

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





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

8

Schools Impacted

SCOPE:

New Buildings, Additions, Program Moves & Demolitions

\$202,000,000

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 2

10

Schools Impacted

SCOPE:

Program Moves, Building Reactivations & Alternative Campus

\$12,350,000

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 3

38

Schools Impacted

SCOPE:

Pre-K Expansion & Pre-K Centers

\$13,634,959

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 4

5

Schools Impacted

SCOPE:

Demolitions

\$11,000,000

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 5

19

Schools Impacted

SCOPE:

New Buildings, Reactivations, Addition, & Major Renovations

\$306,667,733

INVESTMENT TOTAL

PROJECT START:

Summer 2023

Series 6

50

Schools Impacted

SCOPE:

Building Renovations

\$153,939,173

INVESTMENT TOTAL

PROJECT START:

Fall 2024

PROGRAM COMPARISON

CURRENT

Building	SF	Students	Capacity
Carstens	128,000	347	650

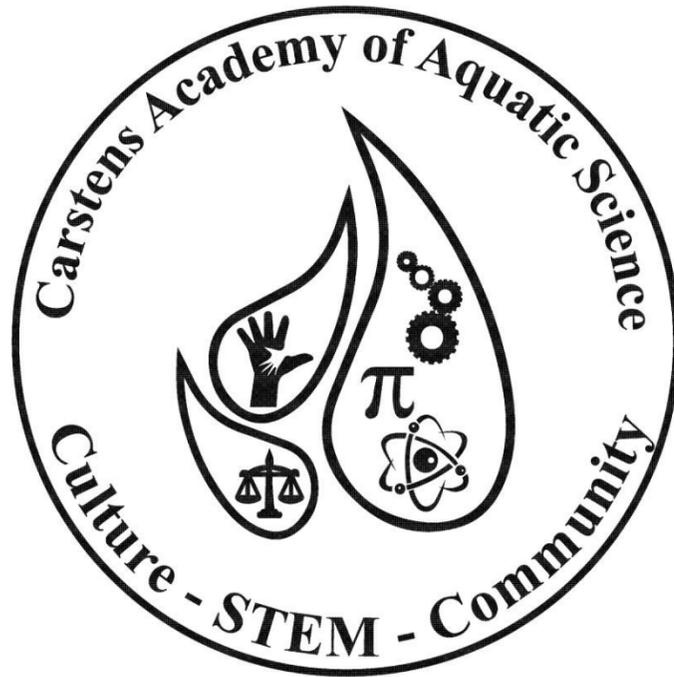
BOARD APPROVED

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.



