



SUNMAN-DEARBORN  
COMMUNITY SCHOOLS

# Building Project Update September 24, 2020



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## Re-Bid Tabulation

<b>Category</b>	<b>Original Bid</b>	<b>New Bid</b>
Flooring	\$2,300,000	\$2,239,104
Plumbing/HVAC	\$8,748,518	\$8,700,000
Roofing	\$973,954	\$584,930
Painting	\$693,040	\$727,850
Total	\$12,715,512	\$12,251,884



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## Feasibility Needs Assessment

The following slides show the original Top Priority and Recommended items identified during the feasibility assessment. Any item **highlighted in yellow** will be completed as part of the building project.



# Feasibility Needs Assessment

## East Central High School

### Top Priority Items

- Secure Vestibule/Administration/Access Control
- PA System Replacement/Camera System Replacement
- Roof Replacement
- Exterior Masonry/Siding, Window Repair
- Main Gym Bleachers Replacement
- Pool Renovation
- Replace Column Showers And Water Heaters At Locker Rooms
- Replace Lavatory Faucets
- Replace Bradley Wave Wash Fountains



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# Feasibility Needs Assessment

## East Central High School

### Top Priority Items

- Add Water Line To Prevent Cross Connection At Mop Basins
- Fire Alarm System Upgrade
- Install SPD (Surge Protective Device) at Main Switchboard
- ADA Accessible Entrances
- Exterior Signage



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# Feasibility Needs Assessment

## East Central High School

### Recommended Items (as budget allows)

- Classroom Thin Wall Replacement (Security And Acoustics)
- Interior Finishes Replacement/Repair
- Science Renovation
- Art Renovation
- FACS Renovation
- Business Renovation
- Ag/Engineering Renovation
- Pool Replacement
- PAC Renovation (Technology/Fiber/Production)



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# Feasibility Needs Assessment

## East Central High School

### Recommended Items (as budget allows)

- Locker Rooms Renovation
- Athletic Field ADA Access/ Baseball/Softball Fields Renovation/ Moving Fields as Needed  
Dependent on Other Projects
- Fieldhouse Flooring Maintenance
- Exterior Pavement/ Access Drives Renovation
- LED Lighting Upgrades



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# Feasibility Needs Assessment

## Sunman-Dearborn Middle School

### Top Priority Items

- Access Control
- Roof Replacement
- Exterior Envelope Repair
- Site Circulation Reorganization
- PA System Replacement/Camera System Replacement
- Provide AC Unconditioned Spaces
- ADA Accessible Entrances
- Kitchen/Cafeteria Enlargement
- Restroom Addition/Renovation





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# Feasibility Needs Assessment

## Sunman-Dearborn Middle School

### Top Priority Items

- Restroom Addition/Renovation
- Locker Room Renovation
- Add Backflow Preventer
- Replace Bradley Wash Fountains
- Add Water Line to Prevent Cross Connection at Mop Basins
- Replace 2 Inefficient Boilers
- Replace Pumps
- Replace Indoor AHUs
- Replace Fan Powered VAVs



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# Feasibility Needs Assessment

## Sunman-Dearborn Middle School

### Top Priority Items

- Add Cooling to Converted Classroom
- Upgrade Controls
- Add Storage Areas to Eliminate Combustible Materials from Return Air Plenum
- Fire Alarm System Upgrade
- Remove And Replace The Existing Federal Pacific Electric (FPE) Equipment During The Next Major Renovation In Total.
- Install SPD (Surge Protective Device) at Main Switchboard.
- Investigate Need to Add Single Phasing Protection at Key Three Phase Equipment to Protect From Utility Incidents.
- Exterior Signage



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# Feasibility Needs Assessment

## Sunman-Dearborn Middle School

### Recommended Items (as budget allows)

- Finishes Replacement
- STEM Renovation
- Art Renovation
- Special Ed Renovation
- Admin Renovation
- Additional PE Space
- Music Renovation
- Media Center Renovation
- LED Lighting Upgrades



