



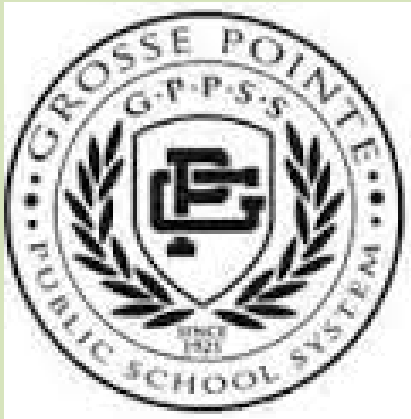
Report Card

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



# Strategic Planning and Capital Assessment Update

May 8, 2017





## □ Agenda

- Introduction to Plante Moran Cresa
- Demographic and Enrollment Review
- Facility Utilization Review
- Sample “Probable Cost Report” Review for Capital Improvements
- Review Financial Parameters
  - General Fund (includes Enhancement Millage)
  - Sinking Fund
- Key Dates and Activities



## Who is Plante Moran CRESA?

### Collective Expertise

Planners, architects, engineers, construction experts, financial advisors and real estate

Professionals with over \$1B in K-12 projects

### Full Service

Ability to service K-12 clients from concept to completion

Enrollment Projections

Feasibility Studies

Capital Planning

Program Management

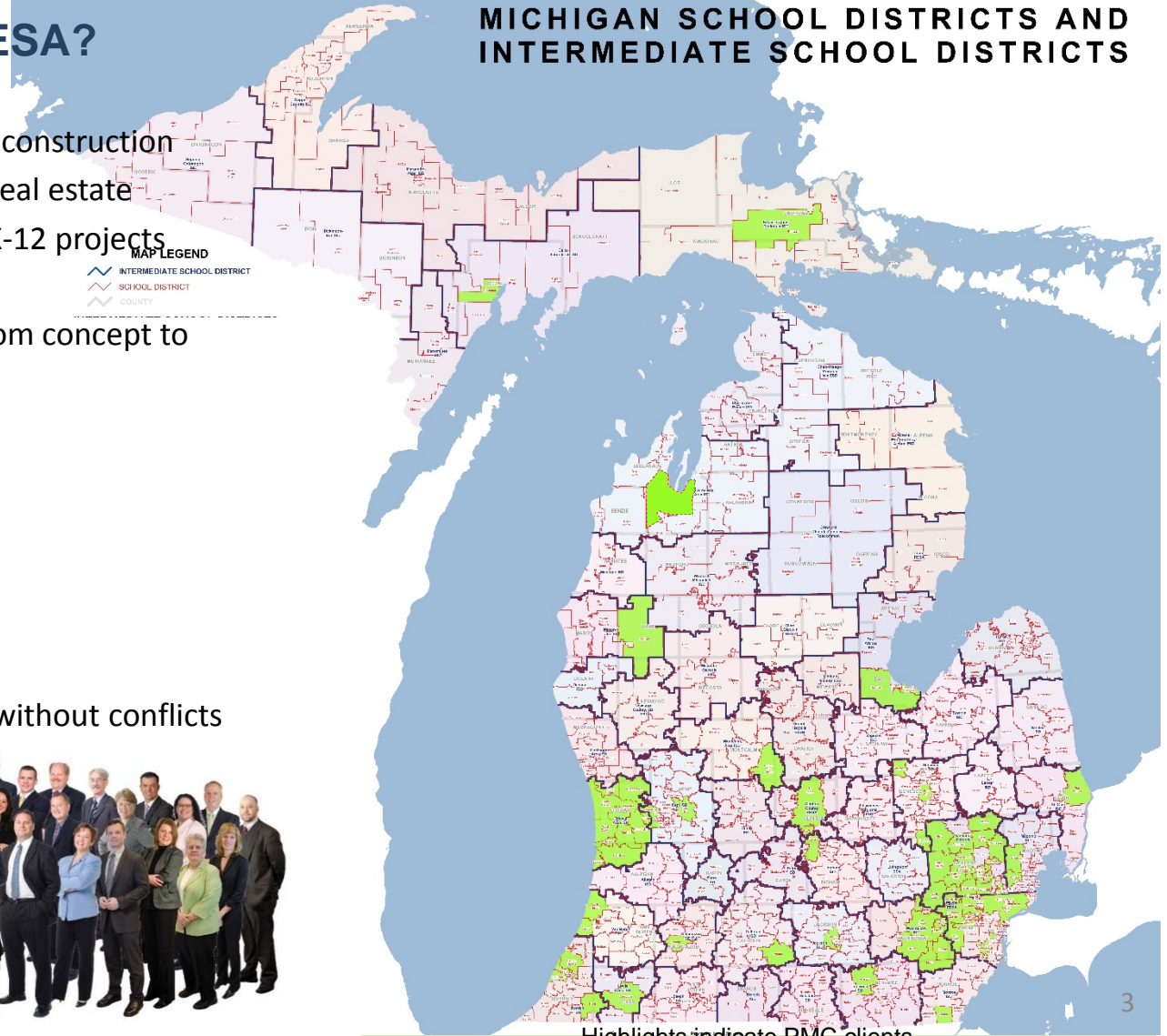
Real Estate Asset Positioning

### 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  
 aouquist@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 VanTassel, 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@sjredwings.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@dewittschools.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<sup>+</sup>  
*Bond Issue/Millage Campaign* A<sup>+</sup>  
*Project Management* A<sup>+</sup>

