

CARSTENS ACADEMY

REBUILDING DPSCD

BRICK

BY BRICK

Carstens Academy - Engagement Meeting

SEP
19

Carstens Academy

13000 Essex Avenue Detroit, MI 48215

4:15PM - 5:30 PM

FACILITY MASTER PLAN
**ENGAGEMENT
MEETING**

DETROITK12.ORG/FMP



An aerial, isometric illustration of a school building with a flat roof and several rectangular protrusions. The building has light-colored walls and some windows. A large, bold, dark blue 'WELCOME' text is superimposed over the center of the image. A thick, wavy blue and yellow diagonal band runs across the bottom right corner.

WELCOME

FACILITY MASTER PLAN
**ENGAGEMENT
MEETING**

DETROITK12.ORG/FMP





Meet Your District Presenters



Machion Jackson
Deputy Superintendent of
Operations



Cleveland "Mike" Simmons
Executive Director of
Facilities & Capital Projects



Kidest Albaari
Senior Director of Capital Projects



Chatoris Jones
Senior Director of Operations





Meet Your Owner's Representatives



Nicole Blocker
Plante Moran
Realpoint
Program Manager



Tony Thomas, PE
Plante Moran Cresa
Project Manager



Kim Dokes
Dokes Design
Architecture LLC
Project Manager



Salam Rida
Dokes Design
Architecture LLC
Project Manager



David Esparza
AECOM
Project Manager



Tarolyn Buckles
Onyx Enterprises
Project Manager





Meet Your Design & Construction Team



Brendon Pollard
Kingscott
Principal,
Director of Planning and
Design



Sami Szeszulski
Kingscott
Project Manager



John Davids
Kingscott
Senior Design Architect



John Abela
SDG Associates
Director of Design



Ed Bloom
Rockford
Project Executive



Adam Al-Ansari
Rockford
Project Manager



Gabryelle Giddens
Rockford
Assist. Project Manager

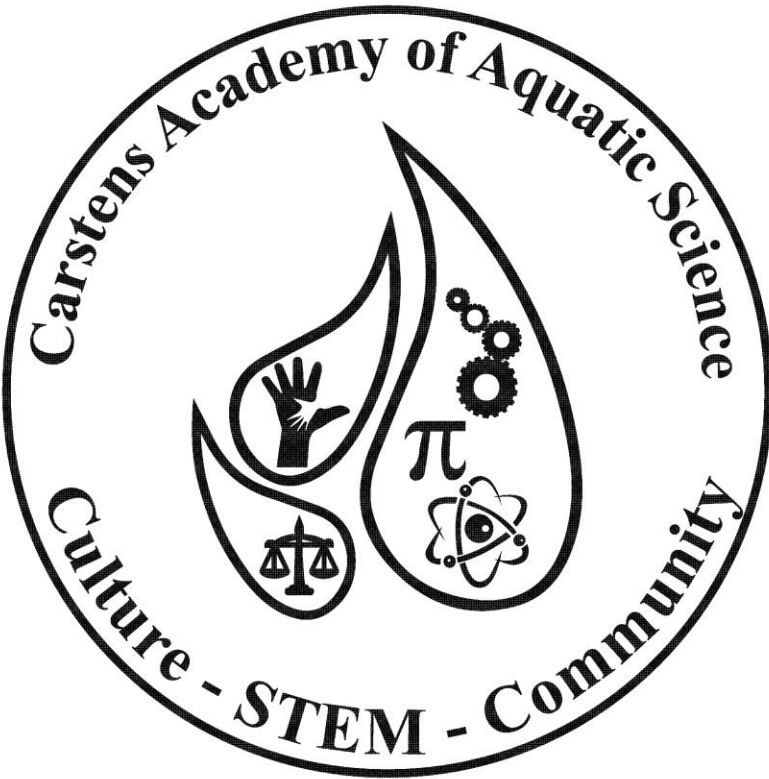




Facility Master Plan (FMP) Implementation Strategy Overview

Carstens

Series	Series 2	Series 3	Series 4	Series 5	Series 6
8 Schools Impacted	10 Schools Impacted	38 Schools Impacted	5 Schools Impacted	19 Schools Impacted	50 Schools Impacted
SCOPE: New Buildings, Additions, Program Moves & Demolitions	SCOPE: Program Moves, Building Reactivations & Alternative Campus	SCOPE: Pre-K Expansion & Pre-K Centers	SCOPE: Demolitions	SCOPE: New Buildings, Reactivations, Addition, & Major Renovations	SCOPE: Building Renovations
\$202,000,000 INVESTMENT TOTAL	\$12,350,000 INVESTMENT TOTAL	\$13,634,959 INVESTMENT TOTAL	\$11,000,000 INVESTMENT TOTAL	\$306,667,733 INVESTMENT TOTAL	\$153,939,173 INVESTMENT TOTAL
PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2023	PROJECT START: Fall 2024



PROGRAM COMPARISON

CURRENT

Building	SF	Students	Capacity
Carstens	128,000	347	650

BOARD APPROVED

Building*	SF	Student Capacity	Construction Budget
Carstens	75,700	620	\$29,000,000

SCHEDULE OVERVIEW*

Planning	Start: April 2023	Complete: September 2023
Design / Bidding	Start: September 2023	Complete: July 2026
Construction	Start: August 2026	Complete: August 2028

*Estimated Hard Construction Cost and Schedule subject to verification based on current market conditions.

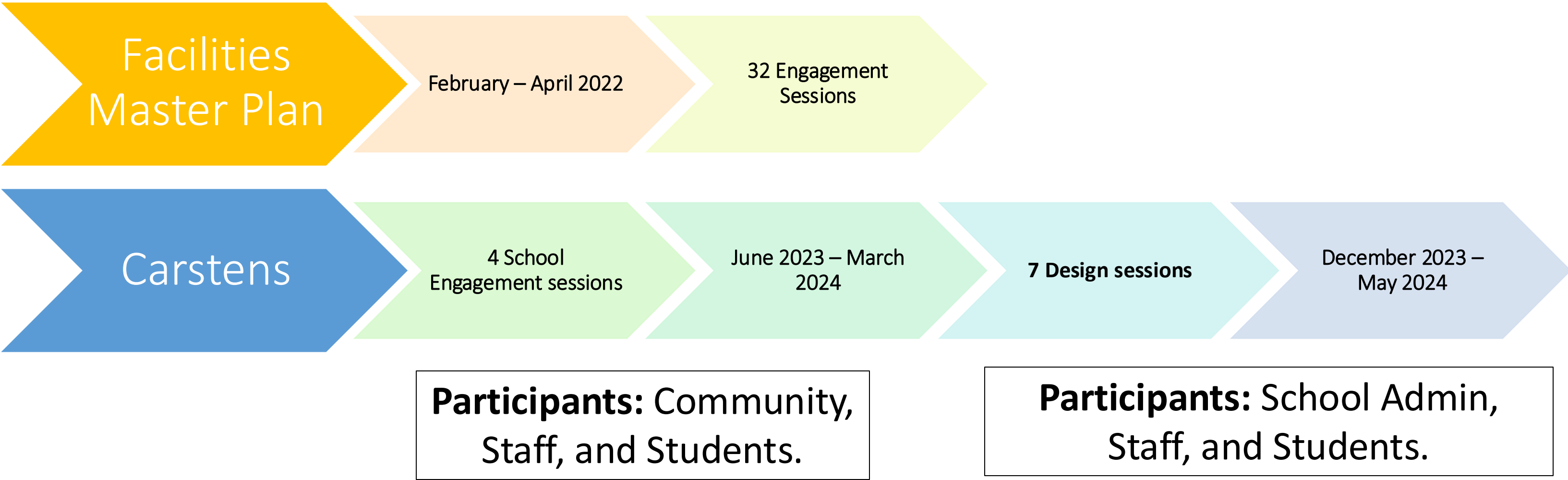


High-Level Timeline










- Procure Architect/Engineering Firm – **February 2023**
 - Architect/Engineering On-boarding – **March 2023**
- School Introduction & Pre-Planning – **May 2023**
- **Planned Engagement Dates – May 2023 – December 2024**
 - *Community*
 - *School Design Committee*
 - *Detailed Programming Sessions*
- Scheduled Construction Completion – **Summer 2028**
- New Building Move-In – **Fall 2028**
- Old Building Demolition – **Spring 2029**



