Grosse Pointe Public School System
Blue Ribbon Committee

September 28, 2017
1. Reminder of (3) Overarching Questions

2. Presentation of PMC 2017 Capital Needs Assessment
   • Round table discussion

3. Tour of Facility
   • Round table discussion - Aha moments

4. Formation of Priorities/Core Values Homework
Reminder of (3) Overarching Questions
1. Is the Plante Moran CRESA facilities report credible and verifiable information that can be used to develop a sustainable facilities plan

2. What are the GPPSS footprint needs now, 5 years from now, and 10 years from now, for our educational programming

3. What funding is needed to sustain the educational program our community expects for its students and from its neighborhood schools
PMC 2017 Capital Needs Assessment
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
Report Card
Project Feasibility
Bond Issue/Millage Campaign
Project Management

Farmington Public Schools
Jon Rehe, Director of Facilities Management
jonrehe@farmington.k12.mi.us
(248) 419-2435
32500 Shawnee | Farmington, MI 48136

- $135.5 Million
- 1.9 Million SF
- Pre-Bond Planning
- Owner's Representation Services

Birmingham Public Schools
Daniel A. Nerad, EdD, Superintendent
dan3ber@birmingham.k12.mi.us
(248) 208-2006
35000 Evergreen Rd | 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
aoquist@livoniapublicschools.org
(734) 744-2569
1325 Farmington Rd | Livonia, MI 48154

- $165 Million
- Renovations & Additions of 27 Facilities
- 2.0 Million SF
- Pre-Bond Planning
- Owner's Representation Services

Novi Community District
Dr. Steven Matthews, Superintendent
SMatthews@novi422.mius
(248) 449-1241
25545 Thiel Rd | Novi MI 48374

- $10 Million
- Facility Assessments
- Pre-Bond Planning
- Owner's Representation Services

Van Buren Public Schools
Mike VanTassel, Superintendent
mvantassel@vanburenschools.net
(734) 637-6126 ext. 206
555 W. Columbia Ave | Belleville, MI 48111

- $20 Million
- New High School
- 56,000 SF
- Pre-Bond Planning
- Owner's Representation Services

Warren Consolidated Schools
Dr. Robert Livermore, Superintendent
rLivermore@wcsd.org
(313) 586-4063
31300 Anita | Warren, MI 48093

- $23 Million
- Renovations & Additions of 33 Facilities
- 3.2 Million SF
- Pre-Bond Planning
- Owner's Representation Services

Cassopolis School District
Gregory Weatherspoon, Superintendent
gweatherspoon@cassopolisd.org
(269) 445-0549
226 Center Street | Cassopolis, MI 49034

- $8 Million
- 50,000 SF Addition
- 30,000 SF Renovation
- Pre-Bond Planning
- Owner's Representation Services

Ypsilanti Public Schools
Dedrick Martin, Former Superintendent
dedrick@ypsilanti.k12.mi.us
(734) 227-4001
8055 Packard Rd | 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@dewittschools.net
(517) 688-3007
2000 W. Hill Road | DeWitt, MI 48820

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

Claremoreville Schools
Paul Shipkot, Superintendent
pshipkot@claremoreville.k12.mi.us
(248) 919-0250
22020 Middlebelt Road | Livonia, MI 48152

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

Detroit Public Schools
Rodrick J. Brown, PE, PMP, LS SBE
Executive Director of Bond Program
3707 40th St | Detroit, MI 48212

- $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
10301 Shee 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 Klaibner, Former Superintendent
markk@bedford.k12.mi.us
(734) 650-6001
200 North Dr | Montrose, MI 48457

- $16 Million Bond
- Renovations & Additions of 9 Facilities
- Owner’s Representation Services

Lincoln Consolidated Schools
Ellen Bonner, Superintendent
bonner@lincolnk12.com
(734) 494-7001
6970 Whitaker 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 Gribach, Superintendent
gribach@milanareschools.org
(734) 459-5009
1003 Big Red Drive | Milan, MI 48160

- $49 Million
- Renovations & Additions of 6 Facilities
- 976,000 SF
- Owner’s Representation Services

Niles Community Schools
Dr. Richard Weigel, Former Superintendent
richard@nilesarea.k12.mi.us
(269) 764-6000
3100 Spruce St | Niles, MI 49068

- $2 Million G24 Bond
- New Tech High School
- Pre-Bond Planning
- Renovation of Existing High School
Other PMC Clients

GROSSE POINTE LIBRARY

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 $250,000 in savings transferred back to GPPL.

