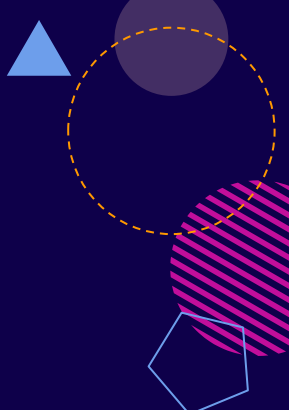
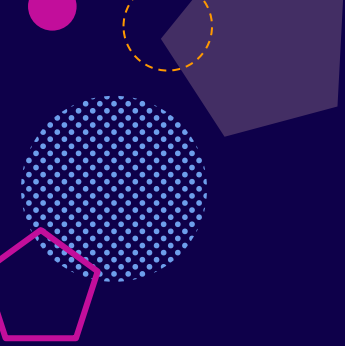


The background is a light gray with a variety of colorful geometric shapes and patterns. There are several circles, some with stripes (pink and white, blue and white), some with polka dots (blue and white), and some solid (purple, pink, orange). There are also triangles, some solid (pink, orange), some dashed (yellow, pink), and some with stripes (orange and white). A large dark blue circle is in the center, containing the text. Other shapes include a purple square, a pink pentagon, and a blue circle with a white outline.

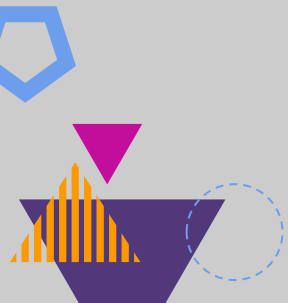
25 Yr Plan & our next Projects

Superintendent's Goal #2

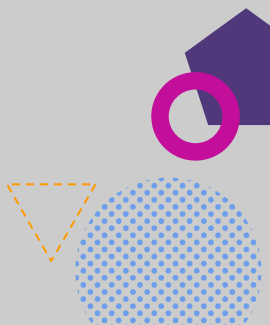


Original 25 year Preventative Maintenance Plan

2011



“...to develop the long range plan to protect existing facilities assets and reduce the operational costs.”



Goals for 25 yr. PM



Decrease energy expenses

- Leveraging new technologies to lower operational \$
 - LED lighting
 - Occupancy sensors
 - Power factor correction savings
- Alternative energy sources- Solar/ Peak Shaving

Maintain Facilities

- Function
- Appearance

Spread out our PM load over time

Original 25 yr. Plan Contents

District Summary

- ADA Compliance
- Annual Cost Estimates- 25 yrs (~\$4-5M annually)
- Utility Data- Historical

Building Reports

- Building Condition Estimates/ Assessment matrix
- Site/ Floor plans and photos
- Utility cost estimates

Roof Management Plan

Definitions

INTERIORS:

- Flooring
 - Carpet
 - VCT tile
 - Terrazzo
 - Epoxy
- Walls
 - Paint
 - Wall coverings
 - Trim
- Ceilings
- Restrooms

HVAC:

- Chillers
- Heating
- Air handlers
- HVAC controls

EXTERIORS

- Roof
- Brick & EFIS
- Windows
- Landscape (Playground)
- Concrete & Asphalt

Preventative Maintenance Partners



Architectural design services



Roof Management



Construction Management

Following the process from 25 year plan to project completion

An overview



25 year plan revision Need Analysis

Operations Level

Review of plan with operations team members

- Current essential needs
- Completed project documentation
- Results of annual building audits

School Level

Review of current perceptions on needs for CPF and 25 year plan

- Staff observations
- Program needs

Budget Planning



Project Scopes- High Level

- Review of available financial resources
- Options for additional funding
- Need based prioritization for project allocations

Budget Funding



Development of Finance options

- Request to School Board for funding

Alignment of new finances to defined needs

Gibraltar Design Phase



1. Inspection of existing conditions
2. Prioritization with owner reps
3. Project scope for architectural work
4. Engineering work if required
5. Contract scoped services
6. Design based on School Board standards
7. Bid document delivery to CM



Budget Funding



Project

- Request to school Board to bid projects

Catalyst



1. Review of architectural document
2. Revisions as needed
3. Contract scoped services
4. Estimating & schedule
5. Bid documents & Bidding
 - Return bid results to School Board for approvals



Beginning of work



Final Schedule

- Work with school leadership on phasing
- Work with approved contractors on phasing

Demolition

Construction





Process

Of 25 year plan Roll Out

2018 & Annually





Project prioritization 1-5

1. High or immediate need

2.

