



Monday, October 26, 2020
SPECIAL MEETING | STUDY SESSION Agenda | Electronic Meeting VIA GOOGLE HANGOUTS; see "IMPORTANT MESSAGE(S) REGARDING THIS MEETING"

YCS Board of Education Meeting | Meeting will be held electronically via Google Hangouts in accordance with Senate Bill 1885 Packard Road | Ypsilanti, MI 48197 | 734.221.1230 | 5:30 p.m.

1. IMPORTANT MESSAGE(S) REGARDING THIS ELECTRONIC MEETING

- A. Electronic Meeting (via Google Hangouts) In Accordance with Senate Bill 1108
- B. Electronic Meeting Guidelines

2. CALL TO ORDER & ROLL CALL OF BOARD MEMBERS PRESENT: Dr. Celeste Hawkins, Board President

3. ACCEPTANCE OF AGENDA

- A. Acceptance of Agenda

4. PUBLIC COMMENTS: Electronic Participation

- A. Guidelines for Public Comment

5. PRESENTATIONS

- A. Scheduled: 2020/21 Facilities Planning, Sinking Fund and Performance Contracting

6. OTHER

7. BOARD/SUPERINTENDENT COMMENTS

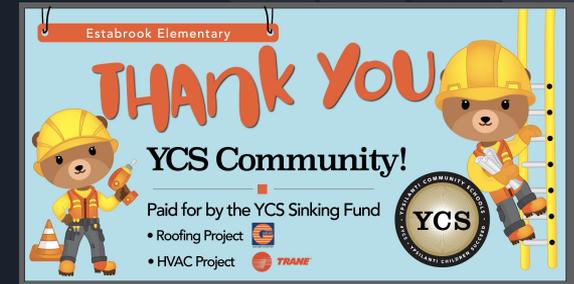
8. ADJOURNMENT OF MEETING



Facilities and Operations Update

- Sinking Fund
 - Safety
 - Publicity
 - Performance Contracts
 - Systems
 - Operations
 - Property Management
 - Insurance Claims
 - Property Disposition
 - Ford Fire
- COVID
 - Emergency Orders, WGHD, CDC
 - Communication
 - PPE
 - Cleaning/Disinfecting
 - Barriers
 - HVAC
 - Signage
 - Use of Space
 - Furniture
 - MHSAA

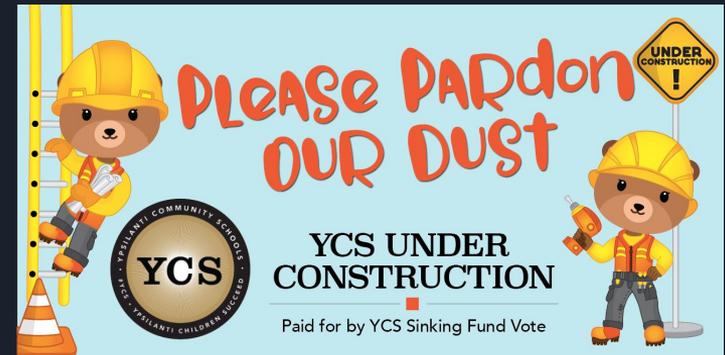
Presentation by: Aaron Rose
Director of District Operations
October 26, 2020



Sinking Fund Projects

2019-2020

- [MSBO sinking fund resource and eligibility letters](#)
 - Under current law, a sinking fund is a voted millage of up to 5 mills that may be used for the purchase of real estate sites, the construction or repair of school buildings and facilities, and acquiring or installing technology. The Michigan Department of Treasury has defined technology in this case to mean wiring or materials for installing technology but NOT equipment (e.g., computers) or software.
 - Repairs not Maintenance
- [Adopted Sinking Fund 10 Year Schedule](#)
- Approx. **3.6 Million** per/year for 10 years
 - Roof Work
 - Life Safety
 - Technology for Students
 - Paving Work
 - HVAC Upgrades



Sinking Fund Projects

Roofing Update (Year 1)- \$1,323,073.56

- Approx. 3.6 million 2019-20
- The Garland Co. (roofing)
 - Estimated cost
 - Estabrook- \$550,000
 - WiHi- \$1,125,000
 - Actual cost
 - Estabrook- \$496,826 (\$53,174)
 - WiHi- \$825,174 (\$299,826)
 - Total under budget- \$353,000



