



## **East Lansing Public Schools - Elementary Facilities Overview**

06.20.16



Rating Scale	
10	Excellent
9	Excellent
8	Very Good
7	Good
6	Good
5	Fair
4	Fair
3	Poor
2	Very Poor
1	Failed

## Elementary Facilities Overview:

- Donley Elementary
- Glencairn Elementary
- Marble Elementary
- Pinecrest Elementary
- Red Cedar Elementary
- Whitehills Elementary





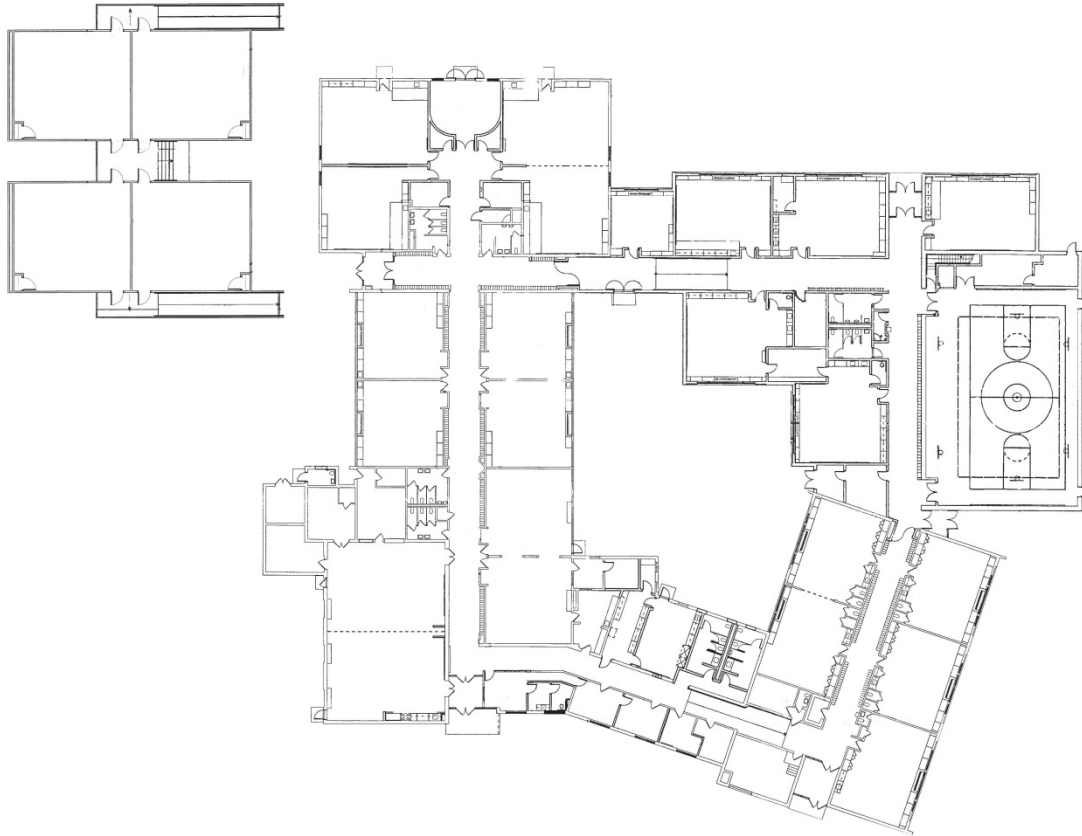
## Site Observations:

- Traffic Flow: Bus / vehicle traffic mixing during afternoon pick-up time, despite attempts to separate traffic.
- Paving: *Assessment to be finalized.*
- Playground: *Assessment to be finalized.*
- Miscellaneous:
  - Site drainage concerns at south end; grade slopes toward building.
  - Site has room for additional development.