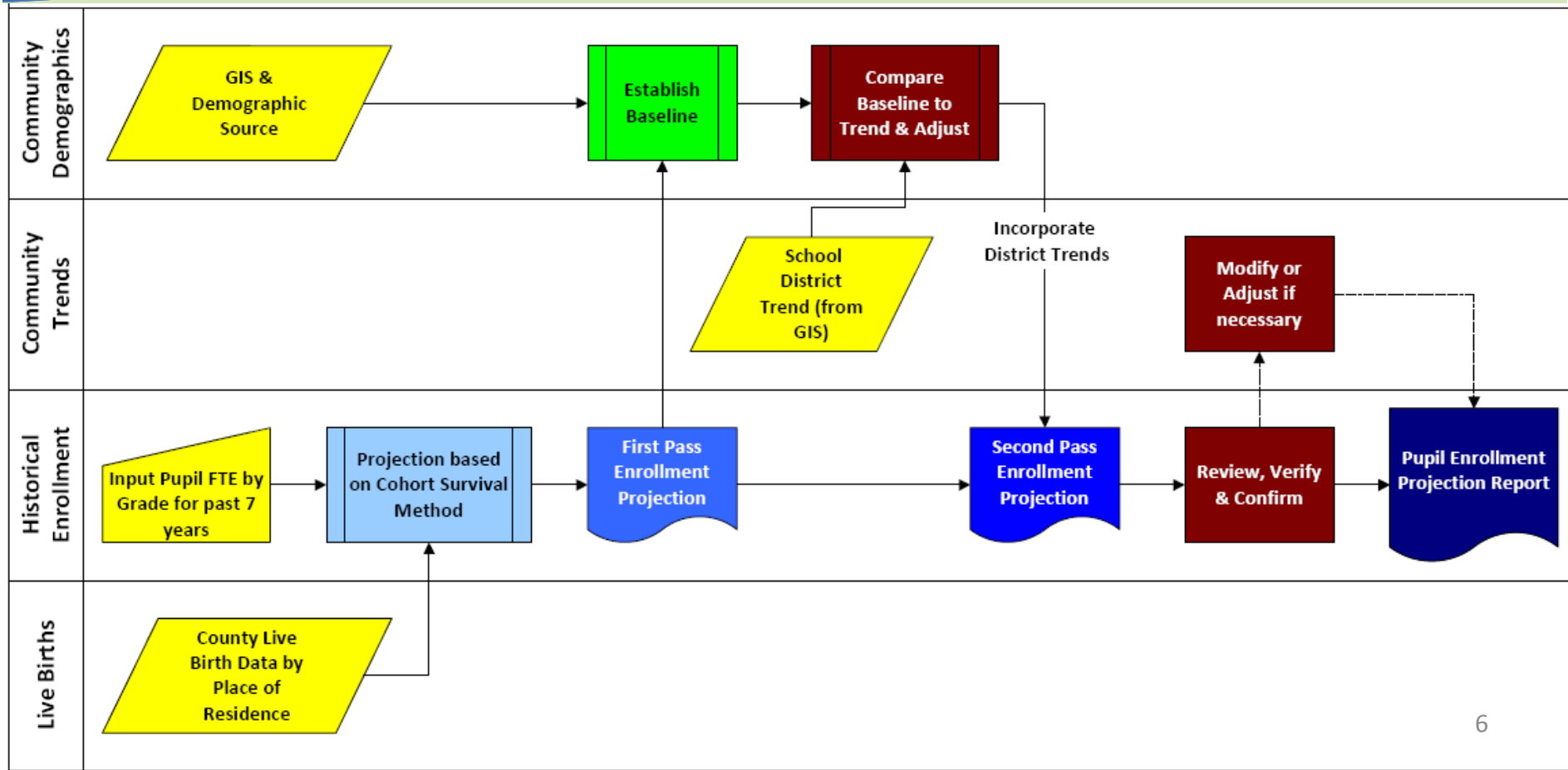


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# Demographic and Enrollment Information