Sinking Fund Project

Life Safety Updates- \$110,000

- Demolition Projects
 - Kettering- \$155,000.00
 - Thurston- \$325,795.00 (oversized foundation and asbestos abatement)
 - Not allowable due to date of service (prior to sinking fund)
 - Total charged to general fund- \$480,795
- Fire Suppression System upgrades (all buildings)
 - \$110,000
 - Sprinkler heads
 - Valves
 - Fire Suppression and Fire System repairs



Sinking Fund

Life Safety Update (moved to year 2)- \$426,000

- Approx. 3.6 million 2020-21
- District Security Camera Upgrades
 - Estimated cost
 - \$350,000
 - Actual cost
 - \$426,000
 - Total additional cost to budget- \$76,000



Sinking Fund

Technology Update (Year 1)- \$560,942

- Approx. 3.6 million 2019-20

Year 1

- Student Computers (Chromebooks)
 - \$545,564
- Document Cameras (YCHS, YCMS, Holmes)
 - \$15,378

Approx. 4.5 million 2020-21

Year 2

- Network Infrastructure
 - \$100,000.00 (Year 1)

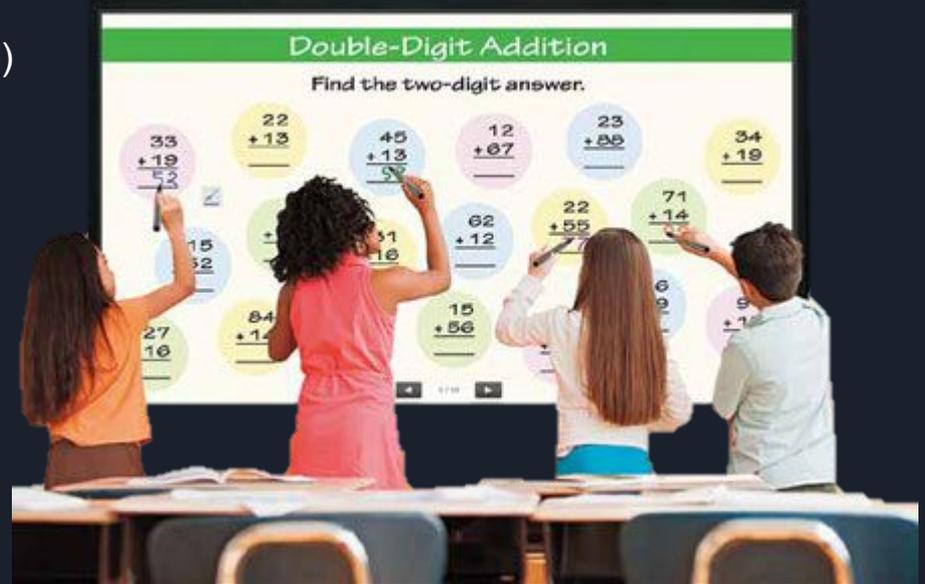


Sinking Fund

Technology Update (Year 2)- \$1,115,600

Year 2 (continued)

- Staff Computers (1st year)
 - \$268,800.00 (ordered April)
- Staff Computers (2nd year)
 - \$280,500.00
- Projectors (Digital Displays)
 - \$425,600.00



HVAC Upgrades (Year 1)-\$ 365,000+

- Mechanical improvements to support safety and comfort
 - Air handlers
 - Chillers
 - Boilers
- Mechanical improvements to support energy management system
- Necessary work that was not able to be completed with general budget only (prior to Sinking Fund)
- Honeywell (Performance Contract- \$589,000 to date)
 - YCMS-\$60,000
 - Holmes- \$280,000
 - Ford-\$280,000



Other Qualifying District-Wide Sinking Fund Project- \$1,021,668.29

- Phase 2 Trane PC Contract- \$759,186.80 (to date)
- Paving projects
 - Bostwick- \$86,157.50
 - 2- Drain basin repairs
 - Concrete and Paving
 - Paving patches and concrete approaches at YCHS bus loop
 - Paving patches and concrete approaches at Estabrook bus loop
 - Paving patches at Transportation Department and Bus Yard
 - Sealcoating and lane striping at Transportation parking lot