# DONLEY ELEMENTARY

## Building Overview:

- Constructed in multiple phases (1950's, 1980's, 1990's)
- Contains (2) detached portable classrooms
- Building Area: 42,120 sf



## DONLEY ELEMENTARY





### **Exterior Envelope:** (average rating 4.83)

- Exterior Skin: Brick / EIFS / CMU / Vinyl Soffit & Fascia
- Windows: Clad wood (majority); some aluminum replacement; condition of integral blinds vary
- Doors: Majority hollow metal; susceptible to corrosion
- Roofing: +/- 60% of roofing in need of replacement in 5-7 years\*
- General Observations:
  - Evidence of brick spalling (moisture concerns)
  - EIFS shows evidence of damage / patching / repairs over time; critical to keep up on maintenance to prevent water infiltration over time
  - Windows are in need of replacement (ELPS has been replacing them a few at a time recently)
  - Exterior joint sealants / caulking are in need of attention

## **DONLEY ELEMENTARY**

## Interior Architectural Elements:

- Flooring: Majority of flooring “fair” range, exception being corridors and classroom walk-off areas, which have been replaced w/ resilient sheet product
- Painting / Wall Coverings: Majority of walls are painted CMU, “fair” to “good” range
- Casework / Cabinetry: Mix of wood and plastic laminate; majority in the “fair” to “poor” range (water damage, hardware concerns)



## DONLEY ELEMENTARY

## Interior Architectural Elements (continued):

- Doors / Hardware: 1990's addition – “good,” earlier phases – “poor,” door knob hardware doesn't meet barrier free
- Ceilings: Existing tiles are worn, sagging in certain locations
- Lockers: Sizes vary; rusted bases, bent tops, 9” lockers have limited functionality due to size
- Miscellaneous: n/a



## DONLEY ELEMENTARY



## Mechanical / Plumbing Systems:

### Mechanical Systems:

- Steam Boilers ('92); portion of building converted to hot water w/ heat exchanger
- Unit Ventilators (80's and 90's)
  - Some have DX coils for future cooling
- 1980's Addition: gas fired RTU w/ VAV boxes
- AHU (gymnasium) – 1992 addition
- BMS – Some pneumatic controls remain; some previously converted to DDC (Novar)
- Observations / Recommendations:
  - Steam lines (in tunnels) in need of replacement
  - Recommend converting entire building to hot water
  - Recommend replacement of unit ventilators
  - Update all controls to DDC (trend – district standard)

### Plumbing Systems:

- Galvanized domestic water piping throughout – needs replacement
- Tunnels frequently flood – managed by sump pumps
- Barrier free concerns at many toilet rooms / fixtures
- Building is fully sprinkled



## DONLEY ELEMENTARY





## Electrical Systems:

### Power:

- Original electrical service equipment; service upgrade likely required to support future HVAC upgrades and / or facility expansion

### Lighting:

- 2x4 T-12 fluorescent lensed troffers throughout
- Emergency Lighting – “Frogeye” fixtures are unable to be tested and need replacement
- “Glow” exit signs are code compliant, but ideally would be replaced with lit signage
- No occupancy sensors installed; recommend install sensors in accordance with energy code requirements



### Fire Alarm:

- Existing Simplex System – not monitored
- Cannot be extended, recommend replacement of panel and all devices