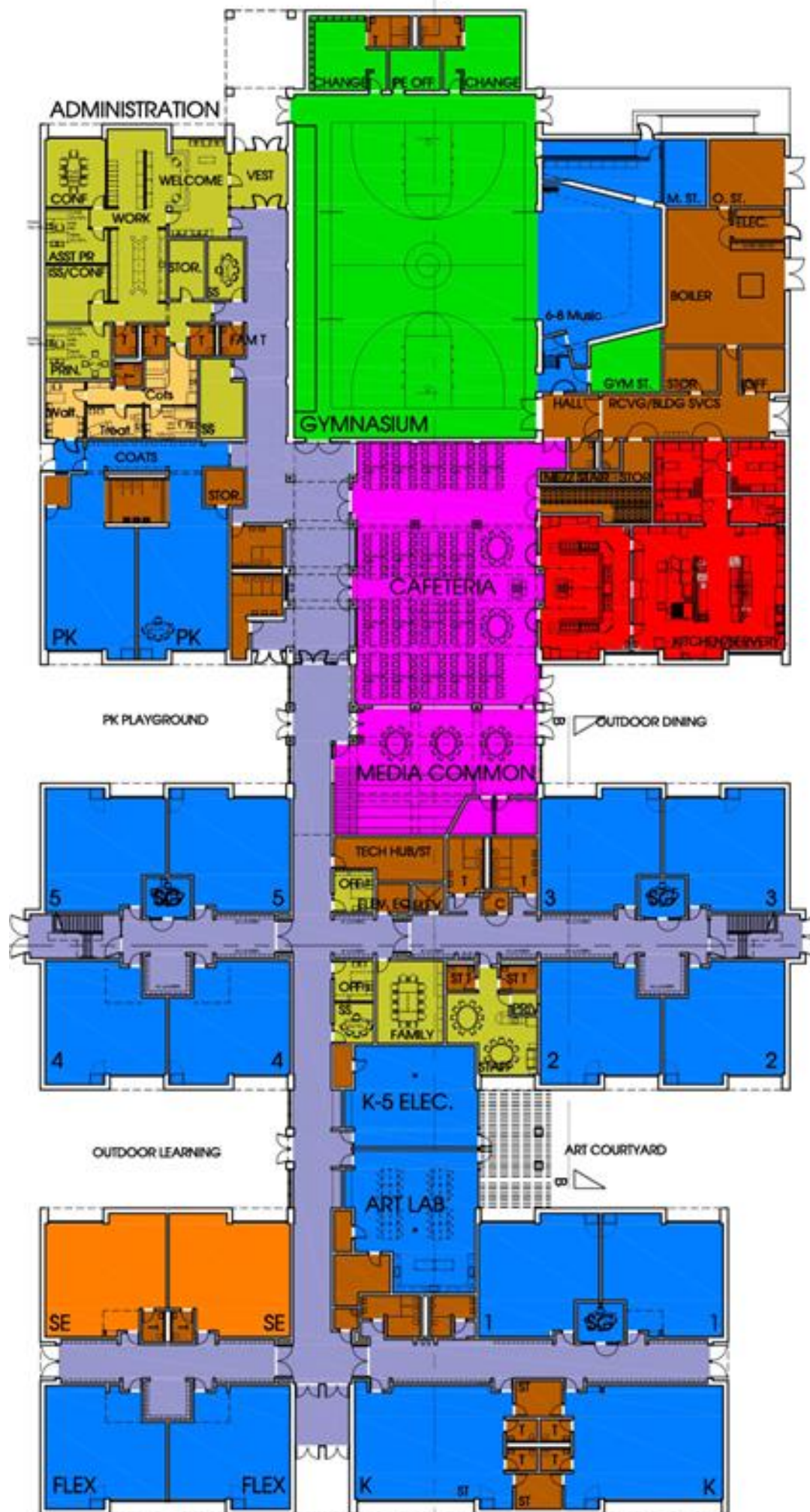
School Engagement Process



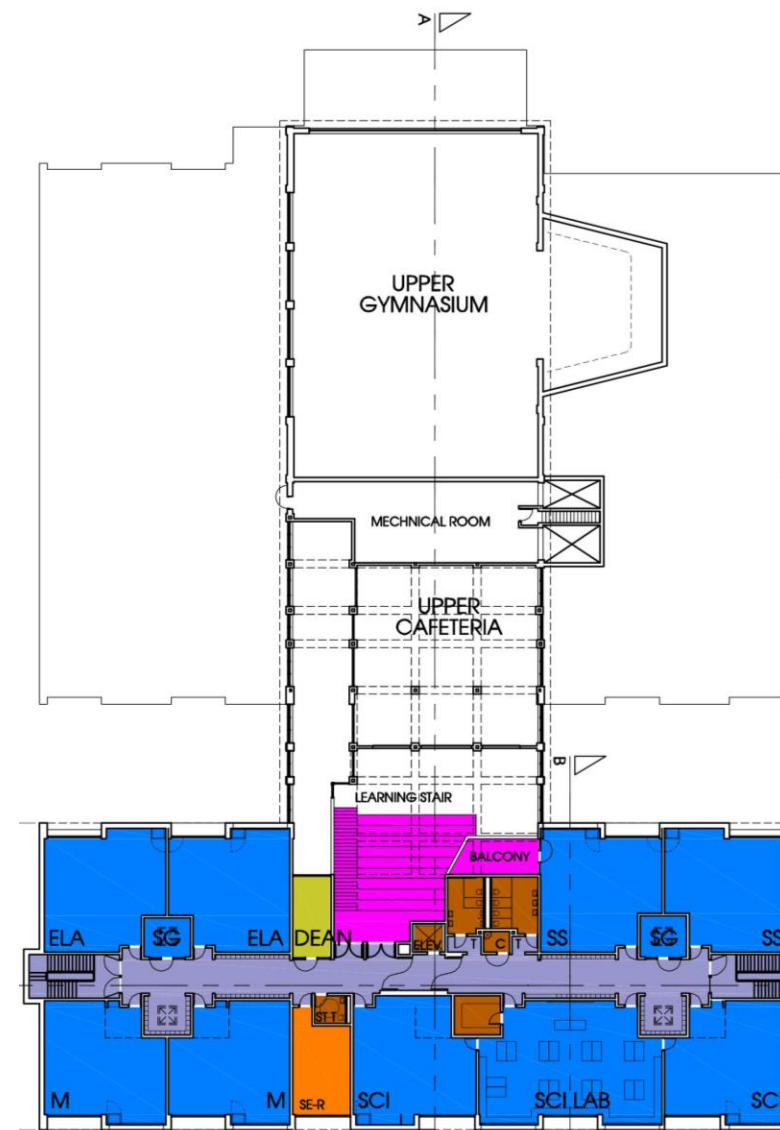
Floor Plan & Program Elements

KEY	TOTAL SQUARE FOOTAGE: 75,700 S.F.	
	ADMIN/SUPPORT	 PHYSICAL EDUCATION
	HEALTH CENTER	 COMMON SPACES
	CLASSROOMS	 FOOD SERVICE
	ESE CLASSROOMS	 CIRCULATION
	BUILDING SUPPORT	

Level 1



Level 2

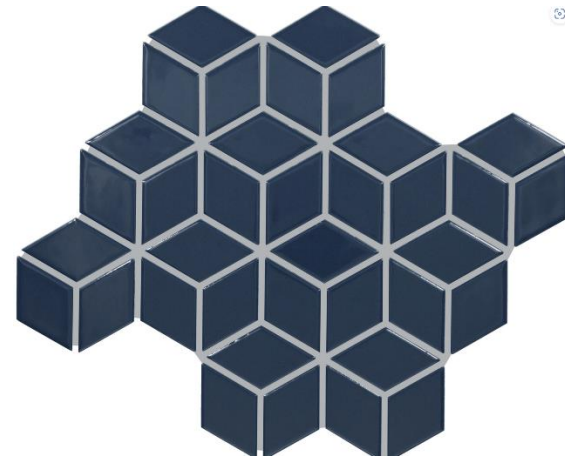


- Secured Vestibule Entrance
- 26 Classrooms (900-950 SF each)
- 1 Science Lab (1,400 SF)
- 6 Specialty Rooms
 - 1 Music Room
 - 1 K – 5 Elective Room
 - 1 Art Lab
 - 1 Health Suite
 - 1 Family & Volunteer Center
 - 1 Media Commons & Learning Stairs
- Gymnasium (5,200 SF)
- Student Courtyards
 - Outdoor Learning/Studying
 - Outdoor Dining
 - Art Courtyard
- Play Spaces
 - Separate PK Playground
 - 5 – 12 Playground