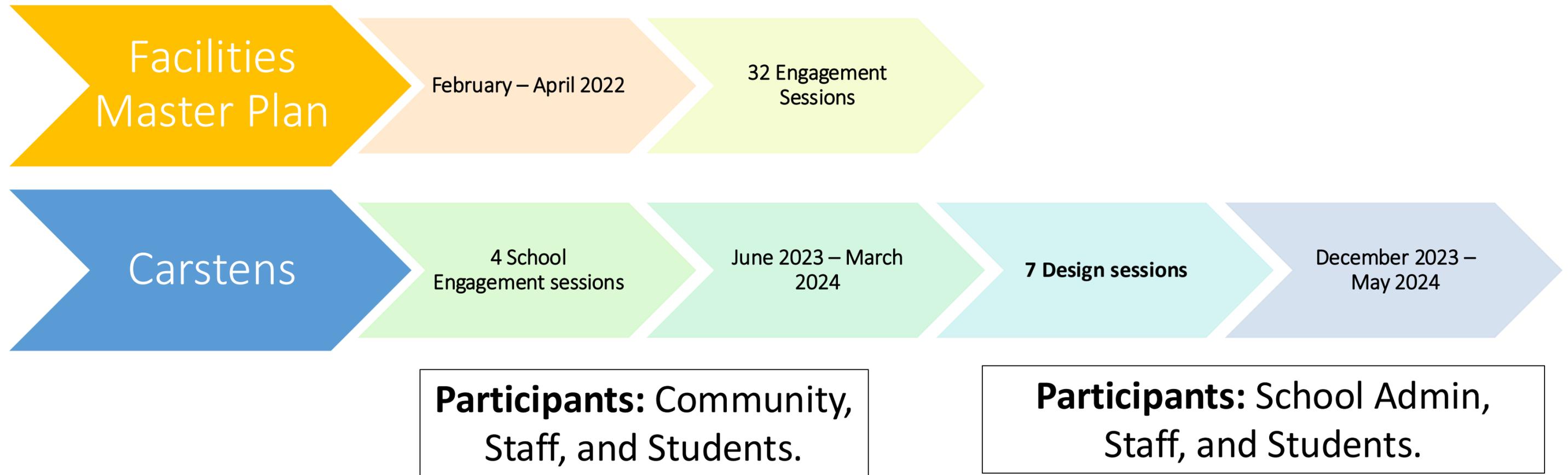


High-Level Timeline

- 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**

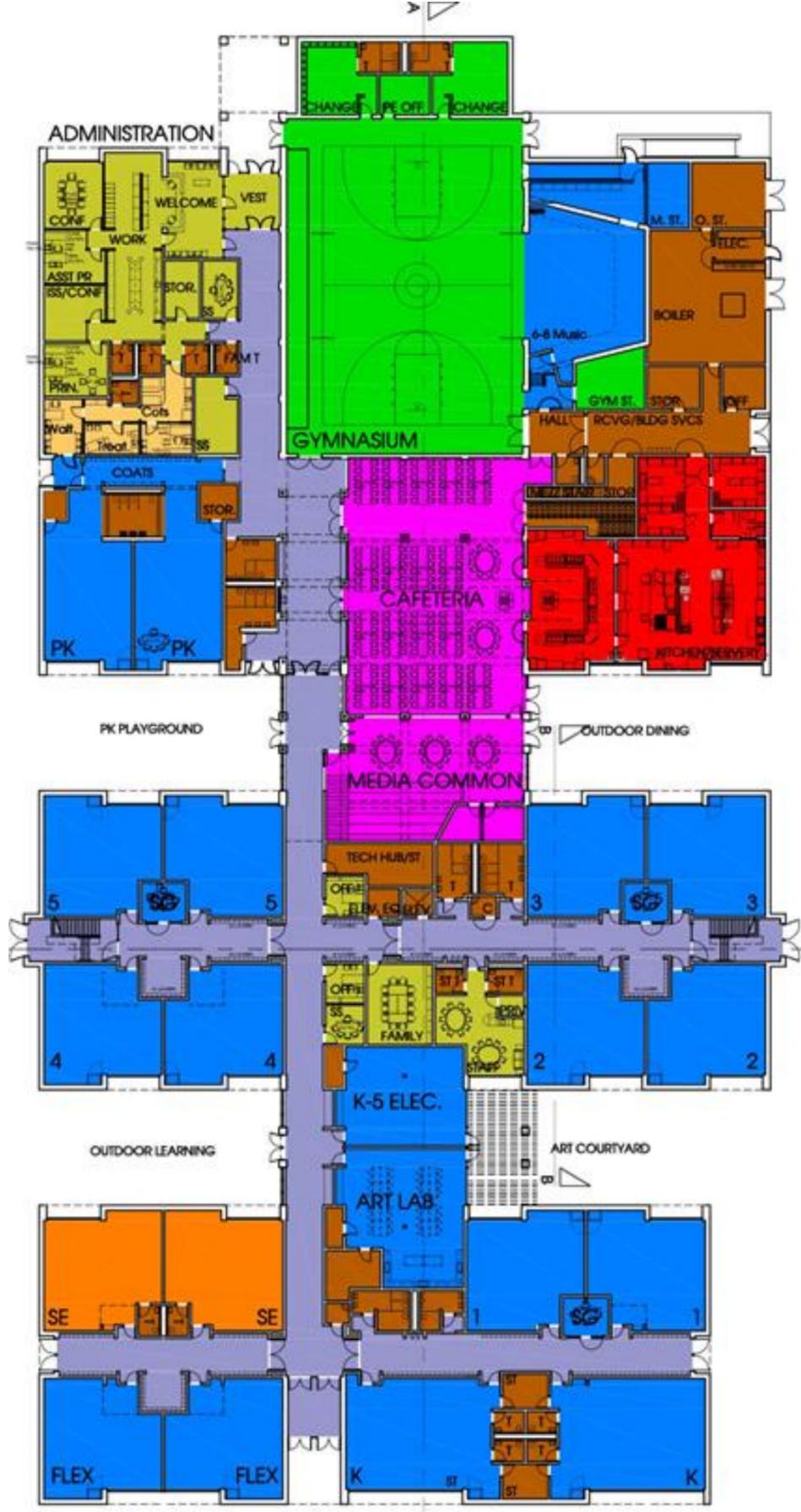


School Engagement Process

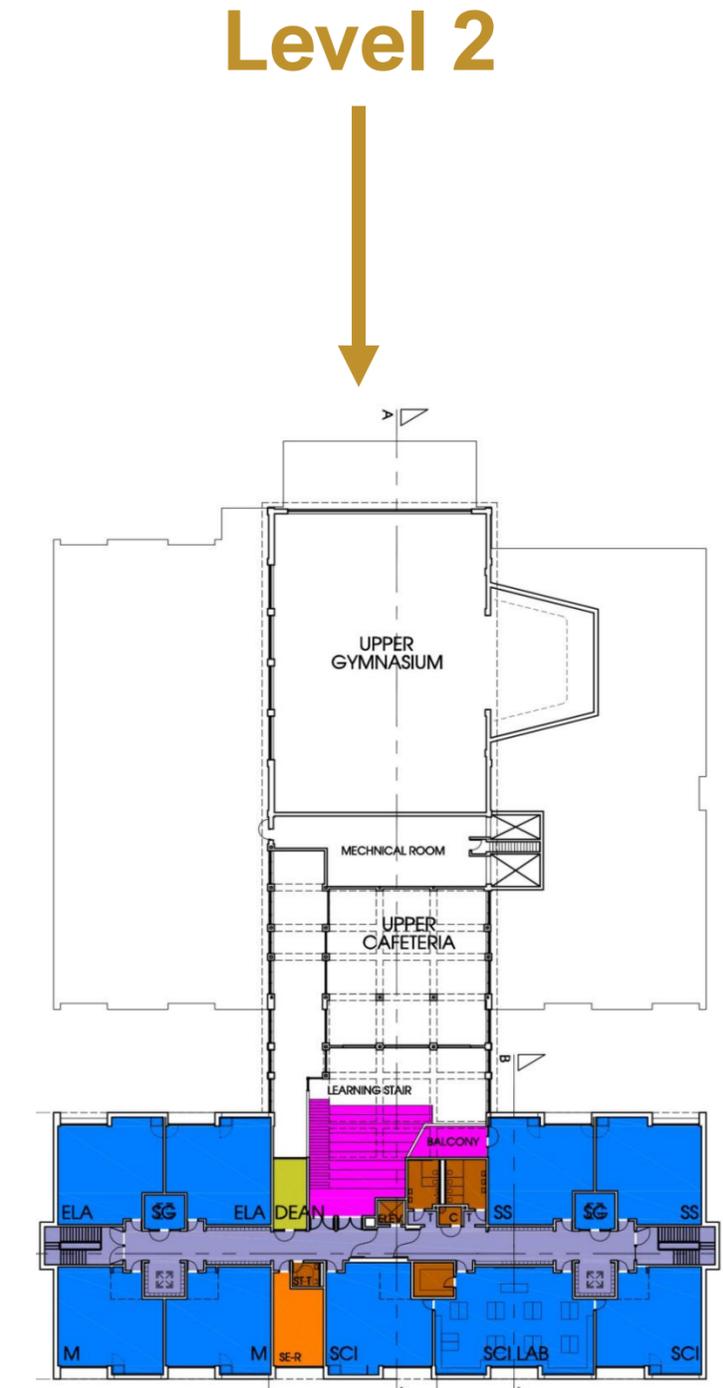




Floor Plan & Program Elements



Level 1



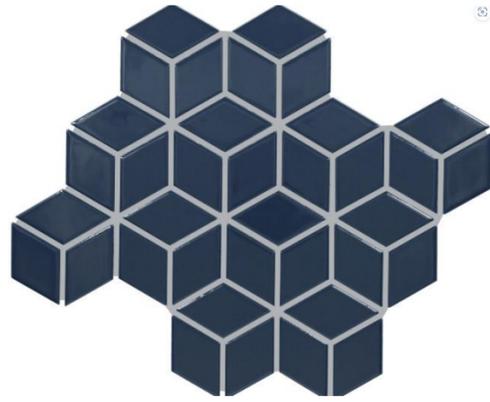
Level 2

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

- 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