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

GROSSE POINTE NEIGHBORHOOD CLUB

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.
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 $300 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, 8th 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.
Facility Assessment Process

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
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.
Facility Assessment Report Samples
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: 523 (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 1986 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.

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.
Sample – Elementary School

2017 Facilities Assessment

- Music Room
- Playground and Ball Fields
- Classroom Cabinets
- Gym Stage Storage Cabinets
### Sample – Elementary School

**2017 Facilities Assessment**

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#### Defer Elementary School
- **Area**: 61,001 s.f.
- **Acres**: 6.32 Acres

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#### 2017 Facilities Assessment

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

<table>
<thead>
<tr>
<th>Map</th>
<th>Name</th>
<th>Sq/Ft</th>
<th>Est Install</th>
<th>Grade</th>
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<td>1</td>
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<td>4,540</td>
<td>2000</td>
<td>D</td>
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<tr>
<td>2</td>
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<td>1996</td>
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<tr>
<td>3</td>
<td>Section 3-C</td>
<td>4,737</td>
<td>1990</td>
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*Defer Elementary School Roof Information – JD Candler Report dated 10-13-15*
## Project Feasibility Bond Issue/Millage Campaign Project Management

### Project Scope

- **Power**
  - Solar panels
  - Battery storage
- **Water**
  - Rainwater harvesting
- **Waste**
  - Composting system
- **Energy**
  - LED lighting
- **Security**
  - Surveillance cameras
- **Comfort**
  - HVAC systems
- **Accessibility**
  - ADA compliant

### Project Costs

**Initial Cost Breakdown**

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost ($)</th>
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<td>Solar panels</td>
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<td>15,000</td>
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<tr>
<td>Rainwater harvesting</td>
<td>10,000</td>
</tr>
<tr>
<td>Composting system</td>
<td>5,000</td>
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<tr>
<td>LED lighting</td>
<td>30,000</td>
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<tr>
<td>Surveillance cameras</td>
<td>20,000</td>
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<tr>
<td>HVAC systems</td>
<td>40,000</td>
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<tr>
<td>ADA compliance</td>
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**Total Initial Cost**

- **$150,000**

**Additional Costs**

- **$50,000** for permits and regulatory fees
- **$20,000** for legal and planning services
- **$10,000** for contingency

**Total Estimated Cost**

- **$220,000**

### Funding Sources

- **District Bond Issue**
- **State Grant**
- **Federal Funding**
- **Private Donations**
- **Value-Added Revenue**

### Timeline

- **Design Phase**
  - 3 months
- **Construction Phase**
  - 18 months
- **Operation Phase**
  - Ongoing

### Project Team

- **Architect**
- **Engineer**
- **Contractor**
- **Supervisor**
- **Construction Manager**

### Key Performance Metrics

- **Energy Savings**
- **Water Conservation**
- **Reduction in Waste**
- **Increased Comfort**
- **Enhanced Security**

### Contact Information

- **Project Manager**
- **Lead Architect**
- **Construction Superintendent**

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### Table: Budget Distribution

<table>
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<tr>
<th>Cost Category</th>
<th>Initial Cost</th>
<th>Additional Cost</th>
<th>Total Cost</th>
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<td><strong>Total</strong></td>
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**Note:** All costs are estimated and subject to change. Final costs will be determined after bid evaluation and contract negotiation.
## Sample – Middle School

**GPPSS**

### Brownell Middle School 6-8
260 Chalfonte, Grosse Pointe Farms, Michigan

<table>
<thead>
<tr>
<th>Building Age</th>
<th>61 years</th>
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<td>Square Footage</td>
<td>157,493 s.f.</td>
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<td>Acres</td>
<td>15.2</td>
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<td>Students</td>
<td>612</td>
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<tr>
<td>Capacity</td>
<td>754 (83% Utilization)</td>
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</table>

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.