Total Square Footage: 75,700 SF

INTERIORS

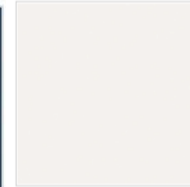
Wall Tile:



Orange Burst 1097



Galaxy 1469

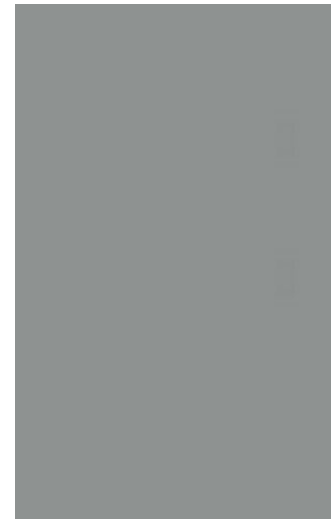


Arctic White 0190



Key Lime 1098

Laminate:



Solid Surface:



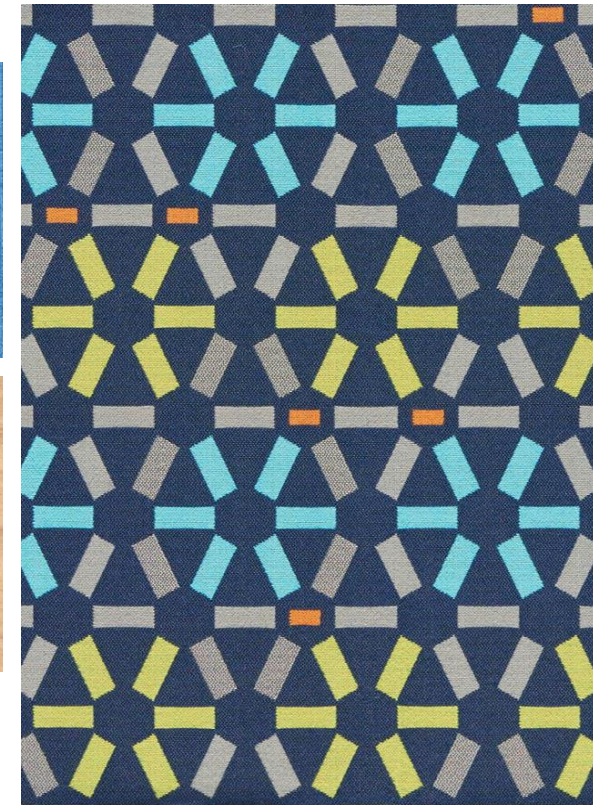
Marmoleum: MCT



Taraflex:



Color Palette:



Large Group

SW 6958
Dynamic Blue

SW 6911
Confident Yellow

Steam/Small Group

SW 6886
Invigorate

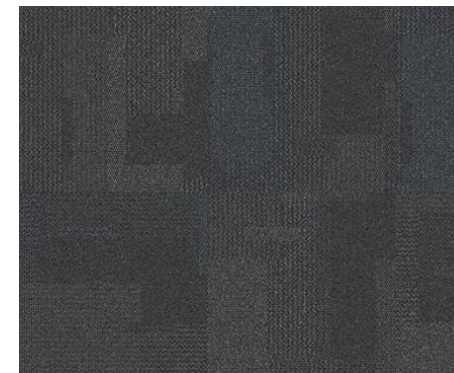
SW 7004
Snowbound

Classrooms

SW 6921
Electric Lime

SW 7649
Silverplate

Walk-off Carpet:



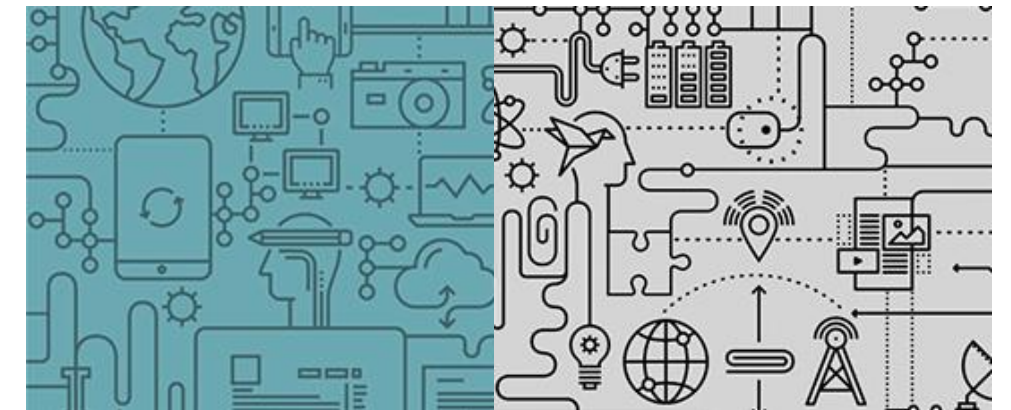
Flotex Planks:



Kinetex:



LVT:



Level: Tech Support Wallcovering
Level: Tech Support Window Film



Great Hall



Cafeteria



Gymnasium-Stage Closed



Classroom



Art Room





Building Site Design Principles

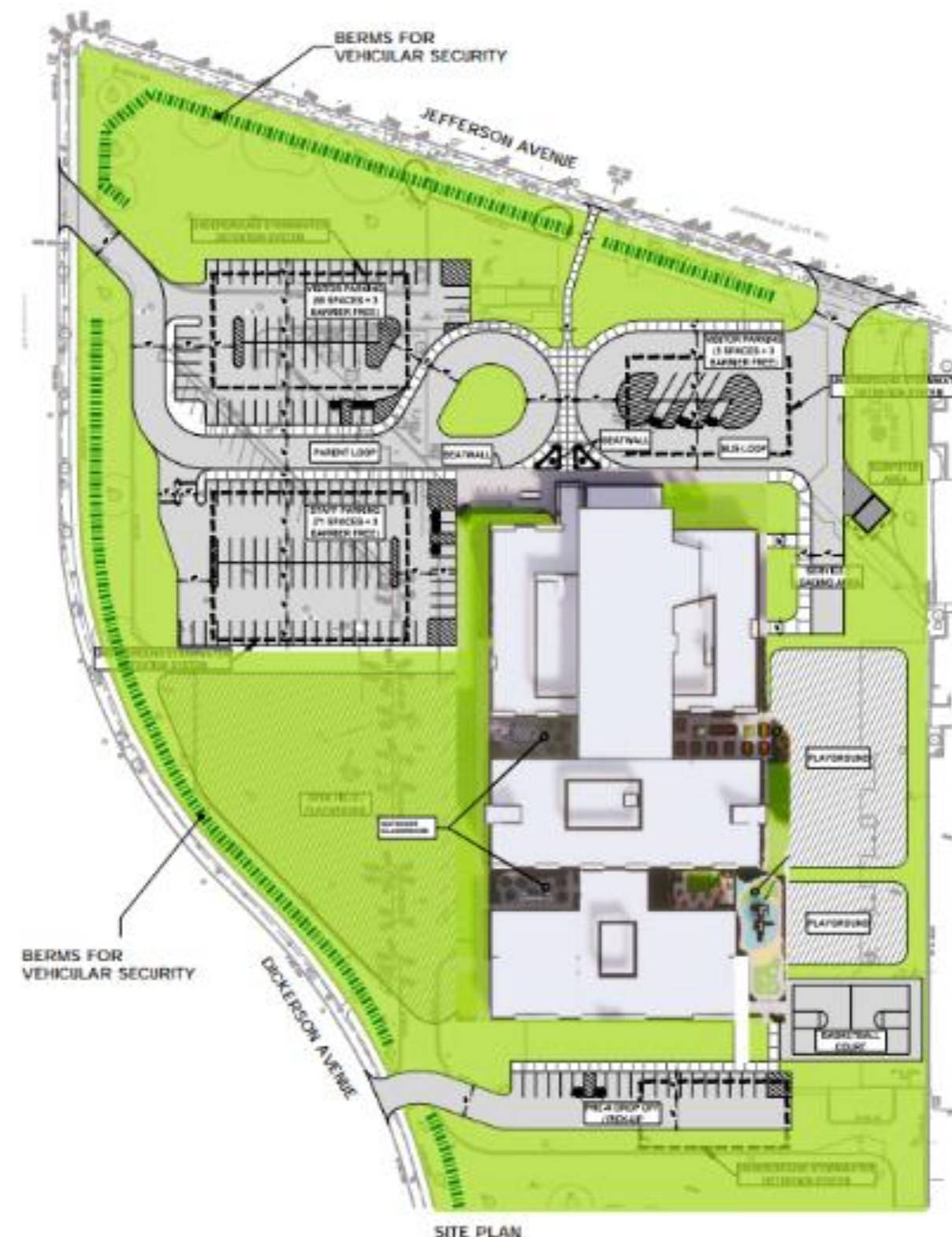
All design concepts are measured by how its impact to site safety for students and staff.