# Feasibility Needs Assessment

## Bright Elementary School

### Top Priority Items

- PA System Replacement/Camera System Replacement
- Access Control
- Roofing Replacement
- Exterior Envelope Repair
- Restroom Renovation
- Playground Renovation/Move K Playground to the West
- Pod Renovation
- Replace Bradley Wash Fountains
- Add Water Line To Prevent Cross Connection At Mop Basins



# Feasibility Needs Assessment

## Bright Elementary School

### Top Priority Items

- Replace Boilers
- Replace Pumps
- Replace Indoor AHUs
- Replace Exhaust Fans
- Upgrade Controls To Complete DDC System
- Fire Alarm System Upgrade
- Investigate Need to Add Single Phasing Protection at Key Three Phase Equipment to Protect From Utility Incidents.
- Flooring Replacement



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# Feasibility Needs Assessment

## Bright Elementary School

### Recommended Items (as budget allows)

- Art Upgrades
- Corridor Upgrades
- LED Lighting Upgrades



# Feasibility Needs Assessment

## North Dearborn Elementary School

### Top Priority Items

- Roofing Replacement
- Exterior Envelope Repairs
- Access Drive/Site Circulation Reorganization
- Secure Vestibule/Administration Renovation/Access Control
- Restroom Renovation
- PA System Replacement/Camera System Upgrades
- Add Water Line To Prevent Cross Connection At Mop Basins
- Investigate Need to Add Single Phasing Protection at Key Three Phase Equipment to Protect from Utility Incidents



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# Feasibility Needs Assessment

## North Dearborn Elementary School

### Recommended Items (as budget allows)

- Interior Finishes Upgrades
- Playground Upgrades
- Art Upgrades
- Install Film in Stairwell Windows to Reduce Heat Gain
- Corridor Upgrades
- LED Lighting Upgrades





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# Feasibility Needs Assessment

## Sunman Elementary School

### Top Priority Items

- Access Control
- PA System Replacement/Camera System Replacement
- Roofing Replacement
- Exterior Envelope Repair
- AC In the Gym/Athletic Needs
- Add Water Line To Prevent Cross Connection At Mop Basins
- Fire Alarm System Upgrade
- Remove and Replace the Existing Federal Pacific Electric (FPE) Equipment
- Install SPD (Surge Protective Device) at Main Switchboard.



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# Feasibility Needs Assessment

## Sunman Elementary School

### Recommended Items (as budget allows)

- Playground Repairs/Replacement
- Move Kindergarten to the Current ROD Location
- Interior Finishes Replacement
- Art Renovation
- Media Center/MakerSpace/Science Renovation
- Admin Renovation
- Corridor Renovation
- LED Lighting Upgrades



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## Feasibility Needs Assessment

As shown, only a few items identified are not addressed in the building project:

S-DMS Roof - After further investigation, roofing engineers determined the limited leaks could be addressed in isolation and the remaining roof has 10 years of life.

LED Lighting - Pricing came in much higher than expected. We will continue to research LED lighting upgrades outside of the project.



