

School City of East Chicago

Conditional Assessment & Facility Improvement Projects 2022



SCHMIDT
ASSOCIATES

March 21, 2022



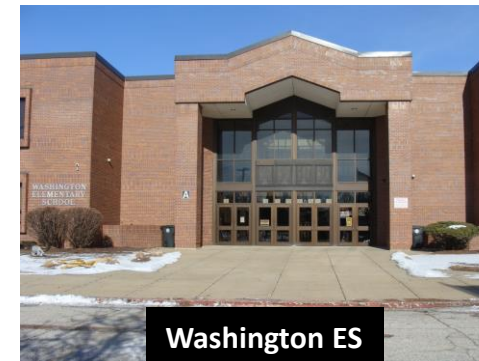
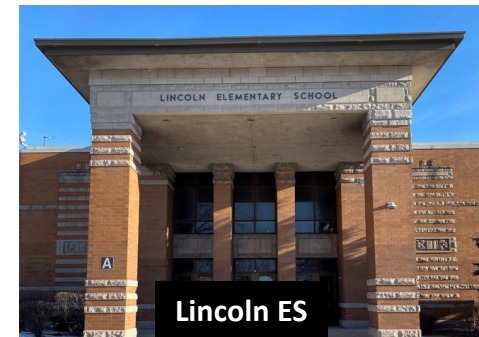
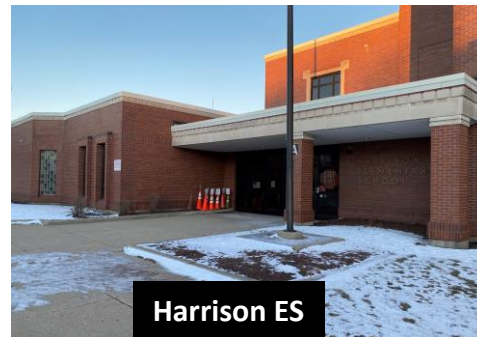
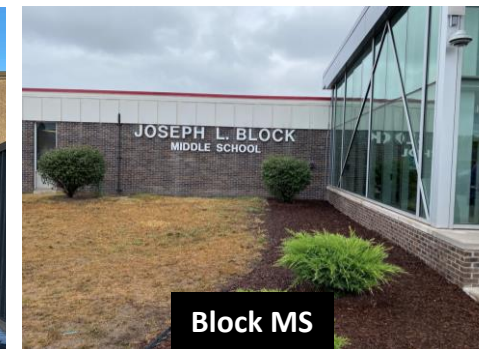
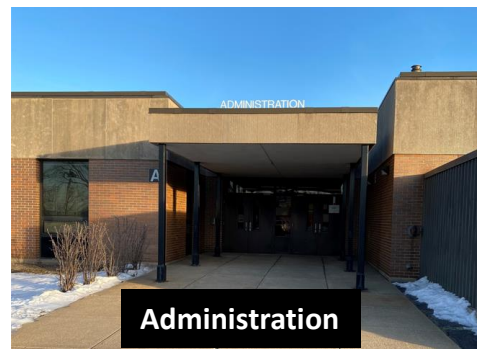
AGENDA

- **The Facilities Assessed**
- **The Schmidt Associates Facility Assessment Team**
- **The Facility Assessment Project Schedule**
- **The Facility Assessment Process**
- **Summary Scores**
 - **Suitability**
 - **Site Acreage, Square Footage, and Building Capacity**
 - **Energy Use**
- **Staff Input and Summary of Priority Needs (0s & 1)**
- **Summary of Building Priorities Costs**



The Facilities Assessed

- Administration Building
- Block Middle School
- Carrie Gosch Pre-K Center
- East Chicago Central High School
- Cleat Athletic Building (at CHS)
- Facilities Building
- Harrison Elementary School
- Lincoln Elementary School
- McKinley Elementary School
- Washington Elementary School