### P/A Systems:

- Integrated into phone system as part of recent technology bond

# DONLEY ELEMENTARY



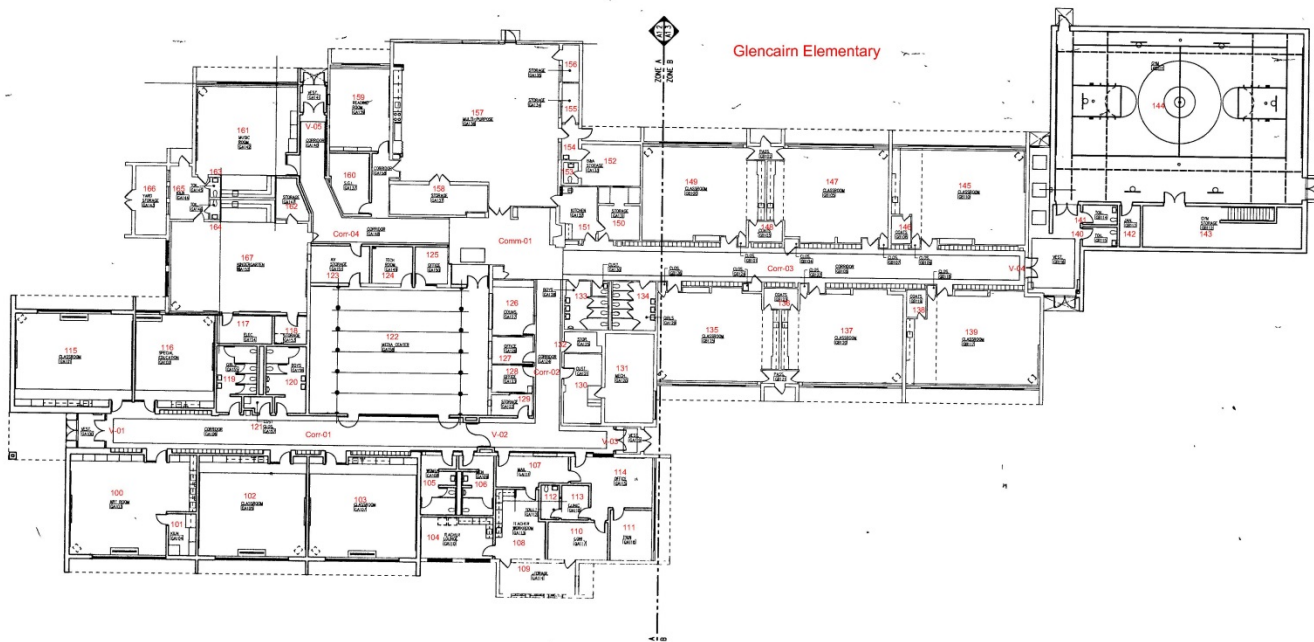
## Site Observations:

- Traffic Flow: Attempt to separate bus and vehicular traffic, but not enough room on site to do this effectively
- Paving: East paving is in need of replacement
- Playground: Upper and lower elementary playgrounds are separate; equipment appears very new
- Miscellaneous:
  - Significant grade changes to the west.
  - Very little room for site improvements to the East / South
  - Very little onsite parking

# GLENCAIRN ELEMENTARY

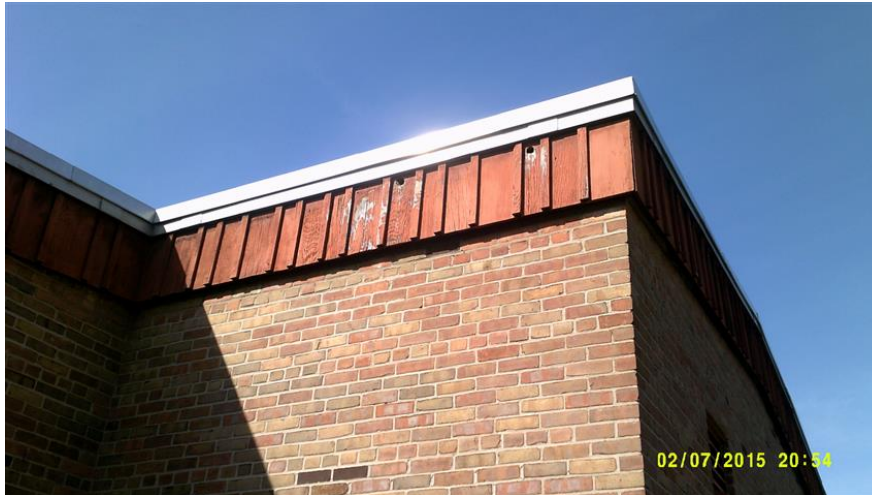
## Building Overview:

- Constructed in Multiple Phases (1950's, 1960's, 1990's)
- Building Area: 35,560 sf



