

Report Card

Project Feasibility **A+**
Bond Issue/Millage Campaign **A+**
Project Management **A+**

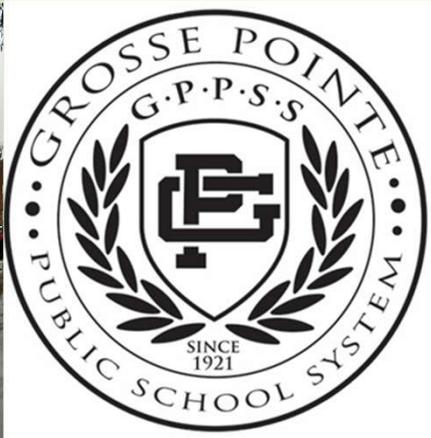


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Grosse Pointe Public School System Blue Ribbon Committee

September 21, 2017





Agenda

1. Welcome by Superintendent Niehaus
2. Brief Overview of Strategic Plan (10-15 minutes)
3. How Schools Are Funded (10-15 minutes)
 - a) Table-top Discussion: Further Questions, AHA moments, etc.
4. Pupil Enrollment and Facility Utilization (45 minutes)
5. Facility Tour
 - a) Groups of 10 people (20 minutes)
 - b) Table-top Discussion: What were your AHA moments (10 minutes)
6. Capital Needs – Facility Assessment Presentation (1 hour)
7. Take-Aways, “Homework” and Next Steps (5-10 minutes)



Brief Overview of Strategic Plan



The Strategic Planning Task Force

- 42 members and the Superintendent
- Parents, Teachers, Students, Support Staff, Administrators, Community Members
- Represented every building
- Met throughout the fall of 2015



Mission

- Promote Innovation → Maximize Potential → Embrace Community

VISION

- One GP: where *everyone* learns, *every* day



Report Card

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Project Management A+



Guiding Principles

- Collaboration
- Compassion
- Embracing Diversity
- Innovation
- Integrity
- Global Awareness
- Perseverance



Indicators of Success

Students realize their dreams and positively contribute to society when:

- Students and staff partner with, and are supported by, the community.
- All students are engaged in relevant and differentiated lessons every day.
- The district promotes and supports “cutting-edge” and creative practices.
- Collaboration is embedded in daily practices and is evident at all levels of the district.
- The district cultivates a culture of caring.

Report Card

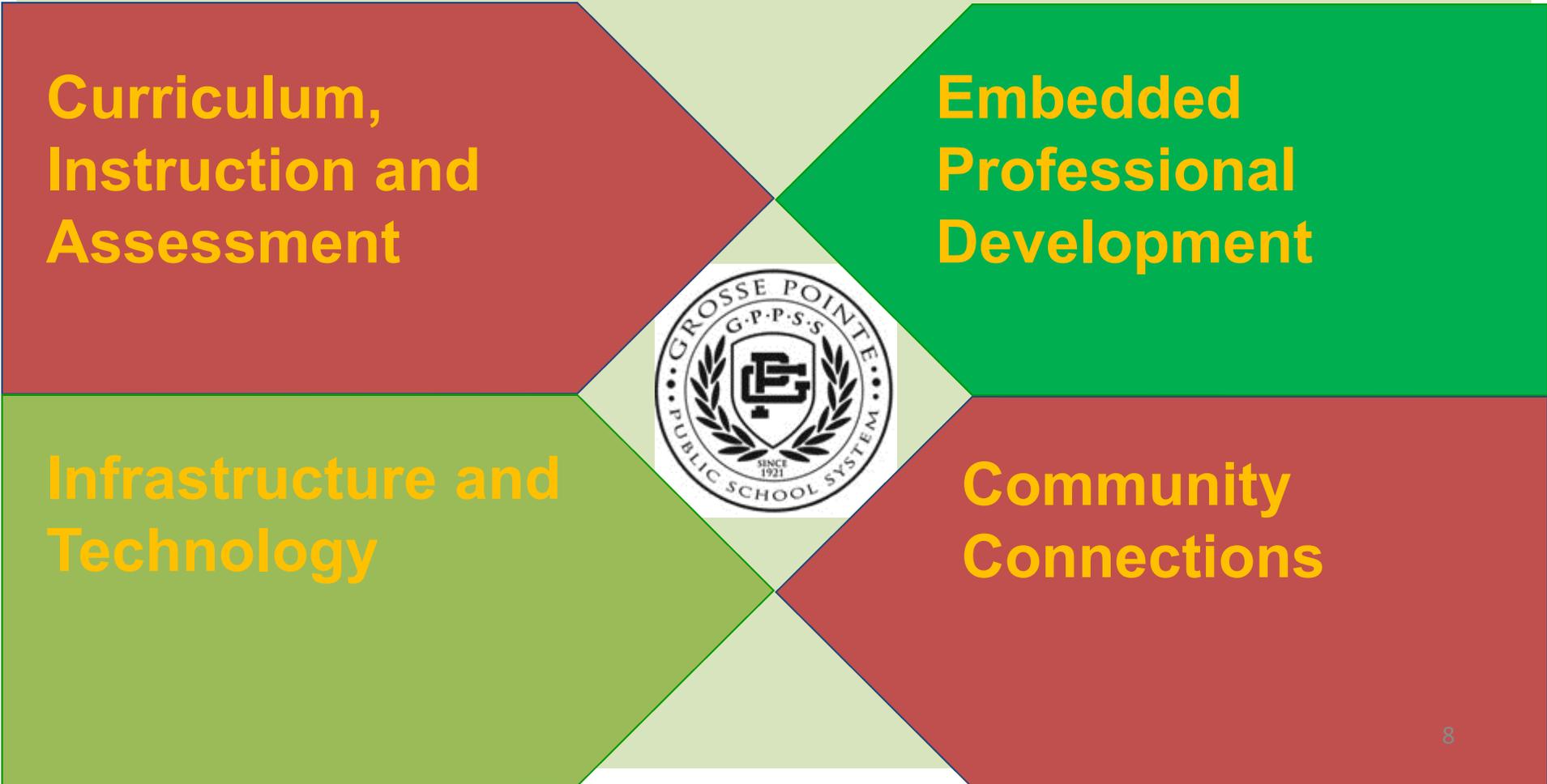
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Key Focus Areas





Curriculum, Instruction and Assessment

- Provide tiered supports/challenge for all
- Support inclusive learning opportunities
- Ensure rigorous, innovative curriculum
- Collaborate with technology department to create a menu of digital tools that allows all students to access the curriculum



Embedded Professional Development (PD)

- Professional growth through district PD
- Teacher growth by PD outside GPPSS
- Continued retention/recruitment of high quality staff



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Infrastructure and Technology

- Develop master list of all needed repairs, renovations and improvements for infrastructure, facilities, energy use, entrances, security and grounds
- Prioritize master list with Board, stakeholders
- Develop options for financing
- Create blueprint for future ready classrooms
- Work collaboratively to enhance safety & security
- Ex: cameras, communication, entrances, firewall



Community Connections

- Increase enrollment
- Provide GPPSS information through electronic, video, print communications
- Sustain community connections that support learning environment



A Living Document

- Full version online www.gpschools.org includes:
 - Action Points
 - Measurement Instrument
 - Current Status
 - Standards of Excellence
 - Timeline
- Questions and Feedback are welcome!
- Email fannonr@gpschools.org or schoolboard@gpschools.org or call 313-432-3007

#OneGP



Report Card

Project Feasibility A⁺
Bond Issue/Millage Campaign A⁺
Project Management A⁺



How Schools are Funded



GPPSS Financial Information

- **General Fund** – General operations of the school district, except those required to be entered into other funds - \$99.9 million budget
- **Debt Service Fund** – Repayment of bond principal and interests on facility bond issues - \$4.3 million budget
- **Sinking Fund** – Repairs and specific projects of the District - \$2.6 million budget (2017)



GPPSS Financial Information – State Aid Funding

Current school funding structure follows this basic formula:

Enrollment x Foundation Allowance = State Aid

–Foundation Allowance = **\$9,924 per student** for 2016/2017

- The annual per student amount of state aid funding

–Foundation Allowance is comprised of 2 portions – local and state

- **Local** portion funded by 18 mills on non-primary residence property in Grosse Pointe and 6 mills on commercial property + additional community support of 6.7 mills on primary residence property = **\$2,784 per student** or 28% of total foundation
- **State** portion funded by 6 mills on ALL property = **\$7,140 per student** or 72% of total foundation

Report Card

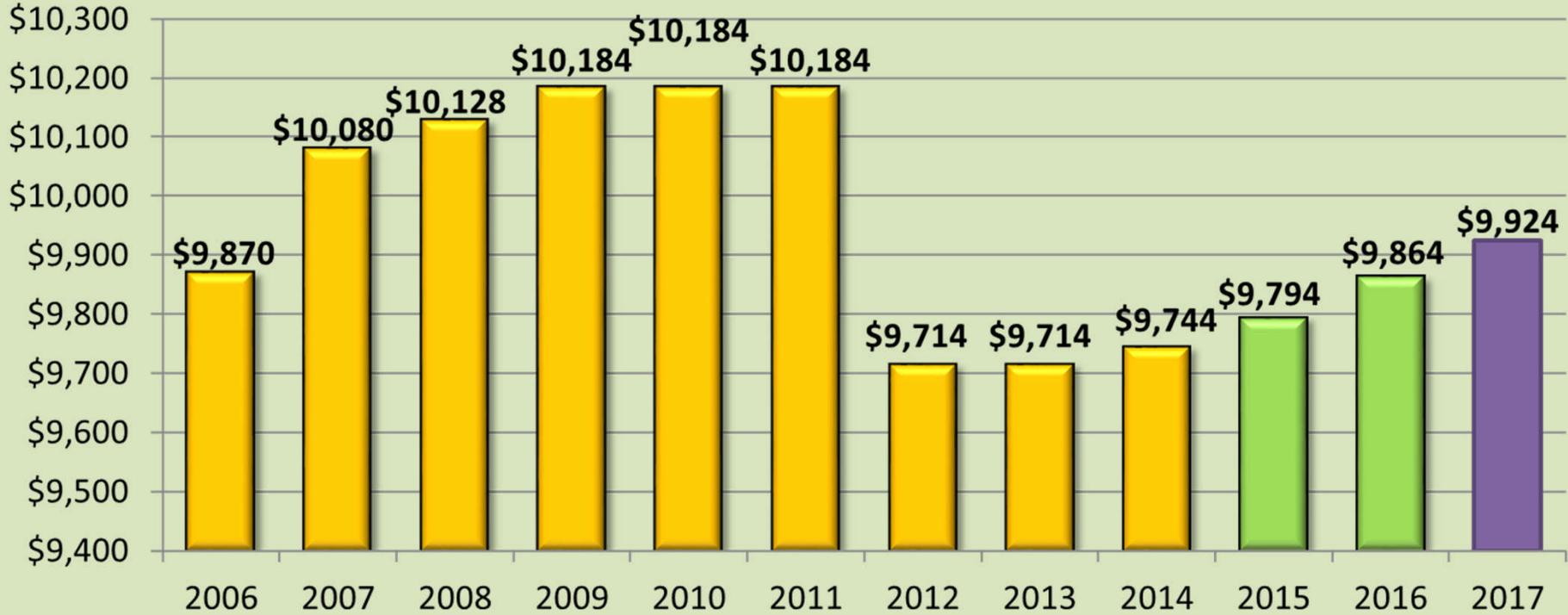
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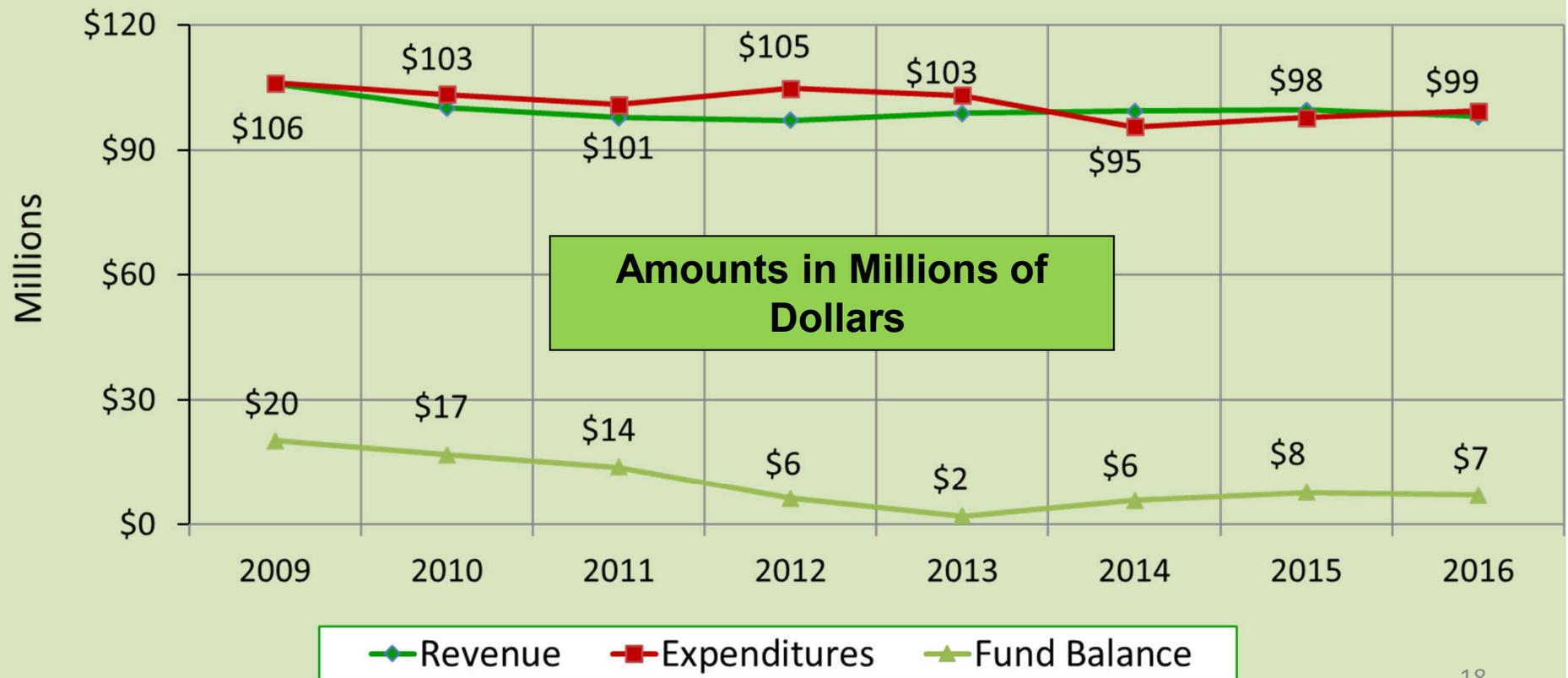
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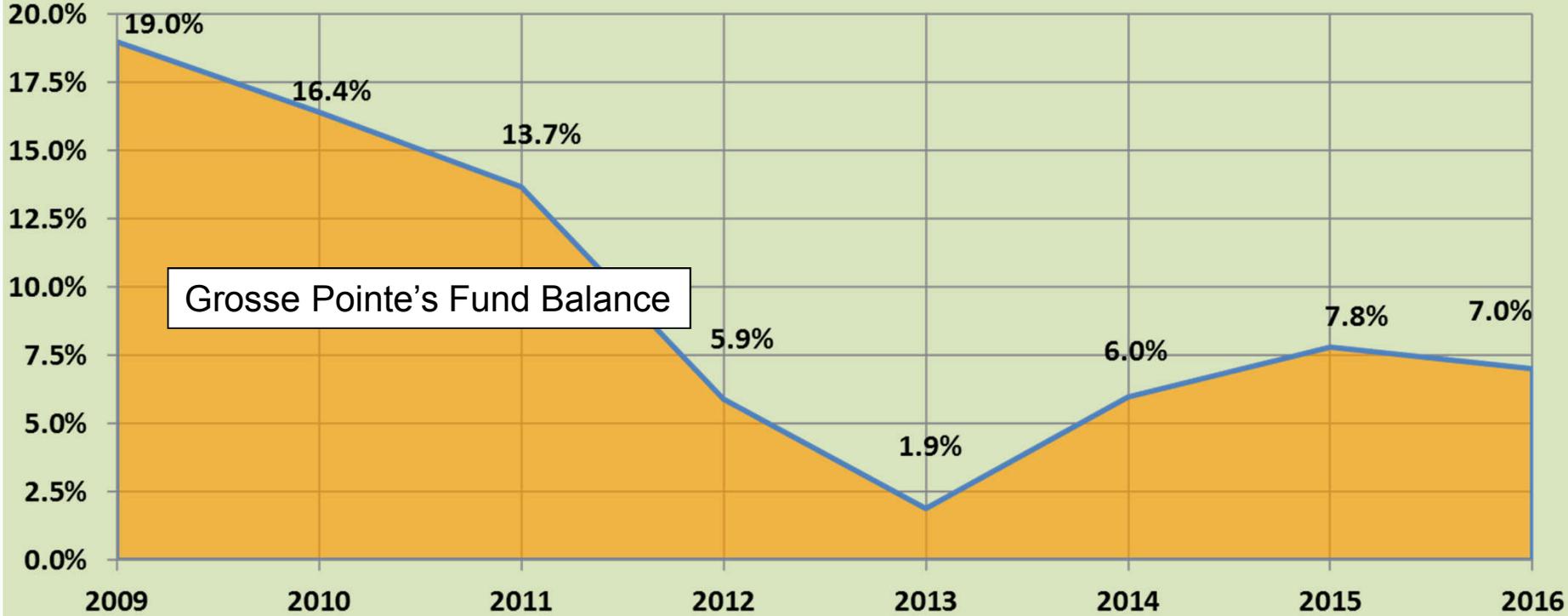
GPPSS Foundation Allowance History