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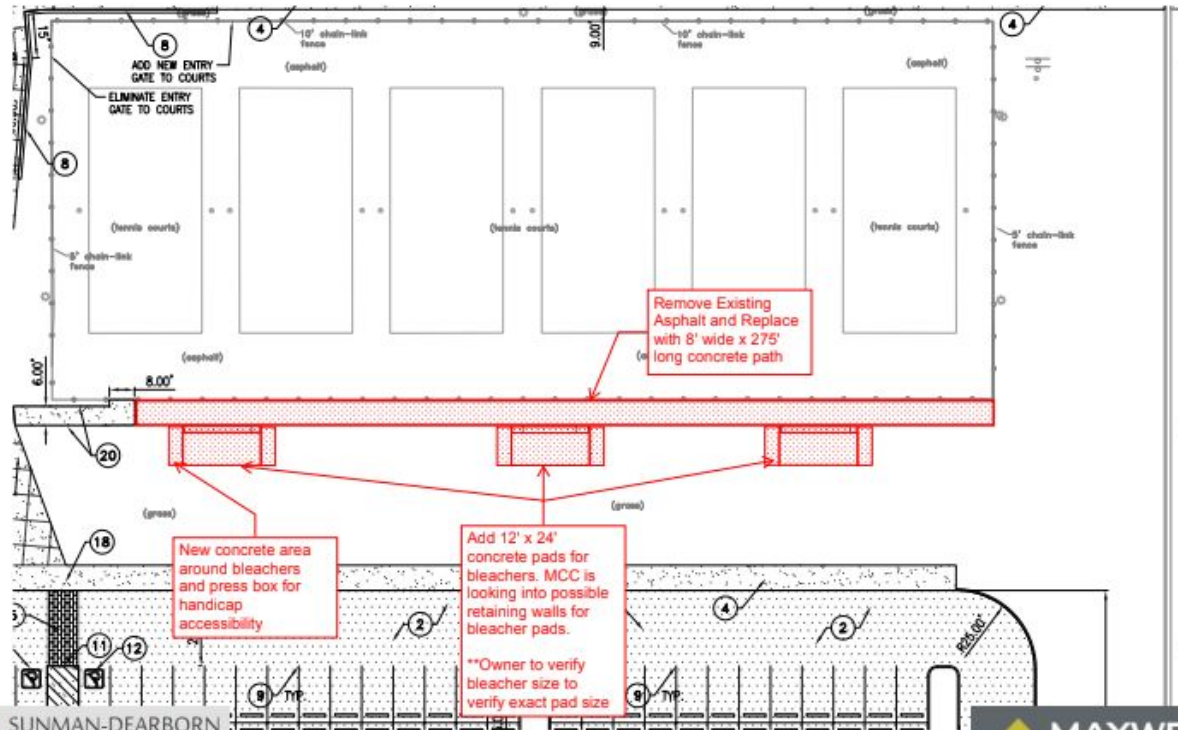
## Athletic Field ADA Access/ Baseball/Softball Fields Renovation/ Moving Fields as Needed Dependent on Other Projects

The original plan for the athletic fields was to move all four fields - Varsity Baseball, JV Baseball, Varsity Softball, and JV Softball - further east of the property in a clover leaf design with all new fields, ADA sidewalks, restroom, concessions, etc.

Through the design process, we found a much more efficient and economical solution by leaving all of the fields in the current locations and upgrading the fields, adding ADA sidewalks, and use the existing concessions and restrooms.



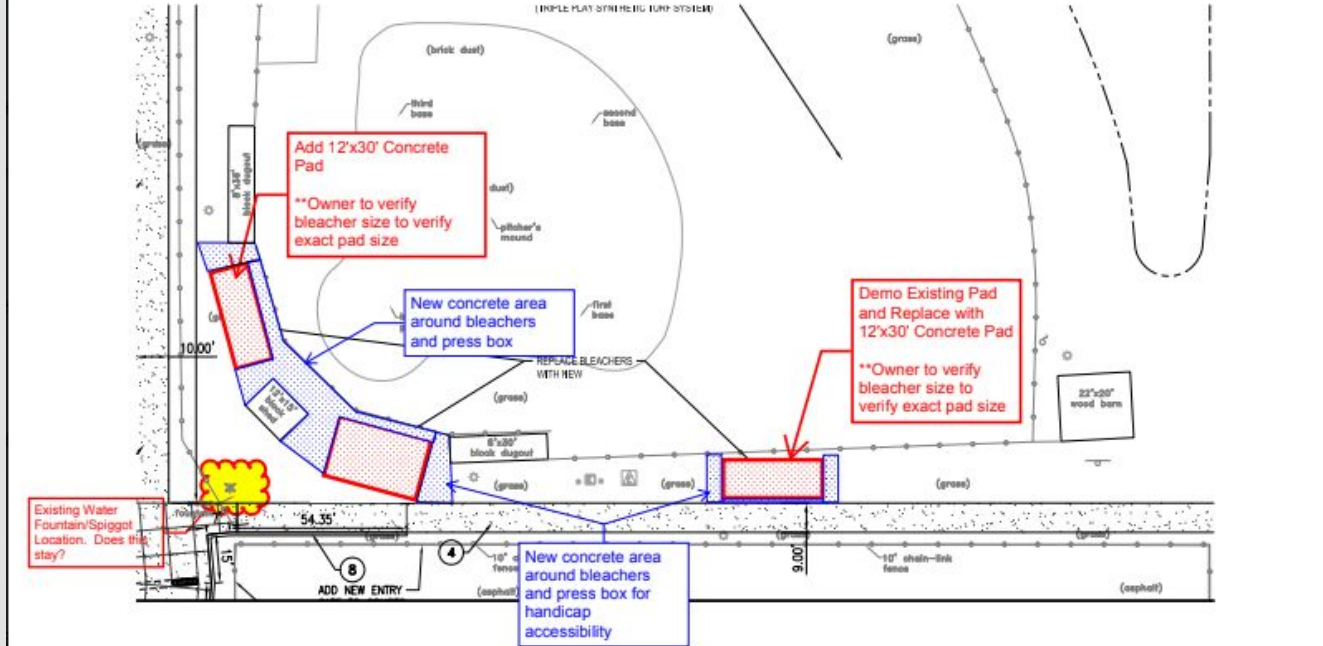
## New Bleacher Pads and Concrete Sidewalk by Tennis Courts (AREA A)





