 1 | allo | 50,000.00 | 50,000 | $57,368 | $71,940 | touchless | 6 | 1 |
| **HVAC Systems** | | | | | | | | | |
| replace boiler system | 1 | lpsm | 200,000.00 | 200,000 | $229,472 | $287,758 | 2 boilers, pumps, piping | 2 | 1 |
| classroom units | 25 | each | 15,000.00 | 375,000 | $430,260 | $539,547 | | 2 | 1 |
| add AC to classroom units | 25 | each | 12,500.00 | 312,500 | $358,550 | $449,622 | | 2 | 1 |
| **Integrated Automation** | | | | | | | | | |
| upgrade temperature controls | 52,000 | sqft | 2.00 | 104,000 | $119,326 | $149,634 | for AC upgrade | 2 | 1 |
| | | | **Mechanical Work Subtotal:** | | **$1,194,977** | **$1,498,501** | | | |
| **Electrical Work** | | | | | | | | | |
| **Power** | | | | | | | | | |
| power for mechanical work | 25 | each | 750.00 | 18,750 | $21,513 | $26,977 | | 2 | 1 |
| power to support technolgy | 6 | each | 750.00 | 4,313 | $4,948 | $6,205 | | 4 | 1 |
| **Lighting** | | | | | | | | | |
| upgrade exterior building lighting | 16 | each | 1,000.00 | 16,000 | $18,358 | $23,021 | | 7 | 1 |
| upgrade interior lighting - corridors | 7,800 | sqft | 9.00 | 70,200 | $80,545 | $101,003 | | 7 | 1 |
| upgrade interior lighting - classrooms | 25,000 | sqft | 9.00 | 225,000 | $258,156 | $323,728 | | 7 | 1 |
| upgrade interior lighting - large rooms | 9,000 | sqft | 9.00 | 81,000 | $92,936 | $116,542 | gym, café, media | 7 | 1 |
| upgrade interior lighting - other | 10,200 | sqft | 9.00 | 91,800 | $105,328 | $132,081 | | 7 | 1 |
| update emergency/exit lighting | 52,000 | sqft | 0.25 | 13,000 | $14,916 | $18,704 | | 7 | 1 |
| | | | **Electrical Work Subtotal:** | | **$596,700** | **$748,261** | | | |
| | | | **Construction Subtotal:** | | **$3,129,041** | **$3,923,817** | | | |
| **Technology Infrastructure** | | | | | | | | | |
| | 5,000 | | 5,000 | | $5,737 | $7,194 | | 4 | 1 |
| | 3,000 | | 9,000 | | $10,326 | $12,949 | | 4 | 1 |
| | 5,500 | | 16,500 | | $18,931 | $23,740 | one Extreme switch per closi | 4 | 1 |
| | 6,000 | | 6,000 | | $6,884 | $8,633 | | 4 | 1 |
| | 3,300 | | 49,500 | | $56,794 | $71,220 | | 4 | 1 |
| | 2,000 | | 12,000 | | $13,768 | $17,265 | | 4 | 1 |
| | 1,800.00 | | 3,600 | | $4,131 | $5,180 | | 4 | 1 |
| | 0.80 | | 41,600 | | $47,730 | $59,854 | upgraded in 2020 Erate | 5 | 2 |
| | 200 | | 5,800 | | $6,655 | $8,345 | second connection to WAP | 4 | 1 |
| | 1.00 | | 52,000 | | $59,663 | $74,817 | | 4 | 1 |
| | 0.25 | | 13,000 | | $14,916 | $18,704 | | 4 | 1 |
| | | | **nfrastructure Subtotal:** | | **$245,535** | **$307,901** | | | |
| | 5,000 | | 5,000 | | $5,737 | $7,194 | | 4 | 1 |
| | 3,000 | | 90,000 | | $103,263 | $129,491 | | 4 | 1 |
| | 1.00 | | 52,000 | | $59,663 | $74,817 | | 4 | 1 |
| | 1.00 | | 52,000 | | $59,663 | $74,817 | | 4 | 1 |
| | | | **ty & Security Subtotal:** | | **$228,325** | **$286,319** | | | |
| | | | **nfrastructure Subtotal:** | | **$473,860** | **$594,221** | | | |
| | | | **MODELING SUBTOTAL:** | | **$3,602,901** | **$4,518,038** | | | |

$6,044,753 6,044,753

ALLEN PARK PUBLIC SCHOOLS
2021 BOND PROGRAM
ARNO ELEMENTARY
7500 Fox, Allen Park, MI 48101
Building Project Work List

| Category / Subcategory / Description |
|---|
| **SITE WORK** |
| **Paving Work** |
| repave service area lot |
| repave staff parking - north |
| repave staff parking lot - west |
| repave south drop off lane |
| repave east drop off lane |
| play pad |
| replace sidewalks |
| **Site Improvements** |
| update playground equipment |
| improve playground surface |
| update landscaping |
| install dumpster enclosure |
| **INSTRUCTIONAL TECHNOLOGY** |
| **Computers & Mobile Devices** |
| teacher computers |
| teacher devices |
| student devices- series 2 refresh |
| student devices- series 3 refresh |
| charging locker stations |
| instructional technology |
| instructional technology-series 2 |
| **Audio / Visual** |