# GLENCAIRN ELEMENTARY





**Exterior Envelope:** (average rating 5.5)

- Exterior Skin: Brick / EIFS / DEFS / Painted Cedar
- Windows: Aluminum Clad Wood
- Exterior Doors: Aluminum & Hollow Metal
- Roofing: +/- 40% of roofing in need of replacement in 5-7 years\*
- General Observations:
  - Evidence of minor brick spalling / cracking; history of major foundation settling at gymnasium
  - DEFS soffits require general maintenance (painting)
  - Windows are in need of replacement
  - Exterior joint sealants / caulking are in need of attention
  - Exterior cedar siding needs general maintenance (painting)



## GLENCAIRN ELEMENTARY



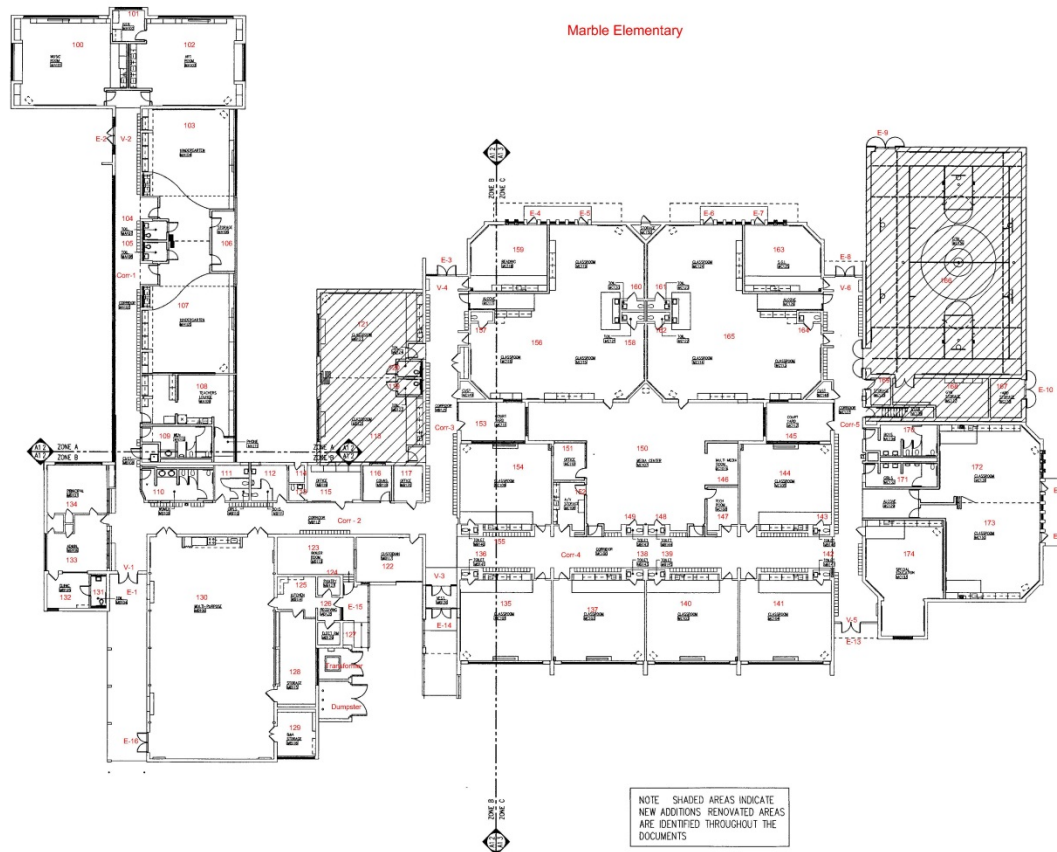
## Site Observations:

- Traffic Flow: Attempt to separate bus and vehicular traffic, but traffic shares common entrance, causing interference
- Location of office is remote relative to parking / drop-off / pick-up
- Paving: North paving is in need of replacement
- Playground: Playground equipment appears to be newer and in good condition; adequate open space for play fields
- Very little room for site improvements to the East / South
- Very little onsite parking

# MARBLE ELEMENTARY

## Building Overview:

- Constructed in Multiple Phases (1950's, 1960's, 1990's)
- Building Area: 44,440