GPPSS Financial Information – General Fund Revenue, Expenditures & Fund Balance



GPPSS Financial Information – General Fund Balance as a Percent of Expenditures





Wayne RESA County Enhancement Millage

- 2 mills
- Passed 11/8/16 by majority of county
- GPPSS gets approximately \$3.1 million through per pupil allocation
- Money goes into general fund
- Budget planning process
 - Board parameters set in January
 - Need to determine priorities for this additional revenue



Report Card

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Project Management A⁺



Table Top Discussion



Report Card

Project Feasibility A⁺
Bond Issue/Millage Campaign A⁺
Project Management A⁺



Pupil Enrollment and Facility Utilization

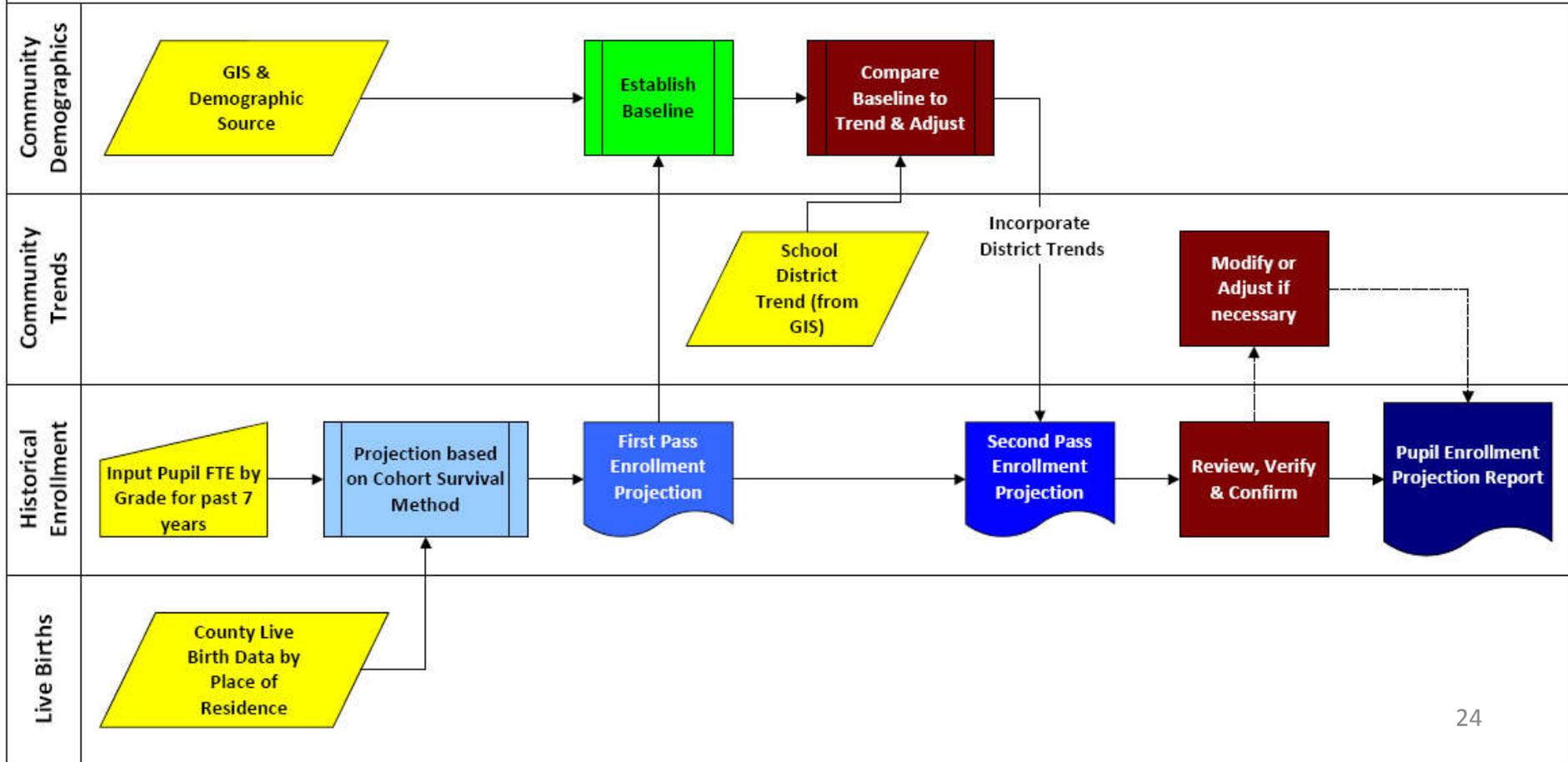


Facility Utilization Assessment Goals and Objectives

- ❑ Grosse Pointe Public School System (“GPPSS”) engaged Plante Moran Cresa to perform a facility and demographic assessment review of GPPSS buildings. Site visits took place in the Spring of 2017
 - ❑ The goal of this assessment is to provide GPPSS a “road map” to help establish current and projected utilization of its facilities.
- ❑ The assessments primary focus will be three major components:
 - Critical need/life safety
 - Facility needs & replacement
 - Property enhancements



Methodology





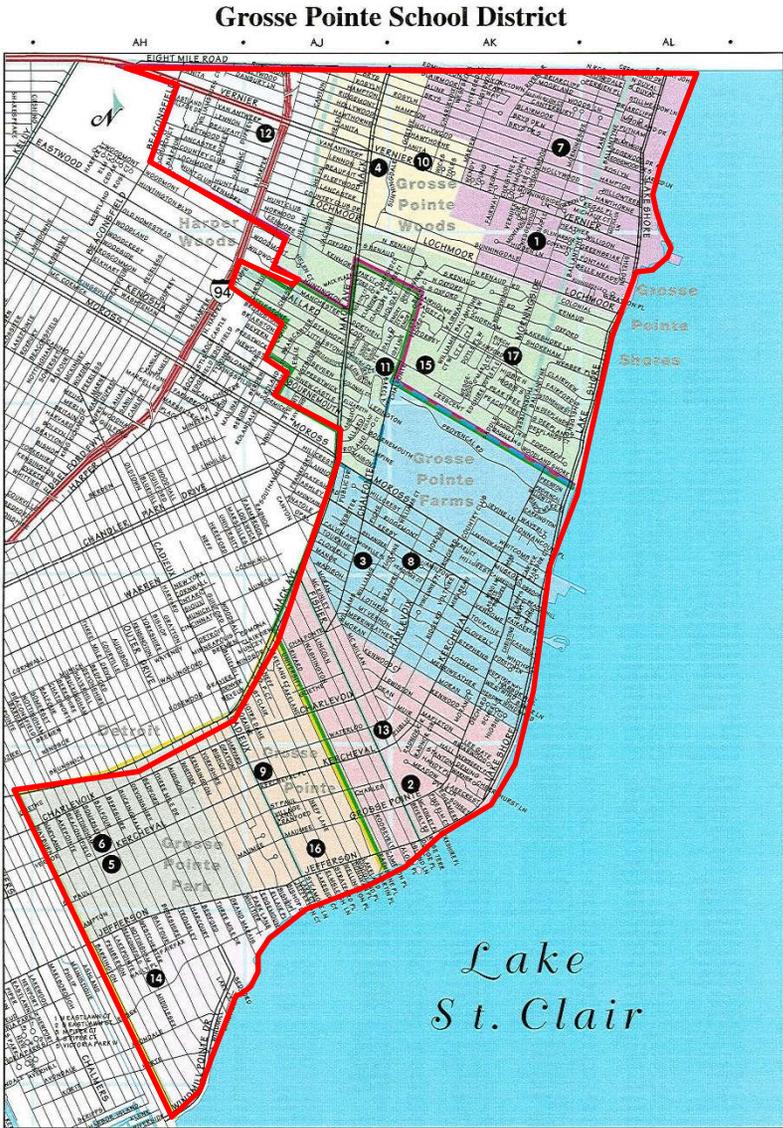
□ PMC's Process

- Demographic Information
 - GIS
 - US Census Bureau

- Core Base Statistical Area
 - Primary Area (District)
 - Comparison #1 (County)
 - Comparison #2 (State)

- Cohort Survival – DS 4061

- Projection Methods
 - Method 1 – 6 year review
 - Method 2 – 2 year review
 - Method 3 – Avg. of Method 1 & 2





School District Data Book
 === General Characteristics Profile (Summary) ===

Primary Area: Grosse Pointe Public School System
 Comparison Area 1: County of: Wayne
 Comparison Area 2: State of: Michigan

	Primary Area	Comparison Area 1	Comparison Area 2
CBSA (Metropolitan Area) Code	Grosse Pointe Public School System	Wayne County	Michigan
County Code (Some Districts)		26163	
Grade Range (District)	KG - 12		
Total Persons (1/1/2016)	50,522	1,759,589	9,949,243
Urban Population	100.00%	99.30%	74.70%
White	83.50%	48.65%	74.13%
Black	9.63%	38.08%	13.76%
Asian	2.18%	2.66%	2.69%
Am. Indian/Alaskan	0.20%	0.47%	0.69%

Primary Area	Comparison Area 1	Comparison Area 2
Grosse Pointe Public School System	Wayne County	Michigan

Enrolled School Age Children PK-12	10,412	302,724	1,836,312
Enrolled in Public Pre-primary School	30.11%	73.17%	67.43%
Enrolled in Private Pre-primary School	69.89%	26.83%	32.57%
Enrolled in Public School (K-12)	82.04%	89.32%	89.57%
Enrolled in Private School (K-12)	17.96%	10.68%	10.43%

Total Number of Families	13,992	427,046	2,304,476
Total Number of Households (1/1/2016)	20,050	676,910	3,875,577
Average Household Size	2.51	2.57	2.51
Median Household Size	2.70	2.70	2.60
Median Age of Householder	56.3	52.7	52.9
Households with School Age Children	8,326	87,589	1,527,852
% of Household with School Age Children	41.5%	12.9%	39.4%
Average # of K-12 children per household	1.25	3.46	1.20
Average # of K-12 children per housing unit	0.42	0.13	0.39
Median Year Move into School District	2001	2002	2002

Enrolled School Age Children PK-12	10,412	302,724	1,836,312
Enrolled in Public Pre-primary School	30.11%	73.17%	67.43%
Enrolled in Private Pre-primary School	69.89%	26.83%	32.57%
Enrolled in Public School (K-12)	82.04%	89.32%	89.57%
Enrolled in Private School (K-12)	17.96%	10.68%	10.43%

Household Educational Attainment			
Less Than High School (no diploma)	2.64%	15.24%	10.53%
High School Graduate	11.23%	29.40%	29.40%
Some College	18.01%	25.45%	24.21%
Associate's Degree (2 years)	7.46%	8.00%	9.00%
Bachelor's Degree (4 years)	31.70%	13.30%	16.41%
Master's Degree	18.87%	6.57%	7.70%
Professional Degree	7.64%	1.34%	1.69%
Doctorate Degree	2.45%	0.71%	1.06%

Employment Profile			
White Collar Occupations	81.28%	55.79%	58.98%
Blue Collar Occupations	7.62%	23.00%	22.17%
Service Occupations	11.10%	21.21%	18.85%



Grosse Pointe Public School System Demographic Trends and Analysis (Summary)

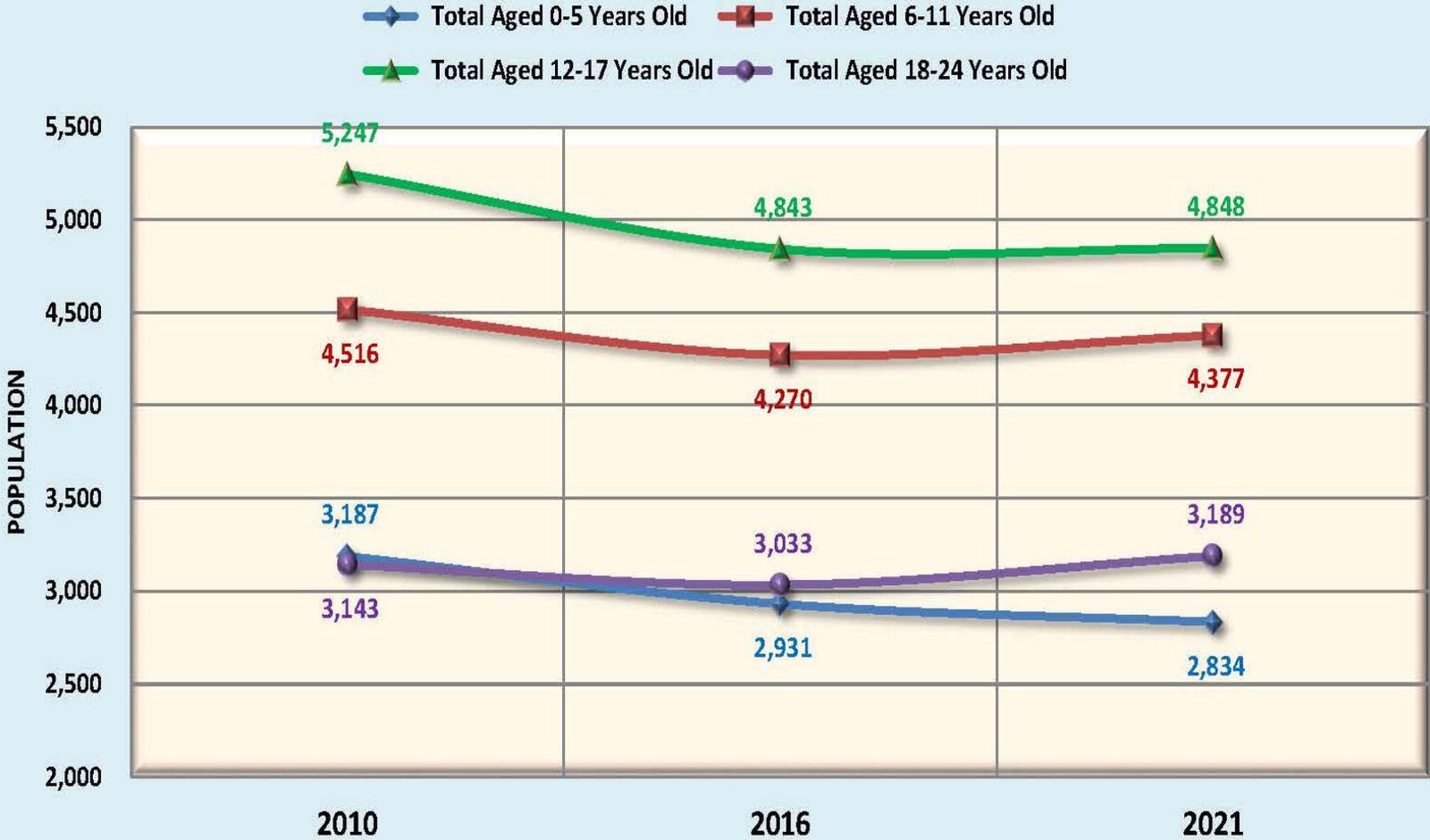
City Name: Grosse Pointe Farms City
 CBSA (Metropolitan Area) Name: Detroit-Warren-Dearborn
 County Name & Code: Wayne 26163
 State Name: Michigan

