



# Eastpointe Community Schools

2020 Facility Assessment Overview

October 26<sup>th</sup>, 2020



## Who are we?

### Michael A. Malone, AIA, NCARB, ALEP



#### EDUCATION

Bachelor of Architecture with Distinction  
Lawrence Technological University

#### REGISTRATION

Registered Architect – MI, AZ, IN, OH,  
MN, NJ, PA, GA, TX, VA  
NCARB Record  
Accredited Learning Environments  
Planner (ALEP)

### Darren R. McKenna, RA



#### EDUCATION

Master of Architecture with Distinction  
Lawrence Technological University

#### REGISTRATION

Registered Architect - MI

### Daniel J. Gwozdz, AIA, NCARB

**EDUCATION**  
Master of Architecture  
University of Detroit Mercy

**REGISTRATION**  
Registered Architect – MI  
NCARB Record



## What is it?

The evaluation of an existing building's current condition with the goal of gaining a clear understanding of its physical and operational deficiencies.

## Why is it Important?

- Starting Point to Identify Needs
- Provides Critical Info to District
- Helps Avoid ill-invested Public \$'s
- Good Practice
- Becomes “Road Map” for Success

**Avoids Investment of  
“Good Money After Bad”**



## What did we look at?

- Site Conditions [SC]
- Roof Conditions [RC]
- Building Exterior [BE]
- Building Interior [BI]
- Mechanical Systems [MS]
- Plumbing Systems [PS]
- Electrical Systems [ES]



## What Buildings were Included?

- Eastpointe MS & Admin Building
  - Eastpointe High School
  - Bellview Elementary
  - Pleasantview Elementary
  - Crescentwood Elementary
  - Forest Park Elementary
  - Early Learning Center
- Alternative Center & Virtual Academy
- Maintenance & Operations Center



## Priorities?

The identified needs have been assigned a priority as follows:

<b>1</b>	<b>2</b>	<b>3</b>
<ul style="list-style-type: none"><li>• Critical Need</li><li>• 1 – 3 Years</li></ul>	<ul style="list-style-type: none"><li>• Urgent Need</li><li>• 3 – 5 Years</li></ul>	<ul style="list-style-type: none"><li>• Desirable</li><li>• 5 – 10 Years</li></ul>



# Eastpointe Community Schools – 2020 Facility Assessment

Item No.	Issues / Description (s)	Location (s)	Priority Level	Action (s)	Qty.	Unit
<b>Site Conditions [SC]</b>						
SC 1.01	Parking and drive areas have significant cracks throughout. Overall replacement should be considered in future.	Gratiot Entrance & Parking Lot	2	Remove and replace asphalt pavement. Stabilize sub-base and add stone as required. Plan to use a deep strength asphalt section in the drive and drop off areas.	78350	SF
SC 1.02	Parking and drive areas have significant cracks throughout. Overall replacement should be considered in future.	Couzens Entrance & Parking Lot	2	Remove and replace asphalt pavement. Stabilize sub-base and add stone as required. Plan to use a deep strength asphalt section in the drive and drop off areas.	46400	SF
SC 1.03	Parking and drive areas have significant cracks throughout. Overall replacement should be considered in future.	9 Mile Entrance & Parking Lot	2	Remove and replace asphalt pavement. Stabilize sub-base and add stone as required. Plan to use a deep strength asphalt section in the drive and drop off areas.	89400	SF
SC 1.04	Dumpster at north corner of gratiot parking lot lacks enclosure.	Gratiot Parking Lot	3	Install new dumpster enclosure.	1	EA
SC 1.05	Steel handrails are significantly rusted. Replacement should be considered in future.	Exit #3, Exit #41	3	Remove and replace steel handrails.	1	LS
SC 1.06	Steel bollards are damaged or show signs of disrepair	Gratiot Entrance & Parking Lot & south corner of softball field	3	Repair/replace damaged bollards.	12	EA
SC 1.07	Tennis courts are severely cracked and playing surface coating is worn and non-existent in areas.	Tennis Courts	2	Remove and replace asphalt pavement. Stabilize sub-base and add stone as required. Install new net supports and tennis court playing surface.	34800	SF