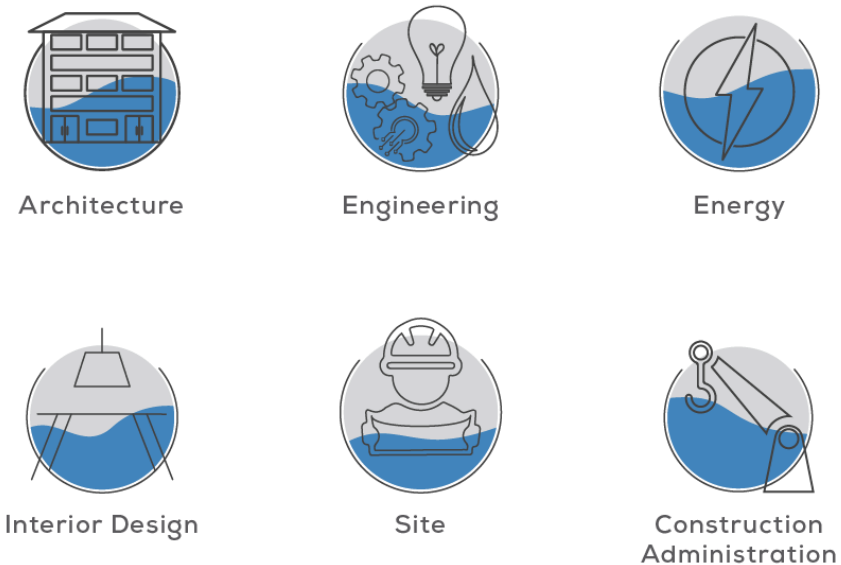


SCHMIDT ASSOCIATES

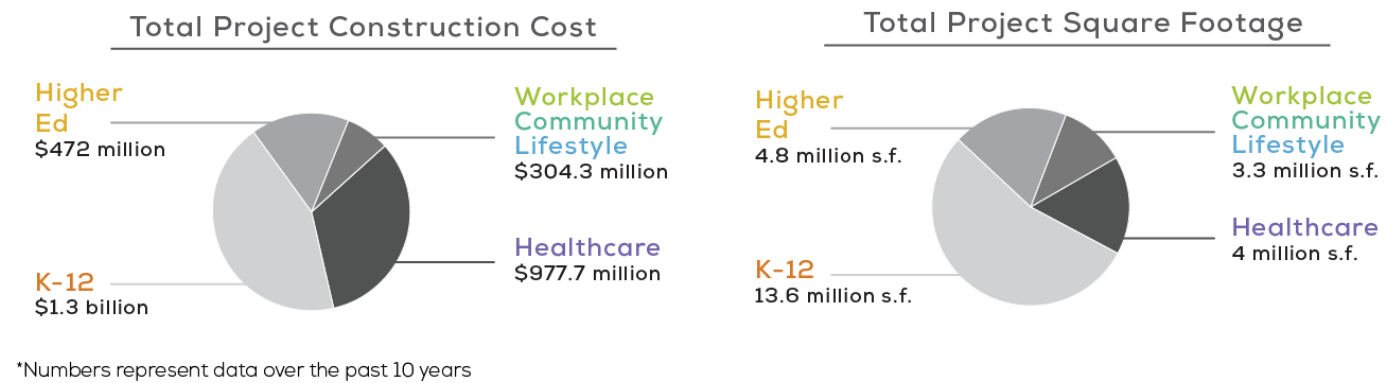
STUDIOS



SERVICES



BY THE NUMBERS



BY THE NUMBERS ASSESSMENTS



SERVANT LEADERSHIP



The Schmidt Associates Facility Assessment Team

- **Kyle Miller, PE, LEED AP**
 - Principal-in-Charge, Professional Civil Engineer – Review of Site Systems and Project Management
 - 38 years of experience
- **Eric Broemel, PE**
 - Principal, MEPT Engineering Discipline Manager – Review of HVAC Systems
 - 24 years of experience
- **Patrick Grap**
 - Engineering Project Manager – Review of Plumbing Systems
 - 22 years of experience
- **Jim Heinzelman**
 - Associate, Electrical Engineer – Review of Electrical Systems
 - 40 plus years of experience
- **Matt Durbin, CTS, MCSE**
 - Associate, Technology Discipline Manager – Review of Technology Systems
 - 27 years of experience
- **Tom Ning, RA**
 - Professional Registered Architect – Review of Building Shell and Interior Architecture
 - 32 years of experience
- **Laura Hardin, RID, IIDA**
 - Associate, Interior Discipline Manager – Review of Building Interior Systems
 - 24 years of experience