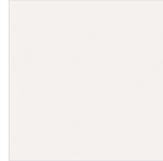
Wall Tile:



Orange Burst 1097



Galaxy 1469



Arctic White 0190



Key Lime 1098

Taraflex:



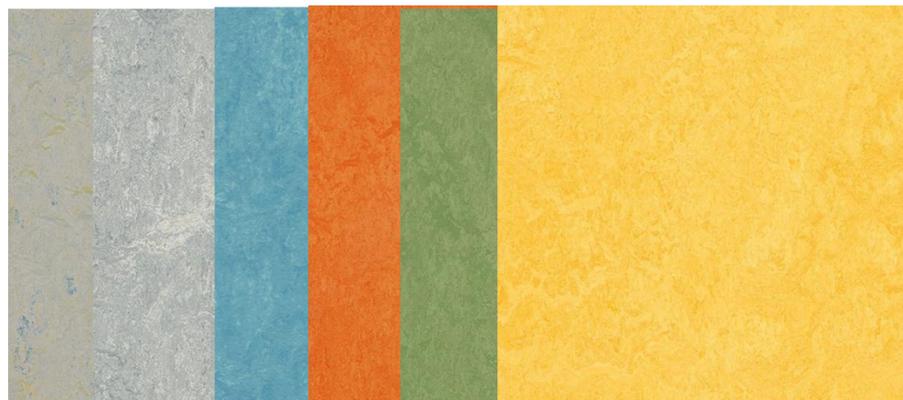
Laminate:



Solid Surface:



Marmoleum: MCT



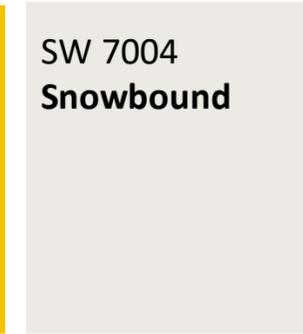
Color Palette:



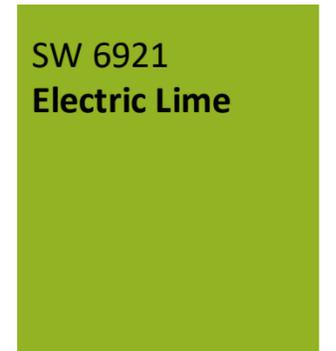
Large Group



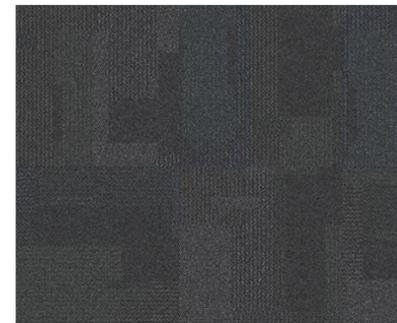
Steam/Small Group



Classrooms



Walk-off Carpet:



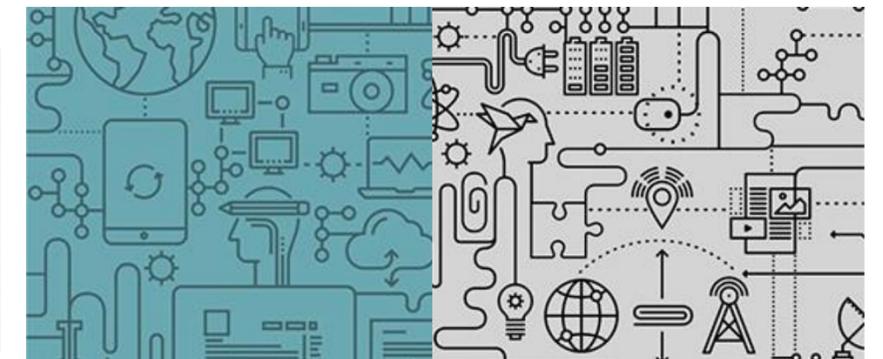
Flotex Planks:



Kinetex:



LVT:



Level: Tech Support Wallcovering
Level: Tech Support Window Film

Great Hall



Cafeteria



Gymnasium-Stage Closed



Classroom



Art Room



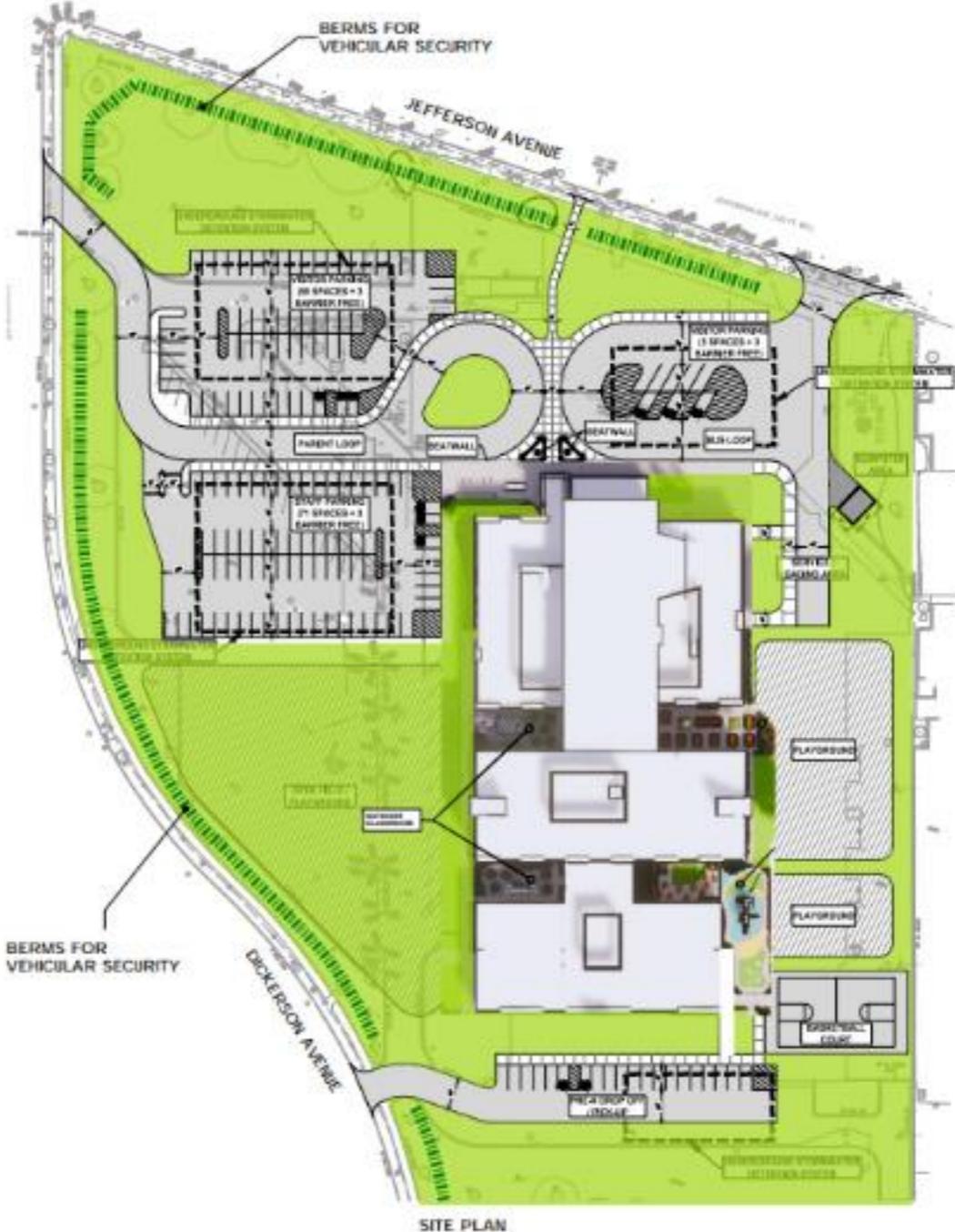


Building Site Design Principles

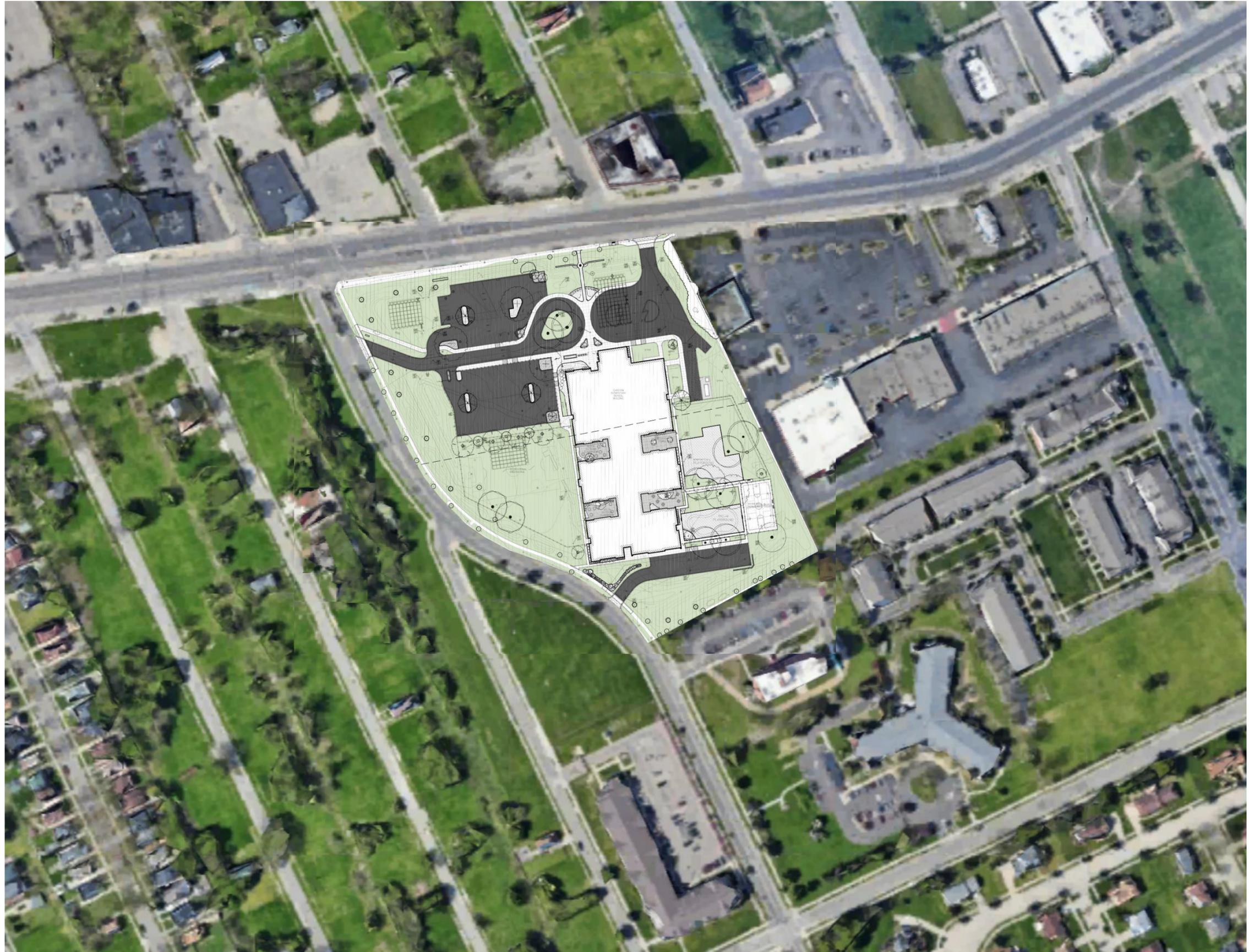
All design concepts are measured by how its impact to site safety for students and staff.