Sinking Fund Projects

Summary- Year 1 (2019-2020)- \$3,405,683.85

- Approx. 3.6 million 2019-20
- Tremco (roofing)
 - \$219,000 Contract
- Life Safety
 - \$110,000
- HVAC projects repairs
 - \$750,000
 - Holmes, Ford and YCMS \$640,000
- Technology - \$600,000
- Total- \$3.3M
- Current Balance- \$281,111.15

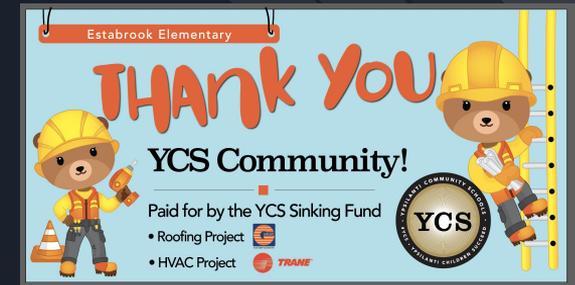




Facilities and Operations Update

- Sinking Fund
 - Safety
 - Publicity
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Director of District Operations
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Performance Contracts

Schneider Electric (Phase 1)- \$3,712,859

LED Lighting & Boiler Installations @ WIHI and YCMS

- Increased comfort to improve teaching and learning
- LED (interior/exterior)- 100% complete district-wide
 - Warranty work on exterior heads and wall packs
- Boilers- 100% complete at both WIHI and YCMS
- Achieved 100% of guaranteed Energy Savings Goal
- \$226,273 Annual Savings (2019-2020)
- Annual Energy Check Completed
- Positive Environmental Impacts
- Reduced 1326 ton of CO₂
 - Equivalent of removing 352 cars
 - Or planting 35,555 trees

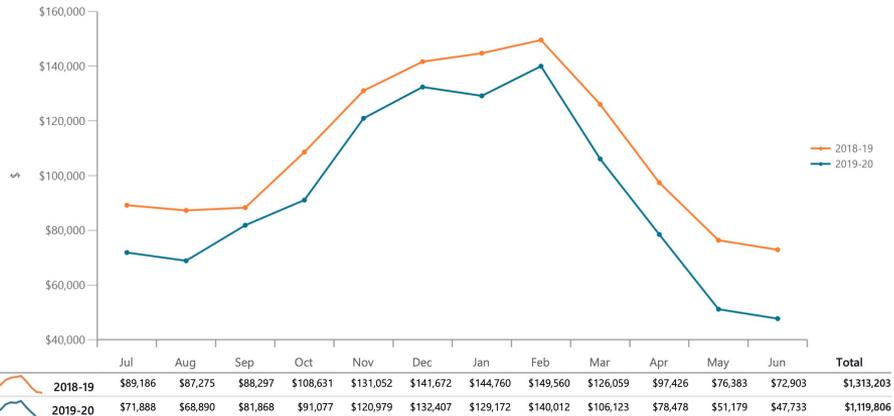


Performance Contracts

Phase 1 Schneider Summary

- Total Annual Electrical Savings - \$226,273
- Guaranteed utilities savings (\$ 2.1M over 10 yrs)

Monthly Cost by Year (Jul - Jun)





Facilities and Operations Update

Sinking Fund (Year 2- 2020/2021)

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Director of District Operations
September 28, 2020



Sinking Fund Projects

Year 2 (2020-2021)

- Approx. 3.6 million 2020-21
- Tremco (Perry roof sections)
 - Estimated cost
 - Perry- \$200,000 (Classroom and Gym Roofs)
 - Actual cost
 - Perry- \$219,000
 - 30 Year Guarantee
- Bostwick (paving at Ford and Holmes)
 - \$3000
- HVAC repairs (district wide)
 - \$1.3M (Honeywell work @ Holmes, Ford, YCMS= \$640,000)
- Technology
 - \$1.4M
- Total- \$3.6
- Current Balance- \$6,000



Facilities and Operations Update

Performance Contracts (Year 2- 2020/2021)

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Director of District Operations
September 28, 2020