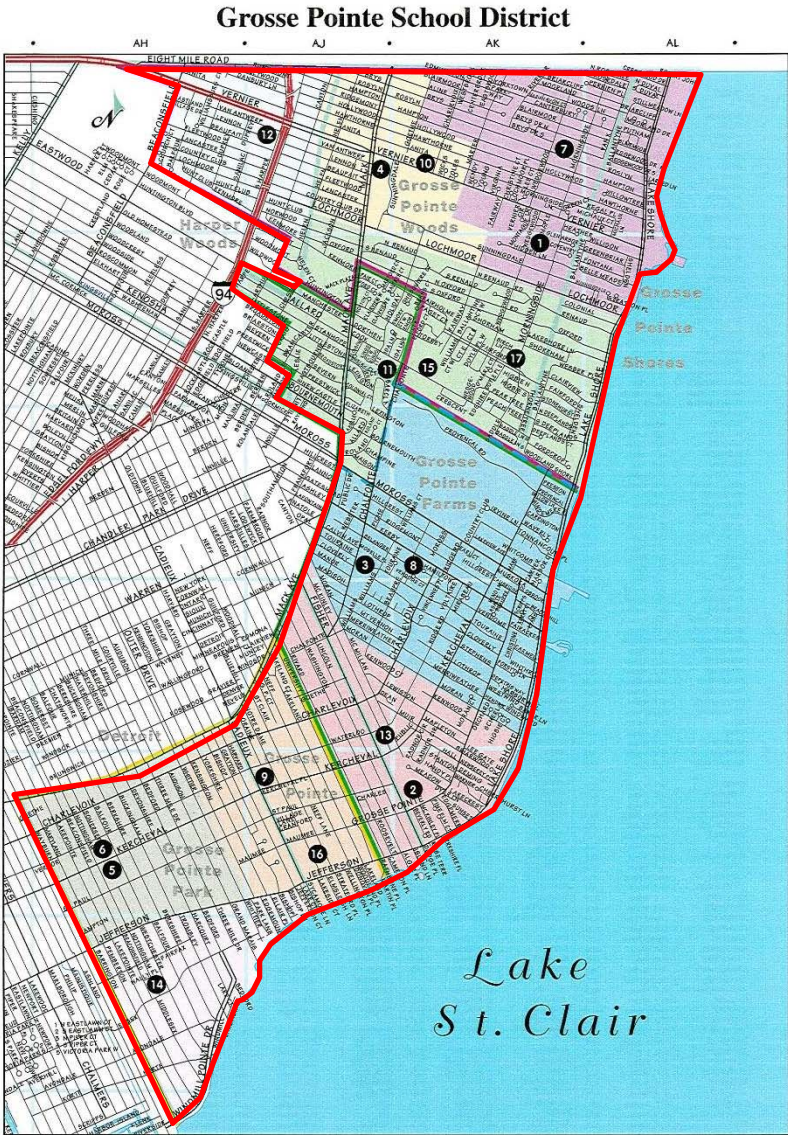
# Methodology





## □ 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

	<u>Primary Area</u>	<u>Comparison Area 1</u>	<u>Comparison Area 2</u>
	Grosse Pointe Public School System	Wayne County	Michigan
CBSA (Metropolitan Area) Code		26163	
County Code (Some Districts)			
Grade Range (District)	KG - 12		
<b>Total Persons (1/1/2016)</b>	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%	0.42%	0.68%
Other			
2 or More Races			
Hispanic			
<b>Median Age</b>			
Total Housing Units			
Total Housing Units - Occupied			
<b>Median Housing Value</b>			
<b>Median Household Income</b>			
<b>Average Household Income</b>			
<b>Per Capita Personal Income</b>	\$ 55,518	\$ 27,565	\$ 31,208
<b>High Income Average</b>	\$ 350,848	\$ 313,732	\$ 326,243
<b>Total Number of Families</b>	13,992	427,046	2,504,476
<b>Total Number of Households (1/1/2016)</b>	20,050	676,910	3,875,577
<b>Average Household Size</b>	2.51	2.57	2.51
<b>Median Household Size</b>	2.70	2.70	2.60
<b>Median Age of Householder</b>	56.3	52.7	52.9
<b>Households with School Age Children</b>	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
<b>Enrolled School Age Children PK-12</b>	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%
<b>Household Educational Attainment</b>			
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%
<b>Employment Profile</b>			
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%

<u>Primary Area</u>	<u>Comparison Area 1</u>	<u>Comparison Area 2</u>
Grosse Pointe Public School System	Wayne County	Michigan
<b>Enrolled School Age Children PK-12</b>	10,412	302,724
<b>Enrolled in Public Pre-primary School</b>	30.11%	73.17%
<b>Enrolled in Private Pre-primary School</b>	69.89%	26.83%
<b>Enrolled in Public School (K-12)</b>	82.04%	89.32%
<b>Enrolled in Private School (K-12)</b>	17.96%	10.68%





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

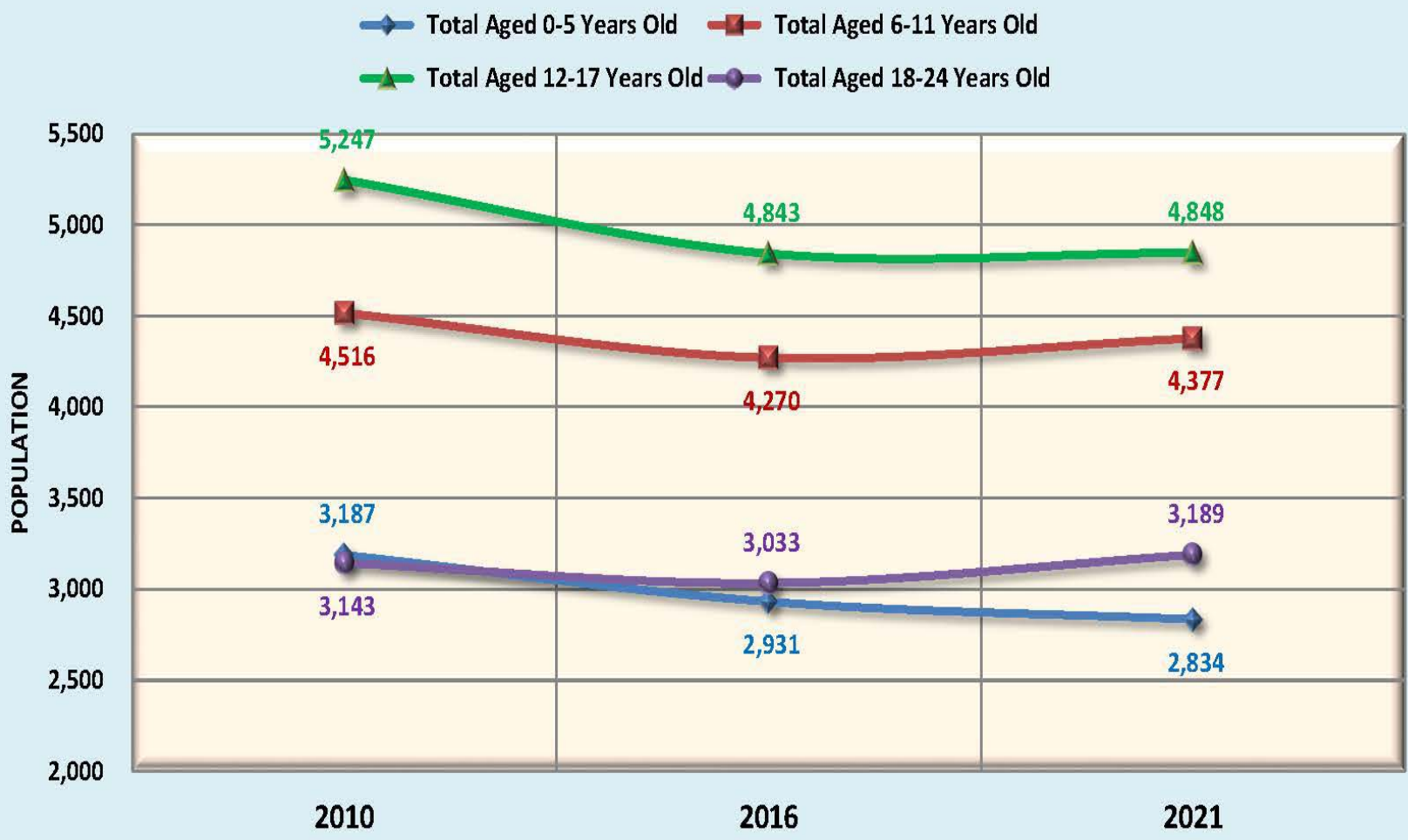
City Name: Grosse Pointe Farms City  
 CBSA (Metropolitan Area) Name: Detroit-Warren-Dearborn  
 County Name & Code: Wayne 26163  
 State Name: Michigan

