



Master Facilities Committee Evaluation and Identification

December 2, 2015

Agenda

1. Welcome

- Tour Sign-Up
- Elementary Scenarios
- Guiding Principles – Secondary

2. Secondary Buildings

- Assessments
- Cost Estimates
- Questions and Comments

3. Future Forecast

- Table Discussion (What do we need to know moving forward?)

4. Q & A

- Exit Ticket

Washington Township Schools
Preliminary Cost Range Estimates
December 2, 2015

Elementary Schools	\$ 108,000,000 - \$ 118,000,000
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Northview Middle School	\$ 18,000,000 - \$ 19,000,000
Eastwood Middle School	\$ 24,000,000 - \$ 25,000,000
Westlane Middle School	\$ 25,000,000 - \$ 26,000,000

North Central High School	\$ 52,000,000 - \$ 53,000,000
J. Everett Light Career Center	\$ 7,000,000 - \$ 8,000,000

TOTAL:	\$ 234,000,000 - \$ 249,000,000
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Assessing MSDWT Schools

Score	Rating	Description	Level of Improvements
①	High	The current facility enhances the teaching and learning environment.	No improvement necessary. Routine maintenance & monitoring only
②	High to Medium	The current facility supports the teaching and learning environment.	No significant improvements needed. Monitor for periodic routine maintenance and periodic adjustments
③	Moderate	The current facility does not detract from the teaching and learning environment.	Some improvements needed. An action plan should be developed to avoid serious deterioration
④	Moderate to Low	The current facility may detract from the teaching and learning environment	Significant renovation or improvement needed. Significant levels of monitoring & maintenance required
⑤	Low	The current facility impedes the teaching and learning environment	Major renovation or replacement needed.

Assessing MSDWT Schools – Safety/Security and Compliance

2015 MSD of Washington Township Facilities Assessment	Allisonville	Crooked Creek	Fox Hill	Greenbriar	John Strange	Nora	Springmill	Eastwood	Northview	Westlane	North Central	J. Everett Light	Hilltop
Safety/Security and Code Compliance													
Fire Detection, Alert and Protection Systems	④	③	③	②	④	④	④	④	④	④	③	④	④
ADA accessibility to all spaces and floor levels	③	③	②	②	⑤	④	④	④	④	④	②	④	④
Building restrooms, sinks and drink fountains ADA accessibility	④	⑤	⑤	③	⑤	⑤	⑤	⑤	⑤	⑤	④	⑤	⑤
Appropriate Security and CCTV Systems per building type/location	⑤	⑤	⑤	⑤	⑤	⑤	⑤	④	③	④	③	③	⑤
Communication Systems	③	③	③	③	③	②	③	④	③	③	③	③	③
Building Active and Passive Security Strategies	③	④	④	④	④	④	④	④	④	③	③	④	④
Thermal Comfort & Air Quality	②	③	②	④	④	④	③	②	③	③	③	②	④
Classroom Acoustics	③	④	④	③	④	③	③	②	③	③	③	④	③
Mechanical Acoustics	③	②	③	②	④	③	②	③	③	③	③	③	③
Lighting & Color	④	③	③	③	④	③	④	③	④	③	③	③	③

Assessing MSDWT Schools – Healthy Learning Environment

2015 MSD of Washington Township Facilities Assessment	Allisonville	Crooked Creek	Fox Hill	Greenbriar	John Strange	Nora	Springmill	Eastwood	Northview	Westlane	North Central	J. Everett Light	Hilltop
Healthy Learning Environment (Protection of Community Investment)													
Site Paving and Sidewalks	③	③	③	③	④	④	④	③	③	③	②	②	③
Playground Equipment/ Play Areas/Athletic Fields	③	③	③	③	④	④	④	③	③	③	②	②	③
Exterior Building Walls	③	④	③	③	③	④	⑤	⑤	④	④	③	④	③
Exterior Doors and Windows	③	③	③	③	④	④	④	④	③	③	②	⑤	⑤
Roofing System	①	④	④	④	⑤	①	⑤	⑤	①	④	②	④	③
Casework, Furniture and Equipment	③	④	③	③	④	③	③	④	③	④	③	③	③
Interior Finishes	④	④	③	③	④	③	④	④	③	④	③	③	③
Mechanical Systems	②	③	④	④	②	②	③	③	②	③	③	④	⑤
HVAC Exhaust/Humidity Control	②	④	④	③	②	③	④	④	②	③	③	④	④
Plumbing System	④	④	④	④	④	④	④	④	④	③	③	④	④
Electrical & Lighting Systems	④	④	③	③	④	④	④	③	④	④	③	⑤	⑤