### 2017 Facilities Assessment

**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 63-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 slem 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.
Sample – Middle School

2017 Facilities Assessment

- Steam Boilers
- Exit Doors and Exit Sign
- Classroom A/C Unit
- Classroom Lighting
North High School 9-12
707 Vernier, Grosse Pointe Woods, Michigan
Building Age: 51 years
Square Footage: 342,148 s.f.
Acres: 81.3
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 Parceis 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 27 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 storge 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 replace 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 replace 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.
Sample – High School

2017 Facilities Assessment

- Air Handlers
- Aluminum Storefront
- Original Building Controls
- Original Electrical Switchgear
Sample – High School

2017 Facilities Assessment

- Damaged Metal Panels
- Open Stairwell
- Locker Room
- Typical Toilet Room

North High School
342,148 sq. ft.
31.3 Acres
### Sample – High School

### Description
- **Report Card**
- **Project Issue/Reclamation Project Management**

### Table: Draft 6-28-17

<table>
<thead>
<tr>
<th>Line</th>
<th>Program Area</th>
<th>Area Required (in Sq. Ft.)</th>
<th>No. of Replaces/Units</th>
<th>Total Area</th>
<th>Base Unit</th>
<th>Utilization Program Areas</th>
<th>As % of Total Critical Needs</th>
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<th>Revised Capital Priorities</th>
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### Summary of Costs

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<th>Cost Data</th>
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<th>Critical Needs</th>
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<td>$7,054,839</td>
<td>$33,292,210</td>
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### Notes
- The table above outlines the draft 6-28-17 for High School with details on the program areas, area required, no. of replaces/units, total area, base unit, utilization program areas, as % of total critical needs, and revised capital priorities.

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Facility Assessment Report Benchmarking and Findings
## Facility Assessment Report Benchmarking

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

<table>
<thead>
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<th>Item</th>
<th>Low</th>
<th>High</th>
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<td>Roofing</td>
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<td>$8</td>
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<td>Windows</td>
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<td>$12</td>
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<td>Interiors/Finishes:</td>
<td>$6</td>
<td>$9</td>
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<tr>
<td>Mechanical</td>
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<td>Site/Parking</td>
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<td>$7</td>
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**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)

<table>
<thead>
<tr>
<th>School District Name</th>
<th>Proposed / Approved Bond Budgets</th>
<th># of Students</th>
<th>Educational Square Feet</th>
<th>Cost per Student</th>
<th>Cost per Educational S.F.</th>
<th>Year of Previous Bond/Amount</th>
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<td>Detroit Public Schools (Passed 2009)</td>
<td>$500,000,000</td>
<td>47,000</td>
<td>9,875,000</td>
<td>$10,638</td>
<td>$50.63</td>
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<td>2,712,653</td>
<td>$13,085</td>
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<td>$79.88</td>
<td>2001 ($27M)</td>
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**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)

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<tr>
<th>Item</th>
<th>Average</th>
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<tr>
<td>Middle Schools</td>
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<tr>
<td>High Schools</td>
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<tr>
<td>Support Buildings</td>
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<tr>
<td><strong>Average:</strong></td>
<td><strong>$92.83</strong></td>
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- Summary of Capital Costs (over next 10 years)

- Critical Need (1-3 Years) $93,238,385
- Deferred Maintenance (4-6 Years): $25,973,505
- Property Enhancement (7-10 Years) $48,017,931
- **Summary of 10 Year Capital Costs** $167,229,821
## Grosse Pointe Public School System

### SUMMARY OF COSTS BY PRIORITIZATION

<table>
<thead>
<tr>
<th>Bldg #</th>
<th>Name of School Facility</th>
<th>Total Costs</th>
<th>Critical Need (1 - 3)</th>
<th>Deferred Maintenance (4 - 6)</th>
<th>Property Enhancement (7 - 10)</th>
<th>Total</th>
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<td>$6,809,747</td>
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<td>$230,023</td>
<td>$1,902,987</td>
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<td>Maire Elementary School</td>
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<td>$4,063,034</td>
<td>$505,164</td>
<td>$1,807,770</td>
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<tr>
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<tr>
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### Escalation Factors
- 1.04
- 1.22
- 1.37

### Net Present Value (NPV)
- $167,229,821
- $93,238,385
- $21,289,758
- $35,049,585
- $149,577,728
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<th>Paving</th>
<th>Roofing</th>
<th>Plumbing</th>
<th>HVAC</th>
<th>Electrical</th>
<th>Security</th>
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<tr>
<td>15</td>
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Table Top Discussion
Tour of Facility
Table Top Discussion
Formation of Priorities/Core Values Homework
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.
Key Focus Areas

- Curriculum, Instruction and Assessment
- Embedded Professional Development
- Infrastructure and Technology
- Community Connections
Upcoming Meeting Dates

- Thursday, October 12\textsuperscript{th} - Pierce Middle School’s Library
- Thursday, October 26\textsuperscript{th} - Parcells Middle School’s Library
- Thursday, November 16\textsuperscript{th} - Monteith Elementary School’s Gymnasium
- Thursday, November 30\textsuperscript{th} - Brownell Middle School’s Multi-Purpose Room
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