	2010	2016	2021	2016 -2021	
				Variance	Percent
Total Population	52,002	50,522	52,190	1,668	3.3%
Median Age	43.7	44.9	45.5	0.6	N/A
Total Aged 0-5 Years Old	3,187	2,931	2,834	(97)	-3.3%

	2010	2016	2021	Variance	Percent
Total Population	52,002	50,522	52,190	1,668	3.3%
Median Age	43.7	44.9	45.5	0.6	N/A
Total Aged 0-5 Years Old	3,187	2,931	2,834	(97)	-3.3%
Total Aged 6-11 Years Old	4,516	4,270	4,377	107	2.5%
Total Aged 12-17 Years Old	5,247	4,843	4,848	5	0.1%
Total Aged 18-24 Years Old	3,143	3,033	3,189	156	5.1%
Total Households	20,717	20,050	20,930	880	4.4%
Median Household Size	2.70	2.70	2.70	-	0.0%
1 Person Households	5,357	5,284	5,541	257	4.9%
2 Person Households	7,139	6,941	7,286	345	5.0%
3 Person Households	3,360	3,270	3,419	149	4.6%
4 Person Households	2,954	2,739	2,814	75	2.7%
5 Person Households	1,361	1,273	1,315	42	3.3%
6 Person Households	412	411	426	15	3.6%
7 or more Person Households	134	132	129	(3)	-2.3%
Median Age of Householder	55.0	56.3	56.8	0.5	0.9%
Families	14,659	13,992	14,529	537	3.8%
Family, Median Size	3.25	3.23	3.23	-	0.0%
Family, Median Age	53.0	54.3	54.9	0.6	1.1%

Income Profile	
Total Household Income (Community)	\$ 2,486,649
Median Household Income	\$ 9,125
Average Household Income	\$ 12,450
Per Capita Household Income	\$ 4,780
Household High Average Income	\$ 34,500
Households Earning < \$15K	
Households Earning \$15-25K	
Households Earning \$25-35K	
Households Earning \$35-50K	
Households Earning \$50-75K	
Households Earning \$75-100K	
Households Earning \$100-125K	
Households Earning \$125-150K	
Households Earning \$150-200K	
Households Earning \$200K+	

Population Trend by Age Groups

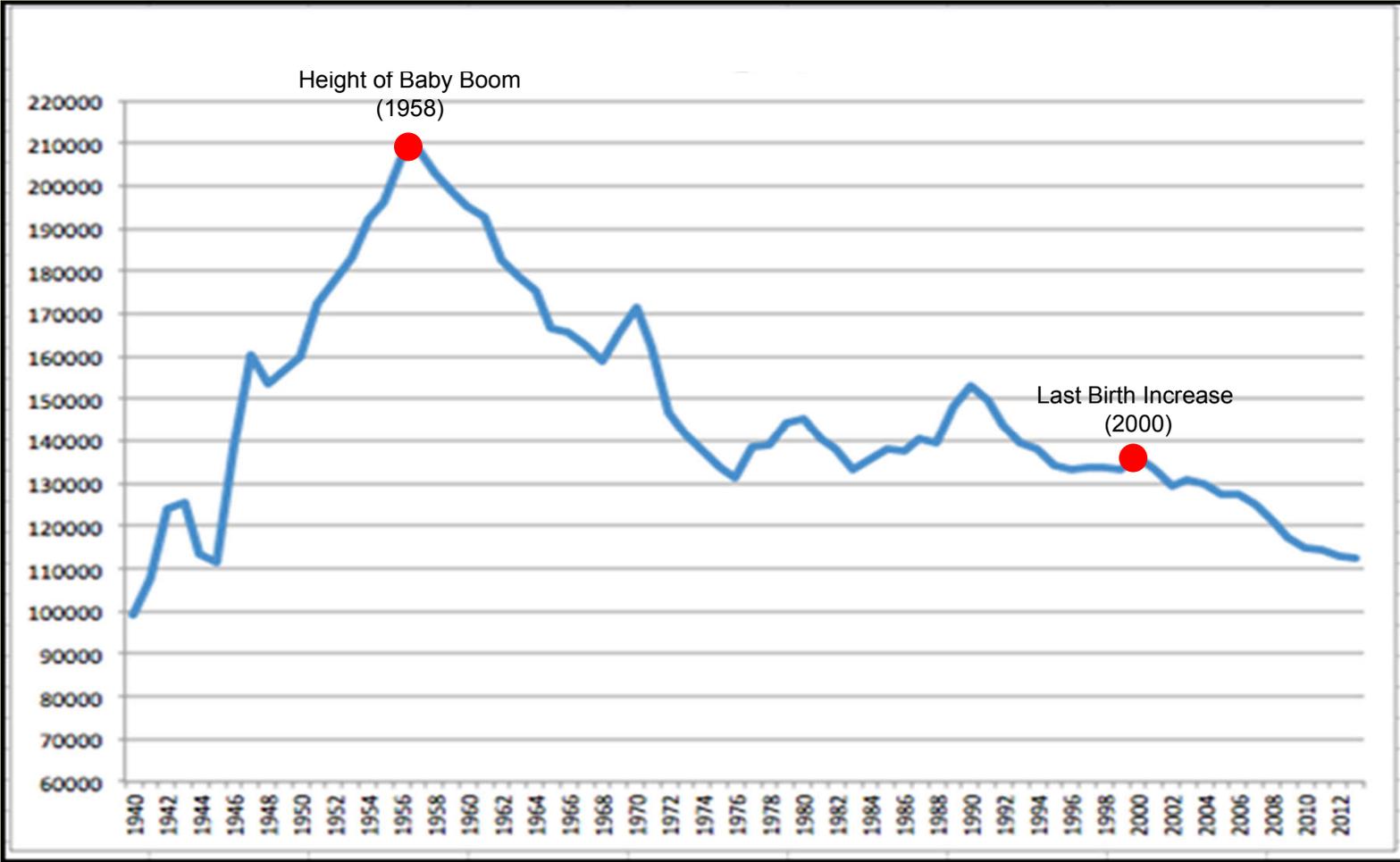


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State of Michigan - Live Births from 1954 to 2013



Source – Pew Research Inst.

Report Card

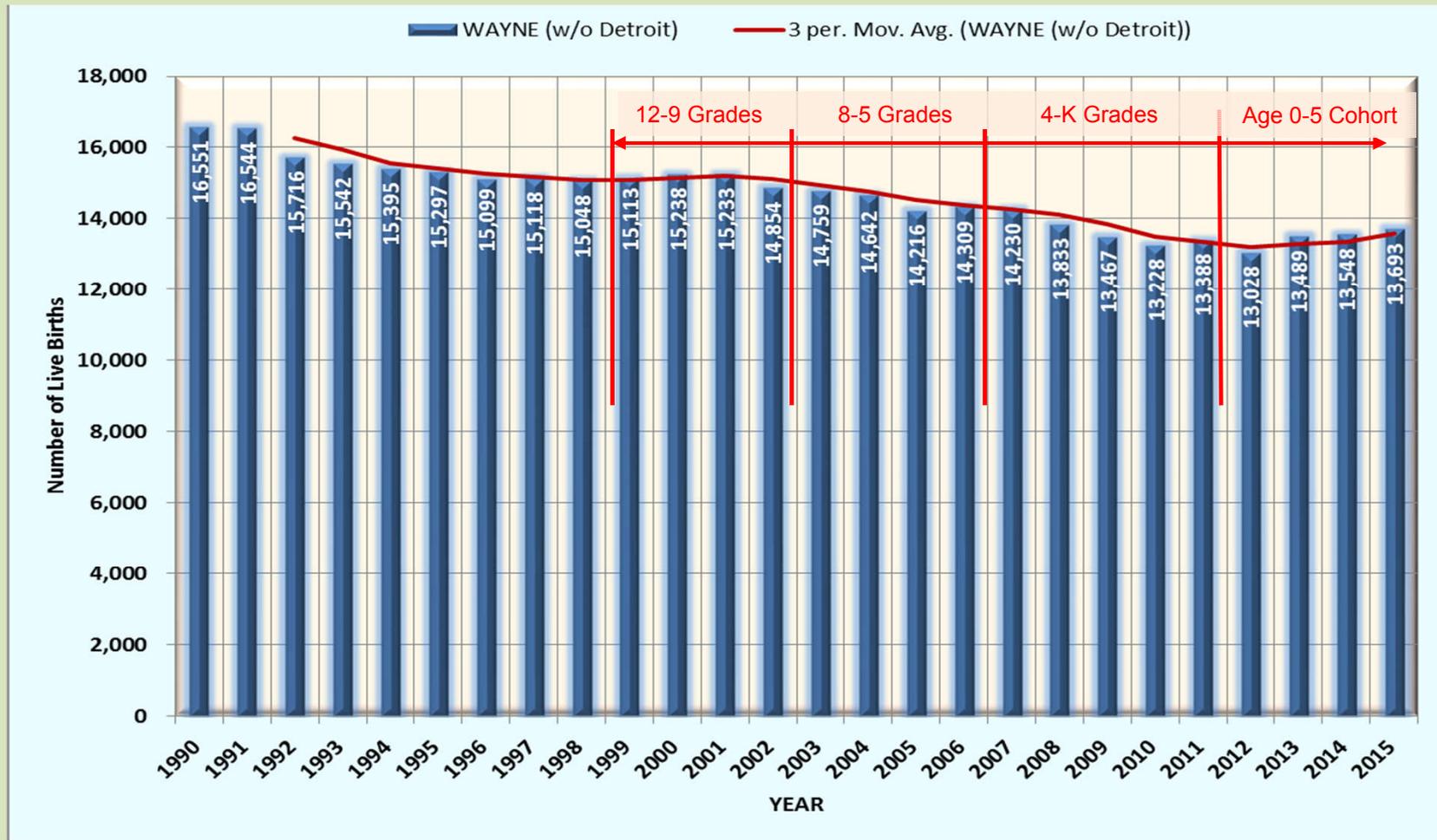
Project Feasibility A+

Bond Issue/Millage Campaign A+

Project Management A+



Wayne County Live Births



Source – Office of the State Registrar, Michigan Department of Community Health



**ENROLLMENT PROJECTION USING COHORT SURVIVAL METHOD
& Adjusted to Community Demographic Trends**

Educational Agency Name: Grosse Pointe Public School System
County: WAYNE

BASED ON 2016 FALL FTE
DISTRICT WIDE (ALL PUPILS)

HISTORICAL PROJECTION

Birth Yr	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Births	14,216	14,309	14,230	13,833	13,467	13,228	13,388	13,028	13,489	13,548	13,693	13,475
K% Birth	3.32%	3.25%	3.09%	3.27%	3.05%	3.05%	3.17%	3.09%	3.09%	3.09%	3.09%	3.09%

Year 2016 Number of Live Births is an ESTIMATE based on immediate past 3 years trend

Anticipated Non-historical Factor: 0.48%

Grade	Historical Data							Projection Data									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
K	471	464	440	452	411	404	424	407	423	421	427	422	N.A.	N.A.	N.A.	N.A.	N.A.
1	495	503	489	474	472	437	427	452	434	450	448	455	449	N.A.	N.A.	N.A.	N.A.
		106.77%	105.36%	107.64%	104.53%	106.50%	105.68%	106.56%	106.56%	106.56%	106.56%	106.56%	106.56%	106.56%	106.56%	106.56%	106.56%
2	530	510	526	511	482	486	447	442	468	450	466	465	471	466	N.A.	N.A.	N.A.
		102.93%	104.40%	104.36%	101.86%	102.89%	102.23%	103.59%	103.59%	103.59%	103.59%	103.59%	103.59%	103.59%	103.59%	103.59%	103.59%
3	591	561	535	517	522	492	503	462	457	484	464	482	480	487	481	N.A.	N.A.
		105.84%	104.90%	98.33%	102.20%	101.92%	103.59%	103.28%	103.28%	103.28%	103.28%	103.28%	103.28%	103.28%	103.28%	103.28%	103.28%
4	592	612	583	565	537	553	505	527	484	479	507	486	505	503	510	504	N.A.
		103.60%	103.86%	105.73%	103.92%	105.98%	102.75%	104.79%	104.79%	104.79%	104.79%	104.79%	104.79%	104.79%	104.79%	104.79%	104.79%
5	623	627	638	589	574	543	557	520	543	498	492	522	501	519	517	525	519
		105.90%	104.22%	101.15%	101.54%	101.14%	100.63%	102.91%	102.91%	102.91%	102.91%	102.91%	102.91%	102.91%	102.91%	102.91%	102.91%
6	632	648	644	674	603	587	547	576	538	561	515	509	539	518	537	535	543
		104.00%	102.69%	105.55%	102.38%	102.31%	100.69%	103.42%	103.42%	103.42%	103.42%	103.42%	103.42%	103.42%	103.42%	103.42%	103.42%
7	634	644	663	675	683	611	593	561	591	552	576	528	523	553	531	551	549
		101.98%	102.27%	104.92%	101.38%	101.27%	100.95%	102.61%	102.61%	102.61%	102.61%	102.61%	102.61%	102.61%	102.61%	102.61%	102.61%
8	646	644	654	675	685	683	618	603	571	601	561	586	538	532	563	541	561
		101.59%	101.45%	101.91%	101.50%	100.08%	101.21%	101.77%	101.77%	101.77%	101.77%	101.77%	101.77%	101.77%	101.77%	101.77%	101.77%
9	744	732	706	744	755	727	753	688	671	636	669	625	652	599	592	627	602
		113.46%	109.58%	113.80%	111.84%	106.12%	110.20%	111.31%	111.31%	111.31%	111.31%	111.31%	111.31%	111.31%	111.31%	111.31%	111.31%
10	728	769	742	722	752	767	723	768	702	685	648	682	637	665	610	604	639
		103.34%	101.24%	102.31%	101.05%	101.54%	99.46%	101.97%	101.97%	101.97%	101.97%	101.97%	101.97%	101.97%	101.97%	101.97%	101.97%
11	722	713	752	718	715	725	745	709	753	688	671	635	669	625	652	598	592
		98.01%	97.80%	96.85%	98.96%	96.43%	97.12%	98.01%	98.01%	98.01%	98.01%	98.01%	98.01%	98.01%	98.01%	98.01%	98.01%
12	727	718	701	735	708	691	711	734	699	742	678	662	627	659	616	643	590
		99.41%	98.22%	97.74%	98.60%	96.72%	98.12%	98.61%	98.61%	98.61%	98.61%	98.61%	98.61%	98.61%	98.61%	98.61%	98.61%
K-12	8,135	8,147	8,070	8,050	7,899	7,707	7,554	7,450	7,332	7,245	7,124	7,059	N.A.	N.A.	N.A.	N.A.	N.A.
Year-to-Year #Growth:	12	-77	-19	-151	-193	-153		-104	-118	-87	-121	-65					
Year-to-Year %Growth:	0.14%	-0.94%	-0.24%	-1.88%	-2.44%	-1.99%		-1.37%	-1.58%	-1.19%	-1.67%	-0.92%					