The Facilities Assessment Project Schedule

- Week of 11/15/2021 – Leadership Team Kick-off Planning Meeting
- Week of 11/22/2021 – SCEC compiles drawings for all buildings for SAI use
- Week of 11/29/2021 - SAI prepares survey form for Administration, Facilities, Principals
- Week of 12/13/2021 – SCEC returns survey forms to SAI for compilation
- Weeks of 12/20/2021 and 12/27/2021 – HOLIDAY BREAK
- Week of 1/3/2022 – SAI compiles surveys into a summary of conditions
- 1/18/2022 thru 1/20/2022– SAI team on site for Facility Conditional Assessment (FCA)
- Week of 1/31/2022 – SAI team populates Facility Conditional Assessment document
- Week of 2/7/3022 – SAI presents summary findings and initial priorities to Leadership Team
- Week of 2/14/2022 – SAI refines FCA and begins preparing estimates for Priority Projects
- Week of 2/28/2022 – SAI presents Priority Projects and estimates to Leadership team for feedback
- Week of 3/7/2022 – SAI finalizes FCA and Priorities in preparation of School Board presentation
- March 15, 2022 - School Board presentation



The Facility Assessment Process

The purpose of the Facilities Assessment is to develop a tool to analyze the physical conditions of the School City of East Chicago buildings. The results, divided into four categories (shell, sitework, services, and interiors), provide both an overall functional assessment of the existing conditions and a set of ranked priorities of critical needs. Each category represents a percent of the total facility value.

The assessment breaks each category down to several individual components that “make up” a building, system, or site item. Each component is scored on a scale of 0 (poor), 1, 2, 3, 4 (good). Often, a .5 is assigned to better define the condition.

- **Shell** (20% overall total facility value)
 - Building foundation conditions, structure, exteriors walls, windows, doors, roof
- **Sitework** (10% overall total facility value)
 - Site access, circulation, pavement, parking, utilities, signage, playfields, athletic fields, fencing
- **Services** (35% overall total facility value)
 - HVAC, controls, plumbing, electrical, fire alarm systems, technology (communications, LAN/WIFI, intercom, classroom AV systems, access control/video surveillance, phones)
- **Interiors** (35% overall total facility value)
 - Interior construction, materials, finishes in classrooms, common areas, athletic and fine arts related spaces, code and ADA



Summary Scores - Suitability

The following represents the Suitability Summary for each building. A brand-new building would receive all 4s in scoring and this would calculate to a suitability percentage of 100%. Based on the scores tallied for all categories by the assessment team, a quick snapshot follows. This gives a quick indication which buildings may be most in need of improvements. The chart to the left is a “report card” to indicate a potential grade for each.

Physical Condition Score	
F	Poor 0
D	1-25%
C	26-50%
B	51-75%
A	Good 76-100%

Building Name	Rating	Possible	Average Score
+ Facilities Building	178.50	300	59.50%
+ Central High School	332.00	568	58.45%
+ Lincoln Elementary School	204.50	376	54.39%
+ McKinley Elementary School	213.50	412	51.82%
+ Washington Elementary School	197.00	384	51.30%
+ Harrison Elementary School	190.00	372	51.08%
+ Carrie Gosch Pre-K Center	215.00	424	50.71%
+ Block Middle School	224.50	452	49.67%
+ Administration Building	145.50	296	49.16%
+ Cleat Athletic Building	73.00	152	48.03%
Total	1,973.50	3736	52.82%



Summary Scores – Site Acreage, Square Footage, and Building Capacity

This table indicates the year built, site acreage and square footage for each building. The table also indicates the ideal acreage for an elementary, middle, and high school per state guidelines. In addition, for the school buildings, the student population and square footage is used to calculate square foot per student. The minimum square foot per student per state guidelines is also indicated to give an indication if the building is crowded or has excess space.