Performance Contracts

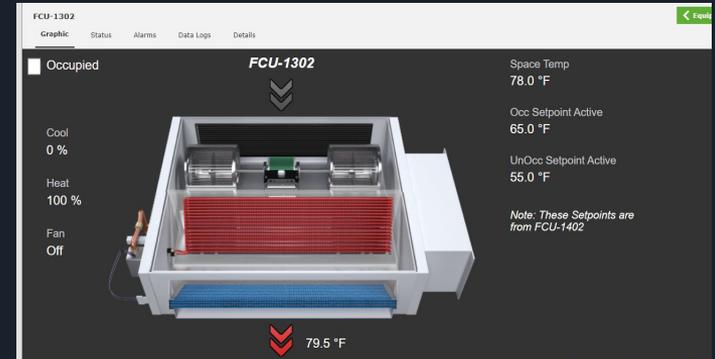
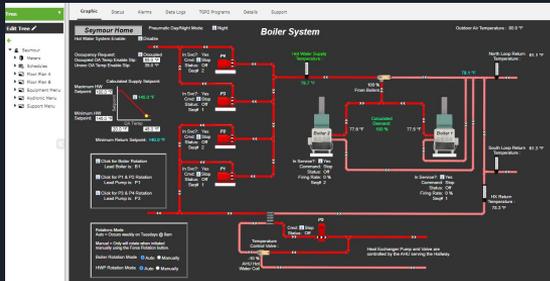
Phase 2- \$1,997,861.09

Trane- Energy, Water and HVAC Projects

- Buildings 80% complete
 - Energy Management-10 Buildings
 - HVAC improvements- 10 Buildings
 - Water- 8 buildings
 - Weather Stripping- 3 buildings

Improvements

- Trane Energy Management System at ACCE, Admin, Estabrook, YCMS, WIHI, Perry, Ford, Holmes, YCHS & WRMS/HS
- Variable speed Pool and building Pumps drives
- New toilets and water saving devices at ACCE, Estabrook, YCMS, WIHI, Perry, Admin, YCHS & WRMS/HS
- Weather Stripping at Chapelle, YCHS & WRMS/HS



Performance Contracting

Phase 2

Energy Efficiency Rebates- Trane

- Rebates
 - Rebates received to date: \$0
 - YCMS-\$1,500
 - YCHS- \$21,000
 - WIHI/WIMA- \$1,500
 - Estabrook- \$1,250
 - Perry- \$1,250
 - Erickson- \$750
 - Ford- \$1,250
 - YIES- \$750
 - Holmes- \$1,250
 - Admin \$500
 - Total- \$31,000





Possible Considerations Moving Forward

- Facilities Assessments (**Roofing**)
 - Roofing priorities updated to reflect current conditions and data
 - Walkthroughs with Tremco, Garland, Firestone
 - Willow Run Middle/High School
 - Ford
 - Erickson
 - **Paving** priorities updated for current conditions and rate of degradation
 - Facilities not previously considered on Sinking Fund Schedule
 - **Paving**
 - Chapelle
 - Willow Run complex
 - **Roofing**
 - Willow Run Middle/High School
- YCHS HVAC retrofit as a part of the environmental improvement project (**HVAC Upgrades**)
 - Fill the gap not covered by insurance claims

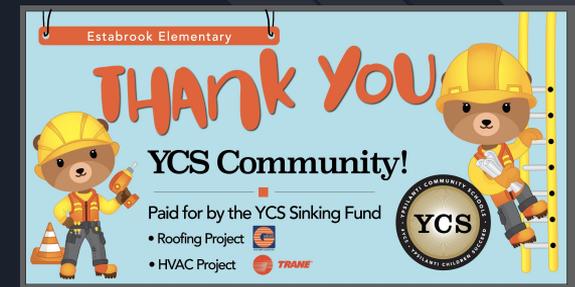
****We will work together to determine our new priorities and what will need to be reconsidered****



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Systems

- Performance Indicators
- Metrics- Data
- Budget
- Work Order System
 - School Dude-purchase
 - Trackable Data
 - Time on task
 - Cost/sq. Ft
 - Cost/acre
 - Cost/student
 - Preventative
 - Reactive
 - Turnaround time
 - Etc.
 - Custodial
 - Maintenance
 - Energy
 - Waste