3.

4.

5. Options for facilities improvements



New 25 yr. PM Plan Approach

From paper binders to digital

- Move 25 year planning documents online
 - Folder of facilities priorities for each school available to local admin
 - Energy/ Site Audit results
 - Live local feedback on priorities
- Routine/ annual priority updates
- Flagging of next three year projects by school.

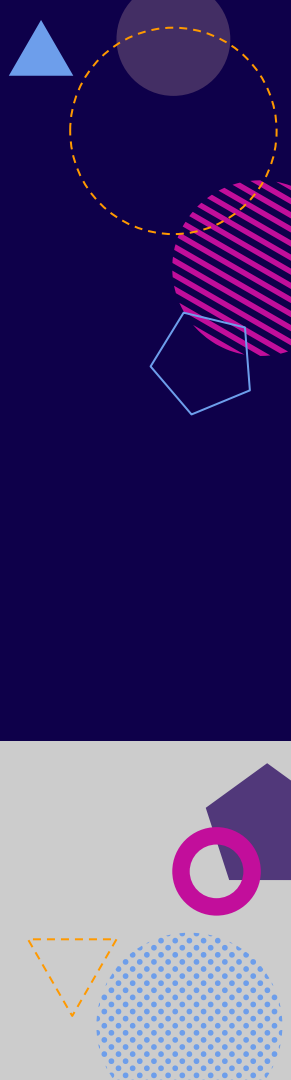
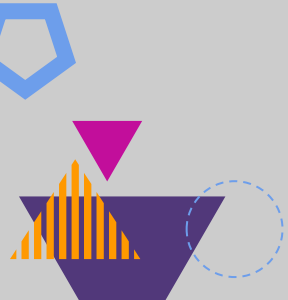
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Year 8

