



2023 Facility Assessment Overview

September 13, 2023



PARTNERS in Architecture

What is it?

The evaluation of an existing building's current condition with the goal of gaining a clear understanding of its physical and operational deficiencies.

Why is it Important?

- Starting Point to Identify Needs
- Provides Critical Info to District
- Helps Avoid ill-invested Public \$'s
- Good Practice
- Becomes “Road Map” for Success

**Avoids Investment of
“Good Money After Bad”**



What Buildings were Included?

- Harry L. Wheeler Community Ctr / Administrative Offices
- L'Anse Creuse High School
- L'Anse Creuse High School - North
- L'Anse Creuse Middle School - Central
- L'Anse Creuse Middle School - East
- L'Anse Creuse Middle School - North
- L'Anse Creuse Middle School - South
- Atwood Elementary
- Joseph M. Carkenord Elementary
- Marie C. Graham Elementary / L'Anse Creuse ECC
- Green Elementary
- Francis A. Higgins Elementary
- Emma V. Lobbestael Elementary
- South River Elementary
- Tenniswood Elementary
- Donald J. Yacks Elementary
- Anna Mae Burdi ECC
- Larry F. Brender Support Service Center
- John R. Armstrong Performing Arts Center / Frederick V. Pankow Center
- DiAnne M. Pellerin Center



What did we look at?