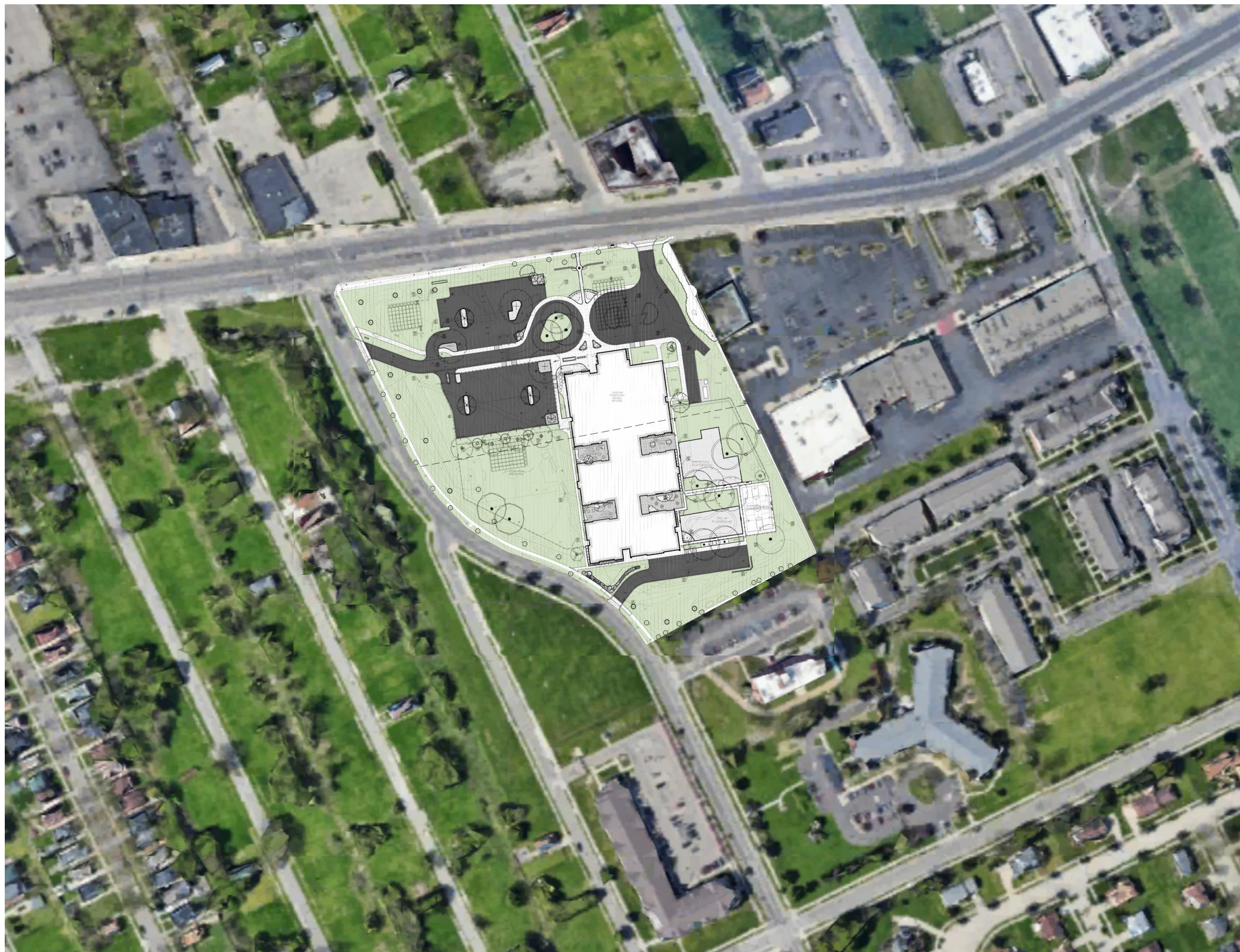
Key Factors:

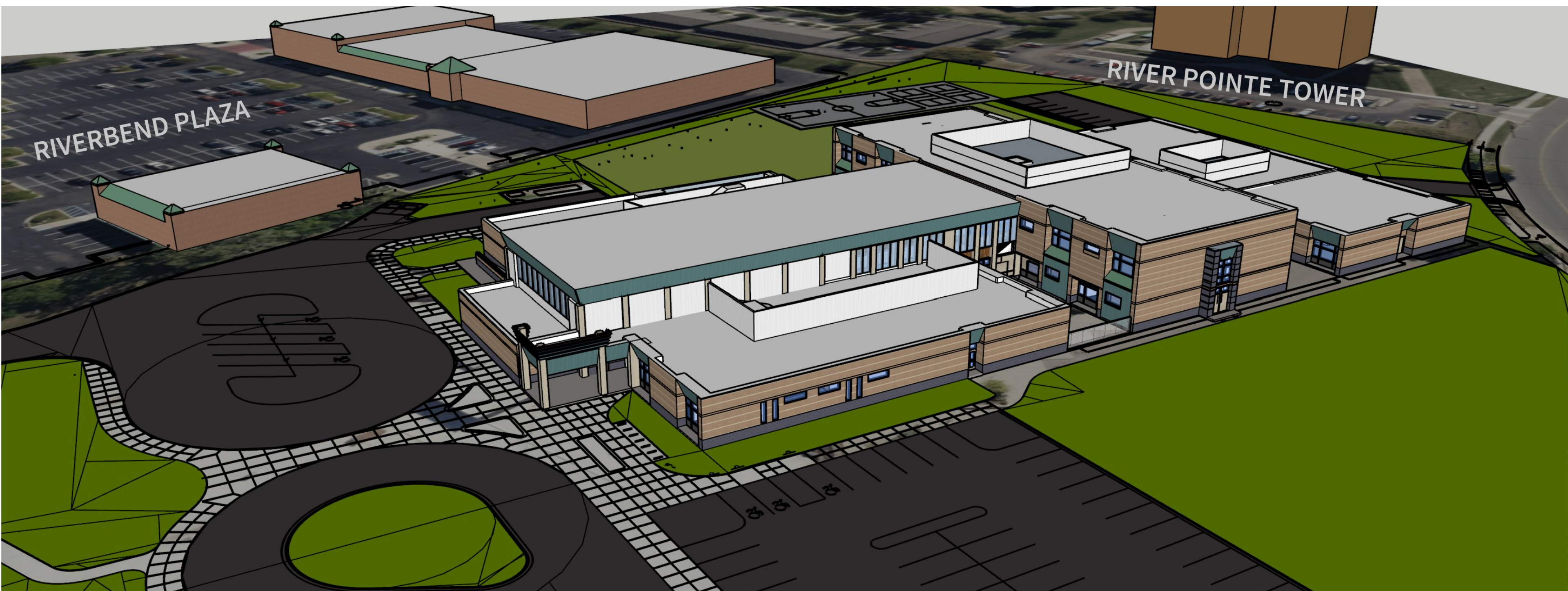
- Safe pathway for students and families walking to school
- A separation of student drop-off and bus traffic
- A safe and efficient vehicular traffic pattern on the site
- Separate parking areas for staff and visitors
- Safe access for students from school to playgrounds and other outdoor areas
- Integration of traffic patterns into neighborhood streets with safe ingress and egress

