



Monday, December 14, 2020

**SPECIAL MEETING | STUDY SESSION Agenda | Electronic Meeting VIA Zoom; see
"IMPORTANT MESSAGE(S) REGARDING THIS MEETING"**

**YCS Board of Education Meeting | Meeting will be held electronically via Zoom in accordance with
Senate Bill**

1885 Packard Road | Ypsilanti, MI 48197 | 734.221.1230 | 5:30 p.m.

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

2. IMPORTANT MESSAGE(S) REGARDING THIS ELECTRONIC MEETING

A. Electronic Meeting (via Zoom) In Accordance with Senate Bill 1108

B. Electronic Meeting Guidelines

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

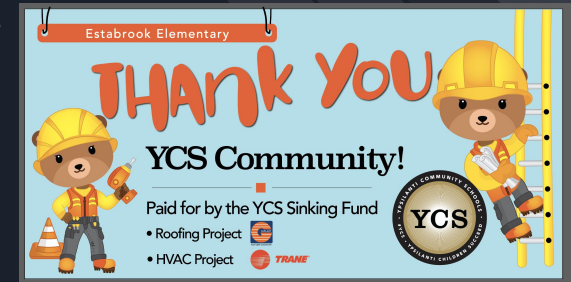
8. ADJOURNMENT OF MEETING



Facilities and Operations Update

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

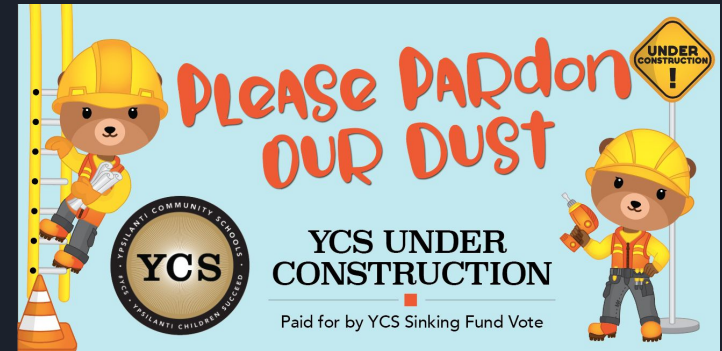
Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



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
- [Sinking Fund 10 Year Schedule](#)
- Approx. **3.6 Million**/year for 10 years
 - Roof Work
 - Life Safety
 - Technology for Students
 - Paving Work
 - HVAC Upgrades



Sinking Fund Projects

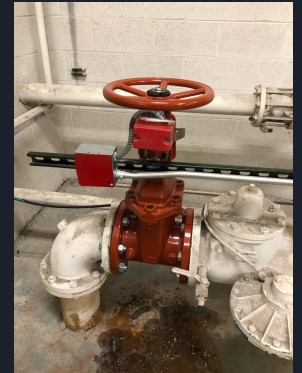
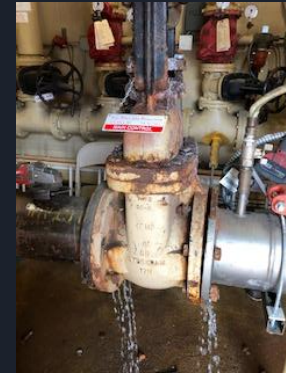
Roofing Update (Year 1)

- 2019-2020
- The Garland Co.
 - Estabrook
 - Restoration
 - Whiteknight Coating
 - WiHi
 - Replacement (EPDM)
 - Restoration
 - Whiteknight Coating
 - Reactive repairs districtwide



Sinking Fund Project Life Safety Updates

- Demolition Projects
 - Kettering
 - Thurston
 - Not allowable due to date of service (prior to sinking fund)
 - Total charged to general fund- \$480,795
- Fire Suppression System upgrades (all buildings)
 - Sprinkler heads
 - Valves
 - Fire Suppression and Fire System repairs



Sinking Fund

Life Safety Update (moved to year 2)

- District Security Camera Upgrades
 - Replacing 420 cameras
 - All buildings (including West)
 - Centrally managed platform
 - Controlled access



Sinking Fund Technology Update

Year 1

- Student Computers (Chromebooks)
 - Supports remote learning
- Document Cameras (YCHS, YCMS, Holmes)

Year 2

- Network Infrastructure
 - Wireless Upgrade (E-Rate)
 - Host System (Servers)



Sinking Fund Technology Update (continued)

Year 2

- Instructional Staff Computers (1st year)
 - ordered April (200)
- Instructional Staff Computers (2nd year)
 - Seeking approval (Dec, 200)
- Projectors (Digital Displays)
 - Beta testing already in place
 - 2 per building



HVAC Upgrades (Year 1)

- 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)
- Phase 2 Trane PC Contract



Other Qualifying District-Wide Sinking Fund Project

- Paving projects
 - Bostwick
 - 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)