Of 25 year plan

Now Completing Design, Estimating &
Scheduling



BPE Chiller

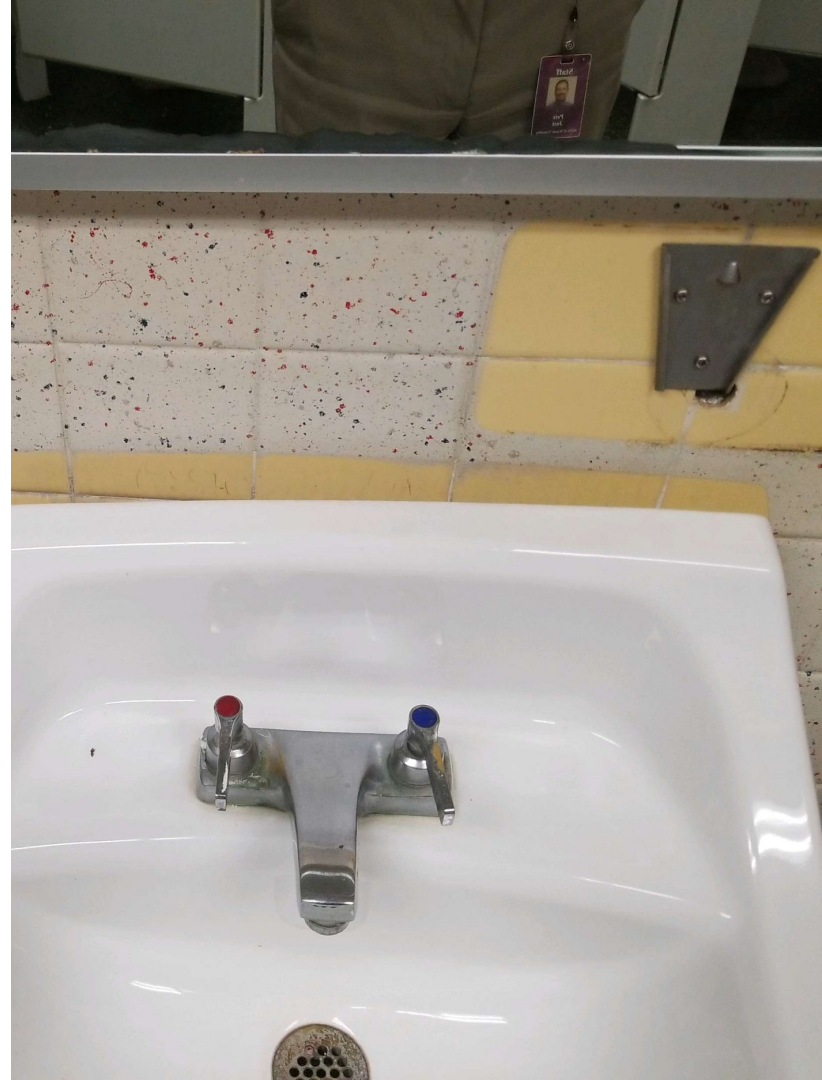


LHC Interiors (Phase 2)



WLE Interiors

- Restrooms
- Wall Coverings
- Ceilings



WLE Interiors



WLE Exterior

- Brick replacements
- Mortar repairs
- EFIS repairs
- Window replacements
- Paint



NWE Exterior- Concrete walk



NWE Interiors

- Restrooms
- Wall Coverings
- Carpet
- Ceilings
- Tackable surfaces

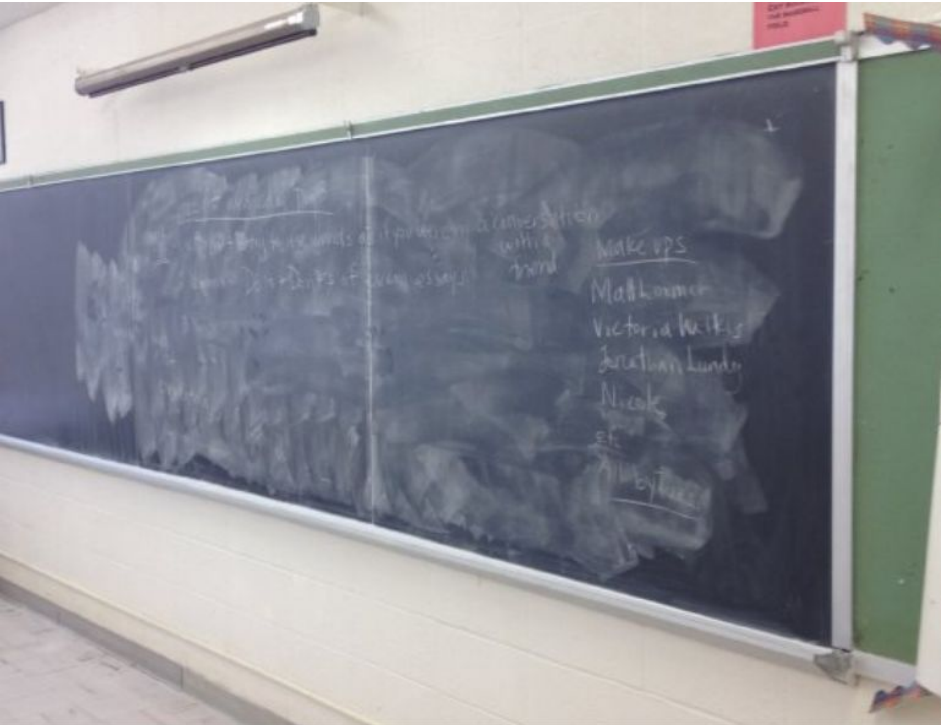


NWE Interiors

- Restrooms
- Wall Coverings
- Carpet
- Ceilings
- Tackable surfaces



Chalkboard Resurfacing @ WLE & NWE



NWE Boilers



BDHS Interiors (year 8 of 10)