Carstens Site Context

- More visibility
- Adjacency to commercial properties
- Residential Multi-Family context
- Architectural character
- Flood Plain issues to be solved
- Proximity to Jefferson Ave.
- Points of Site Entry/ Traffic calming



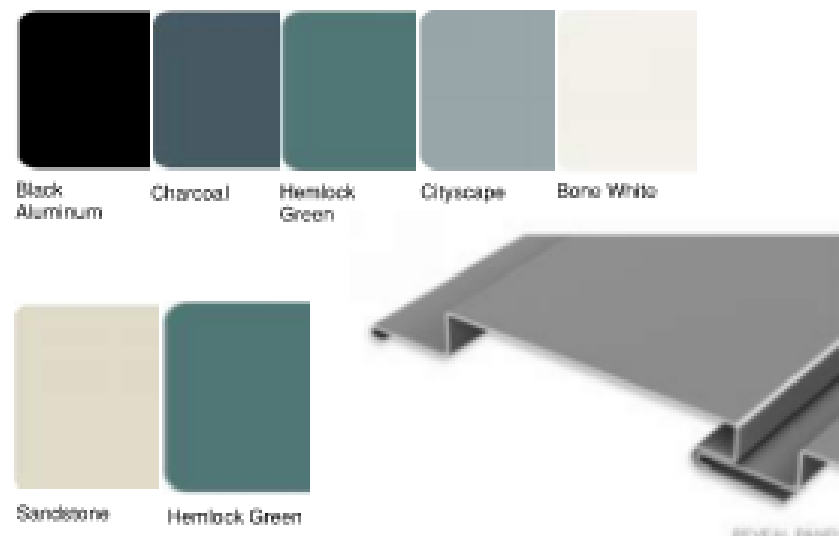




RIVERBEND PLAZA

RIVER POINTE TOWER

EXTERIOR



facade details



ELEVATIONS

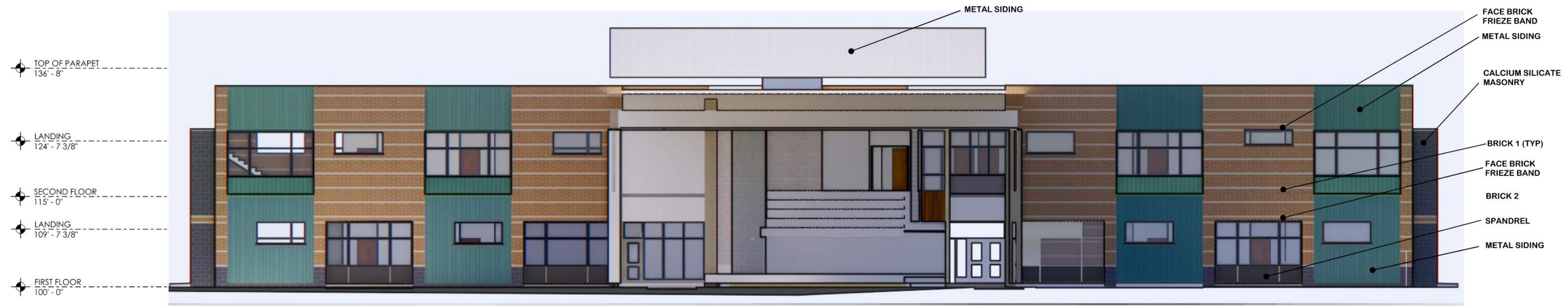


2 EAST ELEVATION