ALLEN PARK PUBLIC SCHOOLS
2021 BOND PROGRAM
SUMMARY BY SCHOOL - CATEGORY

*PRELIMINARY - FOR DISCUSSION PURPOSE ONLY*

DATE: 7/1/2020

| | FACILITY | 1 Infrastructure (1-3 years) | 2 Infrastructure (4-6 years) | 3 Infrastructure (7-10 years) | 4 Technology Needs | 5 Technology Refresh | 6 Safety Security | 7 Energy Savings | 8 FFE Needs | 9 other | 10 other | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Arno Elementary | 0 | 2,951,752 | 0 | 891,359 | 701,659 | 71,940 | 715,079 | 195,000 | 517,965 | 0 | **6,044,753** |
| 2 | Bennie Elementary | 0 | 3,014,915 | 0 | 788,504 | 713,629 | 71,940 | 715,079 | 195,000 | 517,965 | 0 | **6,017,031** |
| 3 | Lindemann Elementary | 0 | 3,534,534 | 0 | 1,043,261 | 939,417 | 71,940 | 845,290 | 220,000 | 517,965 | 0 | **7,172,406** |
| 4 | Allen Park Middle School | 0 | 5,522,512 | 0 | 1,435,572 | 1,275,107 | 143,879 | 1,685,364 | 498,750 | 5,395,466 | 0 | **15,956,651** |
| 5 | Allen Park High School | 5,453,018 | 11,237,534 | 0 | 3,162,341 | 1,514,106 | 287,758 | 2,764,277 | 1,165,000 | 1,726,549 | 0 | **27,310,583** |
| 6 | Riley Center | 0 | 2,000,207 | 0 | 843,663 | 265,422 | 71,940 | 579,113 | 105,000 | 3,596,978 | 0 | **7,462,323** |
| 7 | Operations Building | 0 | 558,251 | 0 | 77,191 | 8,057 | 0 | 100,356 | 615,000 | 0 | 0 | **1,358,855** |
| | TOTAL | 5,453,018 | 28,819,704 | 0 | 8,241,892 | 5,417,397 | 719,396 | 7,404,558 | 2,993,750 | 12,272,888 | 0 | 71,322,602 |
| | Infrastructure 1-2 Subtotal: | | 34,272,722 | | Tech Subtotal: | 13,659,288 | | | | | | |
| | Infrastructure 1-3 Subtotal: | | 34,272,722 | | | | | | | | | |
| | | | | | | | | | | | Underwriting allowance: | tbd |
| | | | | | | | | | | | Bond issuance cost allowance: | tbd |
| | | | | | | | | | | | Estimated interest income: | tbd |
| | | | | | | | | | | | TOTAL BOND PROGRAM: | tbd |

*Notes:*
*costs include indirect costs such as contingency, general conditions and professional fees*
TARGET: 69,500,000

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# BOND PLANNING

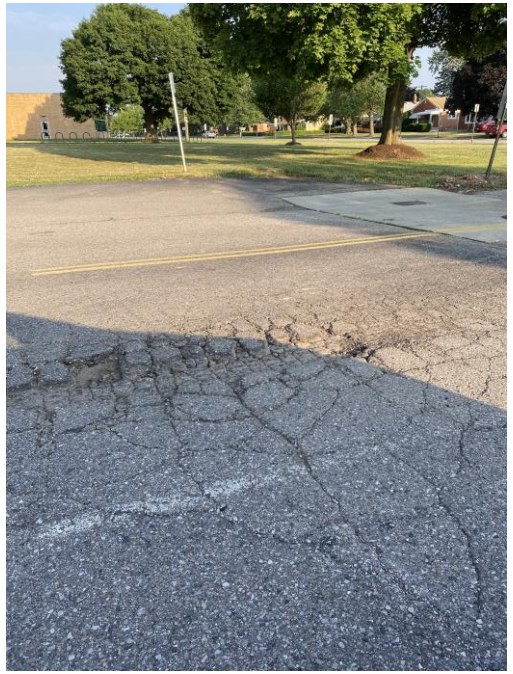
## FACILITY FINDINGS

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# FACILITY FINDINGS

## SITE WORK

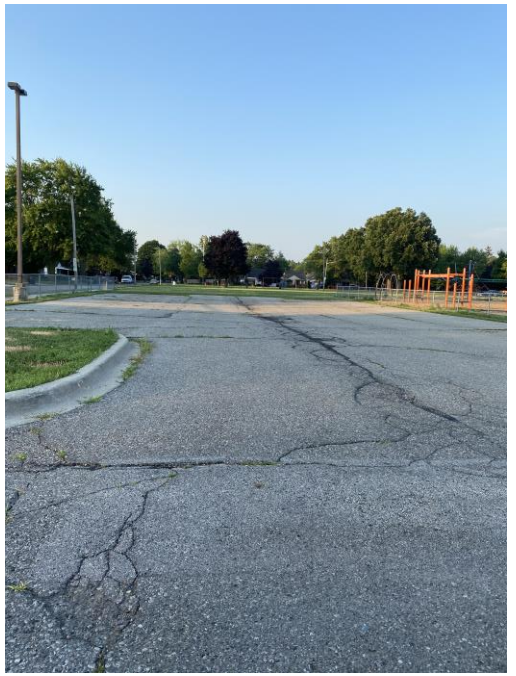
- Replace aging parking lots
- Replace sidewalks



High School



Arno Elementary



Lindemann Elementary



Middle School

## COST RANGE:

$4.9M - $5.1M

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# FACILITY FINDINGS

## BUILDING EXTERIOR

- Replace aging roofs





High School

## COST RANGE:

$5.8M - $6M

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# FACILITY FINDINGS

## BUILDING INTERIOR

- Update high school media center
- Update high school science rooms
- Update flooring






High School

## COST RANGE:

$5.3M - $5.8M

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# FACILITY FINDINGS

## MECHANICAL SYSTEMS

- Replace aging boilers
- Replace classroom unit ventilators
- Add A/C to classrooms
- Replace plumbing fixtures



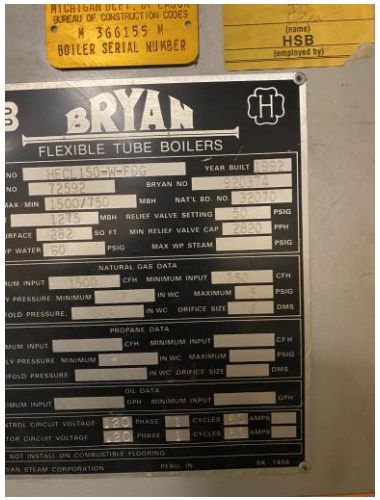

Toilet room




Classroom unit



Boiler pumps




Boilers - 1992

## COST RANGE:

$12.5M

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# FACILITY FINDINGS

## ELECTRICAL SYSTEMS

- Upgrade lighting to energy efficient LED
- Replace emergency/exit lighting




Arno Elementary School



High School

## COST RANGE:

$5M - $7.5M

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# FACILITY FINDINGS

## ATHLETICS

- Install synthetic turf at stadium
- Upgrade press box & bleachers
- Upgrade high school track
- Upgrade middle school fields
- Upgrade middle school track