Projections for special education pupils are based on 3-year averaging trend, projections for Young 5's are

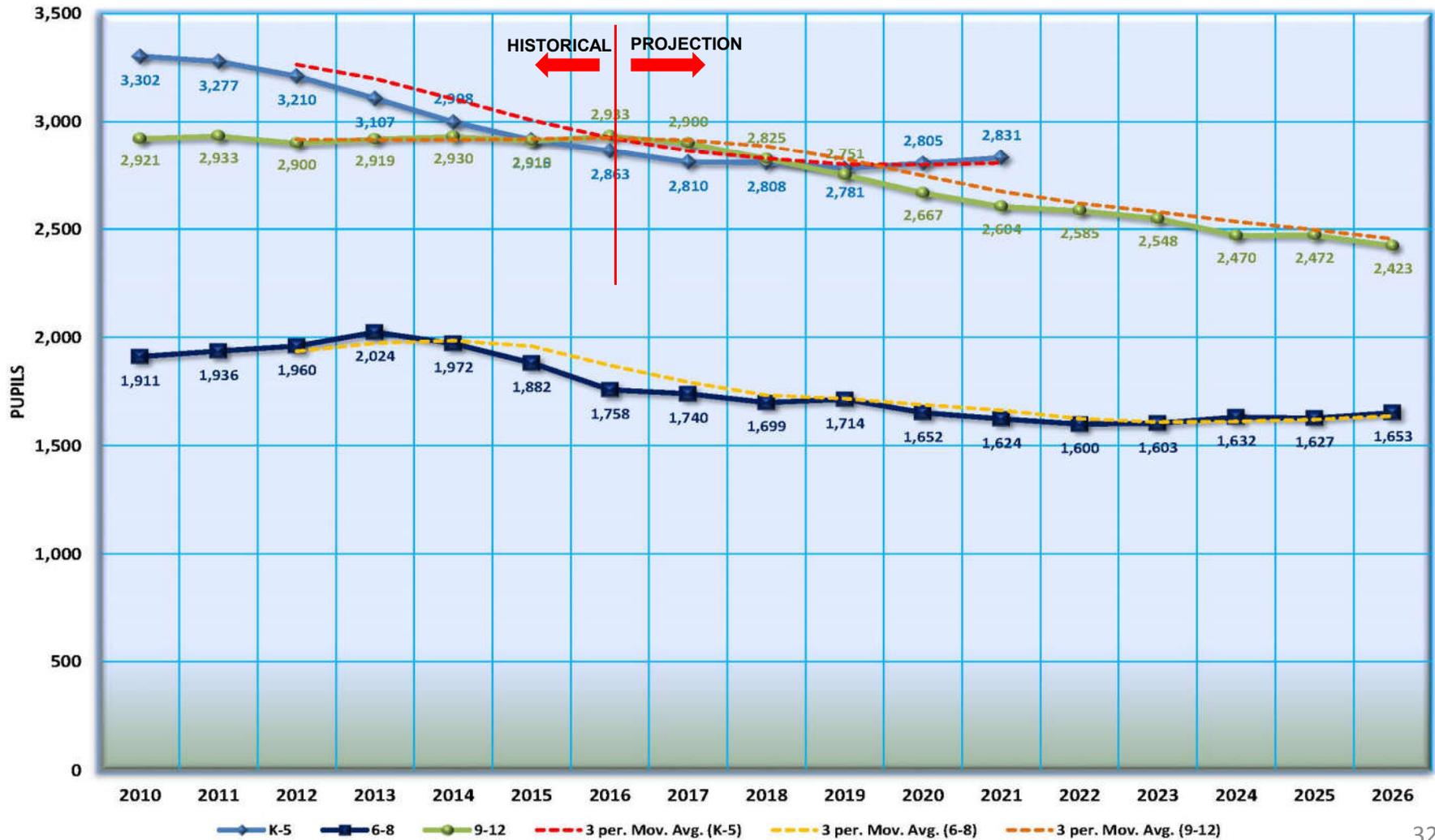
Note: K-12 General Education Pupil Enrollment history and projections DO NOT include self-contained special education, alternative education or part-time students (in FTE's).



Grosse Pointe Public School System

DISTRICT WIDE (ALL PUPILS)

Grade Pattern Compilation



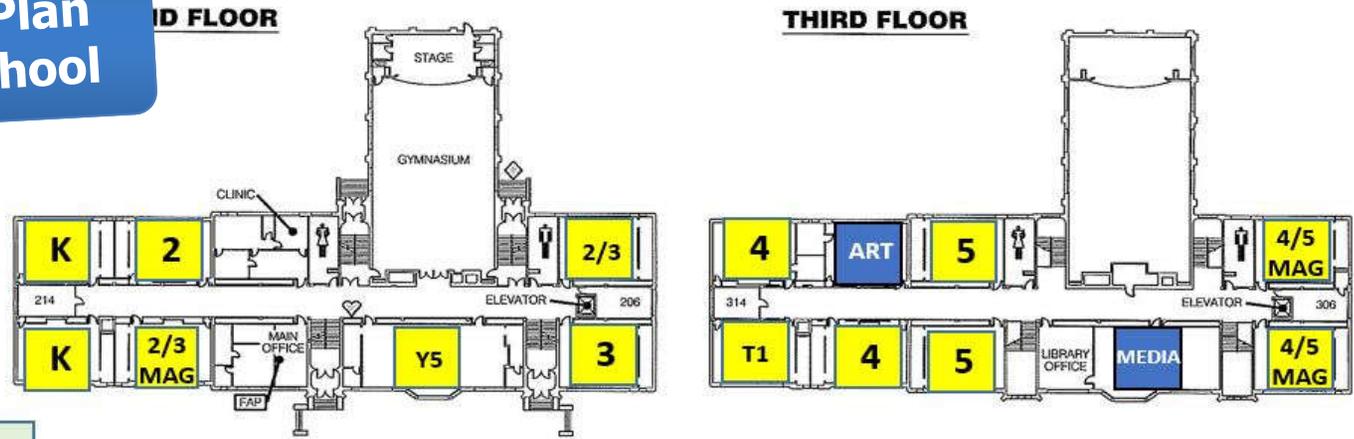


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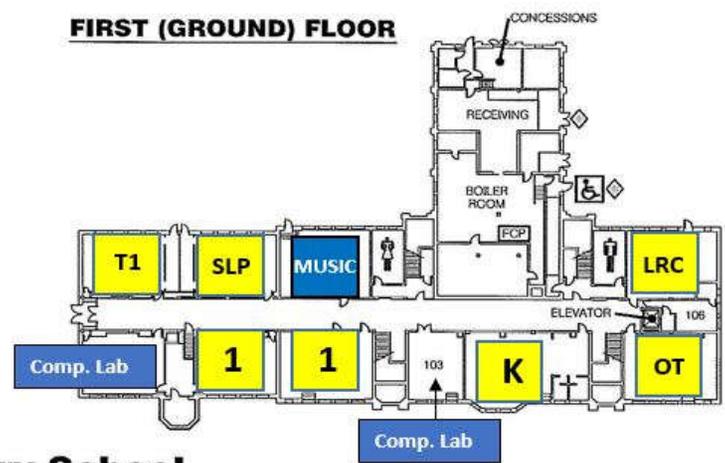
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**Sample Floor Plan
 Elementary School**

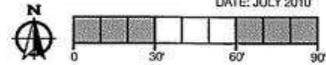


FIRST (GROUND) FLOOR



- LEGEND:**
- BOYS RESTROOM
 - GIRLS RESTROOM
 - AUTOMATIC ELECTRICAL DEFIBRILLATOR
 - KNOCK-BOX
 - FIRE ALARM CONTROL PANEL
 - FIRE ALARM ANNUNCIATOR PANEL
 - ADA ENTRANCE
 - CONTROLLED ACCESS ENTRY
 - BIKE RACK

Ehresman Associates, Inc.
 architects engineers
 DATE: JULY 2010



60,001 s.f.

Total Rooms: 21

Capacity: 525

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

ES: 25 students /room
 MS: 26 students /room
 HS: 28 students /room

Defer Elementary School

15425 Kercheval
 Grosse Pointe Park, MI 48230
 313.432.4000

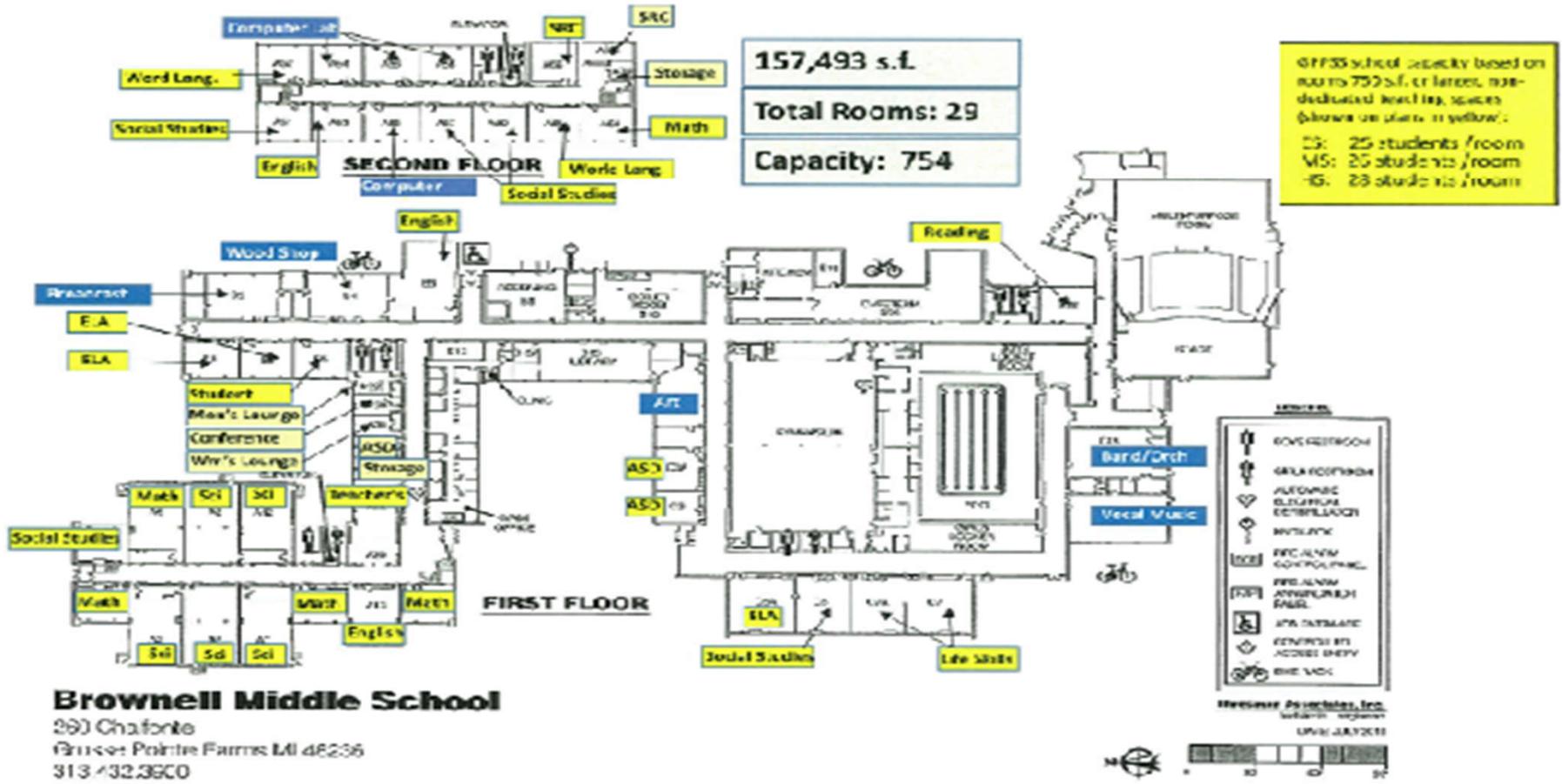


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**Sample Floor Plan
 Middle School**

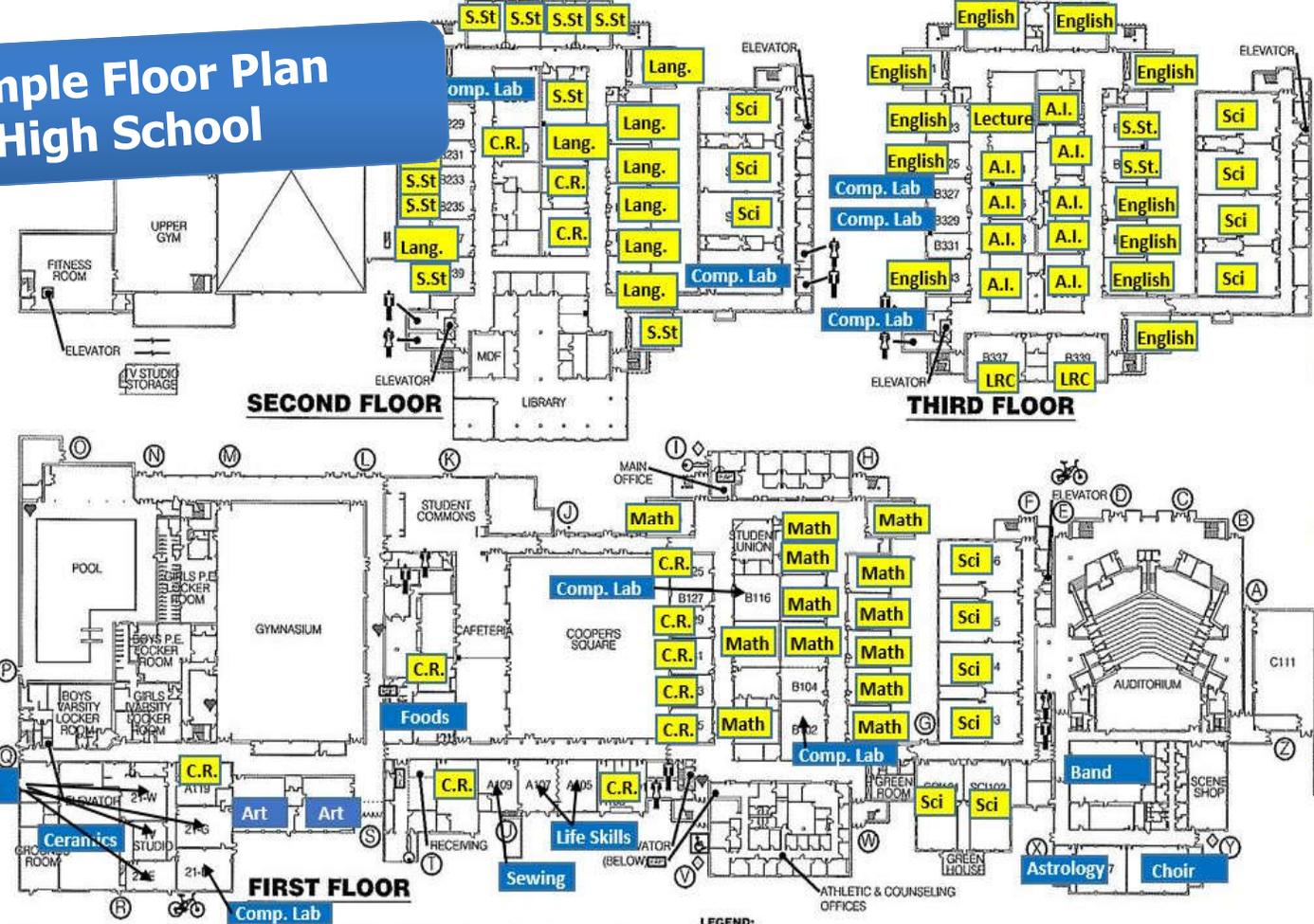


Brownell Middle School
 290 Chalfonte
 Bruce Pointe Farms MI 48236
 313.432.3600





Sample Floor Plan High School



342,148 s.f.