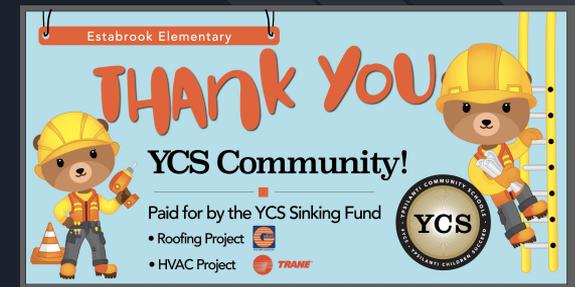




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Operations

- Compliance
 - Egress windows
 - Concrete repair
 - ADA
 - Title 9
 - Pool inspections
 - Early childhood licensing
 - Bleacher inspections
 - Elevator certifications
 - MSBO certification
 - Administrative certification
 - CSDS1 Boiler inspections
 - Fire safety annual inspections
 - Local ordinances

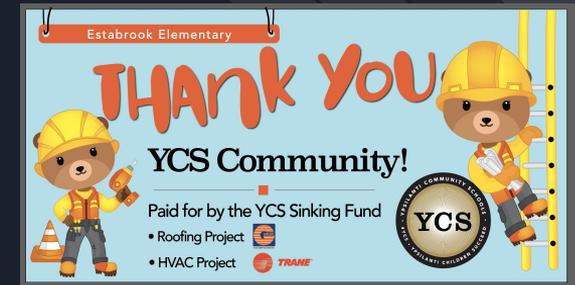




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Property Management

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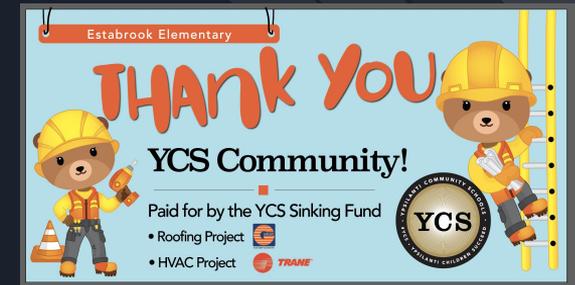




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Insurance Claims

- Claims
 - YCHS
 - Environmental
 - Wind Damage
 - WRMS pool roof
 - YCMS gym roof
 - YCHS gym floor
 - YCHS water damage
 - 2019
 - WRMS pool munther
 - Top 5 the past 5 years
 - Increase in deductible
 - Investigated this formula to predict budget moving forward
 - Sinking Fund utilized to reduce liability over time

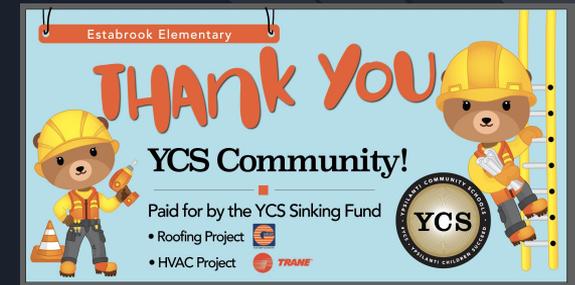




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Property Disposition

- Kettering
- Thurston
- Cheney
- Washtenaw County
 - Theresa Gillotti
 - Director, Management Team
 - Nathan Voght
 - Economic Development Specialist
 - Environmental Site Assessments (ESAs)
 - Property Disposition process
 - Mtgs. w/ Superior and Ypsilanti Townships
- Presented to BOE subcommittee
- Planning next steps for BOE work together

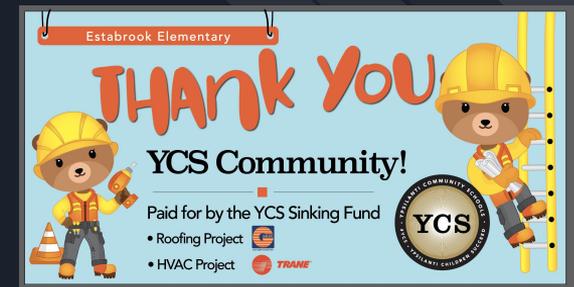




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Ford ELC

- Break in Friday, July 10
- Break in and fire, July 15
- Kustom Restoration
- Target date pushed back to late Dec./early Jan.
 - Lead time on materials
- Structural steel
- Security Vestibule into office





Thank you!

What Questions Might You Have?