Middle School Ballfield







High School Stadium Entry



## COST RANGE:

$6.5M - $7M

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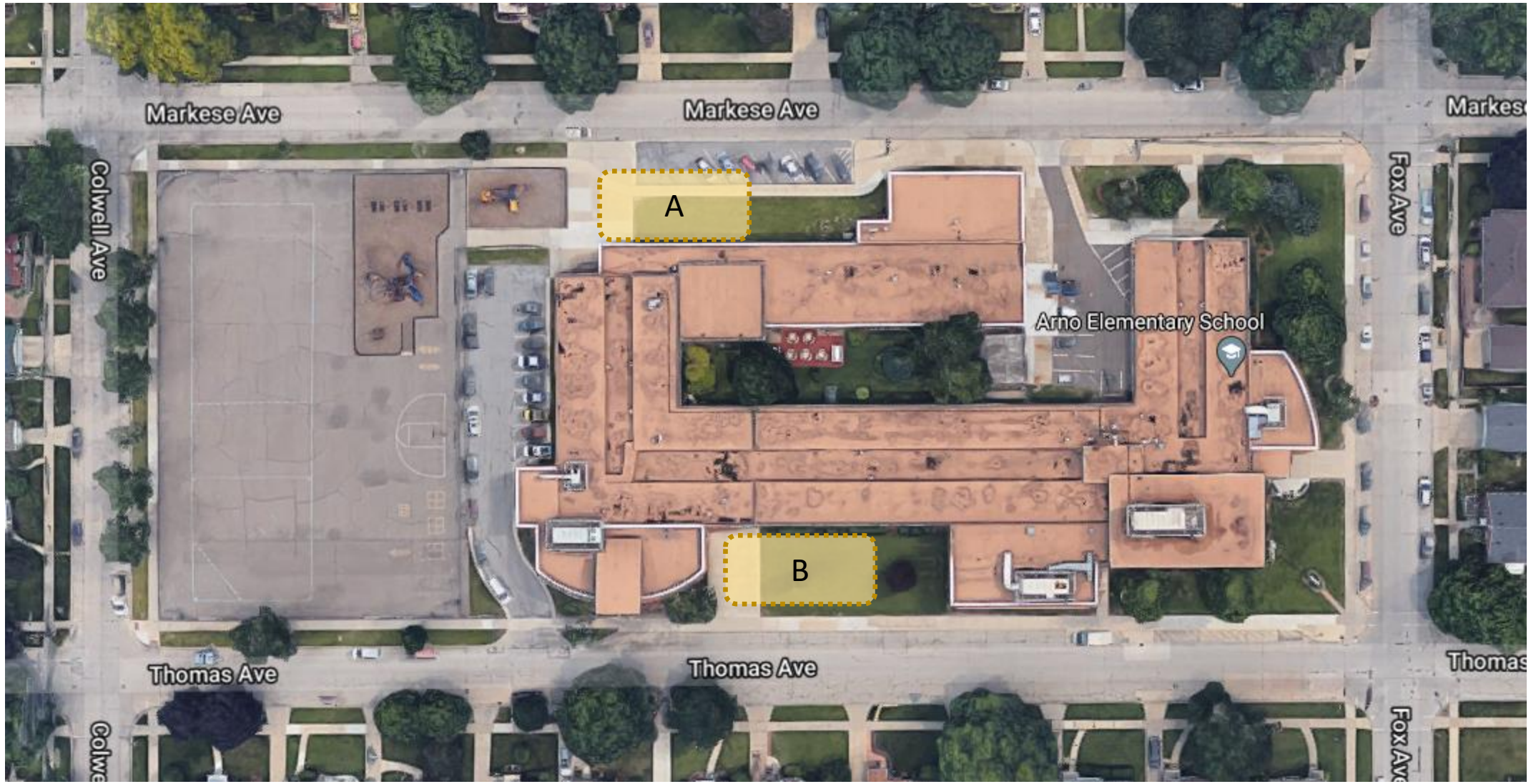
# BOND PLANNING