Total Rooms: 86

Capacity: 2,408

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

ES: 25 students /room
 MS: 26 students /room
 HS: 28 students /room

Grosse Pointe North High School

707 Vernier
 Grosse Pointe Woods, MI 48236
 313.432.3200

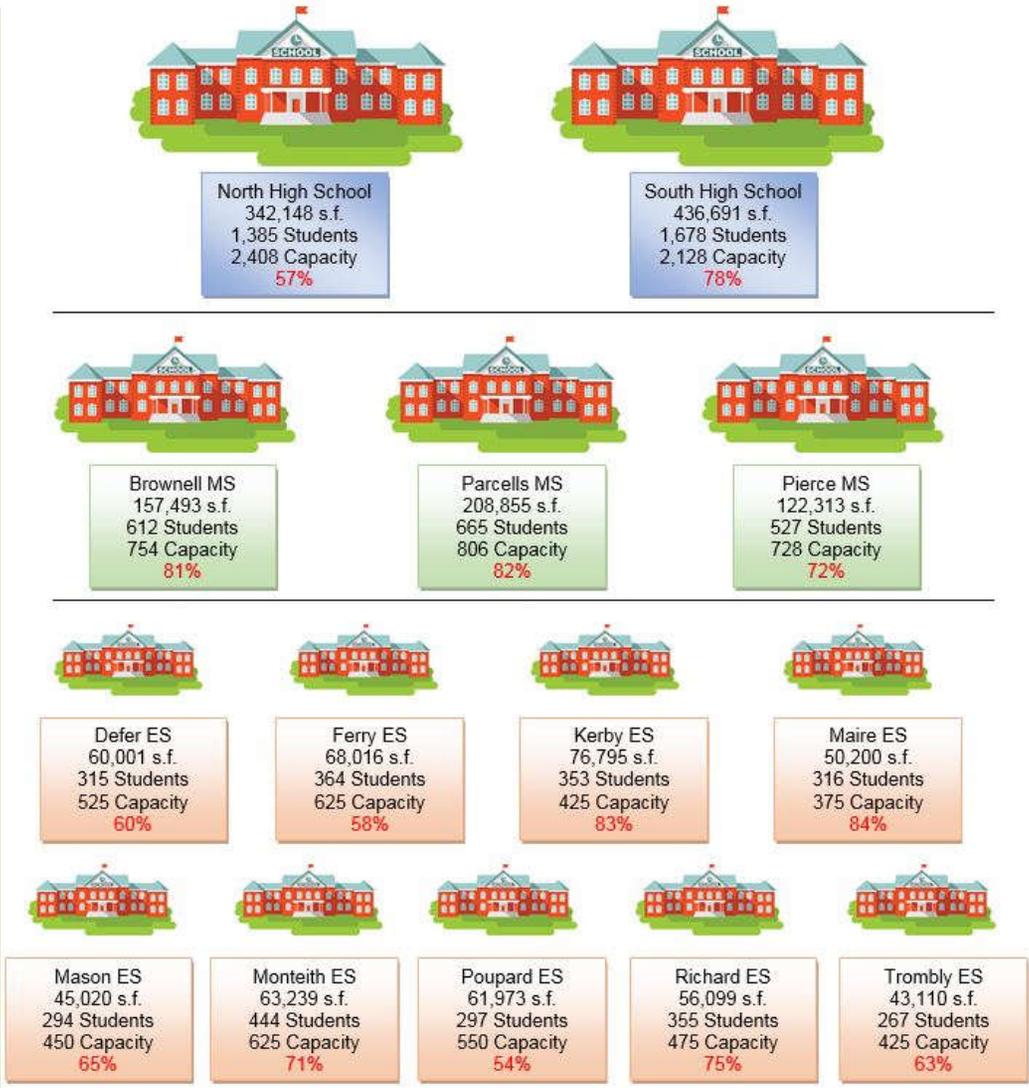
LEGEND:

BOYS RESTROOM	KNOX-BOX	ADA ENTRANCE
GIRLS RESTROOM	FIRE ALARM CONTROL PANEL	CONTROLLED ACCESS ENTRY
AUTOMATIC ELEC. DEFIBRILLATOR	FIRE ALARM ANNUNCIATOR PANEL	BIKE RACK

Ehresman Associates, Inc.
 architects engineers
 DATE: MARCH 2011



- ## Utilization Analysis
- GPPSS and PMC toured each facility
 - Determined total number of full size classrooms within facility
 - Reduced the total number of full size classrooms excluding art, music, computer labs
 - Multiplied remaining classrooms by number of students per classroom per GPPSS' educational guidelines – equals capacity
 - For utilization, divide the current number of enrolled students by the capacity





Report Card

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Bond Issue/Millage Campaign A⁺
Project Management A⁺



Table Top Discussion



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Facility Tour



Capital Needs – Facility Assessment Presentation



Who is Plante Moran CRESA?

Collective Expertise

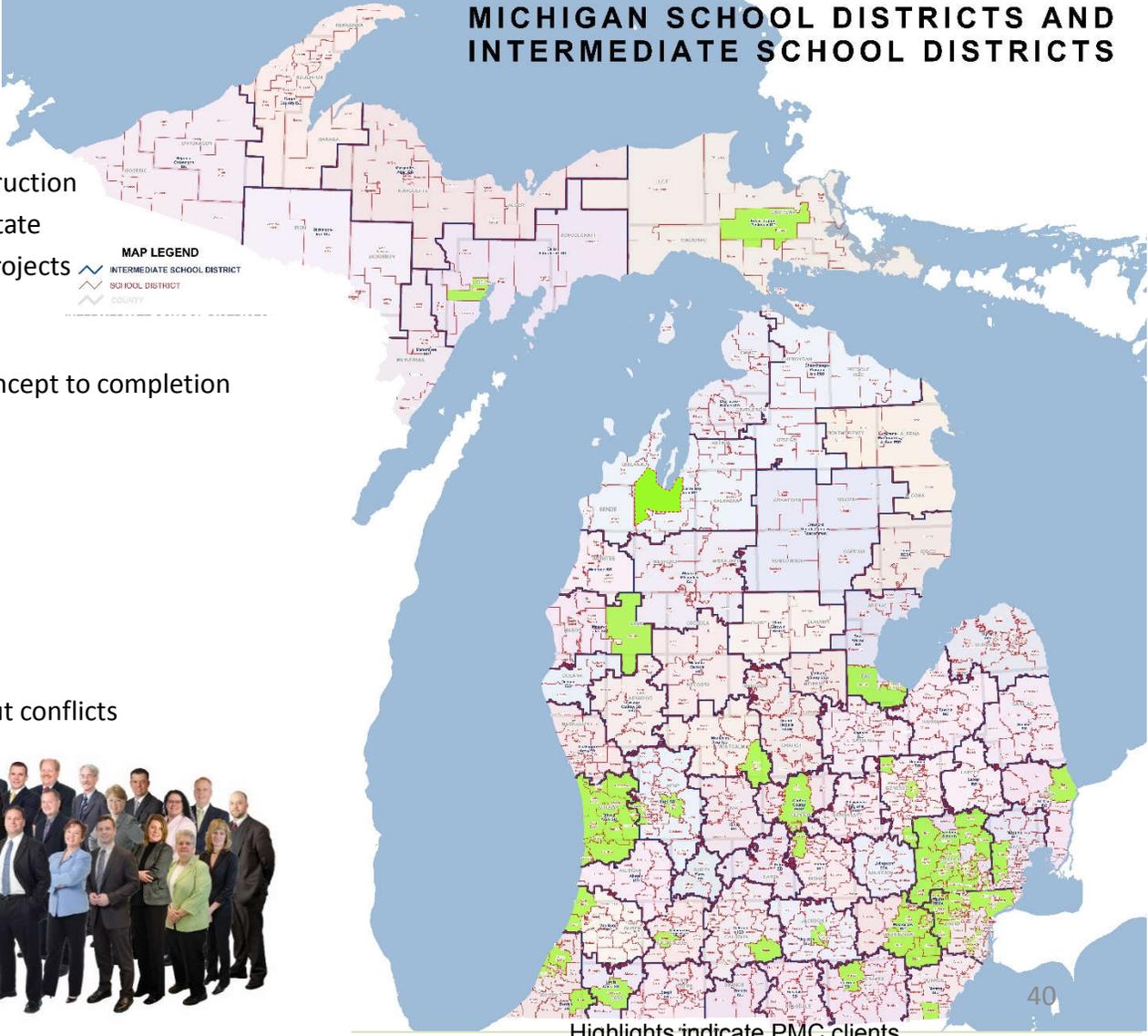
Planners, architects, engineers, construction experts, financial advisors and real estate Professionals with over \$2B in K-12 projects

Full Service

- Ability to service K-12 clients from concept to completion
- Enrollment Projections
- Feasibility Studies
- Capital Planning
- Program Management
- Real Estate Asset Positioning

Independent Advice

Advisory services are provided without conflicts



MICHIGAN SCHOOL DISTRICTS AND INTERMEDIATE SCHOOL DISTRICTS

Highlights indicate PMC clients



Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**




Farmington Public Schools
 Jon Riebe, Director of Facilities Management
 Jon.Riebe@farmington.k12.mi.us
 (248) 489-3435
 32500 Shiawassee | Farmington, MI 48336

- \$131.5 Million
- 1.9 Million SF
- Pre-Bond Planning
- Owner's Representation Services



Birmingham Public Schools
 Daniel A. Nerad, Ed.D, Superintendent
 dn03bps@birmingham.k12.mi.us
 (248) 203-3006
 31301 Evergreen Road | Beverly Hills, MI 48025

- \$65 Million 2015 Bond Program
- Renovations, Additions, & Site Work for 15 Facilities
- Pre-Bond Planning
- Owner's Representation Services



Livonia Public Schools
 Andrea Oquist, Superintendent
 aquist@livoniapublicschools.org
 (734) 744-2589
 15125 Farmington Road | Livonia, MI 48154

- \$195 Million
- Renovations & Additions of 27 Facilities
- 2.8 Million SF
- Pre-Bond Planning
- Owner's Representation Services



Novi Community School District
 Dr. Steven Matthews, Superintendent
 SMatthews@novi.k12.mi.us
 (248) 449-1234
 25345 Taft Road | Novi MI 48374

- \$70 Million
- Facility Assessments
- Pre-Bond Planning
- Owner's Representation Services



Van Buren Public Schools
 Mike Van Tassel, Superintendent
 mvantassel@vanburenschools.net
 (734) 697-9126 ext. 209
 555 W. Columbia Ave. | Belleville, MI 48111

- \$80 Million
- New High School
- 366,000 SF
- Pre-Bond Planning
- Owner's Representation Services



Warren Consolidated Schools
 Dr. Robert Livernois, Superintendent
 livernois@wcskids.net
 (586) 698-4093
 31300 Anita | Warren, MI 48093

- \$210 Million
- Renovations & Additions of 33 Facilities
- 3.2 Million SF
- Pre-Bond Planning
- Owner's Representation Services



Cassopolis School District
 Gregory Weatherspoon, Superintendent
 gweatherspoon@cassopolis.org
 (248) 445-0549
 725 Center Street | Cassopolis, MI 49031

- \$16 Million
- 60,000 SF. Addition
- 30,000 SF Renovation
- Pre-Bond Planning
- Owner's Representation Services



Ypsilanti Public Schools
 Dedrick Martin, Former Superintendent
 (Now Superintendent at St. Johns Public Schools)
 martind@sjedwings.org
 (989) 227-4001
 1885 Packard Road | Ypsilanti, MI 48197

- \$52 Million
- Renovations & Additions of 14 Facilities
- 11 Million SF
- Pre-Bond Planning
- Owner's Representation/Consulting Services



DeWitt Public Schools
 Dr. John Dieter, Superintendent
 dieter@dewittpublicschools.net
 (517) 668-3001
 2957 W. Herbison Rd. | DeWitt, MI 48820

- \$12 Million
- Renovations & Additions of 8 Facilities
- Classroom Additions
- Owner's Representation Services



Clarenceville Schools
 Paul Shepich, Superintendent
 (248) 919-0250
 20210 Middlebelt Road | Livonia, MI 48152

- \$2 Million Sinking Fund
- New Cafeteria
- Roof Replacements
- Renovations
- Owner's Representation Services



Detroit Public Schools
 Roderick L. Brown, PE, PMP, LSSMBB
 Executive Director of Bond Program
 (313) 409-5878
 roderick.brown@detroitk12.org
 3011 W. Grand Blvd. | Detroit, MI 48202

- \$500 Million Bond
- ARRA Compliance Oversight
- Design Documents Review
- Contractor Invoice Review
- Consulting Services



Onsted Community Schools
 Mark Haag, Superintendent
 markh@wildcat.onsted.k12.mi.us
 (517) 467-2174
 10109 Slee Rd. | Onsted, MI 49265

- \$12 Million Bond
- Facility Bond Planning & Enrollment Projections
- ARRA Compliance Oversight
- Design Documents Review
- Contractor Invoice Review



Montrose Community Schools
 Mark Kleinhans, Former Superintendent
 (Now Superintendent at Bedford Public Schools)
 mark.kleinhans@bedford.k12.mi.us
 (734) 850-6001
 300 Nanita Dr | Montrose, MI 48457

- \$16 Million Bond
- Renovations & Additions of 8 Facilities
- Owner's Representation Services



Lincoln Consolidated Schools
 Ellen Bonter, Superintendent
 bontere@gw.lincolnk12.com
 (734) 484-7001
 8970 Whittaker Road | Ypsilanti, MI 48197

- \$35 Million
- Renovations & Additions of 9 Facilities
- 650,000 SF
- Pre-Bond Planning
- Owner's Representation Services



Milan Area Schools
 Bryan Girbach, Superintendent
 girbachb@milanareaschools.org
 (734) 439-5009
 100 Big Red Drive | Milan, MI 48160

- \$49 Million
- Renovations & Additions of 6 Facilities
- 798,000 SF
- Owner's Representation Services



Niles Community Schools
 Dr. Richard Weigel, Former Superintendent
 (Now Superintendent at Portage Township Schools)
 weigelra@tc3net.com
 (219) 764-6002
 111 Spruce St | Niles, MI 49120

- \$2 Million QZAB Bond
- New Tech High School
- Pre-Bond Planning
- Renovation of Existing High School

Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**




Other PMC Clients



GROSSE POINTE LIBRARY



GROSSE POINTE NEIGHBORHOOD CLUB

PROJECT DETAILS: The Grosse Pointe Public Library had outgrown its existing locations and needed new facilities to improve service offerings and increase visitation

Services Provided:
 Site Plan Approval
 Design Advocacy
 Construction Team Selection
 Project Management
 Furniture Procurement
 Move Management

Size:
 43,300 sq. ft.

