

OKEMOS PUBLIC SCHOOLS PRESSING NEEDS AND MINOR ENHANCEMENTS

I. BENNETT WOODS

SITE

- Sidewalks - Replace concrete at main entrance
- Signage – Main entrance sign is in poor condition, replace.
- Dumpster Location – The existing screen wall at the service entrance is failing and should be removed. Replace with a landscape screen.

ARCHITECTURAL

- Roofing – Repair the flashing at the glass pass through and reseal/reinstall the brick.
- Defined Entry – Need to define the main entrance better with additional signage at a minimum.
- Vestibule Entries – Rework the main entrance to provide a secure vestibule.

INTERIOR

- Ceilings – Selective replacement of the sagging and stained ceiling tiles and grid.
- Walls – Repaint walls at corridors and classrooms
- Interior Signage – Improve room signage and wayfinding signage throughout the school.
- Flooring – Replace carpet throughout building
- Casework – Selective countertop repair and replacement
- Art Room – Replace VCT Floor Finish & refinish adjacent toilet room
- Toilet Rooms – Update the remaining original toilet room finishes

MECHANICAL

- Heating Pumps & Piping – Pumps are near the end of life, add isolation valves to split system up for maintenance
- Mechanical System Improvements
- Building Management System Controls – Control system at end of life, replace.
- Domestic Water Piping – Dielectric fittings and valves are failing, replace.
- Water Heaters – Near end of service life, replace.

ELECTRICAL

- Lighting Control System – Toggle Switches, needs to be updated
- Fire Alarm – Failing, needs to be replaced.

II. HIAWATHA ELEMENTARY

SITE

- Dumpster Location – Add dumpster enclosure

ARCHITECTURAL

- Roofing – Address leaks at Teacher's Lounge and main entrance canopy.
- Brick – Investigation needed at window head and sill. Some brick is spalling at sloped sills
- Caulk Joints – Replace caulk joints at exterior of building.
- Exterior Doors – Repair / replace door hardware
- Vestibule Entries – Rework the main entrance / Office to provide a secure vestibule.
- Building Entrances – Replace hollow metal storefront system at vestibules.

INTERIORS

- Ceilings – Replace the sagging and stained ceiling tiles and grid throughout building.
- Walls – Repaint walls throughout building. Patch and repair panelized walls in corridor.
- Flooring – Replace flooring throughout building
- Doors – Replace interior doors
- Interior Signage – Improve room signage and wayfinding signage throughout the school.
- Casework – Selective cabinet & countertop repair and replacement throughout.
- Toilet Rooms: Remodel the Classroom, Staff, and Kindergarten toilet rooms.
- Service Entrance – Improve receiving area. It conflicts with staff parking, no loading dock.

MECHANICAL

- Building Management System/Controls – Replace, need better HVAC control in Office

ELECTRICAL

- Lighting – Upgrade light fixtures throughout building.
- Primary/Secondary Service – investigate, replace
- Panels – Panels are original to the building and in poor condition, replace

III. CENTRAL MONTESSORI

SITE

- Accessibility – There is no barrier free parking near the accessible entrance. Provide wayfinding signage at parking lot.

ARCHITECTURAL

- Fascia/Soffits – Repair wood fascia and soffits at the school building
- Brick/CMU – Repair and clean
- Exterior Doors – Inspect doors, selective replacement as necessary
- Vestibule Entries – Rework the main entrance / Office to provide a secure vestibule.
- Access to lower level – Improve drainage at bottom of steps (2 locations).

INTERIORS

- Flooring – Replace flooring throughout building
- Ceilings – Selective replacement of the older ceiling tiles and grid in the school
- Walls – Repaint walls throughout building. Patch and repair plaster walls in cafeteria.
- Lockers – Replace the school lockers.
- Doors – replace doors throughout
- Toilet Rooms - Update staff toilet rooms
- Gym Lights – Recent fixture updates – confirm completion
- Gym Equipment – Add wall padding beneath baskets
- Gym Walls/Ceilings – Repaint walls and ceiling
- Classroom North of Gym - Confirm emergency egress from the classroom (second level) and update, as necessary. Replace 9x9 floor tile hazardous materials.

