

FACILITIES UPDATE

Board Committee of the Whole Meeting
Waterford School District
November 2, 2023

INSPIRED, EDUCATED, and EMPOWERED
to thrive

Discussion Items

1. Stepanski ECC Timeline
2. Construction Update
3. Della Lutes Information
4. Waterford Senior Center Update

INSPIRED, EDUCATED, and EMPOWERED
to thrive

Stepanski ECC Timeline

Date	Action
10/20/23 to 4/8/24	Transition Between Buildings Meetings
10/24/23 to 4/8/24	Transition Communications Meetings
XX/XX/24	Current Stepanski Open House
3/22 to 3/31/24	Move Furniture From Old to New Building
4/1/24	Early Childhood Special Ed (ECSE) Classes Start
4/1 to 4/5/24	Complete Pre-school and Child Care Licensing
4/5/24	Soft Opening of New Building
4/8/24	GSRP, Head Start, and Tuition Based Classes Start (Stepanski Only)

INSPIRED. EDUCATION.

and EMPOWERED
to thrive

Stepanski ECC Timeline

Date	Action
4/8 to 4/19/24	Abatement of the Old Building
4/8 to 6/15/24	Dismantling of the Old Building
6/16 to 8/23/24	Construction of the New Parking Lot
6/16 to 10/31/24	Landscaping of New Building
9/XX/24	Grand Opening of New Building
9/XX/24	GSRP, Head Start, and Tuition Based Classes Start (All Students)

INSPIRED, EDUCATED, and EMPOWERED
to thrive

Construction Update

Projects At or Near Completion

Projects In-Progress

Future Projects



INSPIRED, EDUCATED, and EMPOWERED
to thrive

Construction Projects At or Near Completion

Kettering High School Building Improvements

Kettering High School Site Improvements

Mott High School Building Improvements

Athletic Upgrades – High School Tracks and Tennis Courts

Elementary Media Center Cupola Window Replacements

Kingsley-Montgomery School Canopy Repair

Roofing Projects: partial areas of Kettering HS, Mott HS, Pierce MS, Crary Admin

INSPIRED, EDUCATED, and EMPOWERED
to thrive

Kettering High School Building Improvements

New water fountains with bottle fillers and completely renovated group bathrooms



Kettering High School Building Improvements

Main Gym – new lights, scoreboard, & cages; painted walls & ceiling; new speaker systems & wireless access points; bleachers: replaced handles, updated mechanicals & inspected



POWERED
to thrive

Kettering High School Building Improvements

Art Rooms – new lights, floors, casework, countertops, windows, exterior doors, air filtration system



ERED
ive

Kettering High School Building Improvements

Classroom updates – new lights, flooring, appliances, countertops, Promethean boards, wireless access points



PIRED, EDUCATED, and EMPOWERED
to thrive

Kettering High School Site Improvements

Kettering Main Parking Lot – new asphalt, drains, sidewalks, lights, bus loop, parent loop, visitor and handicap parking spaces

Kettering Ring Road – new asphalt on the sides of the road and cement curbing



INSPIRED.ED

RED
to thrive

Kettering High School Site Improvements

Kettering Drive – new asphalt and drainage;
Loading Dock – new leveling, concrete, stairs, handrail, snow melt system



INSPIRED, EDUCATED, and EMPOWERED
to thrive

Mott High School Building Improvements

New water fountains with bottle fillers



and EMPOWERED
to thrive

Mott High School Building Improvements

Main Gym – new lights, scoreboard, & cages; painted walls & ceiling; new speaker systems & wireless access points; bleachers: replaced handles, updated mechanicals & inspected



Mott High School Building Improvements

Classroom upgrades – new floor, lights, Promethean boards, wireless access points, windows, exterior doors



INSPIRED

RED

to involve

Mott High School Building Improvements

Classroom upgrades – new floor, lights, Promethean boards, wireless access points



INSPIRED. EDUC.