Location:
 Grosse Pointe, MI

Completed:
 2006

GPPL engaged Plante Moran Cresa (PMC) as project manager to assist with its planned expansion at two new sites and to oversee the complete construction of two new library facilities.

PMC worked with the library's design team to maximize building efficiency. By providing the insights and acumen of value engineering, PMC was able to increase the square footage of one branch by over 30% of that proposed by the original design without increasing the budget. Project management by PMC resulted in both facilities being completed under budget in 20 months, with \$210,000 in savings transferred back to GPPL.

Additionally, PMC coordinated building moves, furniture procurement and commissioning.

PROJECT DETAILS:

Services Provided:
 Strategic Planning
 Project Feasibility
 Leasing Strategy
 Capital Acquisition
 Development Structuring
 Project Management

Size:
 41,000 SF

Cost:
 \$11 million

Holding its first meeting in 1911, the Grosse Pointe Neighborhood club was founded to meet the social service needs of the community, as well as provide recreational and educational programs for its residents. The club was operating in an aging building in need of renovations.

Plante Moran Cresa (PMC) was engaged to provide comprehensive feasibility, development and project management services for Grosse Pointe Neighborhood Club's new \$11 million, 41,000 square foot facility.

Beaumont Hospital has signed on to be a tenant in the building to provide wellness services. The new facility will feature a pool, exercise facilities, gym, conference rooms, and classrooms.

Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**



Other PMC Clients



THE DETROIT MEDICAL CENTER

PROJECT DETAILS:

Services Provided:

- Master Schedule
- Procurement
- Project Management
- Move Management

Size:

\$500 Million
Construction

The Detroit Medical Center (DMC) is the largest health care provider in southeast Michigan with more than 2,000 beds and 3,000 physicians throughout its five campuses. An acquisition by Vanguard Health Systems in 2011 brought an additional \$500 million in capital improvements to the DMC.

DMC engaged Plante Moran Cresa (PMC) to develop a master schedule for its \$500 million capital improvement program and to lead in the procurement of professional architecture, engineering, construction management, and other services. PMC will manage these services over the five year, five campus project including: a new four-story Pediatric Specialty Center, a 175,000 square foot Children's Hospital Tower, and a new Cardiovascular Institute. Additionally, expanded and modernized facilities will be designed and constructed for Detroit Receiving Hospital, Sinai Grace Hospital, Harper/Hutzel Hospital, the Rehabilitation Institute, and Huron Valley-Sinai Hospital.

PMC actively managed the \$64 million capital improvement project of the West Campus, which includes the Harper University Hospital/Hutzel Women's Hospital. The project consisted of Surgical Services Renovation, Lobby Expansion, Ground Floor Redesign, Inpatient Renovations, 6th Floor Renovation, along with work for the Rehabilitation Institute of Michigan. PMC has also provided expertise and has augmented DMC's project development staff on the balance of the project where requested.

...and in recent news!

The District Detroit passed a major milestone in the construction of the Little Caesars Arena: The last remaining piece of structural steel needed to finish the roof was officially placed on August 4.

The men and women involved on the project celebrated the milestone with a commemorative topping out ceremony, signing their names and decorating the steel with banners, flags, and an evergreen tree before



Report Card

Project Feasibility A⁺
Bond Issue/Millage Campaign A⁺
Project Management A⁺



Facility Assessment Process



Capital Planning Goals and Objectives

- ❑ Grosse Pointe Public School System (“GPPSS”) engaged Plante Moran Cresa to perform a facility assessment review of the BCS major buildings and sites. Site visits took place in the Spring of 2017
 - ❑ The goal of this assessment is to provide GPPSS a “road map” to help establish needs for future capital improvement projects and future Sinking Fund or Bond Program over the next 10 years.
- ❑ The assessments primary focus will be three major components:
 - Critical need/life safety
 - Facility needs & replacement
 - Property enhancements



Facility Assessment Goals and Objectives

- PMC reviewed the over 1,870,000 square feet of elementary, middle, and high school level buildings and sites as well as support facilities
- Review included site work, building envelope, mechanical/electrical systems, environmental, educational technology, security and surveillance needs, site traffic, furniture, and furnishings/equipment needs for each facility.
- The report represents a statement of the physical condition of the buildings and properties based upon visual site observation. The assessment review was non-invasive nor diagnostic.



Report Card

Project Feasibility A⁺
Bond Issue/Millage Campaign A⁺
Project Management A⁺



Facility Assessment Report Samples



Sample – Elementary School

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plante moran CRESA
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2017 Facilities Assessment



Defer Elementary School K-5
 15425 Kercheval, Grosse Pointe Park, Michigan 48230
 Building Age: 93 years
 Square Footage: 60,001 s.f.
 Acres: 6.32
 Students: 315
 Capacity: 525 (60% Utilization)

Description:
 Defer Elementary School is a 3 story brick clad Tudor Revival style building built in 1924 with an addition built in 1928. It was designated a Michigan State Historic Site in 1996 and listed on the National Register of Historic Places in 2001. Students at Defer will attend Pierce Middle School and Grosse Pointe South High School. Defer Elementary is in relatively good condition for its age and requires attention to building components that have exceed their life cycle expectancy.

2017 Facilities Assessment

Site:

The asphalt parking lot has shown signs of wear and cracking and should be replaced within the next 5 years. The playground equipment is newer and appear to be in good shape. There are (4) ballfields with dugouts and a small field house for storage surrounded by a site perimeter fence.

Roofing:

The flat built-up roof areas range in age from 27, 21 and 17 years old and require replacement in the near future.

HVAC:

The (2) steam boilers servicing the building are 20 years old and will need replacement or significant reconditioning in the next 5 to 10 years. The entire building is air conditioned with DX cooling systems (Sanyo units and (1) RTU for the library).

Electrical:

It is also recommended to replace the existing stem mounted and lay-in 2'x4' fluorescent light fixtures with more energy efficient LED throughout the building. Classrooms will require additional electrical power needs to support new IT equipment.

Plumbing:

The restrooms have been renovated recently and do not require further renovation at this time. When the restrooms were renovated, the galvanized piping was replaced with copper and new sanitary lines installed if they were accessible. The existing 93 year old domestic hot and cold water galvanized piping, sanitary & storm drains and heating system piping have been replaced on an "as needed" basis.

Finishes:

Several rooms and corridors have carpet floor covering and will require replacement due to wear. Some of the classroom casework/cabinets will need replacement throughout the building. Where stem mounted fluorescent fixtures are present, it is recommended to install new acoustical tile ceilings and lighting. The existing greenhouse requires replacement and the classroom furniture should be replaced due to age and wear.

Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**




Sample – Elementary School



2017 Facilities Assessment

2017 Facilities Assessment



Defer Elementary School 61,001 s.f.
6.32 Acres



Total Sections: 3
Total Sq/Ft: 19,230

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	4,540	2000	D
2	Section 2-B	9,952	1996	F
3	Section 3-C	4,737	1990	F

Defer Elementary School Roof Information – JD Candler Report dated 10-13-15



Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**



Sample – Elementary School

Line No.	Description	Quantity	Unit	Cost (\$)	Unit Cost (\$)	Escalation Factors			Other
						1-3 years	4-6 years	7-10 years	
2.0 BUILDING ENVELOPE									
12	Roofing Work - J. D. Candler Report								
13	Replace Roof (BUR, installed 1990, grade F)	4,737	1	4,737	\$8.00	\$30,412	0.66%	\$30,412	
14	Replace Roof (BUR, installed 1998, grade F)	9,952	1	9,952	\$8.00	\$82,801	1.30%	\$82,801	
15	Replace Roof (BUR, installed 2000, grade D)	4,540	1	4,540	\$8.00	\$37,773	0.83%	\$37,773	
16	Platching / Curbs	1	1	1	\$25,000.00	\$25,000.00	0.44%	\$25,000	
17	Returbish Exterior Wood Decks	10	1	10	\$1,500.00	\$15,000.00	0.28%	\$15,000	
BUILDING ENVELOPE SUBTOTAL				\$201,586	3.39%	\$201,586		\$0	\$0
3.0 INTERIOR/FINISHES									
24	Abatement (Allowance)	1	1	1	\$100,000.00	\$104,000.00	1.75%	\$104,000	
25	Flooring - majority of building 12x12 VCT								
26	Classrooms (CPT)	700	3	2,100	\$4.50	\$9,828	0.17%	\$9,828	
27	Library (CPT)	900	1	900	\$4.50	\$4,212	0.07%	\$4,212	
28	Teachers Lounge (CPT)	900	1	900	\$4.50	\$4,212	0.07%	\$4,212	
29	Kindergarten (CPT)	925	1	925	\$4.50	\$4,329	0.07%	\$4,329	
30	Music (CPT)	925	1	925	\$4.50	\$4,329	0.07%	\$4,329	
31	Paint Areas Dislurbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.52%	\$31,200	
32	Window treatment	1	1	1	\$25,000.00	\$26,000.00	0.44%	\$26,000	
33	Install Ceilings (19 CR's, Office area, Clinic, 2 conf. rms)	700	23	16,100	\$4.00	\$66,976	0.00%	\$66,976	
34	Classroom & Corridor doors and hardware	52	1	52	\$1,750.00	\$94,640	1.59%	\$94,640	
35	Casework								
36	Replace classroom casework (lowers)	60	1	60	\$250.00	\$15,000.00	0.26%	\$15,000	\$21,372
37	Relurbish stage storage doors	1	1	1	\$7,500.00	\$7,800.00	0.13%	\$7,800	\$10,686
INTERIOR/FINISHES SUBTOTAL				\$373,126	6.27%	\$349,726		\$0	\$32,558
4.0 PLUMBING SYSTEMS									
48	Replace hot water heater (1997)	1	1	1	\$5,000.00	\$5,200.00	0.09%	\$5,200	\$6,344
49	80 gal.								
50	Horizontal HW/CW Piping Replacement (mains only)	80,001	1	80,001	\$4.00	\$240,604	4.19%	\$241,558	
51	Sanitary & Storm Drain Replacement (mains only)	80,001	1	80,001	\$3.00	\$187,303	3.14%	\$187,303	
52	Steam & Condensate Piping Replacement (allow)	1	1	1	\$100,000.00	\$104,000.00	1.75%	\$104,480	
53	Replace and add domestic water valves and fittings (allow)	1	1	1	\$50,000.00	\$52,000.00	0.87%	\$52,480	\$71,240
54	Plumbing Fixtures								
55	Toilet Rooms have been renovated								
PLUMBING SYSTEMS SUBTOTAL				\$598,007	10.05%	\$0	\$6,344	\$912,146	\$0
5.0 HVAC SYSTEMS									
62	Heating								
63	Steam Boilers (Weil McLain, 1997)	2	1	2	\$125,000.00	\$260,000	4.37%	\$260,000	
64	Assess. equip., comb. Air, emerg. Gas stops								
65	Replace Steam Heating System Valves (allow)	1	1	1	\$40,000.00	\$41,800	0.70%	\$41,800	
66	Replace Gym Air Handler	1	1	1	\$100,000.00	\$104,000	1.75%	\$104,000	
67	Replace Classroom Air Handlers (2 major units less gym)	56,000	1	56,000	\$15.00	\$873,600	14.68%	\$873,600	
68	Ventilation								
69	Replace Kitchen Exhaust Fan (No ansul or make up air or potential other code update requirements)	1	1	1	\$30,000.00	\$31,200	0.52%	\$31,200	
70	Air and Water Balance	60,001	1	60,001	\$0.10	\$6,240	0.10%	\$6,240	
71	Commissioning	60,001	1	60,001	\$0.15	\$9,360	0.16%	\$9,360	
72	Temperature Controls	60,001	1	60,001	\$2.50	\$150,003	2.62%	\$150,003	
73	Currently Medysis for AHU only, predom. Pneumatic controls								
74	Air Conditioning (not included in scope)								
75	Supply DX units for classrooms/offices installed 1998								
76	RTU for Library								
77	RTU for Gym (10 yrs old)								
HVAC SYSTEMS SUBTOTAL				\$1,482,003	24.90%	\$1,482,003		\$0	\$0

Line No.	Program Area	Area Required (in Sq. Ft.)	No. of Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Critical Needs (1-3 years)	Deferrable Maintenance (4-6 years)	Property Enhancement (7-10 years)	Other
6.0 ELECTRICAL SYSTEMS											
87	Lighting	23	1	23	\$3,200.00	\$76,544	1.29%		\$76,544		
88	Replace Lig with LED's (23 rooms w/inst mid fix)	4,300	1	4,300	\$2.00	\$8,600	0.15%		\$8,600		
89	Replace exterior building lights	60,001	1	60,001	\$0.25	\$15,000	0.26%		\$15,000		
90	Replace all emergency and exit lights	60,001	1	60,001	\$0.25	\$15,000	0.26%		\$15,000		
91	Add Occupancy Sensors	40	1	40	\$500.00	\$20,000	0.35%		\$20,000		
92	Add electrical upgrade for IT (classrooms)	26	1	26	\$8,000.00	\$208,000	3.41%		\$208,000		
93	Add Generator	1	1	1	\$100,000.00	\$100,000	1.75%		\$100,000	\$142,480	
ELECTRICAL SYSTEMS SUBTOTAL						\$376,689	6.33%	\$272,689	\$0	\$142,480	\$0
7.0 SECURITY (Wright & Hunter)											
99	Door Access System	1	1	1	\$25,000.00	\$26,000	0.44%		\$26,000		
100	Surveillance System	1	1	1	\$31,000.00	\$32,240	0.54%		\$32,240		
101											
102											
103											
SECURITY SYSTEMS SUBTOTAL						\$58,240	0.98%	\$58,240	\$0	\$0	\$0
8.0 NOT USED											
OTHER SUBTOTAL						\$0	0.00%	\$0	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT											
109	Classroom Furniture	39	1	39	\$12,000.00	\$468,720	8.18%		\$468,720		
110	Computer Lab Furniture	1	1	1	\$15,000.00	\$15,600	0.26%		\$15,600	\$21,372	
111											
112											
FURNITURE & EQUIPMENT SUBTOTAL						\$502,320	8.44%	\$0	\$0	\$588,178	\$0
10.0 TECHNOLOGY (Wright & Hunter)											
116	Classroom Technology (AV, Desktop, Laptops, Tablets)	1	1	1	\$409,133.00	\$425,498	7.15%		\$425,498		
117	Network Cabling	1	1	1	\$200,000.00	\$208,000	3.49%		\$208,000		
118	Network Wireless and Switches	1	1	1	\$200,000.00	\$208,000	3.49%		\$208,000		
119	Telephone System	1	1	1	\$74,400.00	\$77,376	1.30%		\$77,376		
120	Public Address Systems	1	1	1	\$25,000.00	\$26,000	0.44%		\$26,000		
121	Fiber WAN	1	1	1	\$40,000.00	\$41,600	0.70%		\$41,600		
122											
TECHNOLOGY SUBTOTAL						\$1,007,274	16.92%	\$1,007,274	\$0	\$0	\$0
PROJECT TOTAL						\$5,952,747	100.00%	\$4,130,205	\$163,108	\$2,313,693	\$0

\$4,130,205	\$163,108	\$2,313,693	\$0
\$6,607,006			



Sample – Middle School



Facilities Assessment

2017 Facilities Assessment



Brownell Middle School 6-8
 260 Chalfonte, Grosse Pointe Farms, Michigan
 Building Age: 61 years
 Square Footage: 157,493 s.f.
 Acres: 15.2
 Students: 612
 Capacity: 754 (81% Utilization)

Brownell Middle School is a 157,493 s.f brick clad 2-story building which opened in its doors in 1956. Students who graduate Brownell will attend North High School.