# Eastpointe Community Schools – 2020 Facility Assessment

Approx. Quantity & Unit Cost

Architectural, Mech. & Elec. Costs

Estimated Cost Per Item

Qty	Unit	Architectural		Mechanical		Electrical		Estimated Cost	Priority 1 Cost	Priority 2 Cost	Priority 3 Cost
		Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal				
33500	SF	\$ 7.00	\$ 234,500	\$ -	\$ -	\$ -	\$ -	\$ 340,025		\$ 340,025	
35300	SF	\$ 7.00	\$ 247,100	\$ -	\$ -	\$ -	\$ -	\$ 358,295		\$ 358,295	
1	LS	\$ 6,000.00	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 8,700		\$ 8,700	
8200	SF	\$ 12.50	\$ 102,500	\$ -	\$ -	\$ -	\$ -	\$ 148,625	\$ 148,625		
1	EA	\$ 25,000.00	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 36,250			\$ 36,250
26	EA	\$ 150.00	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ 5,655			\$ 5,655
1	LS	\$ 1,500.00	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 2,175	\$ 2,175		
2	EA	\$ 1,500.00	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 4,350			\$ 4,350
50	SF	\$ 16.00	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 1,160		\$ 1,160	
<b>Subtotal - Site Items</b>								<b>\$ 905,235</b>	<b>\$ 151,000</b>	<b>\$ 708,180</b>	<b>\$ 46,255</b>

Subtotal Cost Per Category

Costs Per Priority



## Report Limitations

- Broad Overview of Facility Conditions
- Our Efforts are Extensive in Nature, not Exhaustive
- Report not All Inclusive
- No Physical or Destructive Testing Performed
- No Hazardous Materials Identified or Evaluated

***The Following Slides Represent a Sampling of Issues that were Uncovered as Part of Our Assessment. Refer to Final Report for Additional Information.***





## Eastpointe Community Schools – 2020 Facility Assessment

- **Safety & Security:** unsecured entrances, window security films, two-way public address systems, proper exterior lighting, high security locks on doors, low railings & other fall hazards



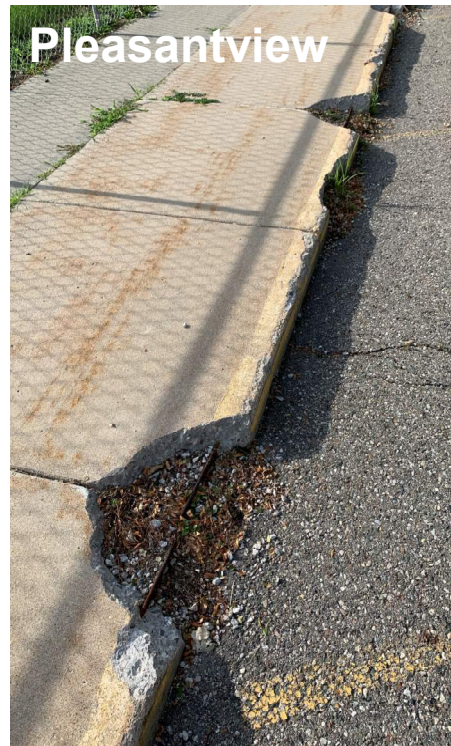
## Eastpointe Community Schools – 2020 Facility Assessment

- **Steps at Egress Doors:** several doors throughout the district have raised steps



## Eastpointe Community Schools – 2020 Facility Assessment

- **Damaged Paving & Sidewalks:**  
deteriorating parking and drives,  
heaving concrete walk areas, small  
and/or absent bus loops



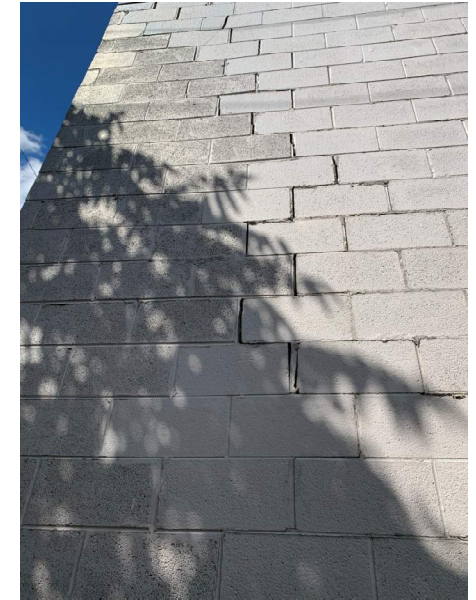
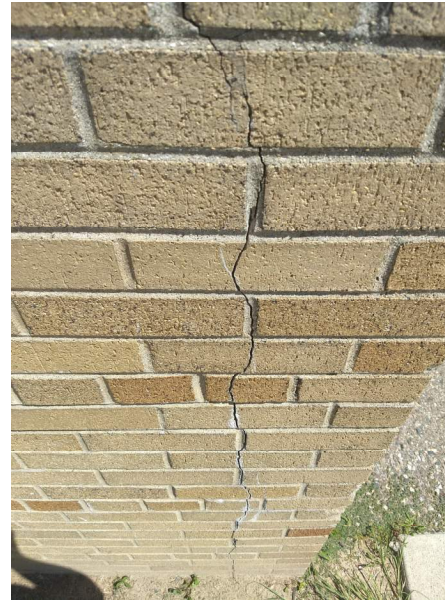
## Eastpointe Community Schools – 2020 Facility Assessment