## PROGRAM IMPROVEMENTS

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associates
architects

FRENCH associates architects

# Aerial Site Image

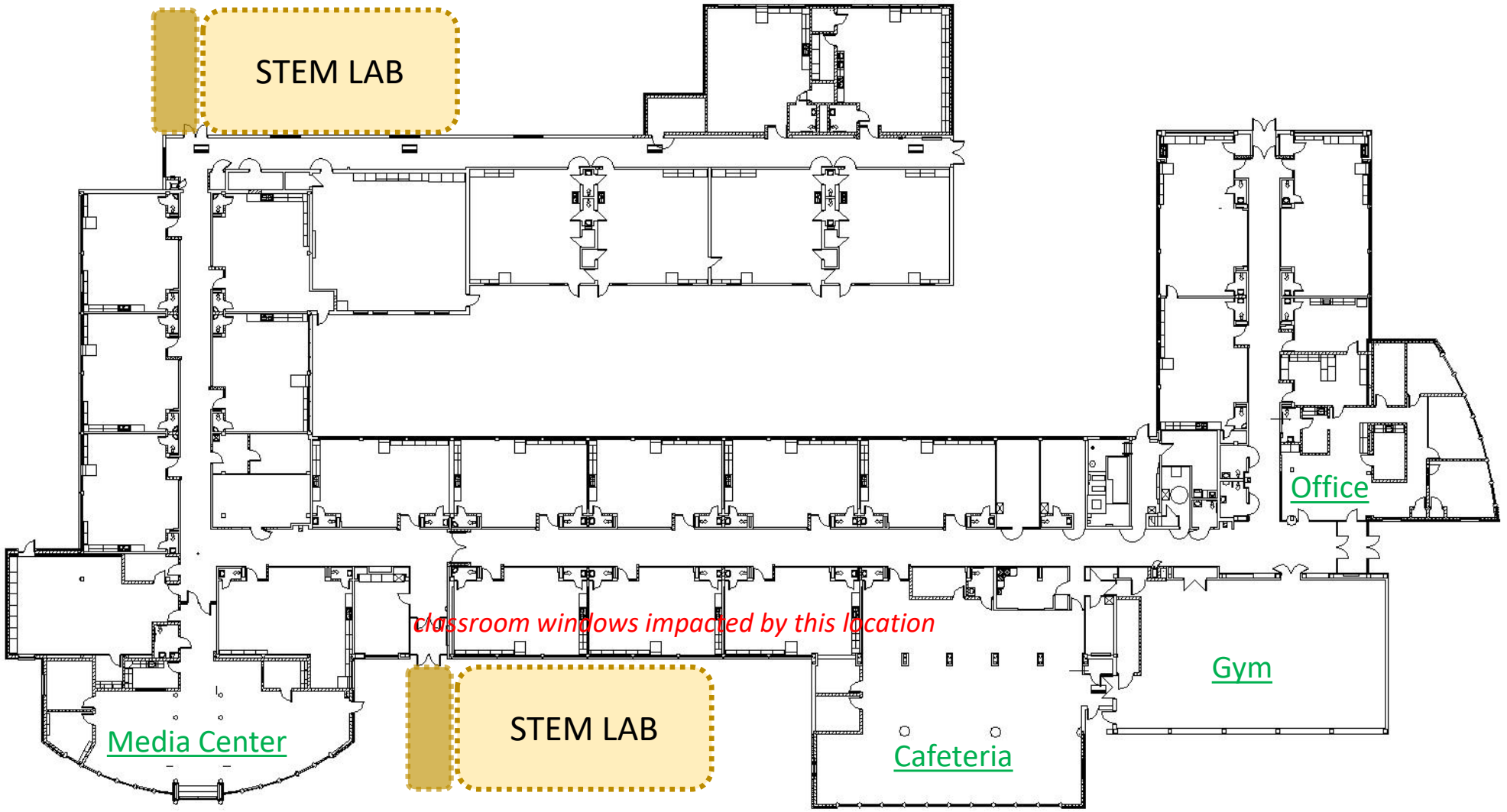



Arno Elementary

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# Floor Plan

*existing parking impacted by this location*




Arno Elementary

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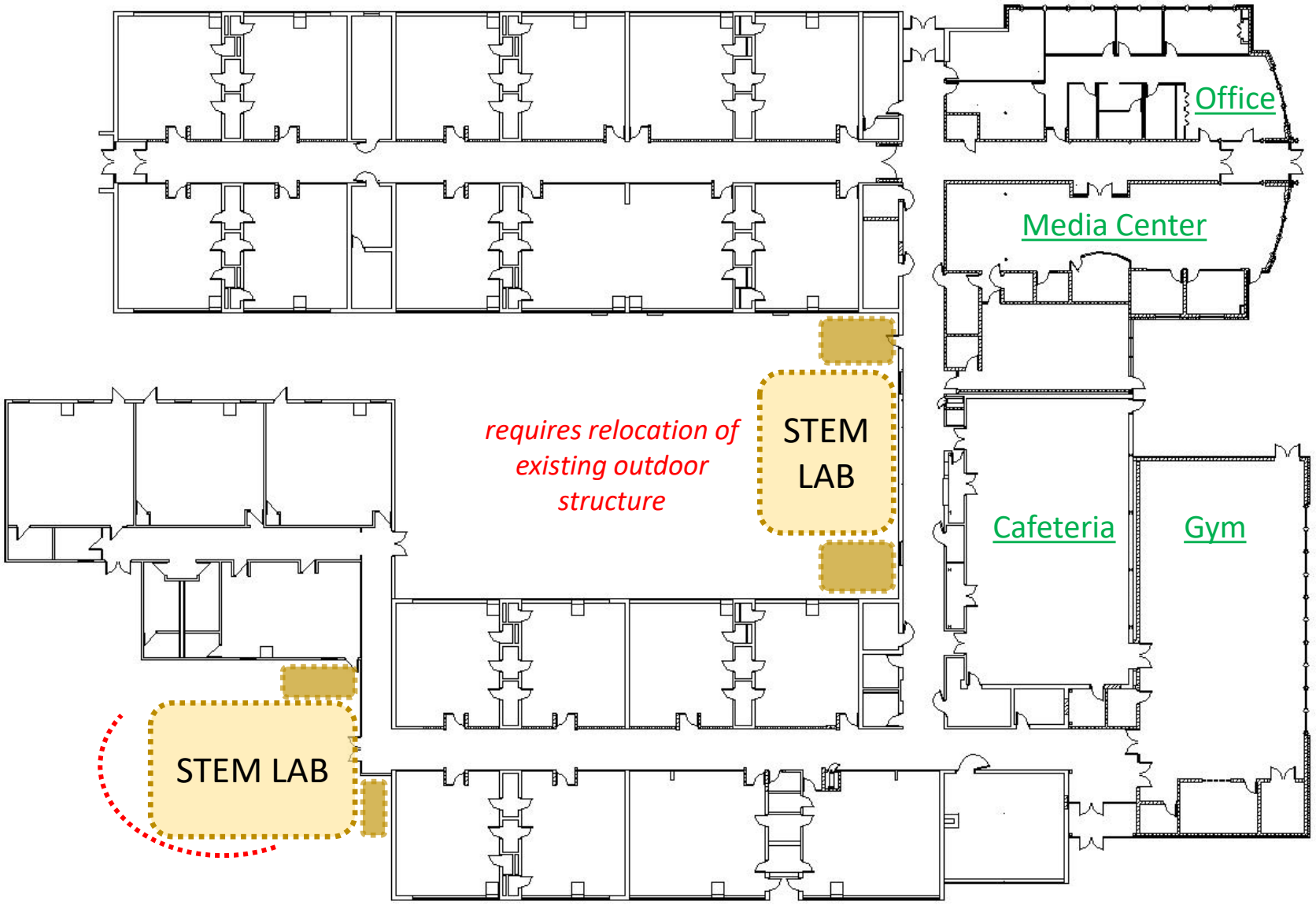
# Aerial Site Image