Assessing MSDWT Schools – Eastwood

Built: 1956

Last Major Renovation: 29 years ago

Capacity: 1,084

Current Enrollment: 833

Safety /Security and Code Compliance

- Buzzer system entry – vestibule not secured
- Improved and additional security cameras needed (analog cameras)
- PA system needs to be replaced
- Not all classroom doors lock from inside
- Students cross through traffic during pick-up and drop-off
- Fire alarms system needs to be upgraded
- No fire sprinkler system
- ADA upgrades needed throughout

Healthy Learning Environment

- HVAC system in classroom wings need to be replaced
- Ice storage system needs to be replaced with a new chiller
- Gym walls need insulation
- Original galvanized piping in tunnels needs to be replaced
- 1987 membrane roofing system needs to be replaced
- Floor and wall finished throughout need to be replaced
- Student restrooms and locker rooms need to be renovated
- Gym bleachers need to be replaced
- Tennis courts and running track are in poor condition

Assessing MSDWT Schools – Eastwood

Capacity/Educational Effectiveness

- Classrooms are small and are not conducive to flexibility or additional technology
- Few spaces for small group work
- LGI is heavily used and only separated from open space by hanging partitions
- Science labs are outdated and small. Electricity only works intermittently in some of the perimeter stations
- Music rooms are small and ceilings are not acoustically conducive (too low)
- Band and Choir share a space
- Stage in gym is small and is not accessible by ramp or lift
- Reception area is outside of the main office
- One conference room in office and one other small conference room across the hall that is used for secured testing
- Small clinic with only two cots and two toilets
- No departmental or team areas
- Only one workroom off of the Media Center
- Cafeteria too small for enrollment with cramped serving lines
- Technology upgrades needed
- Lockers need replaced – parts no longer available

Assessing MSDWT Schools – Northview

Built: 1956 **Last Major Renovation: 22 years ago**

Capacity: 1,275 **Current Enrollment: 760**

Safety /Security and Compliance

- Buzzer System Entry – not secured
- Some interior and exterior cameras, but they are analog, not digital and there are several blind spots
- PA system needs to be replaced
- Not all classroom doors lock from inside
- Separation of cars and buses needed to increase safety
- No fire sprinkler system for majority of building
- ADA upgrades needed
- Classroom doors swing directly out into the corridors

Healthy Learning Environment

- Interior lighting and ceiling tiles need to be replaced
- Floor and wall finishes in instructional spaces need to be replaced
- Exterior lighting needs upgrading
- Auditorium systems need renovation
- Gym bleachers need to be replaced
- Gym floor needs refinished
- Track needs replaced
- Roofing and mechanical system are in good condition

Assessing MSDWT Schools – Northview

Capacity/Educational Effectiveness

- Small group work takes place in full size classrooms as there is not small group space
- Science labs are outdated
- Choir room is small (regular classroom) and not designed for choir
- The art room needs to be renovated
- Kitchen and cafeteria are on two separate floors
- Cafeteria too small for enrollment with cramped serving line capacity and adds to safety issues
- Spaces in office area are inefficient
- No departmental or team areas
- Corridors are narrow with lockers both sides that create student traffic issues
- Some rooms do not have daylight
- Furniture standard and not flexible
- Technology upgrades needed
- Parts of the building are used for district –wide programs which limits middle school
- Building is not middle school friendly

Assessing MSDWT Schools – Westlane

Built: 1956 **Last Major Renovation: 29 years ago**

Capacity: 1,148 **Current Enrollment: 908**

Safety/Security and Compliance

- Buzzer system entry –vestibule not secured
- No exterior cameras some interior cameras but need more and greater clarity
- PA system needs to be replaced/repared
- No fire sprinkler system
- ADA upgrades needed
- Classroom doors swing directly out into corridor more than permitted by codes
- Exterior drives need to be reconfigured to create safer environment
- Some fields are not fenced and crossing traffic can be difficult

Healthy Learning Environment

- Mechanical systems have problems which can be helped by expanding the chiller plant and increasing return air delivery in classroom wings
- Interior and exterior lighting need upgrading
- Floor and wall finishes need to be replaced
- Gym bleachers need to be replaced
- Locker rooms need renovation
- More than half of the roofing is in very poor condition and needs to be replaced
- Running track needs to be resurfaced