# MARBLE ELEMENTARY





**Exterior Envelope:** (average rating 5.6)

- Exterior Skin: Brick / aluminum soffit / corrugated metal / DEFS / metal siding
- Windows: Aluminum clad wood (25+ years old), glass block
- Exterior Doors: Aluminum & hollow metal
- Roofing: +/- 20% of roofing in need of replacement in 4-7 years\*
- General Observations:
  - Masonry cracks and missing mortar
  - DEFS soffits require general maintenance (painting)
  - Windows are in need of replacement
  - Exterior joint sealants / caulking are in need of attention



## MARBLE ELEMENTARY



## Interior Architectural Elements (continued):

- Doors / Hardware: 1990's addition – “good”; earlier phases – “poor,” door knob hardware doesn't meet barrier free; many existing wood doors should be replaced
- Ceilings: Existing 2x2 tiles are worn, sagging in certain locations; existing tectum ceiling panels in “fair” to “good” condition
- Lockers: Locker sizes vary throughout; tall relative to grade levels; when double loaded they create tight corridors; locker bases are rusted
- Miscellaneous:
  - Curtains in open concept classrooms are acoustically inadequate
  - Classroom sizes and configurations vary drastically throughout the building

## MARBLE ELEMENTARY



## Mechanical / Plumbing Systems:

### Mechanical Systems:

- Steam boilers, converted to hot water
- Unit ventilators '92 (hot water only)
- Many classrooms / large spaces served by RTU's – high percentage of spaces are cooled
- BMS – some pneumatic controls remain; some previously converted to DDC (Novar)
- Observations / Recommendations:
  - Recommend replacement of all major mechanical equipment
  - Update all controls to DDC (trend – district Standard)
  - Update ventilation to meet current mechanical codes

### Plumbing Systems:

- Combination of galvanized and copper piping, improper isolation between materials; replace all galvanized and check copper at joints
- Barrier free concerns at older toilet rooms; need additional fixtures to meet minimum plumbing code requirements
- Building isn't fully sprinkled; some limited use domestic heads
- Sanitary lines (in slab) are rotting; need to be replaced

MARBLE ELEMENTARY





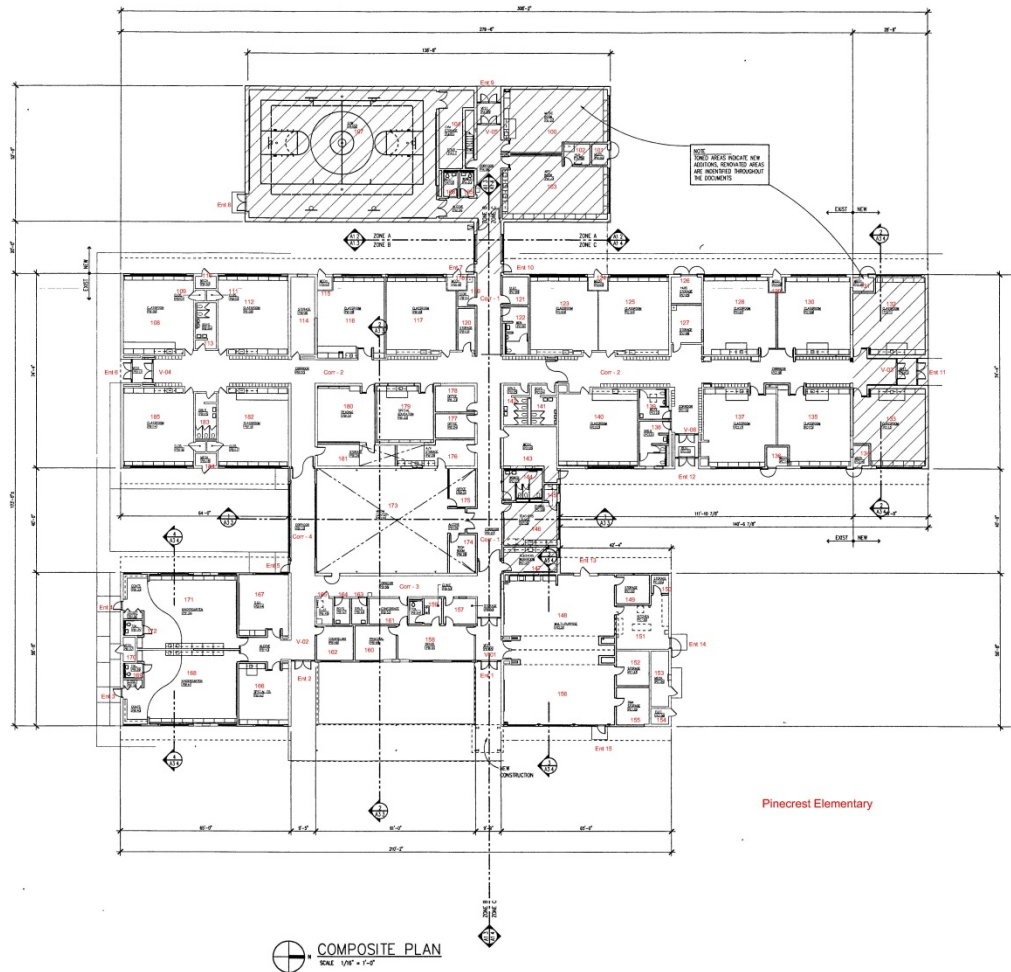
## Site Observations:

- Traffic Flow: Attempt to separate bus and vehicular traffic, but each zone is undersized for its use; Pinecrest Drive becomes one-way during pick-up; disruptive to through traffic
- Paving: South paving is in need of replacement
- Playground: Playground equipment appears to be newer and in good condition; adequate open space for play fields
- Very little room for site improvements to the east / south and north
- Very little onsite parking

# PINECREST ELEMENTARY

## Building Overview:

- Constructed in Multiple Phases (1960's, 1990's)
- Portable Classrooms
- Building Area: 44,740



# PINECREST ELEMENTARY



### **Exterior Envelope:** (average rating 5.33)

- Exterior Skin: Brick / aluminum soffit / metal fascia
- Windows: Aluminum clad wood (25+ years old), glass block
- Exterior Doors: Aluminum & hollow metal
- Roofing: +/- 45% of roofing in need of replacement in 2-3 years, +/- 40% of roofing in need of replacement in 5-7 years\*
- General Observations:
  - Masonry cracks and missing mortar
  - Windows are in need of replacement
  - Exterior joint sealants / caulking are in need of attention
  - Recommend replacement of majority of exterior doors / frames

## **PINECREST ELEMENTARY**





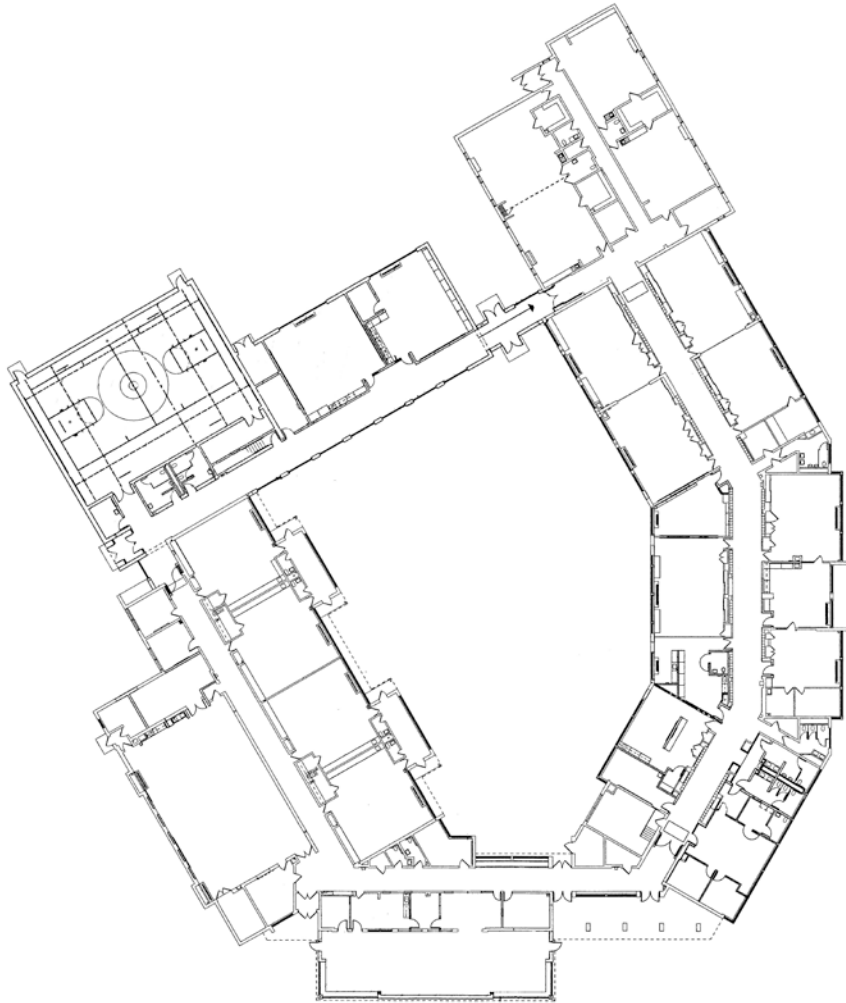
## Site Observations:

- Traffic Flow: Parent drop-off appears adequate, but stacking space is minimized due to integral parking
- Buses drop off on street – not ideal
- Paving: All paving should be evaluated for replacement in near future
- Playground: Playground equipment appears to be newer and in good condition; minimal open space for play fields; exterior courtyard utilized for play space
- Very little room for site improvements to the east and north
- Very little onsite parking

# RED CEDAR ELEMENTARY

## Building Overview:

- Constructed in Multiple Phases (1940's, 1950's, 1980's and 1990's)
- Building Area: 45,360 sf



## RED CEDAR ELEMENTARY



## **Exterior Envelope:** (average rating 5.0)

- Exterior Skin: Brick / painted CMU / vinyl siding / aluminum soffit / painted plywood soffit / metal fascia
- Windows: Aluminum clad wood (25+ years old)
- Exterior Doors: Aluminum & hollow metal
- Roofing: +/- 60% of roofing in need of replacement in 3-7 years
- General Observations:
  - Masonry cracks and missing mortar
  - Windows are in need of replacement
  - Wood soffits should be painted and / or clad w/ metal soffit panels
  - Exterior joint sealants / caulking are in need of attention
  - Recommend replacement of majority of exterior doors / frames



**RED CEDAR ELEMENTARY**





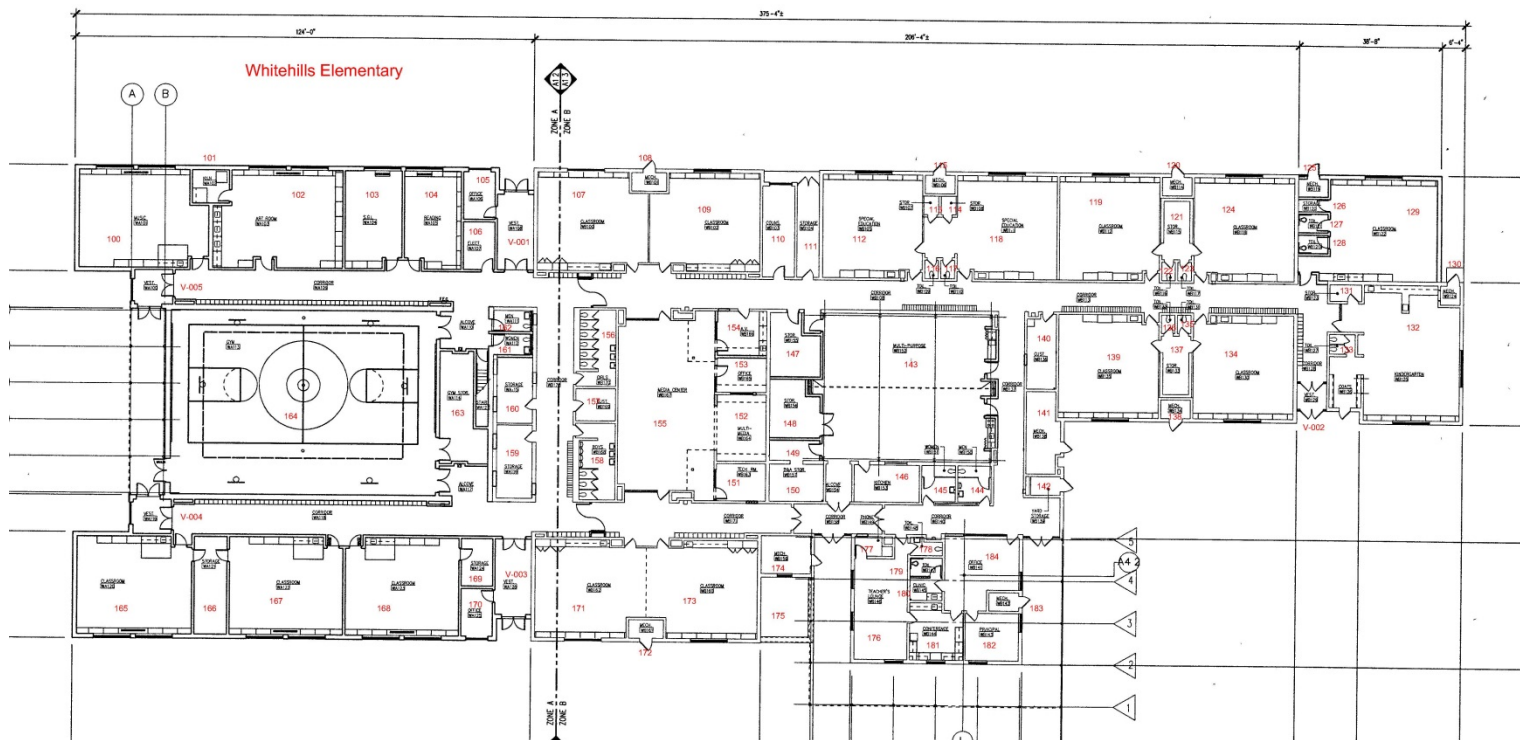
## Site Observations:

- Traffic Flow: Attempt to separate bus and vehicular traffic, but each zone is undersized for its use
- Significant grade change to the west
- Paving: Good condition
- Playground: Playground equipment appears to be newer and in good condition; some open space for play fields