Bennie Elementary

FRENCH associates architects

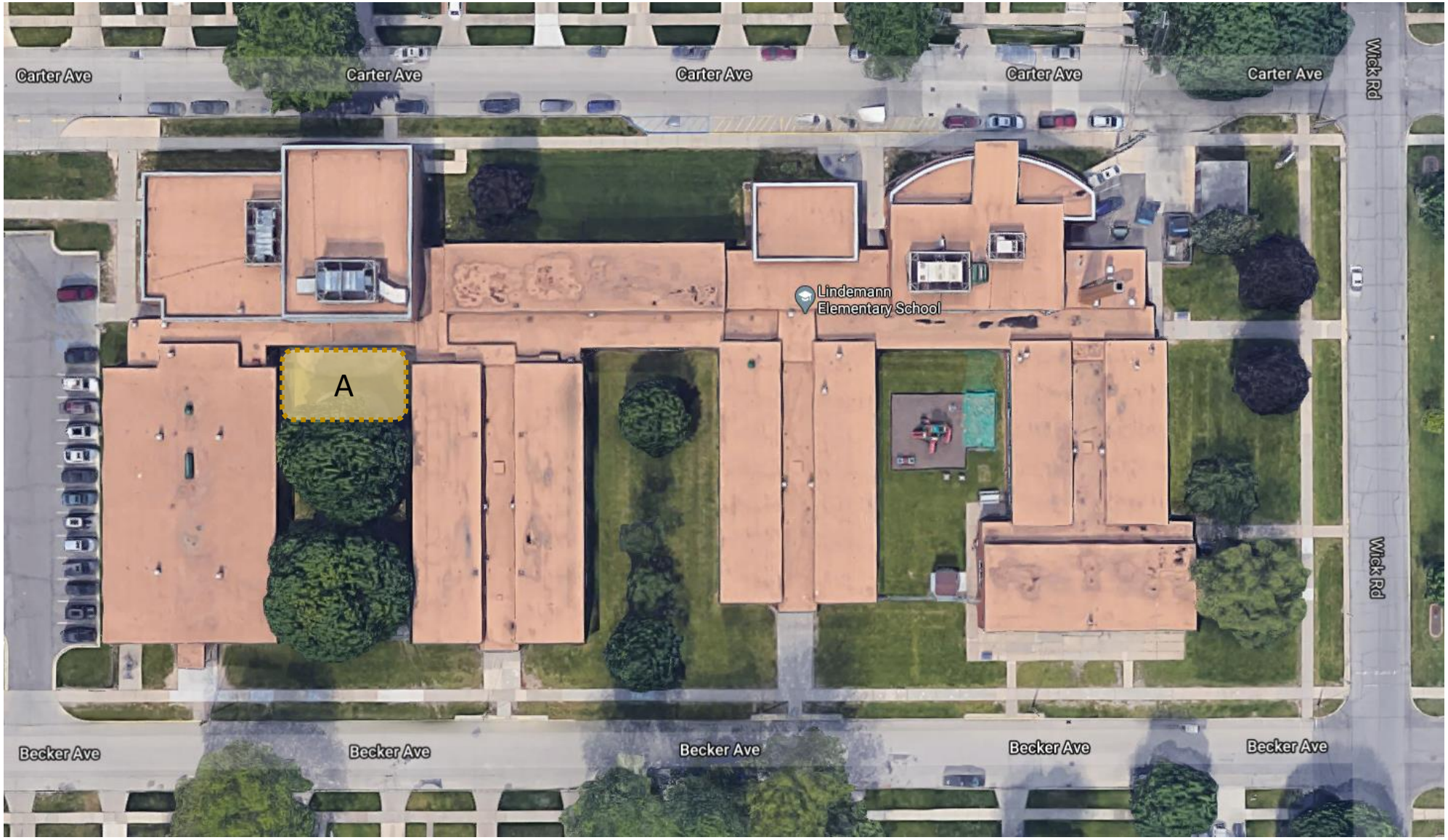
# Floor Plan




Bennie Elementary

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# Aerial Site Image




Lindemann Elementary

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# Floor Plan




Lindemann Elementary

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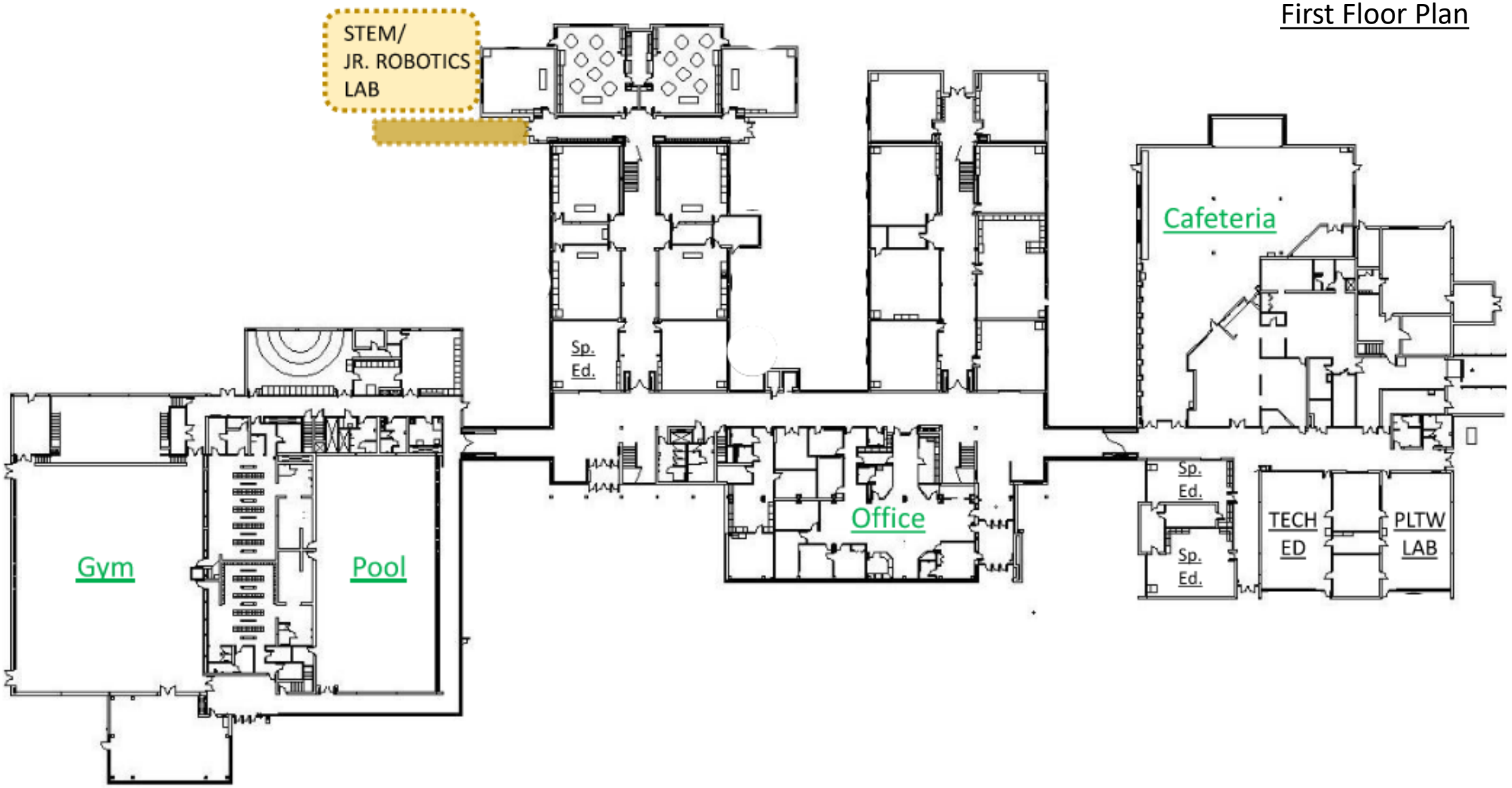
# Aerial Site Image




