



SUNMAN-DEARBORN
COMMUNITY SCHOOLS

Educational Need

August 8, 2019



SUNMAN-DEARBORN
COMMUNITY SCHOOLS

Feasibility Study Timeline

- Board advertised Request for Proposal (RFP) in August 2018
- Board hired Lancer + Beebe to conduct Feasibility Study in September 2018
- Lancer + Beebe met with teachers, maintenance staff, custodians, administrators, board members, and parents for input
- Lancer + Beebe, along with engineers, walked the buildings and roofs to review conditions
- At the June, 2019, board meeting, Lancer + Beebe presented preliminary findings.



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Feasibility Study Scoring

Assessment Scoring Guide	0-59, FAILING	60-69, Poor	70-79, Below Average	80-89, Average	90-100, Good
Description	Failing condition, performance, and/or efficiency. Critical issues require immediate attention. Life safety/health/welfare	Poor condition, performance, and/or efficiency. Energy efficiency, property maintenance/stewardship	Below average condition. Requires heightened monitoring for worsening condition. Long-term management issues	Average condition. Monitor for typical maintenance and possible issues	Good condition. No improvement necessary. Routing maintenance and monitoring only.
Replacement / Improvement Schedule	Immediate	1-3 Years	3-5 Years	5-10 Years	Over 10 Years

		High School	Middle School	Sunman Elem	North Dearborn Elem	Bright Elem
BUILDING ORGANIZATION/PROGRAM EFFICIENCY						
1	Visibility /Proximity of Admin Office/Secure Vestibule	59	85	75	50	85
2	Proximity of Shared Spaces	85	75	85	85	85
3	Corridor Efficiency/Supervision	75	75	75	85	75
4	ADA Compliance	90*	65	90	90	65
5	Building Security/CCTV/Etc	85	85	85	85	85
6	Restrooms	75	62	75	75	59
7	Communications	59	59	59	59	59
8	Fire Detection/Alert and Protection Systems	85	69	85	85	85
9	Capacity	90*	50	90	90	70
BUILDING INTERIOR						
1	Finishes – Flooring (Dual score for incremental replacement)	69/80	65/80	69	69	50
2	Finishes - Walls	70	65	75	75	75
3	Finishes – Ceilings	70	65	70	69	69
4	Markerboards/Tackboards/Chalkboards	70	70	80	75	80
5	Storage/Casework/Countertops	75	75	70	80	65
6	Technology/Electrical Outlets	75	68	85	75	75
7	Furniture/Fixture/Equipment	70	68	68	70	69
8	Thermal Comfort and Air Quality	68	65	68	80	75
9	Flexible Learning Environment	70	70	70	80	95
10	Library/Media Center	69	85	80	85	85
11	Art/Music	75	69	75	75	75
12	Kitchen/Cafeteria	69/75	55/65	85/85	90/95	70/80
13	Science/STEM	75	70	85	90	75
14	PE Facilities	62	59	59	85	70
14a	Pool	50	-	-	-	-
14b	Locker Rooms	50	50	-	90	-
15	Stage/theater /Performance Arts	69	69*	-	-	-
16	AG facilities	80	65	-	-	-

SUNMAN-DEARBORN COMMUNITY SCHOOLS FACILITY ASSESSMENT		HIGH SCHOOL	MIDDLE SCHOOL	SUNMAN ES	NORTH DEARBORN ES	BRIGHT ES
MECHANICAL/PLUMBING SYSTEMS AND EFFICIENCY						
1	Code Compliance	85	78	85	85	85
2	HVAC System Performance	80	75	80	80	80
3	HVAC System Efficiency	75	70	75	75	75
4	Controls	70	85	69	69	65
5	Chillers	-	90	90	69	90
6	Pumps	80	60/91	69	69	60
7	Valve/Damper Actuators	65	60	65	65	60
8	Unit Vents, Fan Powered Boxes, and Fan Coils	79	60	70	70	60
9	Air Handling Units	-	60	69	69	65
10	Roof Exhausters	79	60	65	65	60
11	VAV Terminals	79	-	69	69	69
12	Package Rooftop Units	69	-	65	-	83
13	Boilers	89	59/93	72	72	60
14	Plumbing Distribution and Infrastructure	90/95	82	92	92	90
15	Plumbing Fixtures and Trim	60/79	60	65	65	60
16	Plumbing Flush Valves	60/79	60/95	95	65/95	60/95
17	Plumbing Equipment (HW Recirc Pumps/TMV Valves)	50/60	50	58/80	92/79	50/92
18	Domestic Water Heater (Natural Gas)	89/60	80	80	92	92
19	Domestic Water Storage Tank	60	60	80	60	60
20	Fire Suppression/Sprinklers	89/95	0	98	92/96	88
ELECTRICAL SYSTEM AND EFFICIENCY						
1	Code Compliance	85	79	85	85	85
2	Electrical Equipment	90	69	90	90	85
3	Light Fixtures	75	75	75	75	75
4	Electrical Efficiency	70	70	70	70	70
5	Communications/Telephone System	70	70	70	70	70
6	Data/Internet	75	75	75	75	75
7	Fire Alarm Panel	59	59	59	80	59