	2010	2016	2021	2016 -2021	
				Variance	Percent
<b>Total Population</b>	52,002	50,522	52,190	1,668	3.3%
<b>Median Age</b>	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
<b>Total Population</b>	52,002	50,522	52,190	1,668	3.3%
<b>Median Age</b>	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%
<b>Total Households</b>	20,717	20,050	20,930	880	4.4%
<b>Median Household Size</b>	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%
<b>Families</b>	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%

<b>Income Profile</b>	
Total Household Income (Community)	\$ 2,486,64
Median Household Income	\$ 9
Average Household Income	\$ 12
Per Capita Household Income	\$ 4
Household High Average Income	\$ 34
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

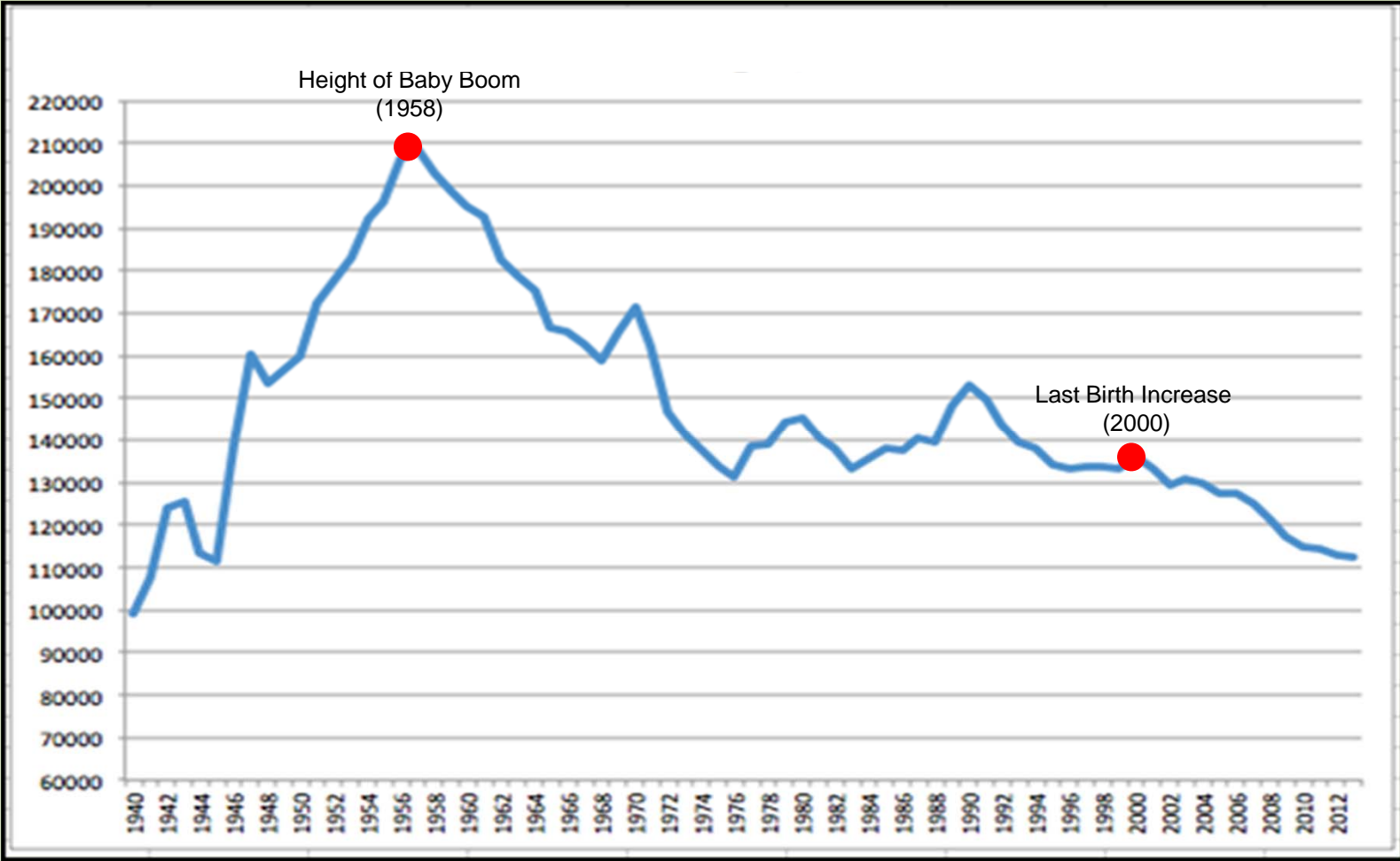


Report Card