to thrive

Mott High School Building Improvements

Pontiac Lake Entrance – Created secure vestibule, installed new cement, replaced old classroom entrance with new stairs (right side), removed overgrown landscaping



Construction Projects – Athletics

Mott Tennis Courts (put in service in 2013)

Resurfaced, repaired, and repainted, added pickleball markings



Construction Projects – Athletics

Pierce Tennis Courts (put in service in 2013)

Resurfaced, repaired, and repainted, added pickleball markings



Construction Projects – Athletics

High School Tracks (put in service in 2013) – Resurfaced and repainted



Other Building Improvements

Cooley Media Center Cupola Windows Replaced and KMS Canopy Renovated



and EMPOWERED
to thrive

Construction Projects In-Progress

T1 Update Wiring Infrastructure

T2 Audiovisual – New Interactive White Boards; Audio Systems in Cafeteria & Gyms

Mason Middle School Track Replacement And Upgrades

High Schools Indoor Track Replacement

Mason Middle School Food Service Walk-in Cooler And Freezer

Mott High School Football Field Insurance Replacement

INSPIRED, EDUCATED, and EMPOWERED
to thrive

Construction Projects – In-Progress

Mott High Football Field Insurance Replacement



Construction Projects – In-Progress

Mason Middle School Athletics Upgrades



Construction Projects – In-Progress

Kettering High School Indoor Track Replacement



Construction Projects – In-Progress

Mott High School Indoor Track Replacement



BEFORE



DURING



AFTER

Future Construction Projects

Approved

Mott High School Building Improvements – SY23/24 and Summer 2024

Mott High School Site Improvements – Summer 2024

T3 Security Camera Systems – SY23/24 until done

Pending Approval

Generator – Covert Center – Summer 2024

Future Items

T4 Phone Handsets – SY23/24 until done

Elementary Playground Upgrades & New Equipment

Beaumont, Donelson Hills, Grayson, Houghton – Summer 2024

Cooley, Haviland, Knudsen, Riverside, Schoolcraft – Summer 2025

Transportation Building Remodel – Fall 2024

Performing Arts Centers Upgrades – Fall 2024



Della Lutes Information

- The building has been leased to New Gateways since 2015.
- The lease is for 10 years (Nov 2015 – Oct 2025).
- The contract has a non-binding option for 10 more years.
- The district nets approximately \$50,000 - \$100,000/year after expenses.
- Annual assessments called for roof repairs of \$603,500 in 2022 and \$255,800 in 2023. They have been delayed.
- Exterior building assessment has \$43,000 for high-priority repairs and \$309,210 for medium-priority repairs.
- 2015 appraisal for the land is \$122,500. A new appraisal costs \$5,000.

Waterford Senior Center Update

- The Waterford Senior Center's (WSC) mission is "Assisting the needs of all the seniors within the community."
- The Senior Center has been part of WSD for 50 years.
- Programs offer a variety of activities for area seniors:
 - Social, recreational, health, fitness, and educational programs;
 - Waterford's Meals-on-Wheels program which serves nearly 80,000 homebound and 10,000 congregate meals annually;
 - Encore adult day service program has served Oakland County for 35 years.
- The programs have become self-sufficient through grants, service fees, donations, and fundraising.

Waterford Senior Center Update

It is a good time to move the WSC from WSD to the Waterford Twp.

- Preschool programs in Leggett are moving to Stepanski for 2024-25.
- The WSC is now self-sufficient within their programs
- Leggett could be used by the WSC until space is available or in place of other Twp. locations.
 - Built in 1956 as an elementary, the building was remodeled in 2002. It has been maintained by WSD.
 - The site offers 36,000 SF and 9.3 acres for Twp. use.

INSPIRED, EDUCATED, and EMPOWERED
to thrive

Next Steps

Board Input

Communication

Follow-up



INSPIRED, EDUCATED, and EMPOWERED
to thrive