<u>Building</u>	<u>Year Built</u>	<u>Acreage</u>	<u>Ideal Acreage</u>	<u>Square Footage</u>	<u>Student Population</u>	<u>SF per Student</u>	<u>Ideal SF per Student</u>
Administration	1975	7.0	---	78,876	---	---	---
Block MS	1986	15.5	20	160,000	489	327	180
Carrie Gosch	1976	10.4	15	159,027	125	1,272	170
Central HS	1987	38.7	50	475,962	1,051	453	250
Cleat	1987	---	---	11,367	---	---	---
Facilities	1998	15.0	---	118,096	---	---	---
Harrison	1965	4.1	15	116,253	405	287	170
Lincoln	1982	11.0	15	63,022	297	212	170
McKinley	1962	3.1	15	115,610	491	235	170
Washington	1975	7.7	15	145,235	476	305	170



Summary Scores – Energy Use

Annual energy cost per square foot was calculated to give an indication of the energy efficiency of the building.

- Generally, \$1 per square foot per year would be considered an average cost for an energy efficient building. For instance, an “efficient” building that is 150,000 square foot will have \$1 per square foot or \$150,000 per year in energy costs.
- A building that uses more than \$1 per square foot may be an indication that it is not functioning “optimally” and some adjustments may be needed.
- A building that is under \$1 per square foot could indicate a building is more than efficient, but in most cases, it also indicates something needs investigation. One example would be the lack of adequate ventilation.

INFORMATION ON ENERGY USE IS FORTHCOMING



Staff Input & Summary of Priority Needs (0s and 1s)

Administration Building – Staff Comments

- HVAC upgrades 6 comments
- Security upgrades (doors) 2 comments
- Secure file storage 2 comments
- Other: Lighting glare in classrooms, add electrical outlets, replace toilets, more classroom storage space, add window screens, ceiling upgrades, Break Room upgrades, improve sound transfer between rooms, classroom finish upgrades.

Administration Building – Assessment Findings (0s and 1s)

- Shell
 - Exterior walls - Limestone wall panels (further investigation), exterior doors
- Sitework
 - Site lighting, dumpster enclosure, concrete walks, concrete curbs and gutters, asphalt
- Services (MEPT)
 - HVAC systems, distribution, and controls
 - Lighting fixtures, lighting control, generator
 - Sanitary sewerage piping, plumbing fixtures, fire protection
 - Telecom Rooms HVAC, intercom system, AV systems (gym), clocks
- Interiors
 - Interior doors, Board Room furniture, kitchenettes, visual display (chalkboards), ADA compliance (door hardware), gym floor, media center needs renovated



Limestone Panels



Asphalt (poor condition)



HVAC



Staff Input & Summary of Priority Needs (0s and 1s)

Block Middle School – Staff Comments

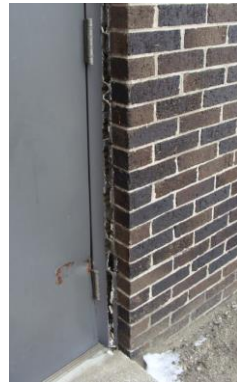
- HVAC upgrades 7 comments
- Operable windows 5 comments
- Replace all doors/hardware 5 comments
- Restroom upgrades 2 comments
- Security upgrades 2 comments
- Locker upgrades 2 comments
- Add electrical outlets 2 comments
- Other: Window treatments, Media Center upgrades, Cafeteria upgrades, Stage upgrades, paint walls, improved Wi-Fi, ceiling upgrades, replace laundry equipment, classroom renovations, add whiteboards, add student restrooms, new furniture.

Block Middle School – Assessment Findings (0s and 1s)

- Shell
 - Windows – Storefront w/vents, exterior doors
- Sitework
 - Site lighting, exterior signage, site furnishings, dumpster enclosure, asphalt
- Services (MEPT)
 - HVAC systems, distribution, and controls
 - Lighting fixtures, lighting control, power distribution, switchboards & panelboards, generator, transfer switches, fire detection & alarm
 - Sanitary sewerage piping, plumbing fixtures, fire protection
 - Intercom system, AV systems (gym), clocks
- Interiors
 - Interior doors, kitchenettes, ceilings (gym), gym bleachers, gym divider, interior doors and hardware, Media Center shelving, toilet partitions, visual display (chalkboards), wall / floor finishes, classroom furniture, Media Center furniture, wayfinding signage