- Approx. 3.6 million 2019-20
- Roofing
- Life Safety
- Paving
- HVAC projects
- Technology
- Carryover to 2020-21- \$281,111.15

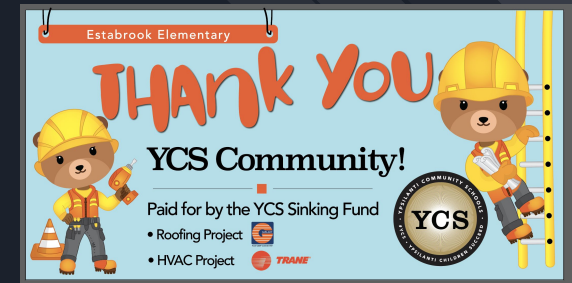




Facilities and Operations Update

- 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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Performance Contracts

Schneider Electric (Phase 1)

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

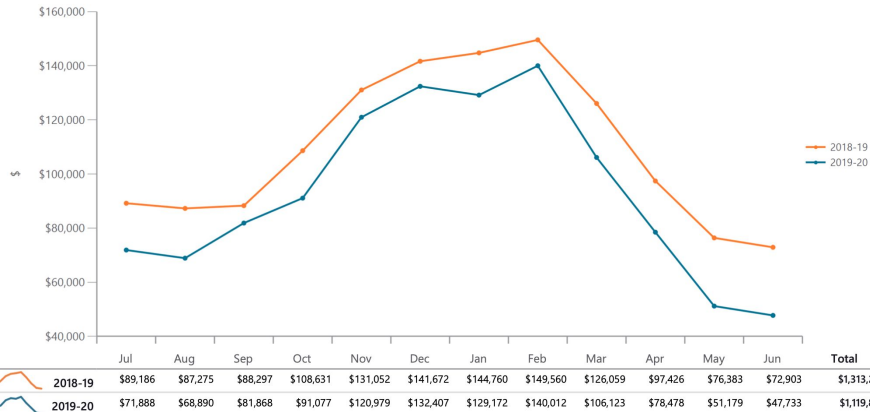


Performance Contracts

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)



Sinking Fund Projects

Year 2 (2020-2021)

- Roofing
 - Tremco (Perry roof sections)
 - Estimated cost
 - Perry- (Upper Classroom and Gym Roof sections)
 - 30 Year Guarantee
 - Proactive repair and restoration service contracts
 - Manufacturer Warranty opportunities
- Paving
 - Bostwick (paving at Ford and Holmes)
- HVAC repairs
 - Trane (PC)
 - Honeywell (PC)
- Technology
 - Staff laptops
 - Projectors
 - Infrastructure



Facilities and Operations Update

Performance Contracts (Year 2- 2020/2021)

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020

Performance Contracts

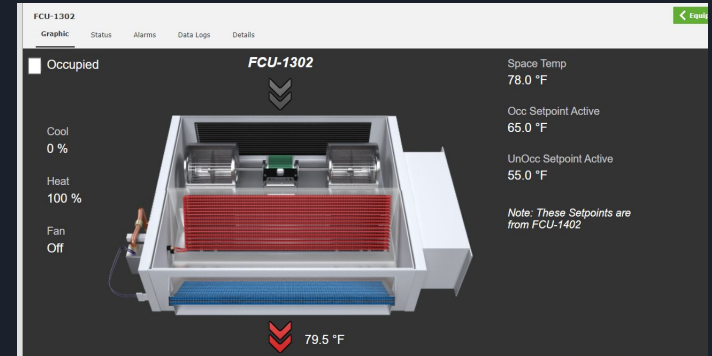
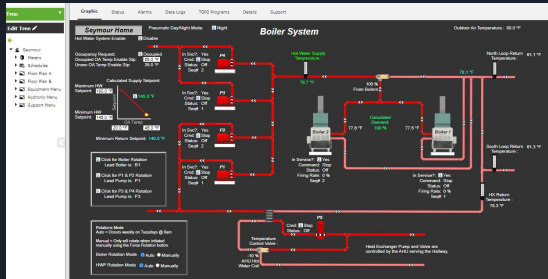
Phase 2

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
 - 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





Considerations Moving Forward

- Facilities Assessments (**Roofing**)
 - Roofing priorities updated to reflect current conditions and data
 - Walkthroughs with Tremco, Garland, Firestone, Carlisle
 - Proactive service work
 - Warranties with Firestone and Carlisle
 - **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

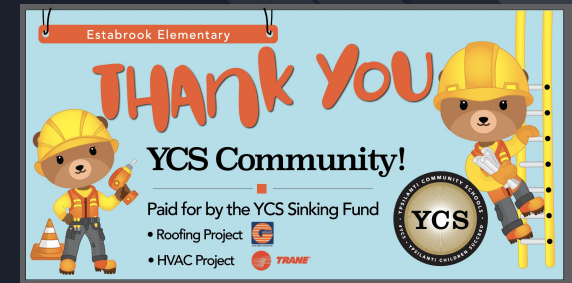
****We will work together to determine our new priorities and what will need to be reconsidered****