SUNMAN-DEARBORN COMMUNITY SCHOOLS FACILITY ASSESSMENT		HIGH SCHOOL	MIDDLE SCHOOL	SUNMAN ES	DEARBORN ES	BRIGHT ES	MEDIAN LIFE EXPECTANCY OF EQUIPMENT
		YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	
MECHANICAL/PLUMBING SYSTEMS AND EFFICIENCY							
1	Controls	25 / 14	8	18	18	26 / 8	15
2	Chillers	-	8	5	18	8	20
3	Pumps	14	33 / 8	18	18	26	20
4	Valve/Damper Actuators	14	33	18	18	26	15
5	Unit Vents, Fan Powered Boxes, and Fan Coils	14	33	18	18	26	20
6	Air Handling Units	-	33	18	18	26	20-25
7	Roof Exhausters	14	33	18	18	26	20
8	VAV Terminals	14	-	18	18	26	20
9	Package Rooftop Units	14	-	18	-	7	15
10	Boilers	14	33 / 8	18	18	26	25
11	Plumbing Distribution and Infrastructure	25 / 15	33	18	18	26	40
12	Plumbing Fixtures and Trim	25 / 15	33	18	18	26	20
13	Plumbing Flush Valves	25 / 15	33 / 9	9	18 / 9	26 / 9	20
13	Plumbing Equipment (HW Recirc Pumps/TMV Valves)	25 / 15	33	18 / 9	3 / 10	26 / 3	15
14	Domestic Water Heater (Natural Gas)	6 / 15	9	9	3	3	15
15	Fire Suppression/Sprinklers	25 / 15	NA	9	18 / 10	26	35
ELECTRICAL SYSTEM AND EFFICIENCY							
1	Electrical Equipment	25/15	33	18	18	26	25+
2	Light Fixtures	25/15	20+	18	18	26	20
3	Communications/Telephone System	10+	10+	18	18	26	10
4	Security Cameras/Building Access	10+	10+	10+	10+	10+	10
5	Data/Internet	10+	10+	10+	10+	10+	10



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Feasibility Study - Prioritized Items

- At the July 2019 board meeting, Lancer + Beebe, placed all items into four (4) categories:
 - Top Priority
 - Recommended
 - Future Building Project (2025)
 - Removed Items



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Top Priority - Safe, Warm, and Dry

- Safe
 - Secure Vestibule, Access Control - All Buildings
 - PA System Replacement - All Buildings
 - Traffic Pattern/Site Circulation - ECHS, S-DMS, and NDES
 - Fire Alarm System - ECHS, S-DMS, BES, and SES
 - Pool Renovation - ECHS

- Warm
 - HVAC System - End of Life - S-DMS, and BES

- Dry
 - New Roofs - All Buildings
 - Exterior Envelope - All Buildings



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Recommended

- Enhanced/Improved Learning Environments
 - New Finished (Carpet, Paint, etc.)
 - STEM (Science, Technology, Engineering, and Math) Upgrades
 - Media Center Upgrades
 - Special Education Upgrades
 - Administration Upgrades
 - LED Lighting Conversion
 - New Pool at East Central High School
 - Existing Pool Re-purposed to Address Other Activity Space Needs
 - High School Winter Percussion, Winter Guard
 - Middle School Physical Education
 - Dedicated Maintenance/Bus Garage/Storage Facility



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Communicating Project

- Radio Interviews
 - Eagle 99.3
 - WRBI
- Newspaper Articles
 - Dearborn County Register
 - Bright Beacon (September Edition)
- Super Chat PodCast
 - August and July
- Public Meetings
 - August 5, 2019, and August 6, 2019