Allen Park Middle School

FRENCH associates architects

# First Floor Plan




Allen Park Middle School

FRENCH associates architects

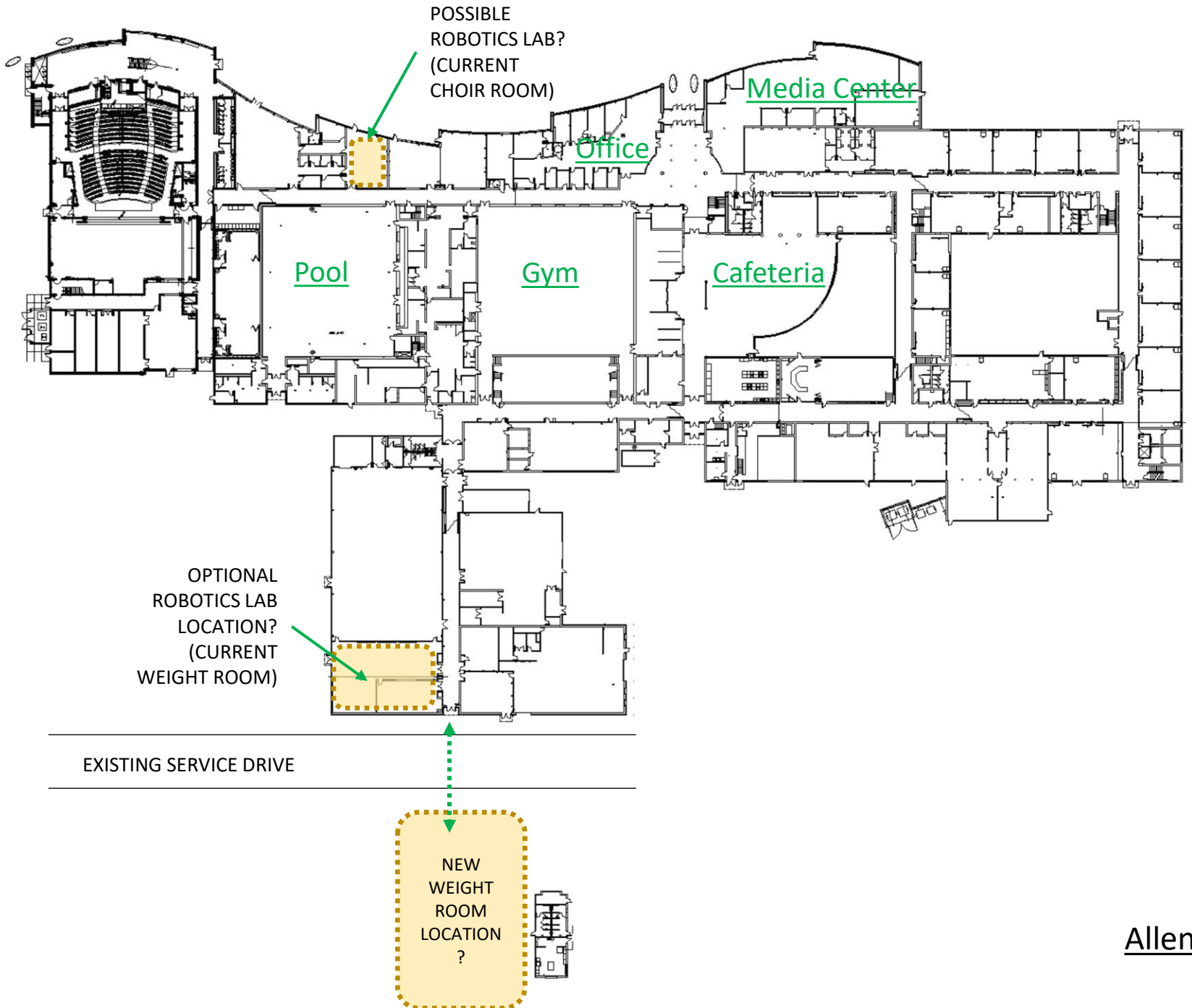
# Aerial Site Image




Allen Park High School

FRENCH associates architects

# First Floor Plan




Allen Park High School

FRENCH associates architects

# Floor Plan



## Riley Education Center

# PROGRAM IMPROVEMENTS

## SUMMARY

| | |
|---|---|
| STEM addition at Arno Elementary | $1M |
| STEM addition at Bennie Elementary | $1M |
| STEM addition at Lindemann Elem | $1M |
| Renovate Middle School pool to collaboration/STEM/Robotics center | $2M - $3M |
| Renovate High School Weight Room to Robotics, build new fitness center | $3.5M - $4.5M |
| Riley Center upgrades (TBD) | |

## COST RANGE:

$8.5M - $10.5M

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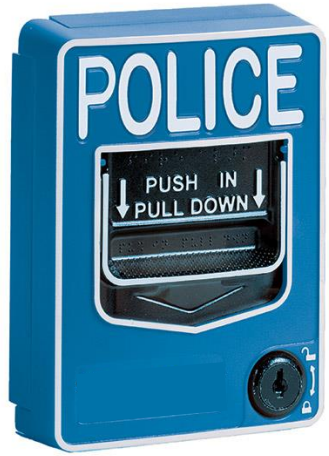
# BOND PLANNING

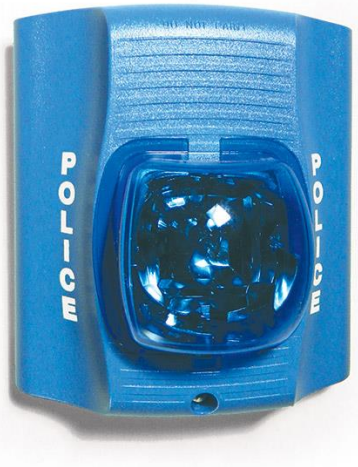
## TECHNOLOGY/SECURITY

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# SAFETY / SECURITY













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# SAFETY / SECURITY

## WORKLIST ITEMS

- Expand video surveillance
- Expand access control
- Replace PA systems
- Emergency notification



## COST RANGE:

$500,000-$1.4M

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# TECHNOLOGY INFRASTRUCTURE

## WORKLIST ITEMS

- Expand network for growth
- New phone system
- New clocks





## SERIES 2

- Replace network infrastructure
- Replace wireless infrastructure
- Replace UPS's