- Very little room for expansion on this site; some space to work with at SE corner
- Very little onsite parking

# WHITEHILLS ELEMENTARY

## Building Overview:

- Constructed in Multiple Phases (1960's, 1980's, 1990's)
- Building Area: 38,970



## WHITEHILLS ELEMENTARY



## **Exterior Envelope:** (average rating 4.8)

- Exterior Skin: Brick / DEFS / Painted Metal Soffit
- Windows: Aluminum clad wood (25+ years old)
- Exterior Doors: Aluminum & hollow metal
- Roofing: +/- 65% of roofing in need of replacement in 3-5 years
- General Observations:
  - Masonry cracks and missing mortar; general masonry repair
  - Windows are in need of replacement
  - Exterior joint sealants / caulking are in need of attention
  - Recommend replacement of majority of exterior doors / frames

## **WHITEHILLS ELEMENTARY**



## Staff Survey Summary

## Upcoming Milestones (May 2, 2017 Election):

- First Draft Community Survey: (Week of) July 11<sup>th</sup>, 2016
- Send out Invitations for Community Committee: (Week of) August 1<sup>st</sup>, 2016
- Send out Community Survey (Week of) September 5<sup>th</sup>, 2016
- Mobilize Community Committee: middle of September, 2016
- Community Committee Report to Board: October – December 2016
- BOE Determines Final Scope: December 2016
- Department of Treasury Meeting: Early January 2017
- BOE approves forms for MDT official review: Board Meeting following MDT prequalification meeting
- Board Approves Bond Forms and Calls Election: February 2017 Board Meeting
- Ballot Language forwarded to Election Coordinator: February 2017

Thank you