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



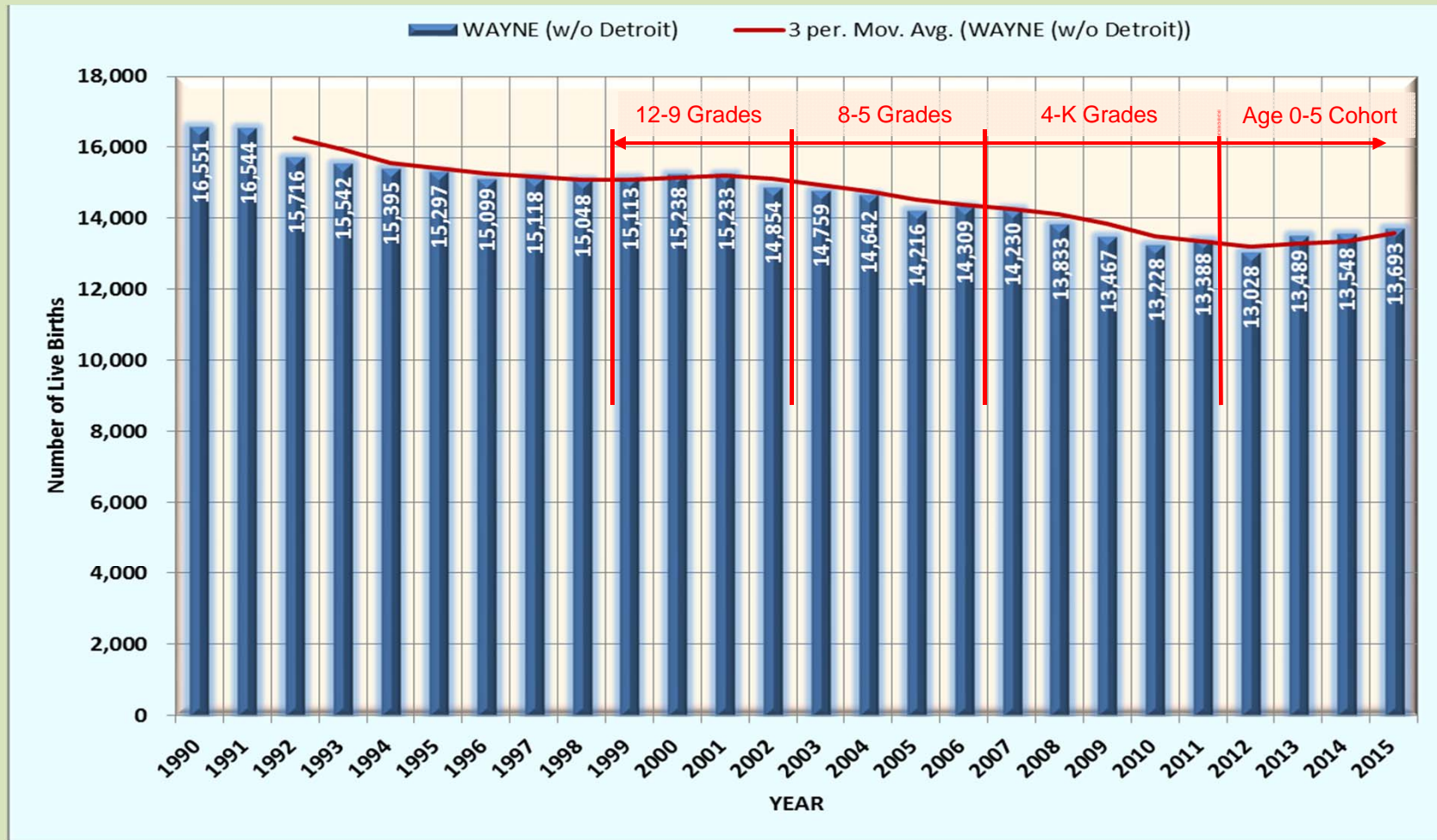
State of Michigan - Live Births from 1954 to 2013



Source – Pew Research Inst.



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%
<b>K-12</b>	<b>8,135</b>	<b>8,147</b>	<b>8,070</b>	<b>8,050</b>	<b>7,899</b>	<b>7,707</b>	<b>7,554</b>	<b>7,450</b>	<b>7,332</b>	<b>7,245</b>	<b>7,124</b>	<b>7,059</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
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%						
Other	-	-	13	22	13	7	14	11	11	11	10	10					
Young 5	-	-	-	-	-	-	58	57	56	55	55	54					
SE	256	270	273	280	281	292	305	282	278	275	270	268					
<b>Totals</b>	<b>8,391</b>	<b>8,416</b>	<b>8,356</b>	<b>8,353</b>	<b>8,193</b>	<b>8,005</b>	<b>7,931</b>	<b>7,800</b>	<b>7,677</b>	<b>7,586</b>	<b>7,459</b>	<b>7,391</b>					