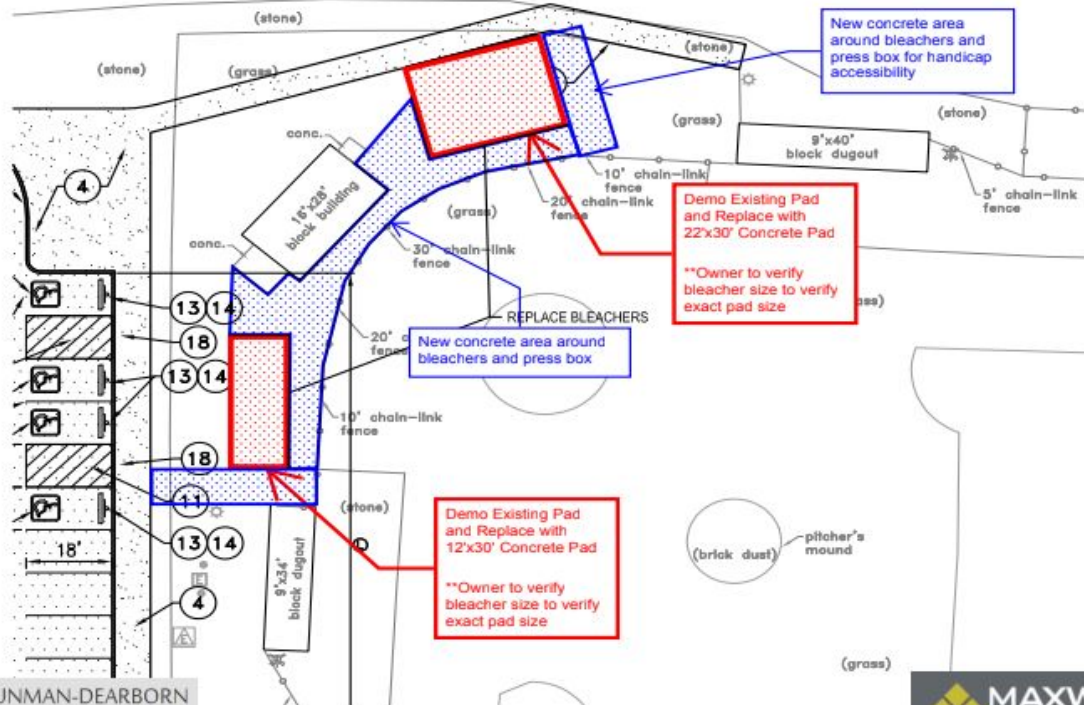
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## New Bleacher Pads and Concrete Sidewalk by Varsity Softball Field (AREA B)