Windows



Exterior Doors



HVAC



Restrooms



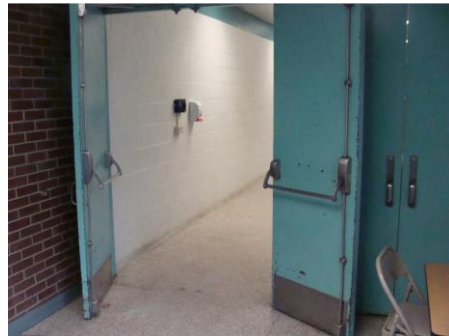
Staff Input & Summary of Priority Needs (0s and 1s)

Carrie Gosch Pre-K Center – Staff Comments

- Add toilets/sinks in classrooms 5 comments
- Replace windows 4 comments
- HVAC upgrades 4 comments
- Replace classroom doors 2 comments
- Replace exterior doors 2 comments
- Replace roof 2 comments
- Add/improve playgrounds 2 comments
- Larger classrooms 2 comments
- Other: Replace concrete site benches, easier roof access, better drainage and OH doors at loading dock, fill in swimming pool, ADA ramps at entrances, replace gym bleachers, Kitchen upgrades, Stage upgrades, Nurse's Office upgrades, replace classroom furniture, Media Center upgrades, extend PA system to exterior.

Carrie Gosch Pre-K Center – Assessment Findings (0s and 1s)

- Shell
 - None noted
- Sitework
 - Site lighting, site furnishings, dumpster enclosure, asphalt
- Services (MEPT)
 - HVAC systems, distribution, and controls
 - Lighting fixtures, lighting control, motor control center, switchboards & panelboards, transfer switches, fire detection & alarm
 - Domestic water distribution, sanitary sewerage piping, plumbing fixtures, fire protection
 - Intercom system, AV systems (gym, cafeteria, music/band areas), clocks
- Interiors
 - Interior doors, gym bleachers, interior metal doors and hardware, no secure vestibule, athletic lockers, toilet partitions, visual display (chalkboards), ADA (restrooms), wayfinding signage



Interior Steel Doors



No Secure Vestibule



Bleachers

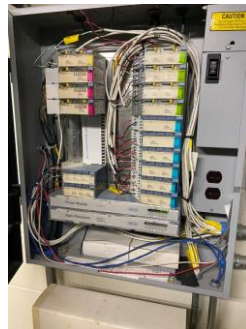
Staff Input & Summary of Priority Needs (0s and 1s)

East Chicago Central High School – Staff Comments

- HVAC upgrades 11 comments
- Finishes upgrades (throughout) 6 comments
- Security upgrades (throughout) 5 comments
- Wi-Fi upgrades 4 comments
- Media Center upgrades 3 comments
- Replace classroom furniture 3 comments
- Replace window screens 3 comments
- Cracked walls in Z wing 2 comments
- Add electrical outlets 2 comments
- Other: New softball field on site, gym floor upgrades, more classroom tack space, locker upgrades, more public space (commons), lighting upgrades, landscape upgrades, improve room numbering, larger classrooms, add classroom storage space.

Central High School – Assessment Findings (0s and 1s)

- Shell
 - Exterior doors, roof (northwest roof section- gutter missing/damaged), various roof hatches
- Sitework
 - Site lighting, dumpster enclosure, concrete steps/rails, exterior home grandstands (football), tennis courts
- Services (MEPT)
 - HVAC systems (cooling), distribution, and controls
 - Lighting fixtures, lighting control, power distribution, switchboards & panelboards, generator, transfer switches, fire detection & alarm
 - Domestic water distribution, plumbing fixtures
 - AV systems (gym, cafeteria, music/band), clocks
- Interiors
 - Interior doors, floor finishes (carpet), kitchenettes, ceilings (classrooms), classroom furniture, interior doors, no secure vestibule, restroom mirrors, toilet partitions, visual display (chalkboards), ADA (restrooms), floor finish (pool), ceiling (pool), VCT floor (throughout), wayfinding signage



HVAC Controls



No Secure Vestibule



VCT Flooring



Typical Classroom



Staff Input & Summary of Priority Needs (0s and 1s)

Cleat Athletic Building – Staff Comments

- No comments from staff

Cleat Athletic Building – Assessment Findings (0s and 1s)