- **Some Exterior Doors and thresholds are in poor condition, have damaged / worn hardware, broken / rusted components & faded / peeling paint**

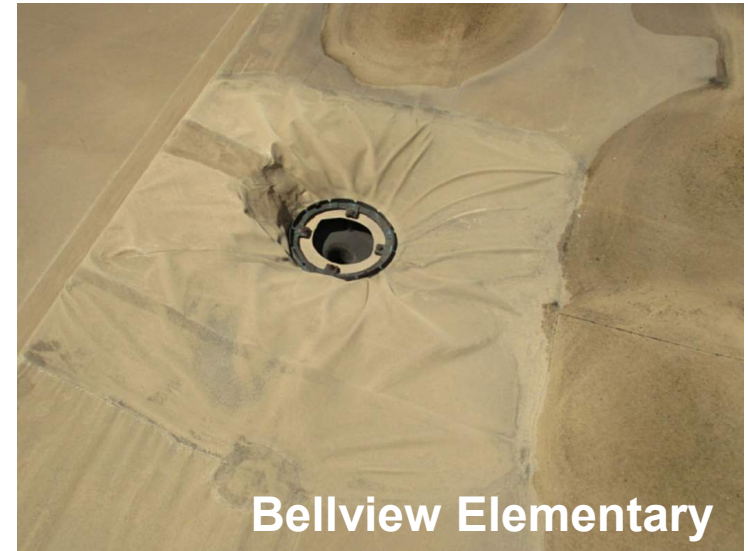


## Eastpointe Community Schools – 2020 Facility Assessment

- **Exterior Envelope:** cracked masonry, deteriorated mortar & expansion joints, failing fascia panels, rusting / buckling steel lintels, wall cladding deterioration, water damaged soffits

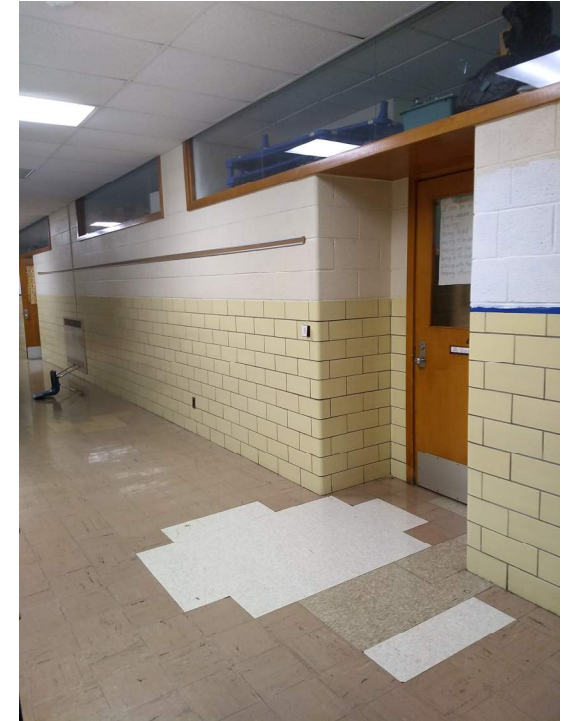


- **Roofing Issues:** deteriorating roof surfaces, split flashings, open joints, standing water, missing equipment



## Eastpointe Community Schools – 2020 Facility Assessment

- **Floors:** cracked vinyl tile, stained carpet, broken and mismatched tiles, dirty grout