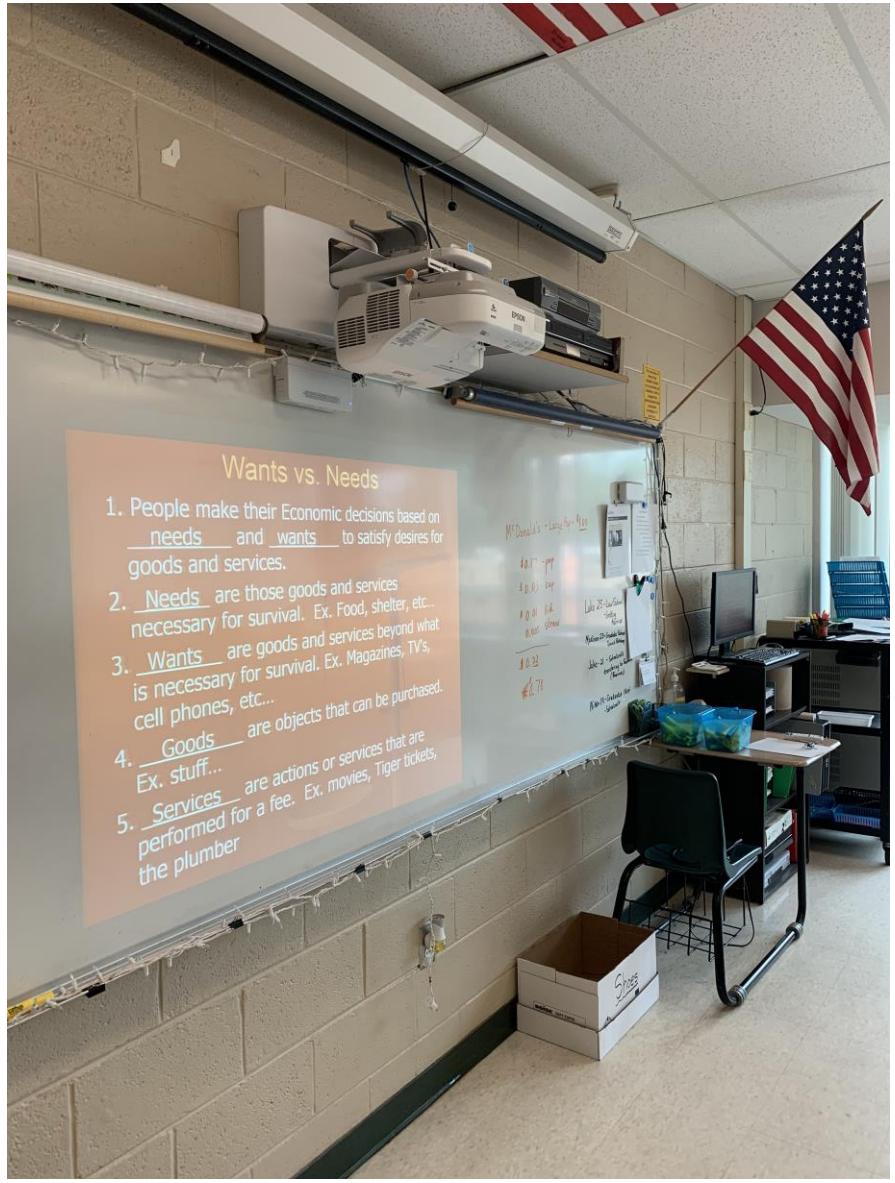


## COST RANGE:

$4.5M - $5M

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# CLASSROOM EQUIPMENT







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# CLASSROOM TECHNOLOGY








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# TECHNOLOGY EQUIPMENT

## WORKLIST ITEMS

- Replace projectors with interactive displays
- Height adjustable mounts
- Replace document cameras
- Replace classroom sound systems
- Add technology lockers for charging

## SERIES 2

- Refresh computers/mobile devices for sustainability

## COST RANGE:

$2.6M - $7.1M (with refresh)

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# PRESENTATION / COLLABORATION

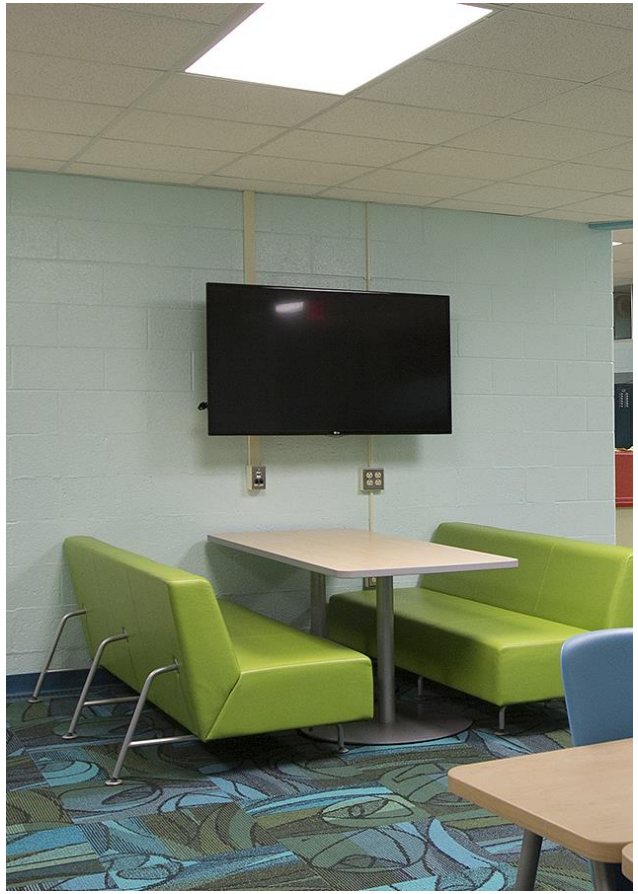




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# PRESENTATION / COLLABORATION







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# STEM / MAKER SPACE






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# PRESENTATION / COLLABORATION / STEM









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# PRESENTATION / COLLABORATION

## WORKLIST ITEMS

- AV for collaboration spaces
- Gym/café sound systems
- Gym/café presentation systems
- Conference room
- Digital signage
- Gym interactive projector