Site Conditions

Roof Conditions

Building Exterior

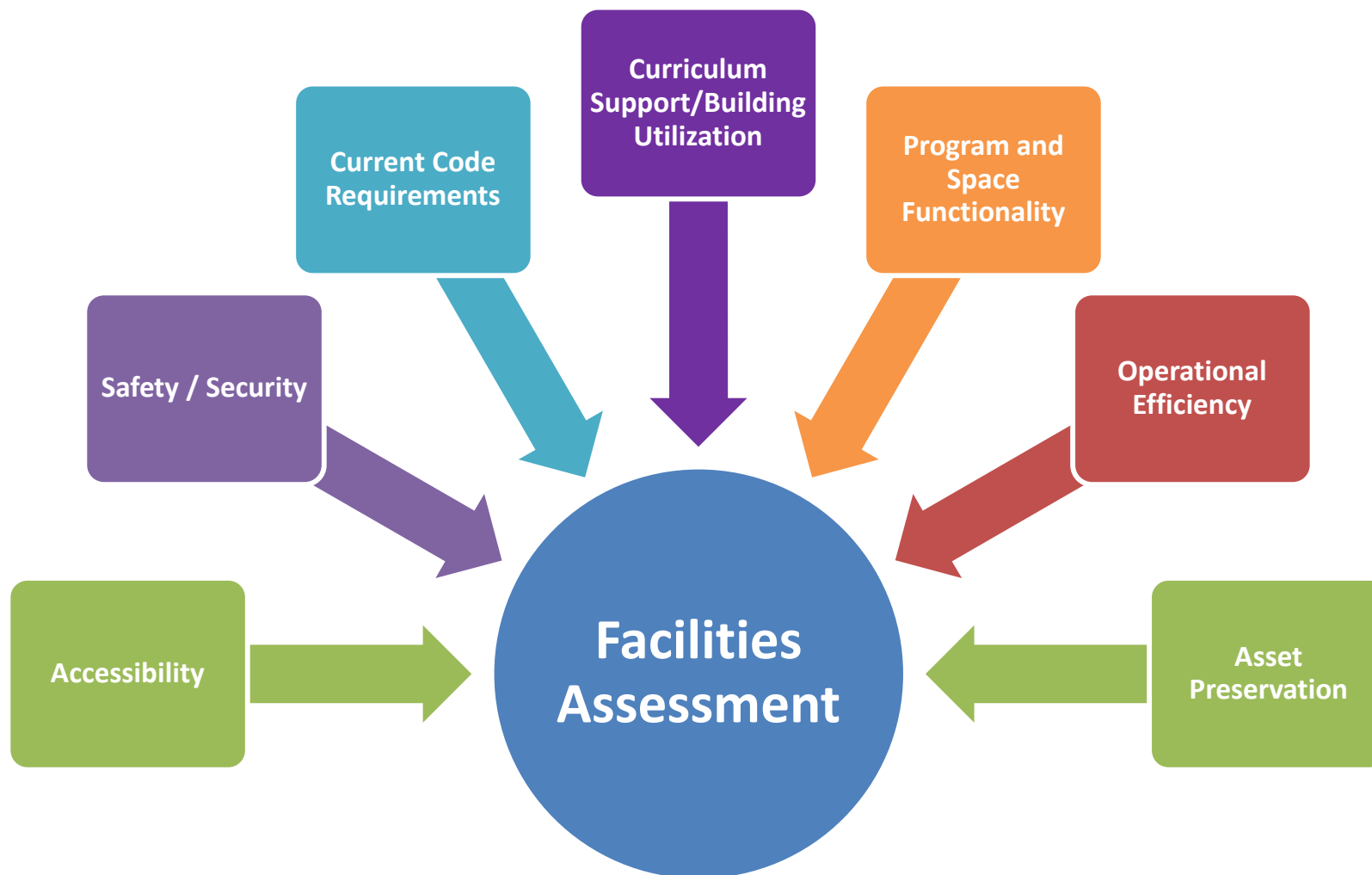
Building Interior

Mechanical / Plumbing

Electrical

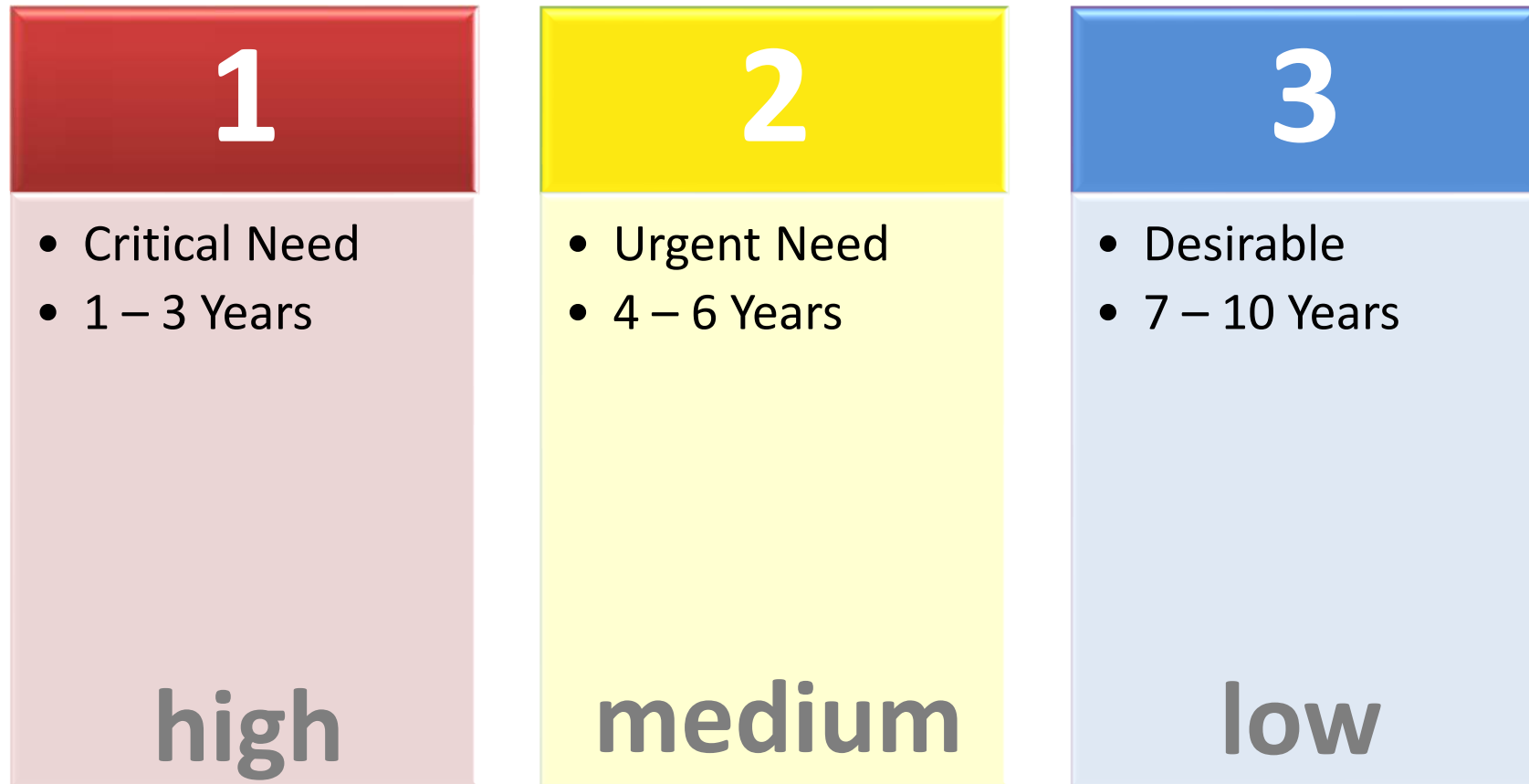
Programmatic Functionality

Facility Assessment Focus Areas



Priorities?

The identified needs have been assigned a priority as follows:



L'Anse Creuse Public Schools – 2023 Facility Assessment

Item No.	Issues / Description (s)	Location (s)	Priority Level	Action (s)	Qty.	Unit	
Site Conditions [SC]							
SC 1.01	Asphalt parking lot is experiencing block cracking with some areas of more heavily deteriorated cracking.	East parking lot	2	Mill existing asphalt lot and lay new asphalt over existing base.	135200	SF	\$
SC 1.02	Portion of asphalt parking lot is experiencing heavily deteriorated cracking.	East parking lot	2	Cut & remove deteriorated asphalt and perform full-depth repair.	6,800	SF	\$
SC 1.03	Asphalt parking lot is experiencing block cracking with several areas of more heavily deteriorated cracking.	East parking lot at concessions building	1	Mill existing asphalt lot and lay new asphalt over existing base.	17,900	SF	\$
SC 1.04	Asphalt parking lot is experiencing extensive cracking throughout with potholes.	Northeast tennis court parking lot	1	Remove existing asphalt and re-pave lot including reconstruction of base.	19,500	SF	\$
SC 1.05	Asphalt parking lot is experiencing block cracking with several areas of more heavily deteriorated cracking.	West parking lot	2	Mill existing asphalt lot and lay new asphalt over existing base.	77,500	SF	\$
SC 1.06	Asphalt drive is experiencing linear cracks.	North drive (to Middle School North)	1	Fill cracks.	29,200	SF	\$
SC 1.07	Portion of asphalt drive is experiencing heavily deteriorated cracking.	North drive (to Middle School North)	1	Remove existing asphalt and re-pave lot including reconstruction of base.	3,400	SF	\$
SC 1.08		North entry drive			40,200	SF	
SC 1.09	Portion of asphalt drive is experiencing linear cracks.	South drive	2	Fill cracks.	6600	SF	\$

Category

Issues / Descriptions

Recommended Action

Item Number

Location

Priority Level

Facility Assessment Overview



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Approx. Quantity & Unit Cost