SCALE: 1/16" = 1'-0" MIRRORED



1 WEST ELEVATION
SCALE: 1/16" = 1'-0" MIRRORED

ELEVATIONS



4 NORTH ELEVATION AT CENTRAL WING
SCALE: 1/8" = 1'-0"

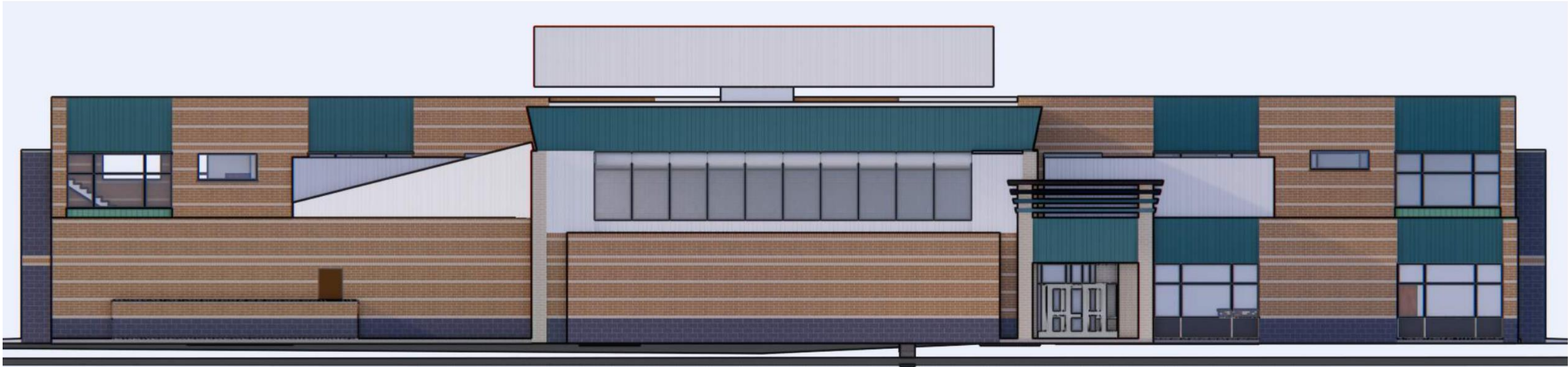


3 SOUTH ELEVATION AT CENTRAL WING
SCALE: 1/8" = 1'-0"

ELEVATIONS

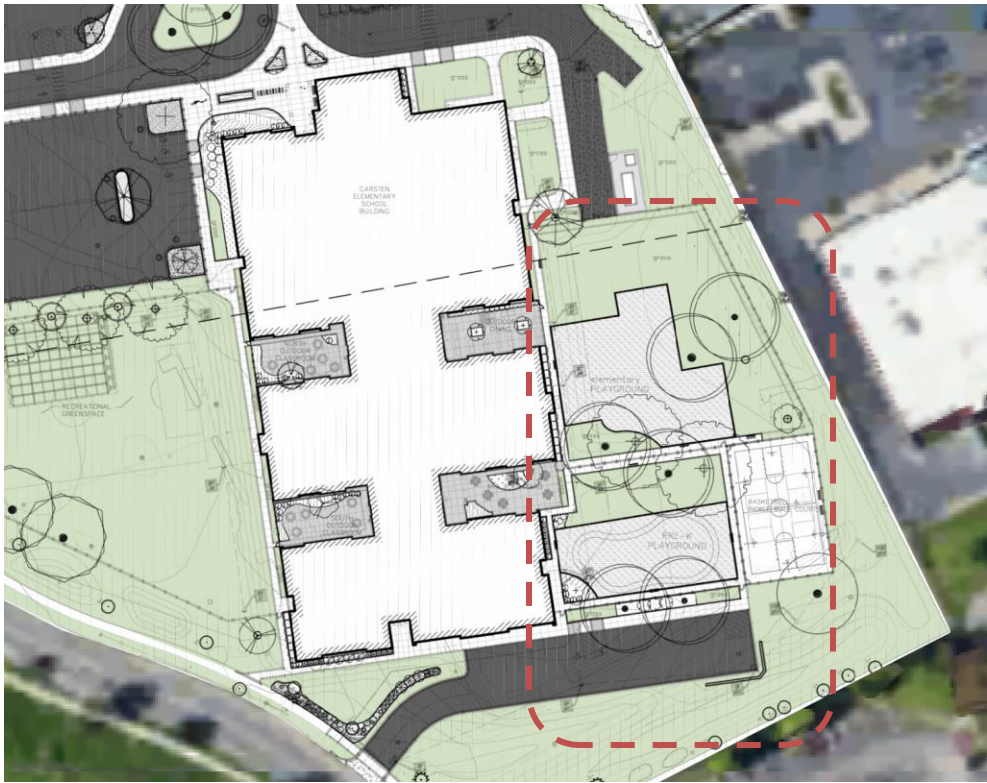


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

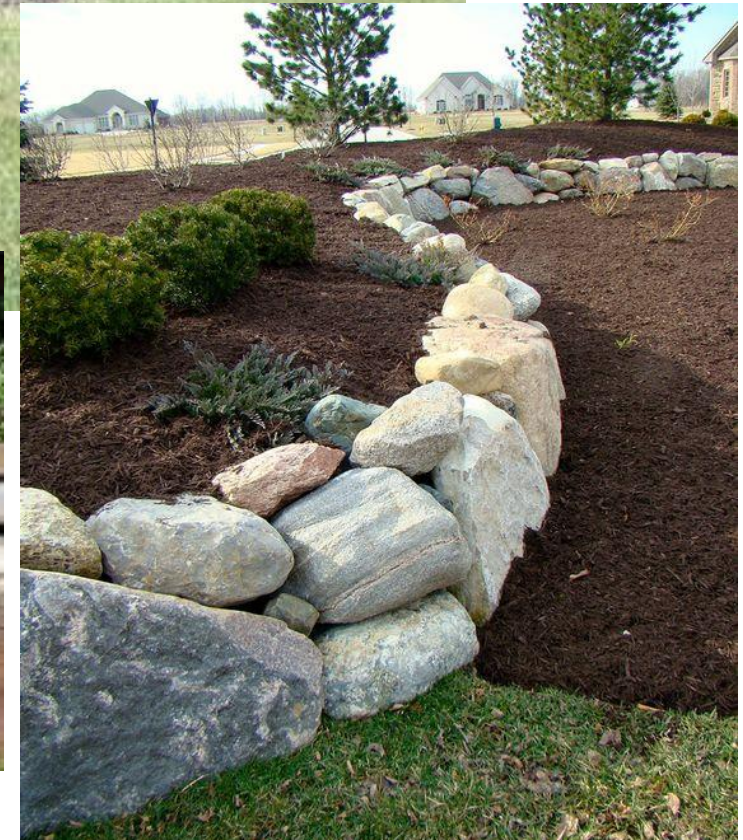
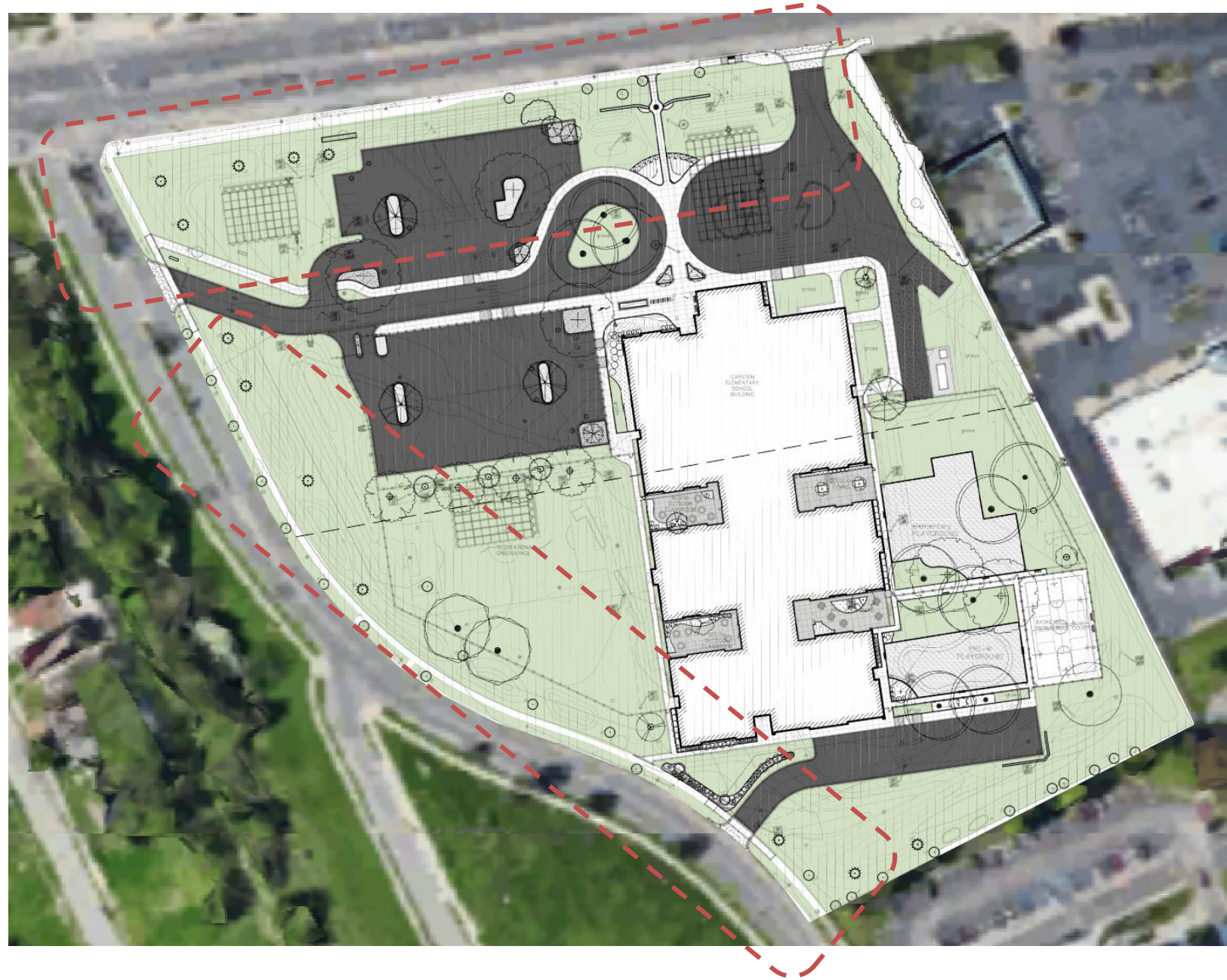