- Site:**
The 144 car asphalt parking lot was resurfaced in 2010 and may need replacement in the near future. There are a total of 3 ballfields at the southern end of the 15.2 acre site.
- Roofing:**
The built-up roof areas range in age from 18, 10, 8, 7, and 3 years old. Due to the varying ages of the roofs, only some roof areas will need replacement in the near future.
- HVAC:**
The (2) steam boilers servicing the building are 24 years old and will need replacement or significant reconditioning in the next 5 to 10 years. Several of the room unit ventilators require replacement on the second level. Some of the classrooms do not have air conditioning.
- Electrical:**
It is also recommended to replace the existing corridor and classroom fluorescent light fixtures with more energy efficient LED fixtures throughout the building. Classrooms will require additional electrical power needs to support new IT equipment.
- Plumbing:**
The pool equipment and boiler require replacement due to condition and age. It is recommended to replace the existing 61 year old domestic hot and cold water galvanized piping, sanitary & storm drains and heating system piping. An allowance for replacement is included in the summary of costs.
- Finishes:**
Where stem mounted fluorescent fixtures are present, it is recommended to install new acoustical tile ceilings and LED lighting. Some of the classroom, office and media center furniture should be replaced due to age and wear.

Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**




Sample – Middle School

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2017 Facilities Assessment

2017 Facilities Assessment



Performing Arts Center



Unit Ventilator



Classroom Furniture



Total Sections: 19
Total Sq/Ft: 160,836

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	15,035	2009	B
2	Section 2-B	7,208	1999	C
3	Section 3-C	22,874	1999	C
4	Section 4-D	5,617	1999	C
5	Section 5-E	57,797	2014	A
6	Section 6-F	4,906	2014	A
7	Section 7-G	10,922	1999	D
8	Section 8-H	14,780	1999	D
9	Section 9-I	482	2007	B
10	Section 10-J	493	2007	B
11	Section 11-K	549	2007	B
12	Section 12-L	1,283	2007	B
13	Section 13-M	377	2007	B
14	Section 14-N	411	2007	B
15	Section 15-O	423	2007	B
16	Section 16-P	1,371	2007	B
17	Section 17-Q	12,365	2010	C
18	Section 18-R	707	2010	B
19	Section 19-S	3,437	2010	B



Sample – Middle School

plante MORAN CRESA
REAL ESTATE CONSULTANTS

Summary of Costs
Brownell MS

Line No.	Draft G-28-17 Program Area	Area Reviewed (in Sq. Ft.)	No. of Rm./Units	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Ranked Capital Priorities		
								Critical Needs (1-3 years)	Deferrable Maintenance (4-6 years)	Property Enhancement (7-10 years)
1 SITE										
3	Paving									
4	Replace Asphalt Parking Lot (144 spaces) 2310	72,000	1	72,000	\$3.50	\$252,000	2.61%		\$316,738	
5	Improve Landscaping	1	1	1	\$26,000.00	\$26,000	0.26%			\$35,620
6										
	SITE SUBTOTAL					\$278,000	2.87%	\$0	\$316,738	\$35,620
10 BUILDING ENVELOPE										
11	Roofing Work - J.D. Candler Report									
13	Replace Roof (BUR, installed 1990, grade C)	7,208	1	7,208	\$8.00	\$57,664	0.80%		\$73,164	
14	Replace Roof (BUR, installed 1990, grade C)	22,074	1	22,074	\$8.00	\$176,592	1.95%		\$230,152	
15	Replace Roof (BUR, installed 1990, grade C)	5,417	1	5,417	\$8.00	\$43,336	0.47%		\$57,615	
16	Replace Roof (BUR, installed 1990, grade C)	10,832	1	10,832	\$8.00	\$86,656	0.94%	\$60,871		
17	Replace Roof (BUR, installed 1990, grade D)	14,760	1	14,760	\$8.00	\$118,080	1.23%		\$122,970	\$0
18	Replace Roof (BUR, installed 2007, grade B)	480	1	480	\$0.00	\$0	0.00%		\$0	\$0
19	Replace Roof (BUR, installed 2007, grade B)	540	1	540	\$0.00	\$0	0.00%		\$0	\$0
20	Replace Roof (BUR, installed 2007, grade B)	1,283	1	1,283	\$0.00	\$0	0.00%		\$0	\$0
21	Replace Roof (BUR, installed 2007, grade B)	377	1	377	\$0.00	\$0	0.00%		\$0	\$0
22	Replace Roof (BUR, installed 2007, grade B)	411	1	411	\$0.00	\$0	0.00%		\$0	\$0
23	Replace Roof (BUR, installed 2007, grade B)	453	1	453	\$0.00	\$0	0.00%		\$0	\$0
24	Replace Roof (BUR, installed 2007, grade B)	1,371	1	1,371	\$0.00	\$0	0.00%		\$0	\$0
25	Replace Roof (BUR, installed 2009, grade B)	15,026	1	15,026	\$0.00	\$0	0.00%		\$0	\$0
26	Replace Roof (BUR, installed 2010, grade C)	12,345	1	12,345	\$8.00	\$102,777	1.03%	\$105,510		\$0
27	Replace Roof (BUR, installed 2010, grade B)	707	1	707	\$0.00	\$0	0.00%		\$0	\$0
28	Replace Roof (BUR, installed 2010, grade B)	3,427	1	3,427	\$0.00	\$0	0.00%		\$0	\$0
29	Replace Roof (BUR, installed 2014, grade A)	57,787	1	57,787	\$0.00	\$0	0.00%		\$0	\$0
30	Replace Roof (BUR, installed 2014, grade A)	4,906	1	4,906	\$0.00	\$0	0.00%		\$0	\$0
31	Fencing / Gates for new M/E Work	1	1	1	\$50,000.00	\$50,000	0.56%		\$63,442	\$0
32										
	BUILDING ENVELOPE SUBTOTAL					\$654,658	6.62%	\$213,841	\$449,279	\$0
35 INTERIOR/FINISHES										
36	Abatement (allow)	1	1	1	\$200,000.00	\$200,000	2.07%	\$208,000		\$0
38	Replace door hardware	1	30	30	\$600.00	\$18,000	0.18%	\$19,000		\$0
40	Flooring									
41	Classrooms (NCT)	760	12	9,600	\$4.50	\$43,200	0.47%	\$47,100		\$0
43	Replace Pool Tile, Gutter									
43	Paint Areas Disturbed by Construction	20,600	1	20,600	\$1.00	\$20,600	0.21%	\$20,900		\$0
44	Ceiling Replacement	800	12	9,600	\$4.00	\$38,400	0.40%	\$39,936		\$0
45										
	INTERIOR/FINISHES SUBTOTAL					\$392,456	3.92%	\$422,456	\$0	\$0
49 PLUMBING SYSTEMS										
49	Horizontal HW/CW Piping Replacement (main only)	157,493	1	157,493	\$4.00	\$629,972	6.80%		\$897,044	
50	Sanitary & Storm Drain Replacement (main only)	157,493	1	157,493	\$3.00	\$472,479	5.09%		\$627,188	
51	Steam & Condensate Piping Replacement (allow)	1	1	1	\$200,000.00	\$200,000	2.07%		\$294,960	
52	Replace and add domestic water valves and fittings (allow)	1	1	1	\$150,000.00	\$150,000	1.64%		\$142,480	
53										
54										
55	Replace Pool pump, motor, filter, flow meter, valves, piping, gaskets, metal backwash air pipe, chemical injectors, bypass	1	1	1	\$140,000.00	\$140,000	1.49%	\$145,800		\$0
	PLUMBING SYSTEMS SUBTOTAL					\$1,604,149	16.93%	\$1,650,800	\$0	\$1,999,212
59 HVAC SYSTEMS										
60										
61	Heating									
62	Steam Boilers (1995, 24 years old)	2	1	2	\$140,000.00	\$280,000	2.73%	\$274,400		\$0
63	Replace Steam Heating System Valves	1	1	1	\$60,000.00	\$60,000	0.63%	\$63,200		\$0
64	Replace 2nd Floor Units North	14	1	14	\$70,000.00	\$980,000	9.80%	\$921,200		\$0
65	Replace Art Room Units Vert	1	1	1	\$20,000.00	\$20,000	0.21%	\$20,800		\$0
66	Replace Gym AHUs	3	1	3	\$100,000.00	\$300,000	3.11%	\$312,000		\$0
67										
68	Boiler for Domestic Hot Water (Lohmivar, 2001)	1	1	1	\$50,000.00	\$50,000	0.52%	\$52,000		\$0
70	Boiler for Pool (Lohmivar, 2008)	1	1	1	\$40,000.00	\$40,000	0.42%	\$42,000		\$0
72	Pool AHU	1	1	1	\$100,000.00	\$104,000	1.04%	\$104,000		\$0
73										
74										
75										
76	Air Conditioning - Add DX units	31	1	31	\$7,500.00	\$234,600	0.00%	\$241,800		\$0
77										
78	Ventilation									
79	Replace Kitchen Exhaust Fan (No annual or make up air or potential other code update requirements)	1	1	1	\$30,000.00	\$31,200	0.31%	\$31,200		\$0
80										
81	Replace Exhaust Fans at Total Rooms	4	1	4	\$10,000.00	\$41,600	0.41%	\$41,600		\$0
82	Temperature Controls (Currently on BASIS system)	157,493	1	157,493	\$2.50	\$393,733	4.08%	\$409,482		\$0
83	Air and Water Balance	157,493	1	157,493	\$0.10	\$15,749	0.16%	\$16,279		\$0
84	Commissioning	157,493	1	157,493	\$0.15	\$23,624	0.25%	\$24,569		\$0
	HVAC SYSTEMS SUBTOTAL					\$2,054,630	20.49%	\$2,054,630	\$0	\$0

Line No.	Draft G-28-17 Program Area	Area Reviewed (in Sq. Ft.)	No. of Rm./Units	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Ranked Capital Priorities		
								Critical Needs (1-3 years)	Deferrable Maintenance (4-6 years)	Property Enhancement (7-10 years)
68 ELECTRICAL SYSTEMS										
80	Lighting									
80	Replace Lighting with LED's	35	1	35	\$1,200.00	\$42,000	0.44%	\$43,880		\$0
91	Replace exterior building lights	157,492	1	157,492	\$0.25	\$39,373	0.41%	\$40,948		\$0
92	Replace all emergency and exit lights	157,492	1	157,492	\$0.25	\$39,373	0.41%	\$40,948		\$0
93	Add electrical upgrades for IT classrooms	40	1	40	\$5,000.00	\$200,000	2.07%	\$209,000		\$0
94	Aut Generator	1	1	1	\$150,000.00	\$150,000	1.61%	\$156,000	\$213,720	\$0
	ELECTRICAL SYSTEMS SUBTOTAL					\$468,976	4.88%	\$533,376	\$0	\$213,720
97 SECURITY (Watch & Hinder)										
98	Door Access System	1	1	1	\$50,000.00	\$50,000	0.52%	\$52,000		\$0
99	Surveillance System	1	1	1	\$87,000.00	\$87,000	0.90%	\$90,480		\$0
100										
	SECURITY SYSTEMS SUBTOTAL					\$147,000	1.42%	\$142,480	\$0	\$0
8.6 NOT USED										
100										
102										
105										
106										
	OTHER SUBTOTAL					\$0	0.00%	\$0	\$0	\$0
9.6 FURNITURE & EQUIPMENT										
109	Classroom furniture	1	20	20	\$15,000.00	\$302,000	3.11%	\$312,000		\$427,440
110	Other furniture (Office, lobby, etc.)	1	8	8	\$8,000.00	\$64,000	0.66%	\$66,560		\$91,157
111	Media Center Furniture	1	1	1	\$20,000.00	\$20,800	0.21%	\$21,456		\$28,456
112										
113										
114										
	FURNITURE & EQUIPMENT SUBTOTAL					\$296,800	3.09%	\$0	\$0	\$547,123
10.6 TECHNOLOGY (Watch & Hinder)										
117	Classroom Technology (AV, Desktop, Laptops, Tablets)	1	1	1	\$805,000.00	\$805,000	8.59%	\$850,000		\$0
118	Network Cabling	1	1	1	\$750,000.00	\$750,000	7.78%	\$780,000		\$0
119	Network Wireless and Switches	1	1	1	\$200,000.00	\$204,000	2.07%	\$209,000		\$0
120	Telephone System	1	1	1	\$100,800.00	\$104,832	1.05%	\$104,832		\$0
121	Public Address Systems	1	1	1	\$75,000.00	\$78,000	0.79%	\$78,000		\$0
122	Fiber WAN	1	1	1	\$80,000.00	\$83,000	0.83%	\$83,000		\$0
123										
	TECHNOLOGY SUBTOTAL					\$2,269,832	23.24%	\$2,269,832	\$0	\$0
124	Building Infrastructure Improvement Total									
125	Project Contingency	10.00%	01	157,493	\$52.46	\$8,269,803	87.41%	\$5,110,416	\$889,016	\$2,794,375
126	Permits, Testing & Printing	2.50%	01	157,493	\$109.84	\$17,186	0.18%	\$24,236	\$96,002	\$24,755
127	Construction Manager Fee and Costs	8.00%	01	157,493	\$193.97	\$30,599	0.32%	\$39,171	\$23,898	\$61,808
128	Professional Fees & Costs	8.00%	01	157,493	\$124.86	\$19,645	0.21%	\$25,544	\$16,456	\$42,848
129	Professional Fees & Costs	8.00%	01	157,493	\$124.86	\$19,645	0.21%	\$25,544	\$16,456	\$42,848
130	PROJECT TOTAL					\$10,608,049	100.00%	\$6,532,405	\$1,142,857	\$3,502,915

\$6,532,405 \$1,142,857 \$3,502,915 \$0

\$11,178,177



Sample – High School



2017 Facilities Assessment

2017 Facilities Assessment



North High School 9-12
 707 Vernier, Grosse Pointe Woods, Michigan
 Building Age: 51 years
 Square Footage: 342,148 s.f.
 Acres: 31.3
 Students: 1,385
 Capacity: 2,408 (57% Utilization)

North High School is a 342,148 s.f brick clad 3-story building which opened in its doors in 1966. It is the High School for Poupard ES, Mason ES, Ferry ES and Parcels MS students.

Site:

The South 179 car asphalt parking lot and the North 356 car student parking lot may need replacement in 4 to 6 years along with several catch basins. The football field turf needs replacement, the running track requires replacement along with the stadium lights.

Roofing:

The built-up roof areas range in age from 37, 22, 21, 18, 16, 14, 12, 7 and 4 years old. Due to the varying ages of the roofs, only some roof areas will need replacement in the near future.

HVAC:

The (2) steam boilers servicing the building are 24 years old and will need replacement or significant reconditioning in the next 5 to 10 years. Several of the room unit ventilators require replacement on the second level. Some of the classrooms do not have air conditioning.

Electrical:

It is also recommended to replace the existing corridor and classroom fluorescent light fixtures with more energy efficient LED fixtures throughout the building. Classrooms will require additional electrical power needs to support new IT equipment. The existing electrical panels and switch gear are original and should be replaced.

Plumbing:

The pool equipment requires replacement due to condition and age. The domestic hot water boiler is 17 years old and requires replacement in the near future. The circulation pumps in the fan rooms should be replaced due to current condition and wear. It is recommended to replace the existing 51 year old domestic hot and cold water galvanized piping, sanitary & storm drains and heating system piping. An allowance for replacement is included in the summary of costs.