Assessing MSDWT Schools – Westlane

Capacity/Educational Effectiveness

- Classrooms (720 sq. ft.) are small and are not conducive to flexibility or additional technology
- There are few spaces for small group work. Most of the areas designed for small group have been taken over for classrooms
- LGI has large posts throughout with little storage
- Music rooms are small (choir in particular) and ceilings are not acoustically conducive (too low)
- Corridors are narrow, especially in classroom wings. Risers are kept in the hallway
- Science rooms need to be renovated or replaced
- Many programs are in rooms not designed for their use (art, foreign language, ENL and other support programs)
- Stage in gym is small and is not accessible by ramp or lift
- Principal's office area is not configured well
- One conference room in office
- Small clinic with only two cots and two toilets
- No departmental or team areas
- Cafeteria too small for enrollment with low ceilings. Noise can be an issue
- Some flexible furniture recently added, but most furniture is standard and not flexible
- Technology upgrades needed

Assessing MSDWT Schools – North Central

Built: 1963

Last Major Renovation: 19 years ago (main academic areas)

Capacity: 3,783

Current Enrollment: 3639

Safety/Security and Compliance

- Improved security cameras needed (most are analog, not digital)
- Buzzer system entry – vestibule not secured
- PA system is antiquated and software can no longer be updated.
- ADA upgrades needed in building and at athletic venues
- No separation of spaces from athletic/performing arts to academic areas – events traffic allowable to other areas of the building
- Building is equipped with fire sprinkler system

Healthy Learning Environment

- Replace the 4 large 1980's boilers
- Replace lighting in the gymnasiums
- Replace carpeting and wall finishes in corridors and remove carpet on corridor walls
- Renovate auditoriums – system for lighting/video antiquated and risk of inoperable during a performance. Seating is also old and parts are limited
- Renovate performing arts program areas
- Add visitors restrooms and locker room at stadium
- Replace turf field (out of warranty)
- Technology upgrades needed
- Roofing and majority of mechanical systems are in good condition

Assessing MSDWT Schools – North Central

Capacity/Educational Effectiveness

- Many classrooms do not have windows for daylight
- Some acoustical issues in N & D Hallways
- Furniture standard with little flexibility
- Additional public restrooms needed and most student and staff restrooms need to be updated
- Not all departments have small group areas for tutoring /independent study
- Performance stage classes held in the dressing room
- Cafeteria and serving lines need to be expanded to reduce crowded conditions
- There are not enough student lockers
- Scene shop does not have an exhaust system
- Storage and access to the stage for performances is limited
- Media Center needs to be updated to 21st Century
- Informal student learning areas needed
- Science labs in need of renovation
- Additional activity space needed for student participation
- Technology upgrades needed

Assessing MSDWT Schools – J. Everett Light

Built: 1971 Last Major Renovation: 19 years ago

Safety /Security and Capacity

- Buzzer system entry –vestibule not secured
- Camera system needs upgrading
- PA cannot be heard in some rooms
- No fire sprinkler system
- ADA upgrades

Healthy Learning Environment

- Building is controlled in zones and operates on the same system as North Central. Rooftop air handlers need to be replaced
- Replace single pane exterior windows
- Concerns about the age and capacity of main electrical switch gear
- Domestic water piping needs to be replaced and there are issues with some under slab sanitary pipes
- Restrooms need to be renovated
- T-12 Lighting in some shop areas needs to be replaced
- Wall coverings (north part of building) need to be removed and walls painted
- Technology upgrades needed

Assessing MSDWT Schools – J. Everett Light

Capacity/Educational Effectiveness

- Building must remain as flexible as possible as programs change with need
- Because of the number of offerings, not all programs offered through J Everett Light are housed in the building, making administration of all programs difficult
- Not all rooms have daylight
- Some rooms (veterinary assisting) need some additional space and equipment like plumbing, etc.
- LGI is tiered with presentation in front. There is no handicapped access to the stage
- Offices are small
- Three conference rooms throughout the building
- Administration stated a need for more restrooms
- Some rooms still have black/brown boards
- Restrooms are needed in the south end of the building
- Shop areas lack lockers rooms for girls
- Technology upgrades needed

Questions and Comments

Next Meeting

Wednesday, January 20, 2015

4:30 PM

Westlane Middle School

Cafeteria