Architectural, Mech. & Elec. Costs

Estimated Cost Per Item

Action (s)	Qty.	Unit	Architectural		Mechanical		Electrical		Estimated Cost	Priority 1 Cost	Priority 2 Cost	Priority 3 Cost
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal				
lot and lay new asphalt over existing base.	135200	SF	\$ 7.00	\$ 946,400	\$ -	\$ -	\$ -	\$ -	\$ 1,372,280		\$ 1,372,280	
iorated asphalt and perform full-depth	6,800	SF	\$ 10.00	\$ 68,000	\$ -	\$ -	\$ -	\$ -	\$ 98,600		\$ 98,600	
lot and lay new asphalt over existing base.	17,900	SF	\$ 7.00	\$ 125,300	\$ -	\$ -	\$ -	\$ -	\$ 181,685	\$ 181,685		
phalt and re-pave lot including se.	19,500	SF	\$ 10.00	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ 282,750	\$ 282,750		
lot and lay new asphalt over existing base.	77,500	SF	\$ 7.00	\$ 542,500	\$ -	\$ -	\$ -	\$ -	\$ 786,625		\$ 786,625	
	29,200	SF	\$ 1.00	\$ 29,200	\$ -	\$ -	\$ -	\$ -	\$ 42,340	\$ 42,340		
phalt and re-pave lot including se.	3,400	SF	\$ 10.00	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ 49,300	\$ 49,300		
	40,200	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	6600	SF	\$ 1.00	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ 9,570		\$ 9,570	

Costs Per Priority

Facility Assessment Overview



Report Limitations

- Broad Overview of Facility Conditions
- Our Efforts are Extensive in Nature, not Exhaustive
- Report not All Inclusive
- No Physical or Destructive Testing Performed
- No Hazardous Materials Identified or Evaluated

The Following Slides Represent a Sampling of Issues that were Uncovered as Part of Our Assessment. Refer to Final Report for Additional Information.



- **Exterior Envelope:**
deteriorated / spalling brick
veneer, step cracking @
masonry, deteriorated
mortar & expansion joints



- **Exterior Envelope:** Rusting steel lintels & exposed steel framing



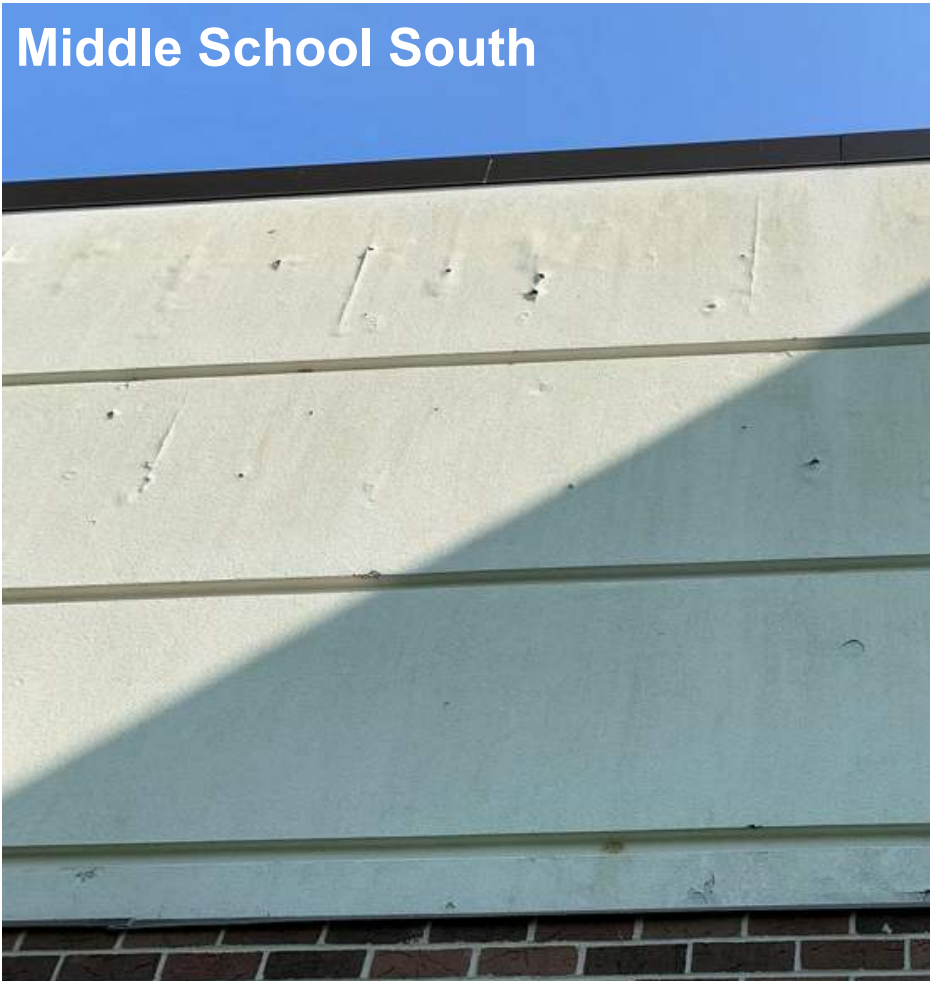
- **Exterior Envelope:** Masonry staining / discoloration, moisture issues