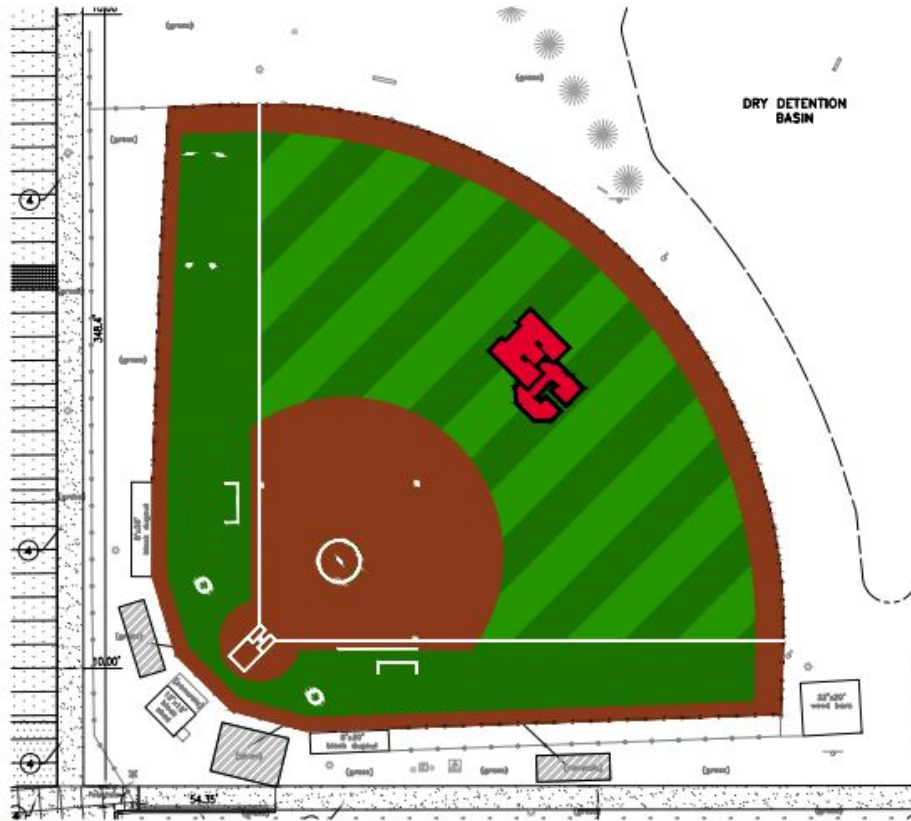


## New Bleacher Pads and Concrete Sidewalk by Varsity Baseball Field (AREA C)





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**LEGEND:**  
 LOGO (RED, BLACK, WHITE): 30' TALL  
 BASELINE LETTERS (RED, WHITE): 5' TALL  
 SOFTBALL (WHITE): 60' BASE PATHS

TOTAL TURF AREA = 46,900 FT<sup>2</sup>

**NOTES:**  
 COLORS IN THIS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR COLOR MATCHING PURPOSES. PLEASE REFER TO YARN SAMPLES FOR ACTUAL COLORS.

## The Motz Group.

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**East Central H.S. Softball**  
 Motz Synthetic Turf Field  
 Conceptual Field Marking Plan

### PROJECT ADDRESS:

East Central H.S.  
 1 Trojan Rd.  
 St. Leon, IN 47012

### PROJECT NAME:

Design  
 Development  
 (Not for Construction)