## COST RANGE:

$650,000-$1M

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# BOND PLANNING

## FURNITURE / EQUIPMENT

# FURNITURE / EQUIPMENT

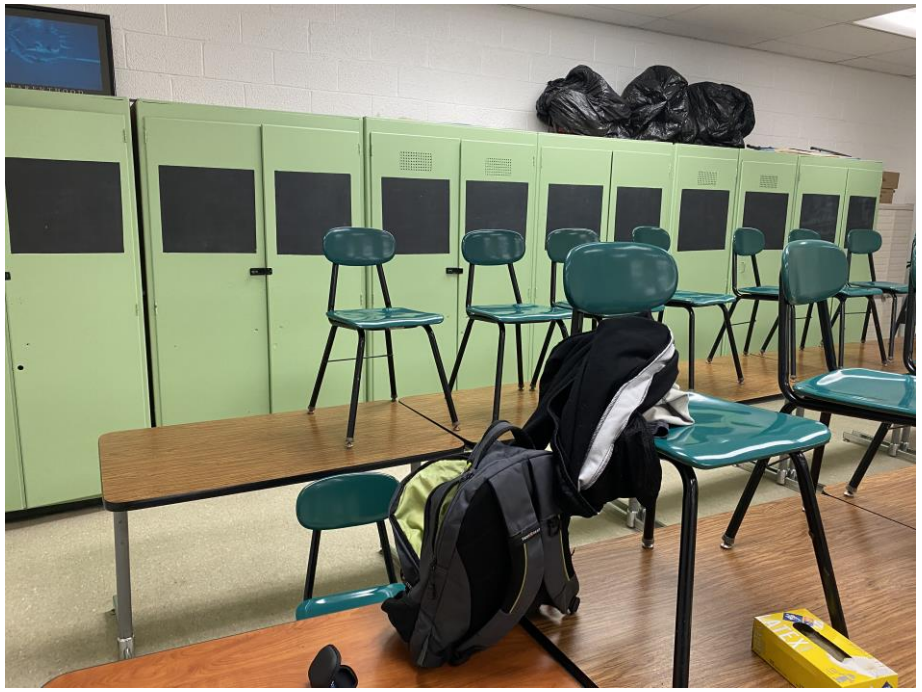
## Replace / Upgrade

- Replace classroom furniture
- Purchase collaborative furniture
- Purchase STEM equipment
- Purchase Media Center furniture
- Purchase Science Equipment
- Purchase Band Instruments
- Purchase Athletic Equipment





Elementary School



High School

## COST RANGE:

$3.5M - $6M

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# MS/HS – FURNITURE IMAGES





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# ELEMENTARY FURNITURE IMAGES






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# BOND PLANNING

## COST SUMMARY

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# COST SUMMARY

| ITEM | COST RANGE |
|---|---|
| • Paving, Roofing, Building | $16M - $17M |
| • Mechanical Systems | $12.5M |
| • Lighting Upgrades | $5M - $7.5M |
| • Athletic Fields | $6.5M - $7M |
| • Program Improvements | $8.5M - $10.5M |
| • Safety / Security | $0.5M - $1.4M |
| • Technology Infrastructure | $4.5M - $5M |
| • Technology Equipment | $2.6M |
| • Refresh Devices (Series 2) | $4.5M |
| • Presentation / Collaboration | $0.6M - $1M |
| • Furniture / Equipment | $3.5M - $6M |
| **TOTAL:** | **$65M – $75M** |

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# FUNDING OPTION

**Voter Approved Qualified Bond Program**

- No Tax Rate Increase
- Bond Amount: $74,215,000 ($73.8M in projects)
- Issued in 3 Series (2021, 2023, 2025)
- Includes Bond Issuance, Election Costs, and Interest Earnings

bakertilly
MUNICIPAL ADVISORS

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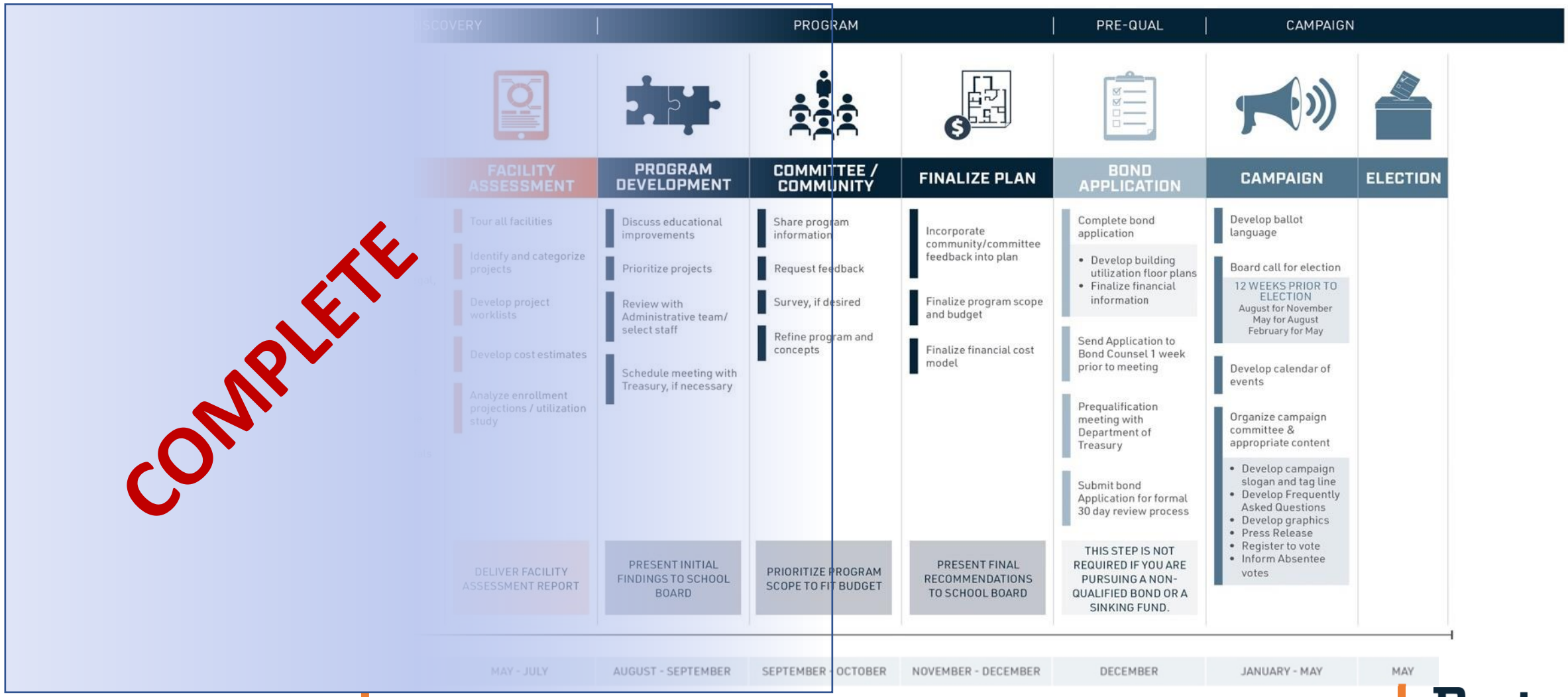
# BOND PLANNING

## NEXT STEPS

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# BOND PLANNING




1 Year

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# BOND PLANNING

## NEXT STEPS

| | |
|---|---|
| December 4, 2020 | Submit Draft Bond Application |
| December 11, 2020 | Meeting with Department of Treasury |
| December 14, 2020 | Board Submit Final Bond App to Department of Treasury |
| January 18, 2021 | Receive Approval from Department of Treasury |
| January 25, 2021 | Board Call for Election |
| March-May 2021 | Informational Campaign |
| May 4, 2021 | Election Day |

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# BOND PLANNING

## THANK YOU – QUESTIONS?

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