MECHANICAL

- Floor Drains – Inspect sanitary lines and repair, as necessary.
- Domestic Water Piping – Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple times a year.

ELECTRICAL

- Lighting – Upgrade light fixtures throughout building.

IV. DISTRICT ADMINISTRATION

SITE

- Accessibility – There is no barrier free parking near the accessible entrance. Provide wayfinding signage at parking lot.

ARCHITECTURAL

- Brick/CMU – Repair and clean
- Exterior Doors – Inspect doors, selective replacement as necessary

INTERIORS

- Flooring – Replace flooring throughout building
- Ceilings – Full replacement in Administration.
- Walls – Repaint walls throughout building. Patch and repair plaster walls.
- Boardroom – Update finishes and casework

MECHANICAL

- Domestic Water Piping – Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple times a year.
- Building management System / Controls – Upgrade Pneumatics

ELECTRICAL

V. OKEMOS HIGH SCHOOL

SITE

- Drainage – Repair low spot south of the building along the sidewalk (outside the Auditorium green room and scene shop and drainage issues on South façade by door 1 parking lot and access drive
- Service Entrance – Improve Loading dock stairs and sidewalk, provide better turn around, replace pavement
- Signage – Signage is poor (wayfinding and entrance) and needs to be improved

ARCHITECTURAL

- Roofing – Ice dams at teacher's entrance to be investigated and improved.
- Exterior Doors – Poor condition, replace doors and selective replacement of frames
- Vestibule Entries – Rework the main entrance / Office to provide a secure vestibule. Improve limited visibility to door from office.

INTERIOR

- Flooring – Replace carpet and VCT throughout building. Change Science room flooring and common corridor flooring (carpet) to polished concrete or another hard surface.
- Walls – Repaint walls
- Doors – Need to add removable mullions to select doors
- Toilet Rooms – Cosmetic finish and fixture updates to all toilet rooms
- Pool – Replace tile, drinking fountains, and handrails/guard rails

MECHANICAL

- Heating Pumps & Piping – Provide additional isolation valves throughout building

- Cooling Source and Condition – Replace the Trane chiller if redundancy is required.
- AHU's and RTU's – Replace or repair electric reheat in science wing
- Ventilation – Replace or repair science wing exhaust hoods.
- Pool Equipment – Pool is served by 18,000cfm Poolpak and a 500 MBH boiler, equipment needs to be replaced

ELECTRICAL

- Lighting – Replace lighting throughout, Provide dimmers and 2-level lighting in the classrooms. Upgrade emergency egress fixtures, as necessary.
- Fire Alarm Panels – Upgrade fire alarm to include voice activation and smoke detectors.

VI. ATHLETIC COMPLEX

- Ticket Booth – Structure failing, remove
- Entrance – Clean and refinish the exposed structural steel at the entrance canopy, replace cracked concrete
- Toilet Rooms– Update public and locker room toilet rooms with new finishes, plumbing fixtures, and lighting
- Barrier Free Access – Provide barrier free access to all remote fields.
- Fencing – Most of the black vinyl coated fencing needs to be replaced
- Scoreboard – Upgrade scoreboards & signage at fields
- Pavement – Repair / replace asphalt at bleachers
- Bleachers – replace portable bleachers
- Football press box – Improve access and provide finish updates

VII. TRANSPORTATION BUILDING

SITE

- Sidewalks – Provide barrier free access to the building

ARCHITECTURAL

- Prefabricated Metal Building – Signs of rust at base of building. Provide a new masonry base at the exterior of the building
- Exterior Doors – Replace hollow metal doors and frames
- Garage Doors – Repair or replace overhead doors.

INTERIORS

- Flooring – Replace flooring throughout building.
- Ceilings – Replace ceilings in the office area

- Lockers – Replace lockers in the break room
- Toilet rooms – Update finishes, fixtures, and lighting
- Shop Flooring – Need to install new trench drains and floor drains. Issues with slope to drain in main garage/wash bay
- Waste Oil Tank – Replace the waste oil tank

MECHANICAL

- Address all HVAC & Plumbing issues

ELECTRICAL

- Interior Lighting – Replace lighting in office area