### SCALE:



1:30

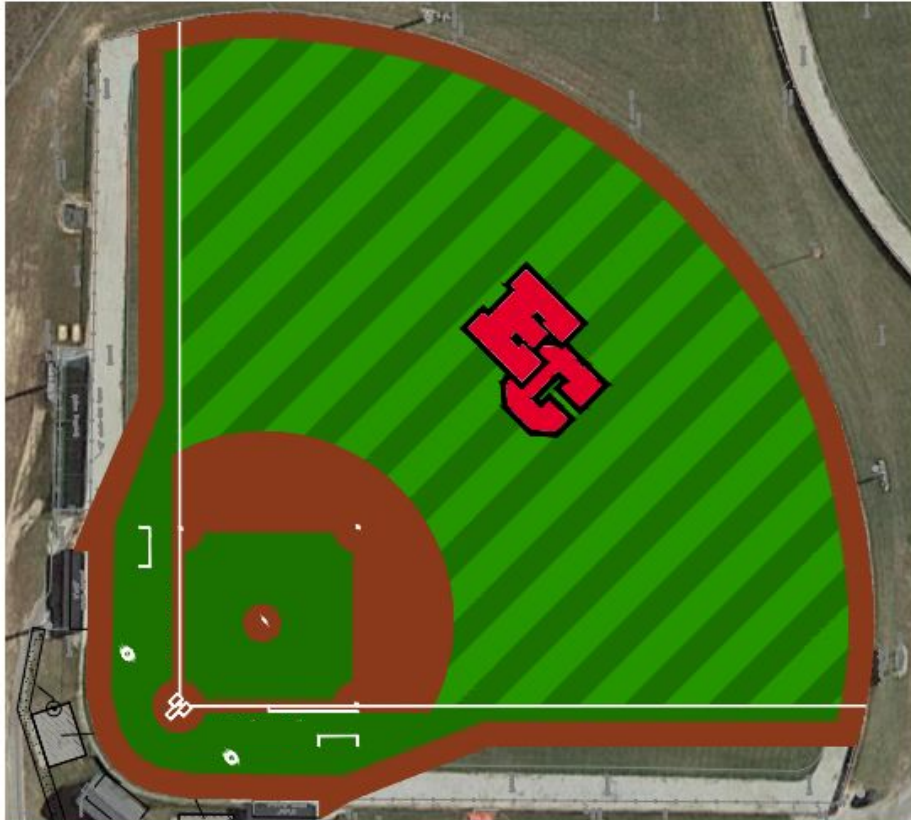
09/09/2020

PF1.1





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#### LEGEND:

LOGO (BLACK, RED, WHITE): 60' TALL  
BASELINE LETTERS (RED, WHITE): 5' TALL  
BASEBALL (WHITE): 90' BASE PATHS

TOTAL TURF AREA : 123,100 FT<sup>2</sup>

#### NOTES:

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Building Fields. Building Futures.

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East Central H.S. Baseball  
Motz Synthetic Turf Field  
Conceptual Field Marking Plan

#### PROJECT ADDRESS:

East Central H.S.  
1 Trojan Rd.  
St. Leon, IN 47012

#### PROJECT PHASE:

Design  
Development  
(Not for Construction)

#### SCALE:



1:40

09/09/2020

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## Athletic Fields ADA Access and Upgrade Cost

<b>Item</b>	<b>Amount</b>
Softball and Baseball Turf	\$979,069
Softball and Baseball Alternates	\$392,161
Credit for Approved Softball Turf	(\$358,000)
Fencing	\$96,600
Concrete (ADA Sidewalks, Bleacher Pads)	\$99,677
Scoreboard Allowance	\$25,000
Batting Cage Relocation	\$25,000
Overhead/Profit - Maxwell	\$62,975
<b>Total</b>	<b>\$1,322,482</b>



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## Current Total Building Project Cost

<b>Item</b>	<b>Amount</b>
Construction Costs	\$44,711,422
Contingency	\$1,024,824
Soft Costs (Architect, CM, Engineering, Permits, etc.)	\$8,244,881
<b>Total Cost</b>	<b>\$53,980,613</b>



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## Total Building Project Revenue

<b>Item</b>	<b>Amount</b>
Bond Proceeds	\$48,000,000
Premium Earned During Bond Sale	\$6,239,026
Estimated Interest Earned	\$411,000
Total Funds Available for Project	\$54,650,026
Remaining Funds Available for Alternates	\$669,413