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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Systems

- Performance Indicators
- Metrics- Data
- Budget
- School Dude-purchase
 - Asset Essentials
 - Work Requests
 - Work Orders
 - Trackable Data
 - PM schedule
 - Warranty schedule
 - Informed purchases
 - Budgeting

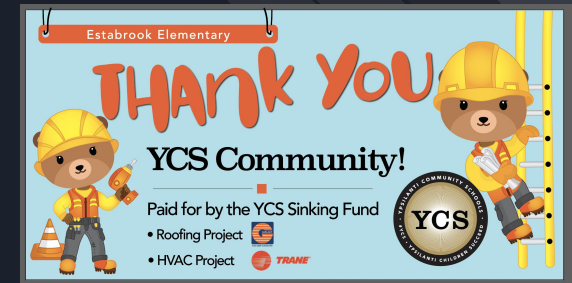




Facilities and Operations Update

- 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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Operations

- Custodial, Maintenance, Grounds, Facilities
 - Compliance
 - COVID (MDHHS, EO, WCHD, CDC, EPA)
 - OSHA
 - ADA
 - Title 9
 - Egress windows and labeling
 - Concrete repair
 - Pool inspections
 - Early childhood licensing
 - Bleacher inspections
 - Elevator certifications
 - MSBO certification
 - Administrative certification
 - CSDS1 Boiler inspections
 - Fire safety annual inspections
 - Numbering of exterior doors
 - Local ordinances

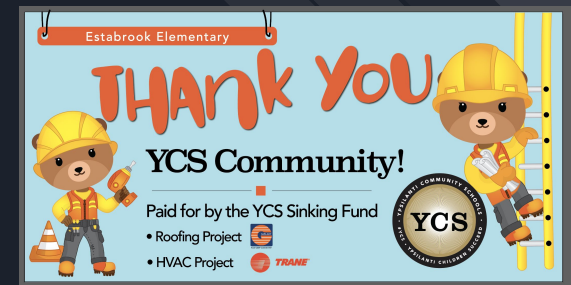




Facilities and Operations Update

- 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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Property Management

- All operational responsibilities
- Lease agreements
- Maintenance expenses
 - Invoiced
- Tenant meetings
- Landlord/Tenant relationships
- Community relations
- 24/7/365 responsibility

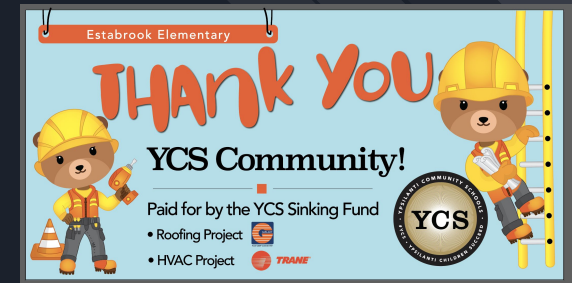




Facilities and Operations Update

- 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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Insurance Claims

- Claims
 - Ford
 - YCHS
 - Environmental
 - Wind Damage
 - WRMS pool roof
 - WRMS gym roof
 - WR complex brown out
 - YCMS gym roof
 - YCHS pool
 - 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

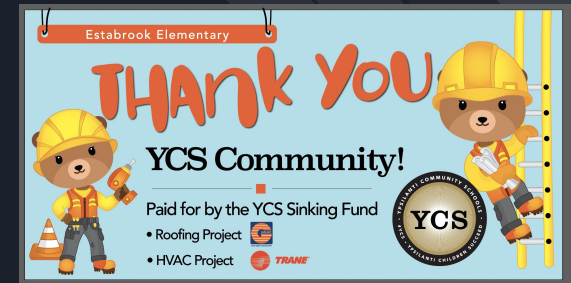




Facilities and Operations Update

- 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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Property Disposition

- Consolidation
- 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

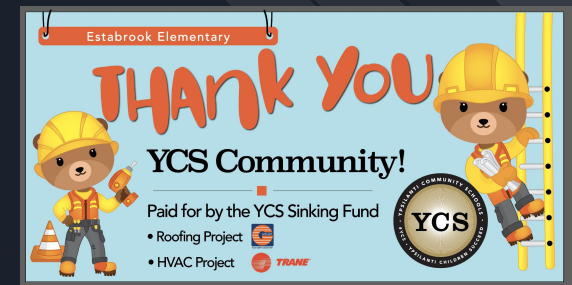




Facilities and Operations Update

- 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

Presentation by: Aaron Rose
Director of District Operations
December 14, 2020



Ford ELC

- Break in Friday, July 10
- Break in and fire, July 15
- Kustom Restoration
- Target date pushed back to mid Jan.
 - Lead time on materials
- Security Vestibule into office
 - ADA ramp proposed for entry





Thank you!

What Questions Might You Have?