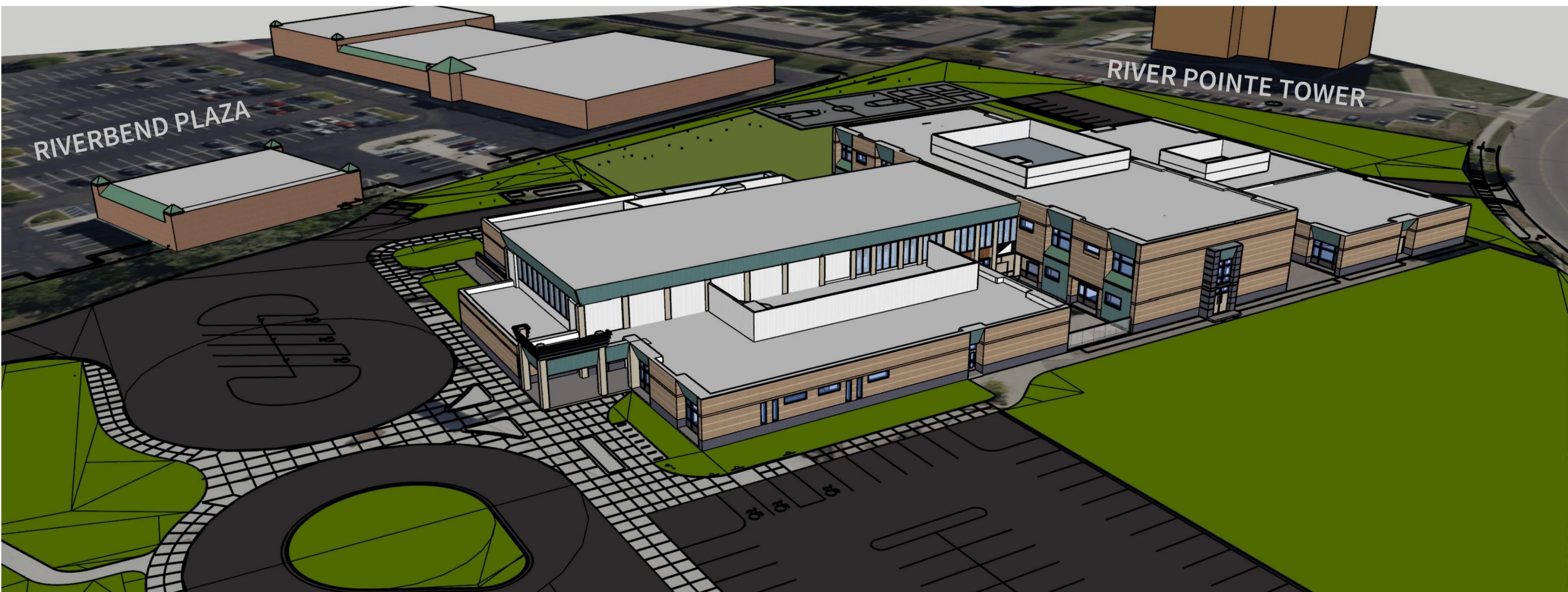
Key Factors:

- 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



Academic Courtyard at Media Commons



Two Story Classroom Wing



Main Entrance



facade details



ELEVATIONS

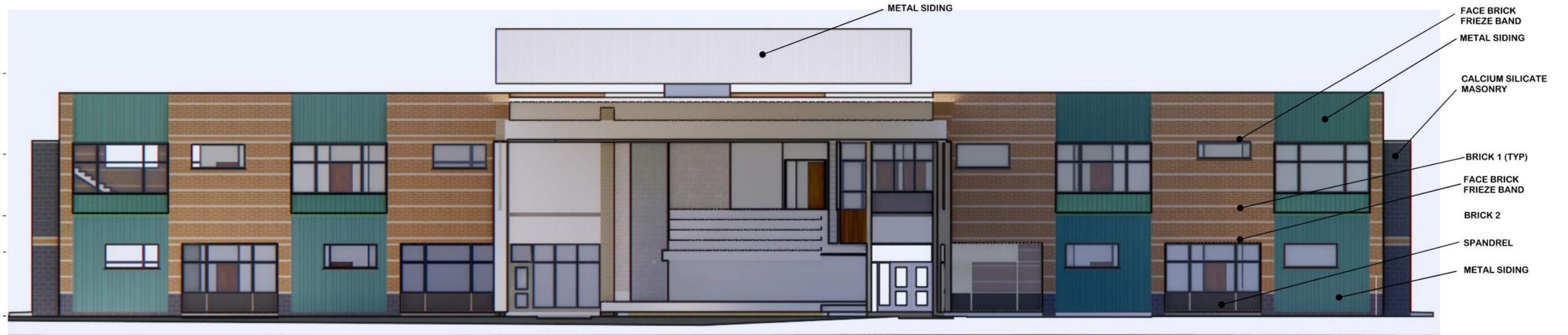


2 EAST ELEVATION
SCALE: 1/16" = 1'-0" MIRRORED



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"