- Carpet
- VCT
- Wall Coverings



Interiors Project Schedule

Completed

2019

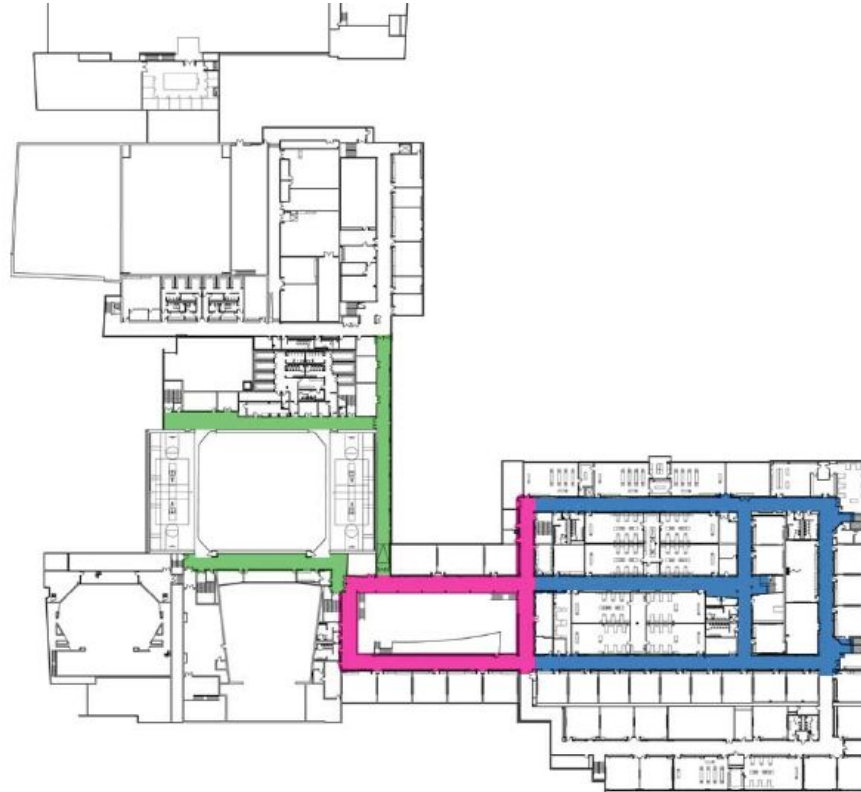
2020

BEN DAVIS HIGH SCHOOL - FIRST FLOOR PLAN
MSD WAYNE TOWNSHIP
DATE: SEPTEMBER 14, 2018

SCALE: NTS



BDHS Interiors > Corridors (2019 is year 8 of 10)



Terrazzo Project Schedule

2019:	13,560 SF
2020:	7,440 SF
2021:	7,530 SF
TOTAL:	28,530 SF

BDHS Interiors (year 8 of 10)

Area 31

BD Preschool

- Carpet
- VCT
- Wall Coverings
- Laminate repairs



BDHS Interiors (year 8 of 10)

Area 31

BD Salon

- Redesign
- Tile
- Wall Coverings



BDHS Gym





Continued roofing replacement at BDHS in 2019

2019 Project Summary



HVAC Replacements:

- BPE- Chiller
- NWE- Boilers

Interiors

- BDHS (year 8 of 10)
- LHC (year 2 of 2)
- WLE
- NWE

Exteriors:

- WLE- Windows & EFIS
- NWE- Concrete walk
- BDHS- Roofing



Year 9 & 10

Of 25 year plan

2020 & 2021





25 year plan 2020 & 2021

2020

- BDHS yr 9 of 10
 - 2nd Floor Interiors
 - Roof
- RHE Interiors
- CWE Interiors
- CHC Interiors pt 1

2021

- BDHS Yr 10 of 10
 - 2nd Floor Interiors
- CHC Interiors pt 2?
- RHE Roof (sectional)
- NGC Roof (sectional)

Expect summer forecasts of the following year's PM projects.



Thank You!

Clarifying Questions?