Finishes:

Where stem mounted fluorescent fixtures are present, it is recommended to install new acoustical tile ceilings and LED lighting. The third floor ceilings and flooring should be replaced due to their current condition and the lockers should be replaced. The kitchen walk-in freezer and serving lines should be replaced. The exterior metal panels at Area A North Lobby should be replaced due to their current condition and several windows require replacement with more energy efficient units. The Performing Arts Center (PAC) orchestra pit elevator requires repairs or replacement.

Report Card

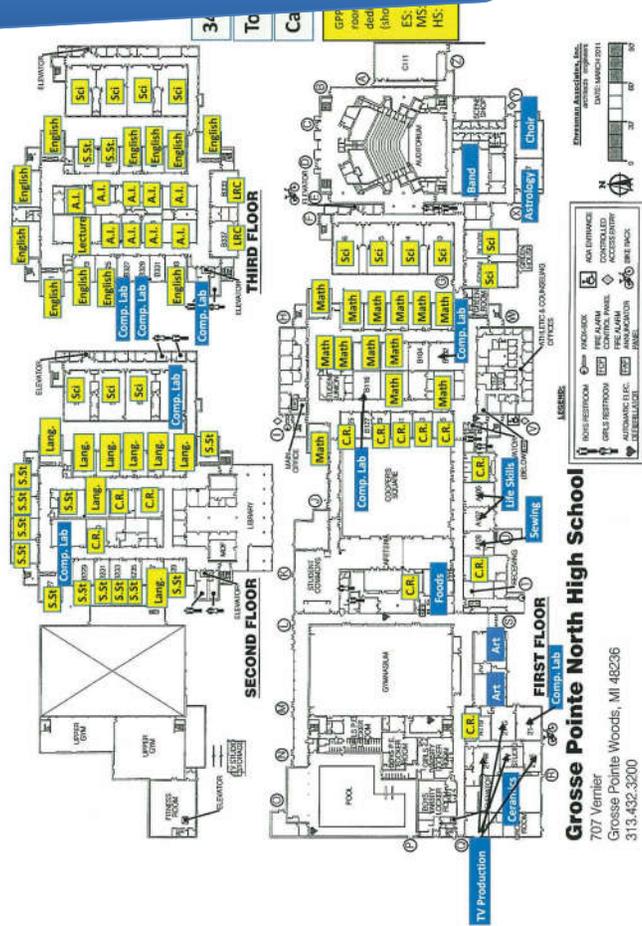
Project Feasibility **A⁺**
 Bond Issue/Millage Campaign **A⁺**
 Project Management **A⁺**




Sample – High School



2017 Facilities Assessment



Air Handlers



Aluminum Storefront



Original Building Controls



Original Electrical Switchgear

Report Card

Project Feasibility **A+**
 Bond Issue/Millage Campaign **A+**
 Project Management **A+**



Sample – High School



2017 Facilities Assessment

2017 Facilities Assessment



Damaged Metal Panels



Open Stairwell



Locker Room



Typical Toilet Room



North High School 342,148 s.f.
 31.3 Acres



Sample – High School

Line No.	Draft 6-28-17 Program Area	Area Required (in Sq. Ft.)	No. of Rms. / Units	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Ranked Capital Priorities				
								Critical Needs (1 - 3 years)	Deferable Maintenance (4 - 6 years)	Property Enhancement (7 - 10 years)	Other	
6.0 INTERIOR FINISHES												
66	Abatement	30,000	1	30,000	\$3.00	\$93,600	0.32%	\$93,600				
67	Remove 3rd floor ACT Tie	30,000	1	30,000	\$3.00	\$93,600	0.32%	\$93,600				
70	Remove 3rd floor ACT Ceiling	30,000	1	30,000	\$3.00	\$93,600	0.32%	\$93,600				
71	Remove Spray on Asbest. AI removed lockers	1	1	1	\$20,000.00	\$20,000	0.07%	\$20,000				
72	PAC Elevator	1	1	1	\$250,000.00	\$250,000	0.89%	\$250,000				
74	Doors & Hardware	500	1	500	\$500.00	\$250,000	0.89%	\$250,000				
77	Replace door hardware (locks only)	500	1	500	\$500.00	\$250,000	0.89%	\$250,000				
78	Replace door hardware (locks only)	500	1	500	\$500.00	\$250,000	0.89%	\$250,000				
79	Ceilings	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800				
80	Replace Corridor and CH Ceilings (due to new MRPHIT east at 3rd floor)	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800				
81	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%	\$31,200				
82	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%	\$31,200				
83	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%	\$31,200				
84	Floors	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800				
85	Corridor and Classrooms 3rd Floor	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800				
86	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%	\$31,200				
87	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%	\$31,200				
88	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%	\$31,200				
89	Replace Toilet Partitions (metal or plastic)	1	12	12	\$25,000.00	\$312,000	1.07%	\$380,640				
90	Replace Toilet Accessories (TP, PT, soap, mirror, grab bars, etc.)	1	12	12	\$600.00	\$7,200	0.03%	\$9,135				
91	Lockers	1	300	300	\$175.00	\$52,500	0.19%	\$66,612				
92	Replace student corridor lockers 3rd Floor	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
93	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
94	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
95	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
96	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
97	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
98	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
99	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
100	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
101	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
102	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
103	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
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116	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
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140	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
141	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
142	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
143	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
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146	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
147	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
148	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
149	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
150	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
151	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
152	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
153	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
154	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
155	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
156	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
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161	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
162	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
163	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
164	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
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170	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
171	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
172	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
173	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
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175	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
176	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
177	Replace gym lockers	1	80	80	\$175.00	\$14,000	0.05%	\$17,760				
178												



Report Card

Project Feasibility A⁺
Bond Issue/Millage Campaign A⁺
Project Management A⁺



Facility Assessment Report Benchmarking and Findings



Facility Assessment Report Benchmarking

□ Ave. Capital Cost per s.f. for Infrastructure Improvement

Item	Low	High
• Roofing	\$6	\$8
• Windows	\$8	\$12
• Interiors/Finishes:	\$6	\$9
• Mechanical	\$17	\$21
• Electrical	\$10	\$13
• Plumbing	\$3	\$5
• Site/Parking	\$5	\$7
Average:	\$55	\$75

PMC Capital Planning Clients

Detroit Public Schools	\$500M
Warren Con Schools	\$350M*
Livonia Schools	\$195M
Rochester Schools	\$183M
Farmington Schools	\$131M
West Bloomfield	\$120M
Belleville Schools	\$80M
Novi Schools	\$70M
Woodhaven Schools	\$53M
Crestwood Schools	\$35M
Southgate Schools	\$20M

* denotes over \$141M in 2015 bond programs



Facility Assessment Report Benchmarking

Comparative Capital Costs (per student and facility area)

School District Name	Proposed / Approved Bond Budgets	# of Students	Educational Square Feet	Cost per Student	Cost per Educational S.F.	Year of Previous Bond/Amount
Detroit Public Schools (Passed 2009)	\$500,000,000	47,000	9,875,000	\$10,638	\$50.63	1994 (\$1.5B)
Livonia Public Schools (Passed 2013)	\$195,000,000	14,902	2,712,653	\$13,085	\$71.89	1994 (\$50M)
Rochester Community Schools (2016)	\$183,000,000	15,117	2,395,000	\$12,106	\$76.41	2004 (\$63M)
Warren Consolidated Schools (Passed 2015)	\$141,000,000	15,508	2,515,000	\$9,092	\$56.06	2000 (\$150M)
Farmington Public Schools (Passed 2015)	\$131,000,000	9,500	1,797,497	\$13,789	\$72.88	1997 (\$93M)
West Bloomfield School District (Passed 2017)	\$120,000,000	6,630	1,600,000	\$18,100	\$75.00	2009 (\$63M)
Plymouth Canton Schools (Passed 2013)	\$114,000,000	17,390	2,513,672	\$6,555	\$45.35	2004 (\$109M)
Northville Public Schools	\$100,000,000	7,004	962,000	\$14,280	\$103.95	2004 (\$35M)
Novi Community Schools (Passed 2015)	\$70,000,000	6,800	876,352	\$10,294	\$79.88	2001 (\$27M)
Average				\$11,993.22	\$70.23	



GPPSS Facility Assessment Report Findings

❑ Ave. 10 year Capital Cost per s.f. for GPPSS (based on 1.87M SF)

Item	Average
• Elementary School	\$111.54
• Middle Schools	\$80.70
• High Schools	\$79.87
• Support Buildings	\$99.21
Average:	\$92.83

❑ Summary of Capital Costs (over next 10 years)

• Critical Need (1-3 Years)	\$91,538,240
• Deferred Maintenance (4-6 Years):	\$28,047,681
• Property Enhancement (7-10 Years)	\$48,017,931
• Summary of 10 Year Capital Costs	\$167,603,852



Grosse Pointe Public School System

SUMMARY OF COSTS BY PRIORITIZATION

Bldg #	Name of School Facility	Total Costs	Critical Need (1 - 3)	Deferred Maintenance (4 - 6)	Property Enhancement (7 - 10)	Total
ELEMENTARY:						
1	Defer Elementary School	\$ 6,607,006	\$ 4,130,205	\$ 163,108	\$ 2,313,693	\$ 6,607,006
2	Ferry Elementary School	\$ 6,809,747	\$ 4,382,036	\$ 352,022	\$ 2,075,689	\$ 6,809,747
3	Kerby Elementary School	\$ 6,438,846	\$ 4,305,835	\$ 230,023	\$ 1,902,987	\$ 6,438,846
4	Maire Elementary School	\$ 6,750,001	\$ 2,362,889	\$ 2,579,342	\$ 1,807,770	\$ 6,750,001
5	Mason Elementary School	\$ 5,662,216	\$ 3,998,427	\$ 374,927	\$ 1,288,861	\$ 5,662,216
6	Monteith Elementary School	\$ 7,578,888	\$ 5,012,138	\$ 275,602	\$ 2,291,147	\$ 7,578,888
7	Poupard Elementary School	\$ 7,735,550	\$ 4,521,032	\$ 954,534	\$ 2,259,984	\$ 7,735,550
8	Richard Elementary School	\$ 5,234,209	\$ 2,182,283	\$ 923,294	\$ 2,128,633	\$ 5,234,209
9	Trombly Elementary School	\$ 5,628,130	\$ 3,809,629	\$ 361,695	\$ 1,456,807	\$ 5,628,130
MIDDLE:						
10	Brownell Middle School	\$ 11,178,177	\$ 6,532,405	\$ 1,142,857	\$ 3,502,915	\$ 11,178,177
11	Parcells Middle School	\$ 15,382,240	\$ 8,030,653	\$ 1,821,989	\$ 5,529,599	\$ 15,382,240
12	Pierce Middle School	\$ 12,738,252	\$ 8,480,376	\$ 1,439,111	\$ 2,818,766	\$ 12,738,252
HIGH:						
13	North High School	\$ 33,929,210	\$ 11,495,234	\$ 15,379,137	\$ 7,054,839	\$ 33,929,210
14	South High School	\$ 28,292,560	\$ 18,355,378	\$ 1,263,772	\$ 8,673,410	\$ 28,292,560
SUPPORT:						
15	Barnes Early Childhood Center	\$ 5,307,688	\$ 2,782,859	\$ 649,877	\$ 1,874,953	\$ 5,307,688
16	Administration	\$ 2,331,131	\$ 1,156,860	\$ 136,393	\$ 1,037,878	\$ 2,331,131
TOTAL BUILDINGS BUDGET		\$ 167,603,853	\$ 91,538,240	\$ 28,047,681	\$ 48,017,931	\$ 167,603,853
Escalation Factors			1.04	1.22	1.37	
Net Present Value (NPV)		\$ 167,603,853	\$ 91,538,240	\$ 22,989,903	\$ 35,049,585	\$ 149,577,728



Major Items **Grosse Pointe Public School System**
Major Items (excludes soft costs)

Bldg #	Name of School Facility	Cost/s.f.	Paving	Roofing	Plumbing	HVAC	Electrical	Security	Tech	Furniture	Pools
ELEMENTARY:											
1	Defer Elementary School	\$79.73	\$117,681	\$185,985	\$818,490	\$1,482,003	\$415,169	\$58,240	\$1,007,274	\$688,178	
2	Ferry Elementary School	\$72.86	\$204,932	\$483,221	\$911,595	\$474,036	\$534,516	\$55,120	\$1,045,408	\$602,690	
3	Kerby Elementary School	\$62.15	\$117,681	\$63,542	\$983,449	\$1,943,434	\$422,086	\$52,000	\$970,320	\$380,422	
4	Maire Elementary School	\$93.92	\$187,429	\$212,573	\$732,158	\$1,597,982	\$387,374	\$49,920	\$999,024	\$387,546	
5	Mason Elementary School	\$95.36	\$127,712	\$138,195	\$520,251	\$1,272,757	\$415,594	\$48,880	\$996,944	\$370,448	
6	Monteith Elementary School	\$89.11	\$0	\$217,627	\$844,440	\$1,792,864	\$460,844	\$59,280	\$1,067,456	\$712,400	
7	Poupard Elementary School	\$89.47	\$188,100	\$280,872	\$831,814	\$1,825,643	\$467,785	\$55,120	\$1,133,600	\$514,353	
8	Richard Elementary School	\$67.92	\$86,060	\$232,187	\$773,229	\$614,067	\$366,027	\$49,920	\$1,087,216	\$763,693	
9	Trombley Elementary School	\$94.82	\$97,031	\$183,014	\$501,202	\$1,078,925	\$562,801	\$94,640	\$920,816	\$404,643	
MIDDLE:											
10	Brownell Middle School	\$52.46	\$319,738	\$763,119	\$1,998,212	\$1,898,630	\$547,296	\$142,480	\$2,268,032	\$547,123	\$301,600
11	Parcells Middle School	\$50.68	\$234,162	\$1,244,978	\$2,562,476	\$1,743,925	\$755,778	\$132,080	\$1,359,696	\$692,453	\$546,000
12	Pierce Middle School	\$50.68	\$195,040	\$772,364	\$1,504,861	\$2,808,601	\$629,051	\$132,080	\$2,165,904	\$511,788	\$540,800
HIGH:											
13	North High School	\$67.71	\$1,272,678	\$1,949,730	\$4,311,714	\$7,948,654	\$1,926,426	\$350,480	\$350,480	\$0	\$137,280
14	South High School	\$35.29	\$689,520	\$684,527	\$5,650,181	\$3,159,700	\$1,608,540	\$410,800	\$1,359,696	\$0	\$22,464
SUPPORT:											
15	Barnes Early Childhood Center	\$77.53	\$317,886	\$337,832	\$712,065	\$759,056	\$759,056	\$67,600	\$806,416	\$447,387	
16	Administration	\$77.99	\$131,781	\$11,724	\$308,004	\$308,004	\$225,661	\$45,760	\$621,816	\$641,160	
TOTALS:			\$4,287,431	\$7,761,491	\$23,964,142	\$30,708,281	\$10,484,005	\$1,804,400	\$18,160,098	\$7,664,284	\$1,548,144



Take-Aways, “Homework” and Next Steps



Considerations from today on the following;

- Insight for School Funding, Facility Utilization, Capital Assessment Report
- Impression of Facility Tour

“Homework”

- Review GPPSS 2017 Capital Assessment Report (see website)

Next Steps

- Funding History of GPPSS Capital Needs
- Funding and Timing Considerations for GPPSS Capital Needs
- Facility Tour



Report Card

Project Feasibility **A+**
Bond Issue/Millage Campaign **A+**
Project Management **A+**



Helping to Plan the Future:

Paul R. Wills, AIA, NCARB
Partner

(248) 223-3316

paul.wills@plantemoran.com

Robert Stempien, AIA
Senior Vice President

(248) 603-5252

robert.stempien@plantemoran.com