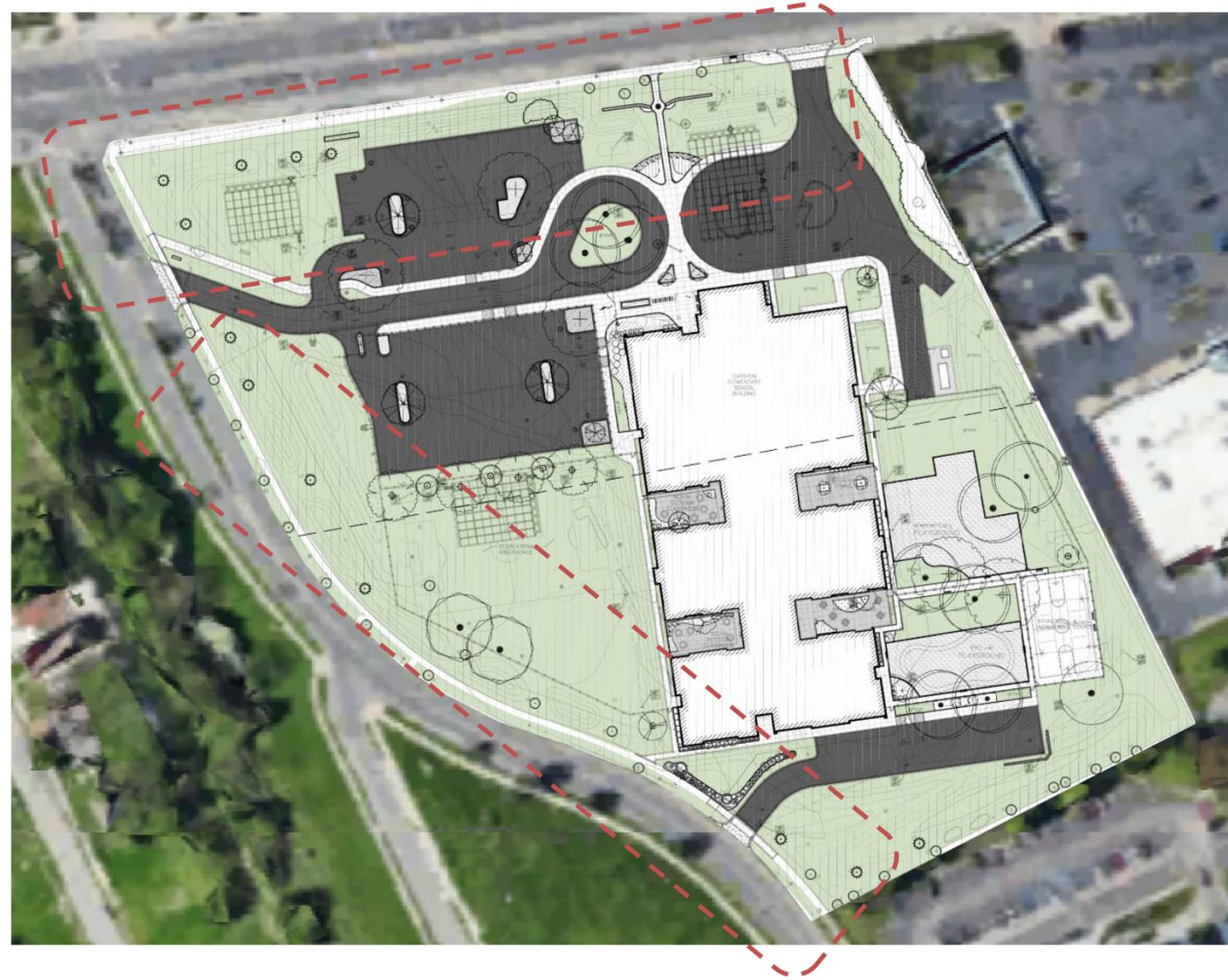


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

HARDSCAPE



SITE SAFETY & SECURITY



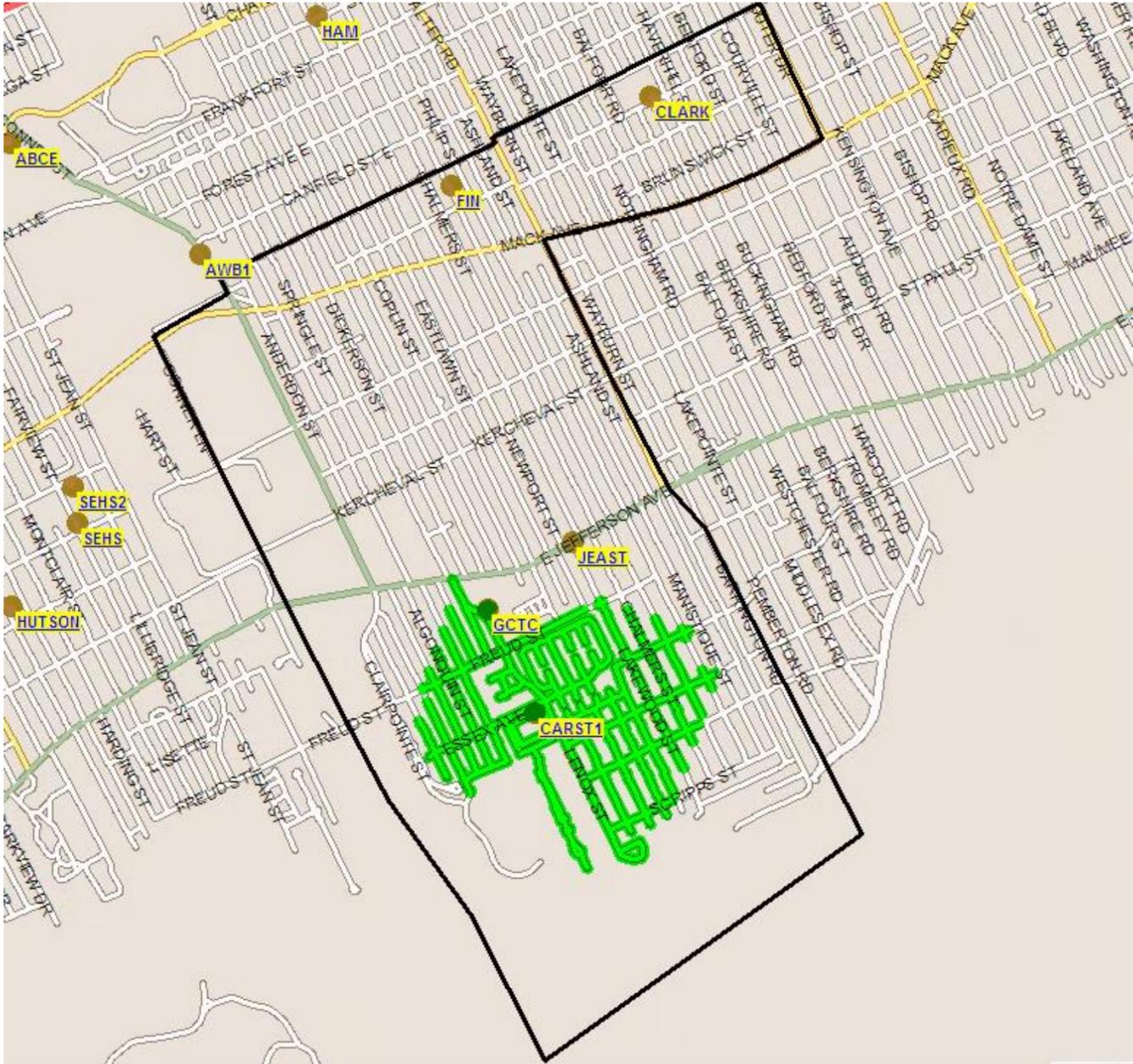
STORM WATER MANAGEMENT



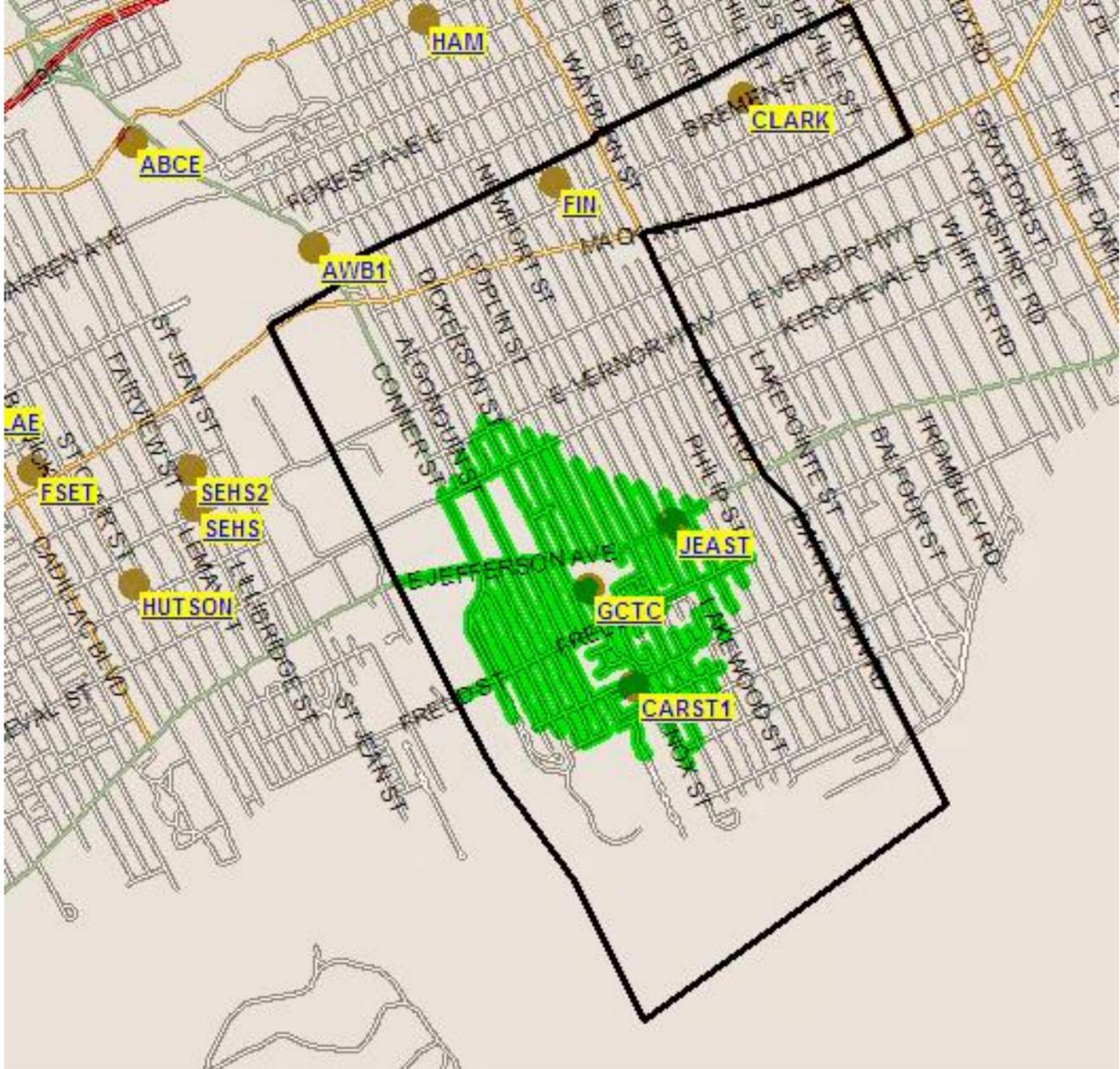


School Boundary & Walk-Zone

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

JOIN OUR CONTACT LIST



Join our Contact List!

<https://bit.ly/DPSCDFacility-JoinOurList>



FACILITY MASTER PLAN
**ENGAGEMENT
MEETING**

DETROITK12.ORG/FMP

CONTACT US

FacilityMasterPlan@detroitk12.org

REBUILDING DPSCD

BRICK BY BRICK

FACILITY MASTER PLAN
**ENGAGEMENT
MEETING**

DETROITK12.ORG/FMP