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

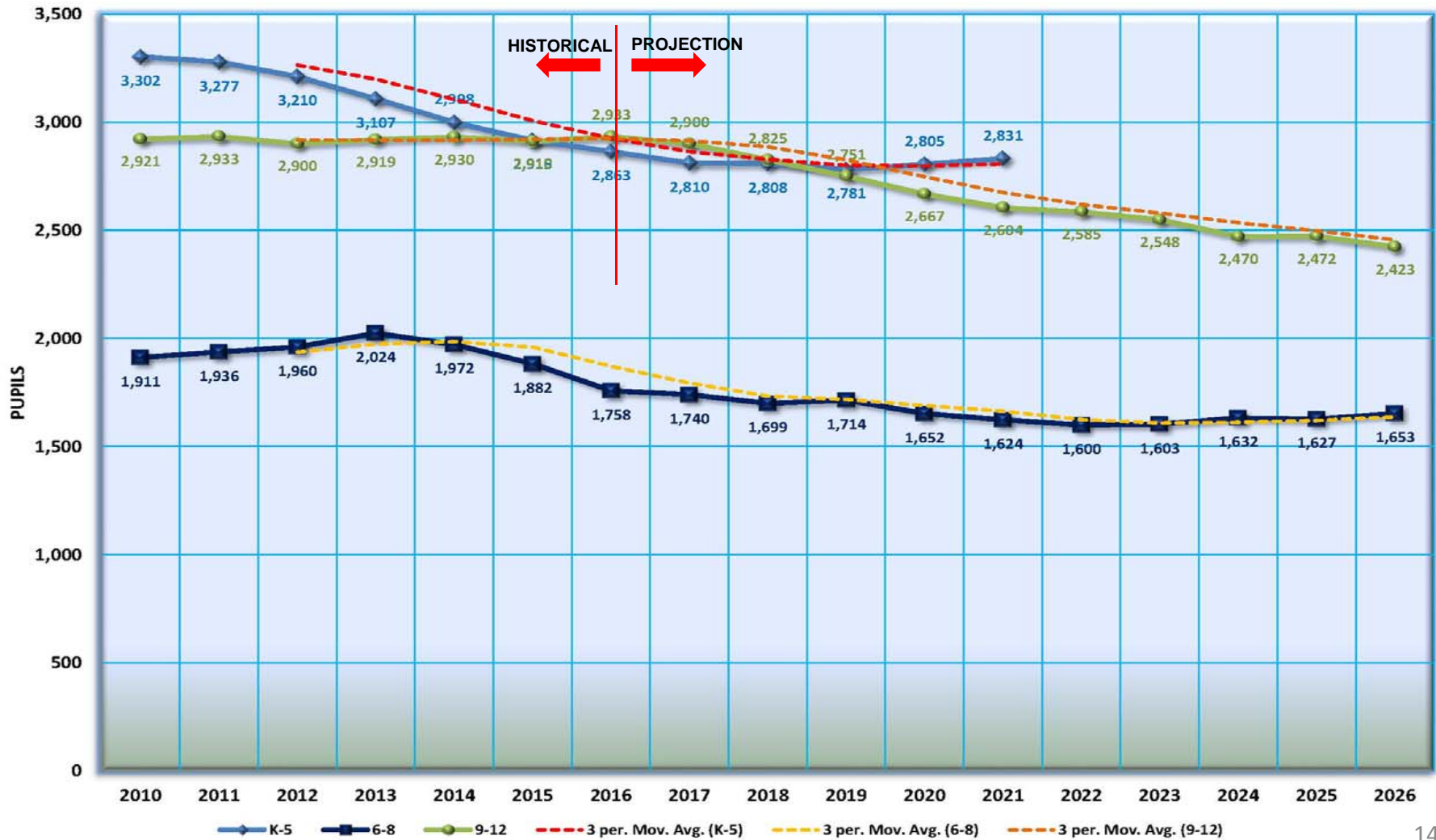
Note: K-12 General Education Pupil Enrollment history and projections DO NOT include self-contained special education, alternative education or part-time students (in FTE's).



Grosse Pointe Public School System

DISTRICT WIDE (ALL PUPILS)

**Grade Pattern Compilation**





*Report Card*

*Project Feasibility* A<sup>+</sup>  
*Bond Issue/Millage Campaign* A<sup>+</sup>  
*Project Management* A<sup>+</sup>