- Shell
 - Exterior brick walls (cracks)
- Sitework
 - None noted
- Services (MEPT)
 - HVAC distribution and controls
 - Lighting fixtures, lighting control
 - Domestic water distribution, sanitary sewerage piping, fire protection
- Interiors
 - Athletic lockers, toilet partitions, ADA (restrooms), casework



Cracked Brick



HVAC



Restrooms



Press Box



Staff Input & Summary of Priority Needs (0s and 1s)

Facilities Building – Staff Comments

- Landscape upgrades 1 comment
- Add reception area 1 comment

Facilities Building – Assessment Findings (0s and 1s)

- Shell
 - Roof
- Sitework
 - Exterior signage, dumpster enclosure
- Services (MEPT)
 - HVAC controls
 - Lighting fixtures, lighting control, generator, fire detection & alarm
- Interiors
 - Visual display (chalkboards), no secure vestibule



HVAC



Roof (poor condition)



No Secure Vestibule or Reception



Staff Input & Summary of Priority Needs (0s and 1s)

Harrison Elementary School – Staff Comments

- Student restroom upgrades 1 comment
- Add lockers (first floor) 1 comment
- Drinking fountain upgrades 1 comment
- Add playground equipment 1 comment
- Replace ceiling tiles 1 comment
- More classroom storage space 1 comment
- Lower sinks in Kindergarten 1 comment
- Replace clocks 1 comment
- Fresh paint (throughout) 1 comment

Harrison Elementary School – Assessment Findings (0s and 1s)

- Shell
 - Exterior doors
- Sitework
 - Site lighting, site furnishings, dumpster enclosure, fencing and gates, concrete walks, asphalt
- Services (MEPT)
 - HVAC systems (heating), distribution, and controls
 - Lighting fixtures, lighting control, generator, fire detection & alarm
 - Plumbing fixtures, facility fuel systems
 - Intercom system, telecom Rooms HVAC, AV systems (gym, cafeteria, music/band), clocks
- Interiors
 - Interior doors, floor finishes (cafeteria), cafeteria furniture, classroom furniture, auditorium seating, gym bleachers, interior stair railings, no secure vestibule, visual display (chalkboards), ADA accessibility, VCT floor (throughout), wayfinding signage



Fencing and Asphalt



Classroom Furniture



Auditorium Seating



Dumpster
(no pad or screen)



Staff Input & Summary of Priority Needs (0s and 1s)

Lincoln Elementary School – Staff Input

- HVAC upgrades 2 comments
- Other: New cafeteria, roof upgrades, intercom upgrades, add sinks in upstairs bathrooms, enlarged classrooms, more classroom storage space, add toilets and sinks in classrooms, improve ADA access to building, build offices for staff (in lieu of classrooms).

Lincoln Elementary School – Assessment Findings (0s and 1s)

- Shell
 - Exterior doors, roof
- Sitework
 - Site lighting, exterior signage, site furnishings, dumpster enclosure, asphalt
- Services (MEPT)
 - HVAC systems (heating), distribution, and controls
 - Lighting fixtures, lighting control, power distribution, switchboards & panelboards, generator, fire detection & alarm
 - Plumbing fixtures, facility fuel systems
 - Intercom system, AV systems (gym, cafeteria, music/band, auditorium), clocks
- Interiors
 - Floor finishes (cafeteria), classroom furniture, ceilings (kitchen), stair railings, no secure vestibule, visual display (chalkboards), wayfinding signage



Roof



VCT Flooring



No Secure Vestibule



Main Building Sign



Staff Input & Summary of Priority Needs (0s and 1s)

McKinley Elementary School – Staff Comments

- HVAC upgrades 2 comments
- Other: Secure exterior doors and openings (mice problem), larger area for performances/presentations, mold and mildew issues, fencing upgrades, add speed bumps in alley, add emergency generator.