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

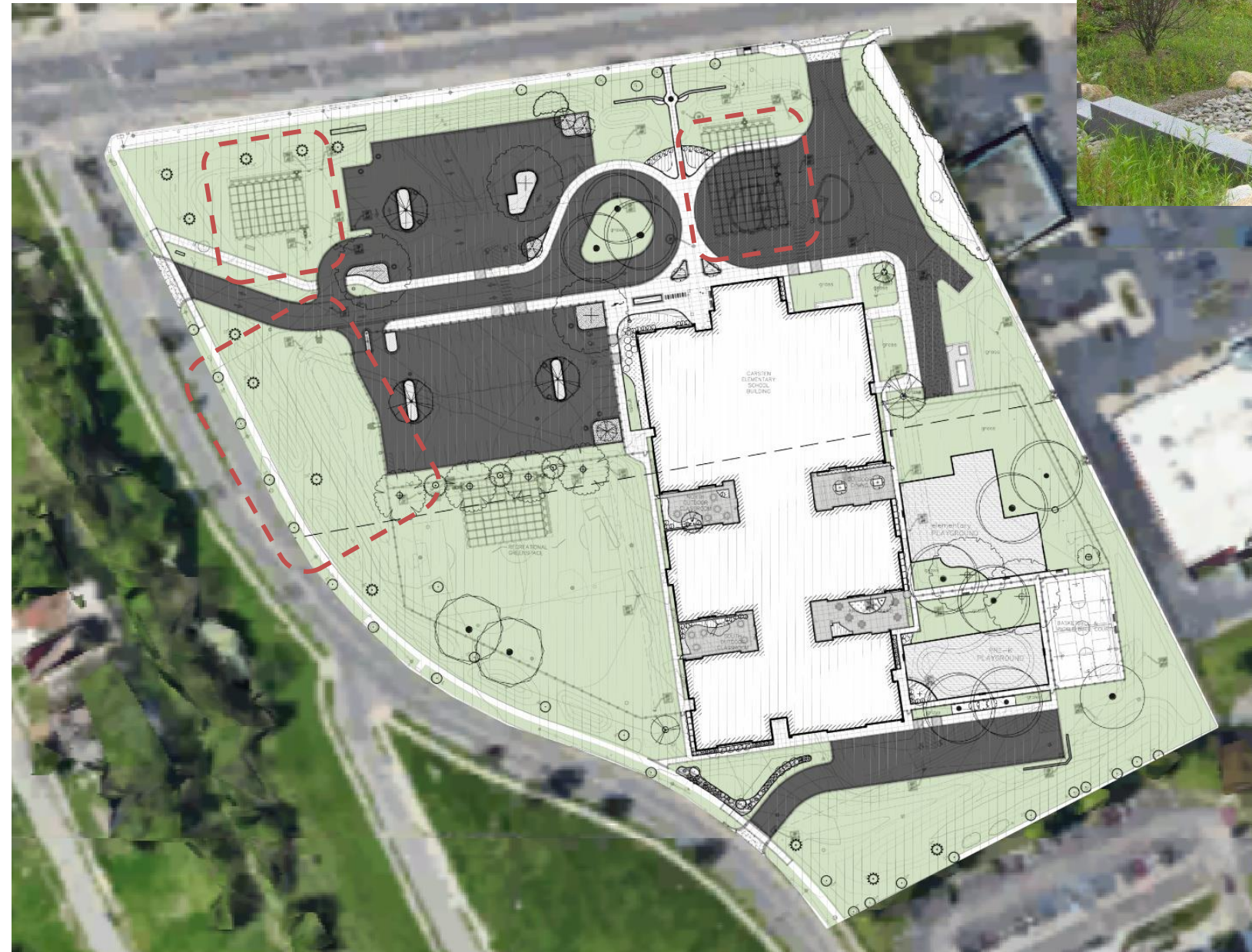
HARDSCAPE



SITE SAFETY & SECURITY

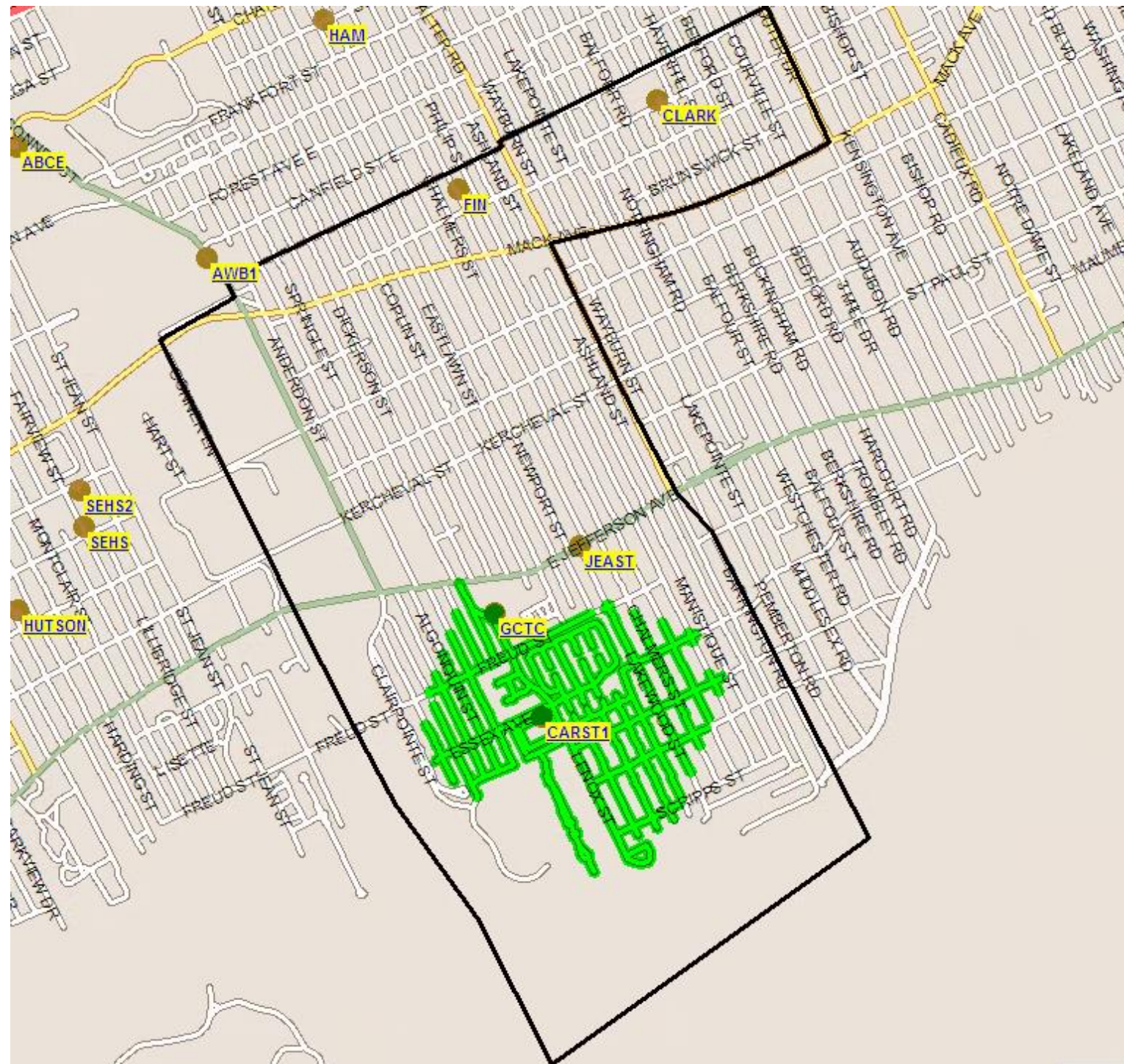


STORM WATER MANAGEMENT

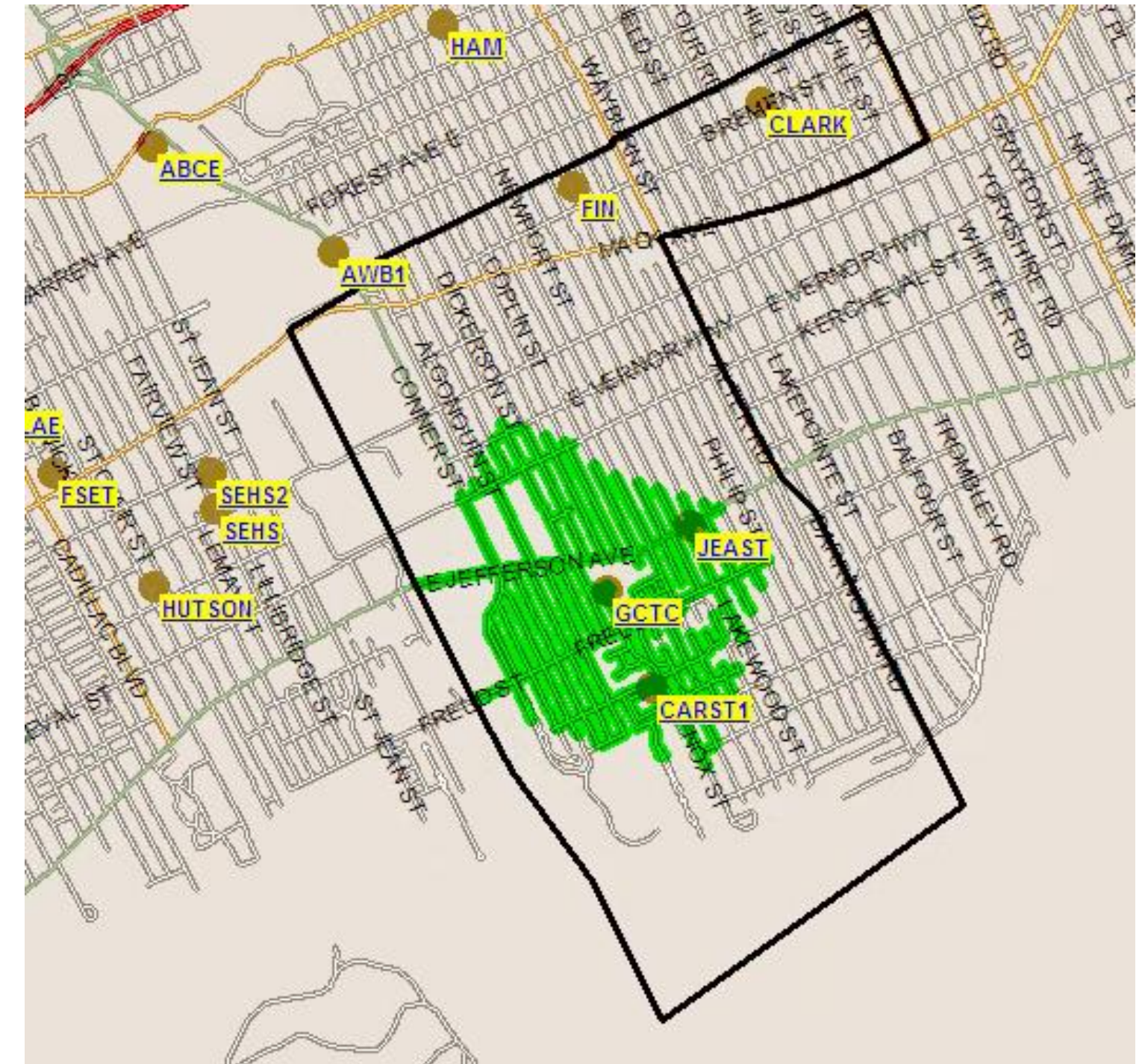


School Boundary & Walk-Zone

Current

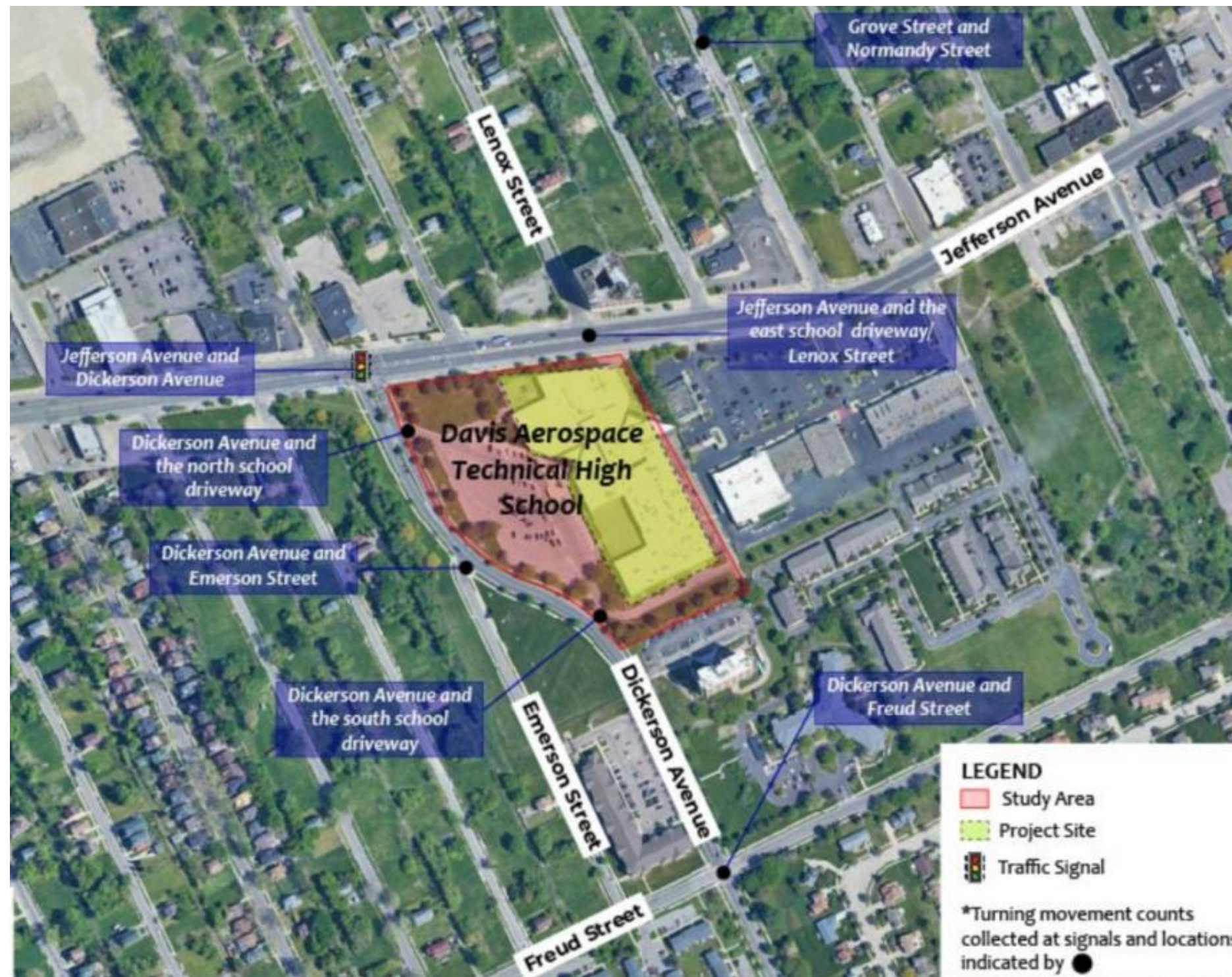


Future



TRAFFIC STUDY

Majority of traffic maneuvers around site expected to have little to no delays
 20-35 sec delays expected turning right at Jefferson from Dickerson
 35-55 sec delays expected turning left on Jefferson from Dickerson
 Traffic model does not predict any significant traffic congestion that would be detrimental to safety



2027 AM Levels of Service - Existing													
Intersection	Eastbound			Westbound			Northbound			Southbound			All
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Jefferson Ave and Dickerson Ave		B 13.8	B 13.9	A 2.3	A 0.9		D 49.1		C 30.8				B 16.3
Jefferson Ave and Lennox St/ dwy	B 10.3	A 0.1	A 0.1	A 8.3	A 0.2	A 0.2	A 9.7	A 9.7	A 9.7	B 12.1	B 12.1	B 12.1	A 0.3
Dickerson Ave and N. school driveway				B 12.4		B 12.4		A 0.0	A 0.0	A 8.2	A 3.9		A 5.3
Dickerson Ave and Emerson St	A 0.0		A 0.0				A 0.0	A 0.0			A 0.0	A 0.0	A 0.0
Dickerson Ave and S. school driveway	A 0.7	A 0.7			A 0.0	A 0.0				B 10.7		B 10.7	A 0.3