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REAL ESTATE CONSULTANTS

# Facility Utilization Information



**GPPSS Properties**

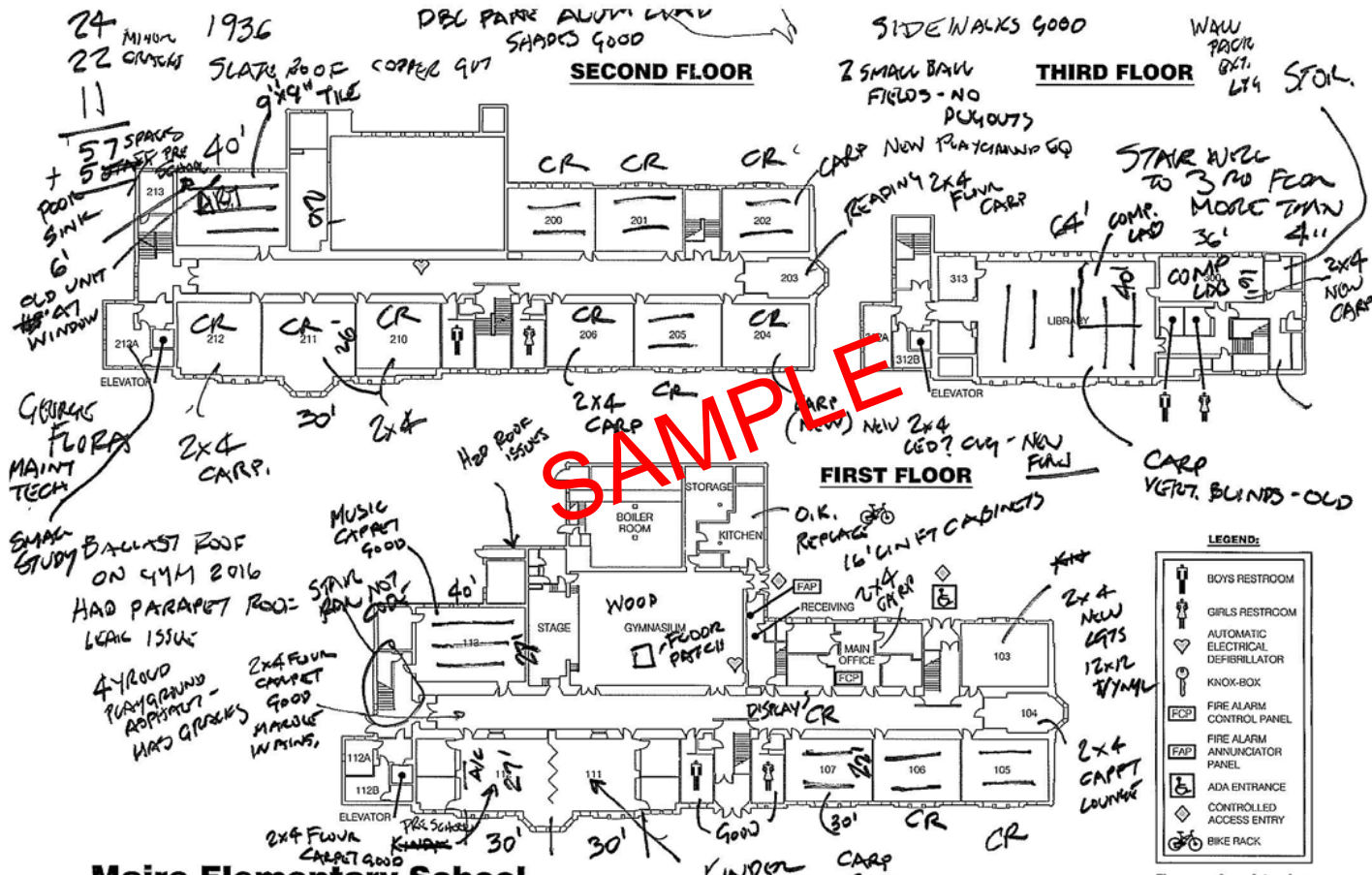
- 1** Grosse Pointe North High School  
707 Vernier 313-432-3200 AK2
- 2** Grosse Pointe South High School  
11 Grosse Pointe Blvd. 313-432-3500 AK5
- 3** Brownell Middle School  
260 Chalfonte 313-432-3900 AJ3
- 4** Parcels Middle School  
20600 Mack Ave. 313-432-4600 AJ1
- 5** Pierce Middle School  
15430 Kercheval 313-432-4700 AH5
- 6** Defer Elementary School  
15425 Kercheval 313-432-4000 AH5
- 7** Ferry Elementary School  
748 Roslyn 313-432-4100 AK1
- 8** Kerby Elementary School  
285 Kerby 313-432-4200 AK3
- 9** Maire Elementary School  
740 Cadieux 313-432-4300 AJ5
- 10** Mason Elementary School  
1640 Vernier 313-432-4400 AK1
- 11** Monteith Elementary School  
1275 Cook 313-432-4500 AJ2
- 12** Poupard Elementary School  
20655 Lennon 313-432-4800 AJ1
- 13** Richard Elementary School  
176 McKinley 313-432-4900 AJ4
- 14** Trombly Elementary School  
820 Beaconsfield 313-432-5000 AH6
- 15** Barnard Center  
900 Cook 313-432-5100 AK2
- 16** Administration Building  
389 St. Clair 313-432-3000 AJ5
- 17** Barnes School  
20090 Morningside 313-432-3800 AK2







❑ GPPSS Floor Plan Review



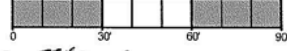
**Maire Elementary School**

740 Cadieux  
 Grosse Pointe, MI 48230  
 313.432.4300

SMITH  
 BOULDER - W/PAINT  
 HOT H2O TANK GETTING OLD

SOME SOFT SPOTS ON ROOF  
 1D CHANDLER - ROOFER - GOOD

Ehresman Associates, Inc.  
 architects engineers  
 DATE: JULY 2010





**□ GPPSS Educational Facilities – By Classroom Utilization**

Proj. No.	Facility Type*	Name of School Facility	Address	City	Total Sq.Ft.	Student Count (Fall Count 2017)	# of General Education Classrooms (CR)	Total Student Capacity at 100% CR Utilization (25 pupils at ES, 26 pupils MS, 28 pupils 9-12)	Percentage of Building Capacity at 100% Classroom Utilization: Student Count (10/16)	Difference 100% Capacity to Student Count
1	Early Childhood	Barnes	20090 Morningside	Woods	49,455	-	20	500	-	500
2	K-5	Defer	15425 Kercheval	Park	60,001	315	21	525	60%	210
3	K-5	Ferry	748 Roslyn	Woods	68,016	364	24	600	61%	236
4	K-5	Kerby	285 Kerby	Farms	76,795	353	18	450	78%	97
5	K-5	Maire	740 Cadieux	Grosse Pointe	50,200	316	15	375	84%	59
6	K-5	Mason	1640 Vernier	Woods	45,020	294	18	450	65%	156
7	K-5	Monteith	1275 Cook Road	Woods	63,239	444	25	625	71%	181
8	K-5	Poupard	20655 Lennon	Harper Woods	61,973	297	22	550	54%	253
9	K-5	Richard	176 McKinley	Farms	56,099	355	19	475	75%	120
10	K-5	Trombly	820 Beaconsfield	Park	43,110	267	17	425	63%	158
11	6-8	Brownell	260 Chalfonte	Farms	157,493	612	35	875	70%	263
12	6-8	Parcells	20600 Mack Ave.	Woods	208,855	665	36	936	71%	271
13	6-8	Pierce	15430 Kercheval	Park	122,313	527	38	988	53%	461
14	9-12	North	707 Vernier	Woods	342,148	1,385	56	1,456	95%	71
15	9-12	South	11 Grosse Pointe Blvd.	Farms	436,691	1,678	72	1,872	90%	194
16	Support	Central Admin	389 St. Clair	Grosse Pointe	23,103	-	-	-	-	-
					<b>1,864,511</b>	<b>7,872</b>	<b>436</b>	<b>11,102</b>	<b>71%</b>	<b>3,230</b>