McKinley Elementary School – Assessment Findings (0s and 1s)

- Shell
 - None noted
- Sitework
 - Site lighting, site furnishings, dumpster enclosure, fencing and gates, asphalt
- Services (MEPT)
 - HVAC systems, distribution, and controls
 - Lighting fixtures, power distribution, switchboards & panelboards, generator
 - Plumbing fixtures
 - AV systems (gym, cafeteria, music/band), clocks
- Interiors
 - Floor finishes (cafeteria), kitchenettes, classroom furniture, ceilings (gym), auditorium seating, visual display (chalkboards), ADA (stage, restrooms), VCT floor (classrooms), wayfinding signage



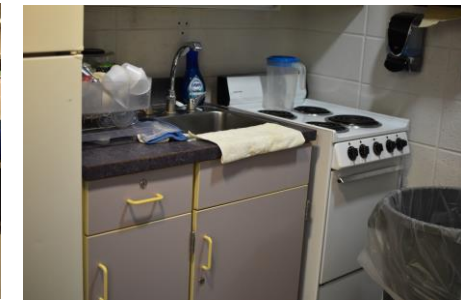
Fencing



HVAC (chiller)



Typical Classroom



Kitchenette



Staff Input & Summary of Priority Needs (0s and 1s)

Washington Elementary School – Staff

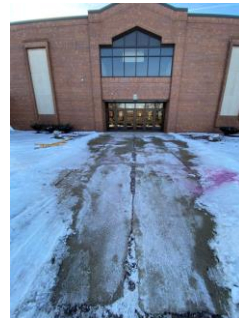
- Larger/upgraded Auditorium 4 comments
- Remove carpeting 3 comments
- Hot water at all sinks 3 comments
- Add toilets & sinks in classrooms 3 comments
- Larger gym with bleachers 2 comments
- Intercom upgrades 2 comments
- Larger walk-off carpet (front door) 2 comments
- Exterior/Parking lot light upgrades 2 comments
- Add electrical outlets (classrooms) 2 comments
- Other: Larger cafeteria, more exit doors, additional exit drive from main parking lot, operable windows with screens, toilet and sink upgrades, building settlement issue, relocate or install new lockers, add window treatments, larger classrooms, replace chalkboards with whiteboards, add swing set, add tables for group work, replace ceiling tiles, gym HVAC upgrades.

Washington Elementary School – Assessment Findings (0s and 1s)

- Shell
 - Roof access ladder
- Sitework
 - Site lighting, exterior signage, site furnishings, fencing and gates, asphalt
- Services (MEPT)
 - HVAC distribution systems
 - Lighting fixtures, lighting control, power distribution, switchboards & panelboards, generator, fire detection & alarm
 - Plumbing fixtures
 - Intercom system, AV systems (gym, cafeteria, music/band, auditorium), clocks
- Interiors
 - Interior doors, kitchenettes, flooring (carpeting), classroom furniture, ceilings (gym), gym bleachers, interior door hardware, stair railings, no secure vestibule, visual display (chalkboards), ADA, wayfinding signage



Roof Access



Pavement



Bleachers



Auditorium



Summary of Priority Costs (0s and 1s)

Building	Construction Cost	Inflation (5%)	Soft Costs (20%)	Project Cost	Tier 1 Projects
Administration Building	\$7,428,929	\$371,446	\$1,560,075	\$9,360,451	\$0
Block Middle School	\$15,763,263	\$788,163	\$3,310,285	\$19,861,711	\$0
Carrie Gosch Pre-School	\$13,372,265	\$668,613	\$2,808,176	\$16,849,054	\$0
East Chicago Central High School	\$39,993,834	\$1,999,692	\$8,398,705	\$50,392,231	\$0
Cleat Athletic Building	\$956,665	\$47,833	\$200,900	\$1,205,398	\$0
Facilities Building	\$5,610,467	\$280,523	\$1,178,198	\$7,069,188	\$0
Harrison Elementary School	\$6,746,373	\$337,319	\$1,416,738	\$8,500,430	\$0
Lincoln Elementary School	\$6,335,838	\$316,792	\$1,330,526	\$7,983,156	\$0
McKinley Elementary School	\$9,934,215	\$496,711	\$2,086,185	\$12,517,111	\$0
Washington Elementary School	\$10,002,541	\$500,127	\$2,100,534	\$12,603,202	\$0
GRAND TOTALS	\$116,144,390	\$5,807,220	\$24,390,322	\$146,341,931	\$0