Typical Exterior Envelope Issues



- **Exterior Envelope: EIFS deterioration**



- **Playgrounds:** Deteriorated rubberized surfacing, rusting equipment



- **Paving:** Deteriorated parking areas, cracks, potholes, etc., concrete sidewalk areas cracked and failing



- **Playfields:** Overgrown with weeds / grass, grading & fencing issues, deteriorating dugout / bench areas



- **Tennis Courts:** Severe cracking of surface, heaving post footings, surface coating beyond useful life



High School North



LC High School



High School North



- **Roofing:** Deterioration / breakdown of surface, transition challenges



- **Roofing:** Standing / puddling water leading to vegetation growth and slippery conditions, uneven substrate boards



- **Restrooms:** Many of the restrooms have worn finishes, missing or broken accessories, rusted / damaged flush valves



- **Doors:** Some doors are in poor condition, have damaged / worn hardware, broken / rusted frames, worn finishes, delaminating veneer



Middle School Central



Middle School Central



- **Walls:** Many buildings have CMU wall cracks of varying severity



- **Stairs:** Some handrails / guardrails do not meet current code requirements, some railing finishes are scratched or peeling, some stair treads are damaged



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	Parking Lots / Sidewalks	Athletic Facilities / Ball Fields	Playgrounds	Exterior Envelope Issues	Masonry Issues	Roofing & Copings	Interior Finishes / Doors	Classroom Furniture	Boilers / HVAC	Electrical / Lighting
Wheeler Center	X			X		X			X	X
High School	X	X		X	X	X	X	X	X	X
High School North	X	X		X	X	X	X	X	X	X
Middle School Central	X			X	X		X	X	X	X
Middle School East	X	X		X		X	X	X	X	X
Middle School North	X	X		X		X	X	X	X	X
Middle School South	X	X		X	X	X	X	X	X	X
Atwood Elementary	X	X	X			X	X	X	X	X
Carkenord Elementary	X		X		X	X	X	X	X	X
Graham Elementary / ECC	X		X	X		X	X	X	X	X

Summary of Key Priorities



L'Anse Creuse Public Schools – 2023 Facility Assessment

	Parking Lots / Sidewalks	Athletic Facilities / Ball Fields	Playgrounds	Exterior Envelope Issues	Masonry Issues	Roofing & Copings	Interior Finishes / Doors	Classroom Furniture	Boilers / HVAC	Electrical / Lighting
Green Elementary	X		X				X	X	X	X
Higgins Elementary	X	X	X				X	X	X	X
Lobbestael Elementary	X		X				X	X	X	X
South River Elementary	X		X			X	X	X	X	X
Tenniswood Elementary	X		X				X	X	X	X
Yacks Elementary	X	X	X				X	X	X	X
Burdi ECC	X		X			X	X	X	X	X
Brender Center	X			X		X	X		X	X
JAPAC / Pankow Center	X			X		X	X	X	X	X
Pellerin Center	X			X			X	X	X	X

Summary of Key Priorities





Questions?



PARTNERS in Architecture

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