Dickerson Ave and Freud St	B 11.1	A 0.0	A 0.0	B 11.2	A 0.0	A 0.0	A 10.0	A 0.0	A 0.0	A 9.2	A 0.0	A 0.0	A 10.0

Table 7: AM Levels of Service for the 2027 Build Year

2027 PM Levels of Service - Existing													
Intersection	Eastbound			Westbound			Northbound			Southbound			All
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Jefferson Ave and Dickerson Ave		B 18.0	B 18.1	B 10.6	A 0.4		D 35.6		C 32.7				B 17.3
Jefferson Ave and Lennox St/ dwy	A 8.7	A 0.1	A 0.1	B 10.1	A 0.1	A 0.1	B 11.8	B 11.8	B 11.8	B 14.0	B 14.0	B 14.0	A 0.3
Dickerson Ave and N. school driveway				B 10.7		B 10.7		A 0.0	A 0.0	A 7.7	A 0.8		A 3.4
Dickerson Ave and Emerson St	A 0.0		A 0.0				A 0.0	A 0.0			A 0.0	A 0.0	A 0.0
Dickerson Ave and S. school driveway	A 0.3	A 0.3			A 0.0	A 0.0				A 9.5		A 9.5	A 0.3
Dickerson Ave and Freud St	B 11.5	A 0.0	A 0.0	B 11.3	A 0.0	A 0.0	B 10.1	A 0.0	A 0.0	A 9.9	A 0.0	A 0.0	B 10.3

Table 8: PM Levels of Service for the 2027 Build Year

Level of Service	Expected Delay at Intersection	Delay per Vehicle (sec)	
		Signalized Intersection	Unsignalized Intersection
A	Very Low Delay	≤ 10	≤ 10
B	Short Traffic Delays	> 10 ≤ 20	> 10 ≤ 15
C	No. of Vehicles Stopping is Significant	> 20 ≤ 35	> 15 ≤ 25
D	Influence of Congestion Noticeable	> 35 ≤ 55	> 25 ≤ 35
E	Limit of Acceptable Delay	> 55 ≤ 80	> 35 ≤ 50
F	Over-Saturated	> 80	> 50

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