## Eastpointe Community Schools – 2020 Facility Assessment

- **Restrooms:** Many of the restrooms have worn or broken finishes, missing fixtures, missing or broken equipment, poor water pressure and are not ADA compliant





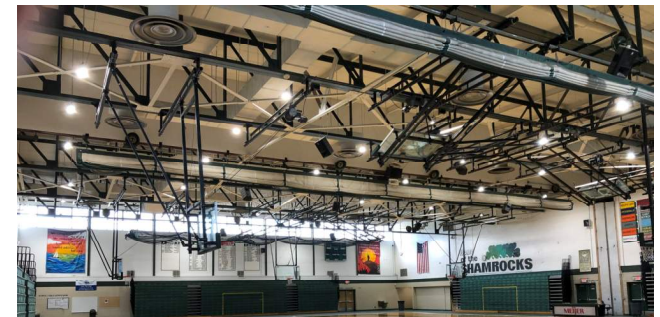
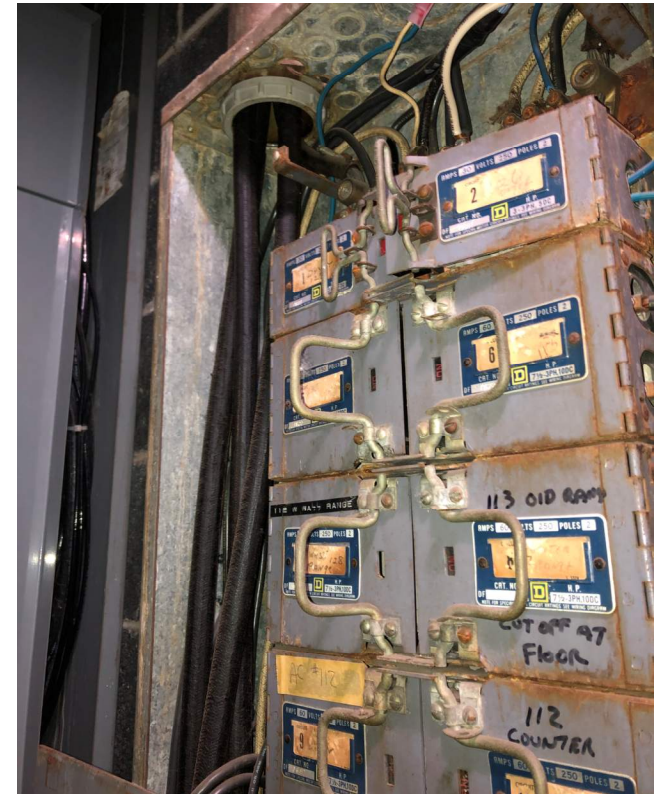
## Eastpointe Community Schools – 2020 Facility Assessment

- **Mechanical:** Aging boiler and heating equipment, deteriorating piping, inadequate ventilation, broken pool equipment



## Eastpointe Community Schools – 2020 Facility Assessment

- **Electrical:** Aging electrical distribution equipment, deteriorating electrical components, inadequate site lighting



## Eastpointe Community Schools – 2020 Facility Assessment

	Safety / Secure Entry	Raised Steps / Damaged Paving / Bus Loop	Masonry Repairs	Roofing & Copings	Restroom Remodeling	Room Finishes	Doors	Boilers / HVAC	Electrical / Lighting	Other
Middle School & Admin	X	X	X	X	X	X	X	X	X	
Eastpointe High School	X	X	X	X	X	X	X	X	X	
Bellview Elementary		X	X			X	X			Millwork
Pleasantview Elementary		X	X			X	X			Millwork
Crescentwood Elementary		X	X	X		X	X			Millwork
Forest Park Elementary		X	X		X	X	X	X		Millwork
Early Learning Center	X	X	X		X	X	X	X	X	Millwork
Alternative Center & Virtual Academy	X						X			
Maintenance & Operations			X			X	X		X	



## Estimated Costs:

- Based on Approximate Quantities & Assumed Scope of Work
- Estimated Costs are in 2020 Dollars

Sub-Total Costs are Marked up to Establish “Project Cost”

- Design Contingency	5%
- Construction Contingency	10%
- Sub-Contractor Mark Up	10%
- General Conditions	5.5%
- CM Fee / Reimbursable	7%
- A/E Fees	7.5%

**TOTAL Mark Up: 45%**



# Eastpointe Community Schools – 2020 Facility Assessment



# Thank You!



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