DRAFT

Definition: Classroom Utilization is a percentage based on calculating the number of full size classrooms not dedicated to a program in the facility and multiplying by the potential number of students in each classroom. Classroom utilization assessment was conducted by Plante Moran Cresa staff and is in the process of being reviewed by GPPSS



*Report Card*

*Project Feasibility* A<sup>+</sup>  
*Bond Issue/Millage Campaign* A<sup>+</sup>  
*Project Management* A<sup>+</sup>



## Capital Planning Assessment Process



❑ **Ave. Bond Cost per s.f. for Infrastructure Improvement**

Item	Low	High
• Roofing	\$6	\$8
• Windows	\$8	\$12
• Interiors/Finishes:	\$6	\$9
• Mechanical	\$12	\$16
• Electrical	\$10	\$13
• Plumbing	\$3	\$5
• Site/Parking	\$5	\$7
<b>Average:</b>	<b>\$50</b>	<b>\$70</b>

**Benchmark Costs from PMC 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	\$53M
Crestwood Schools	\$35M
Southgate Schools	\$20M

\* denotes over (3) bond programs

\*\* denotes May 2017 election

Report Card

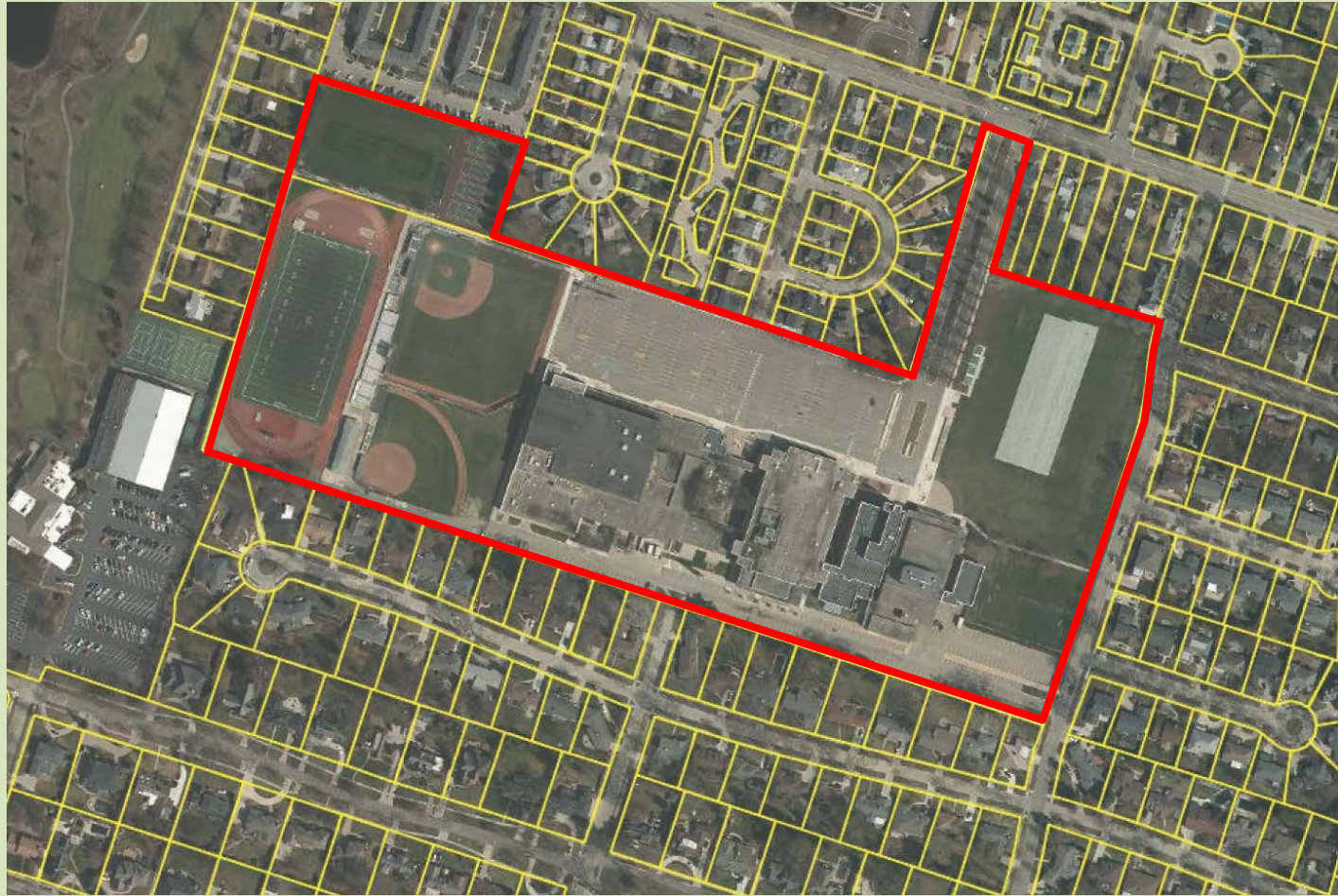
Project Feasibility **A+**  
Bond Issue/Millage Campaign **A+**  
Project Management **A+**



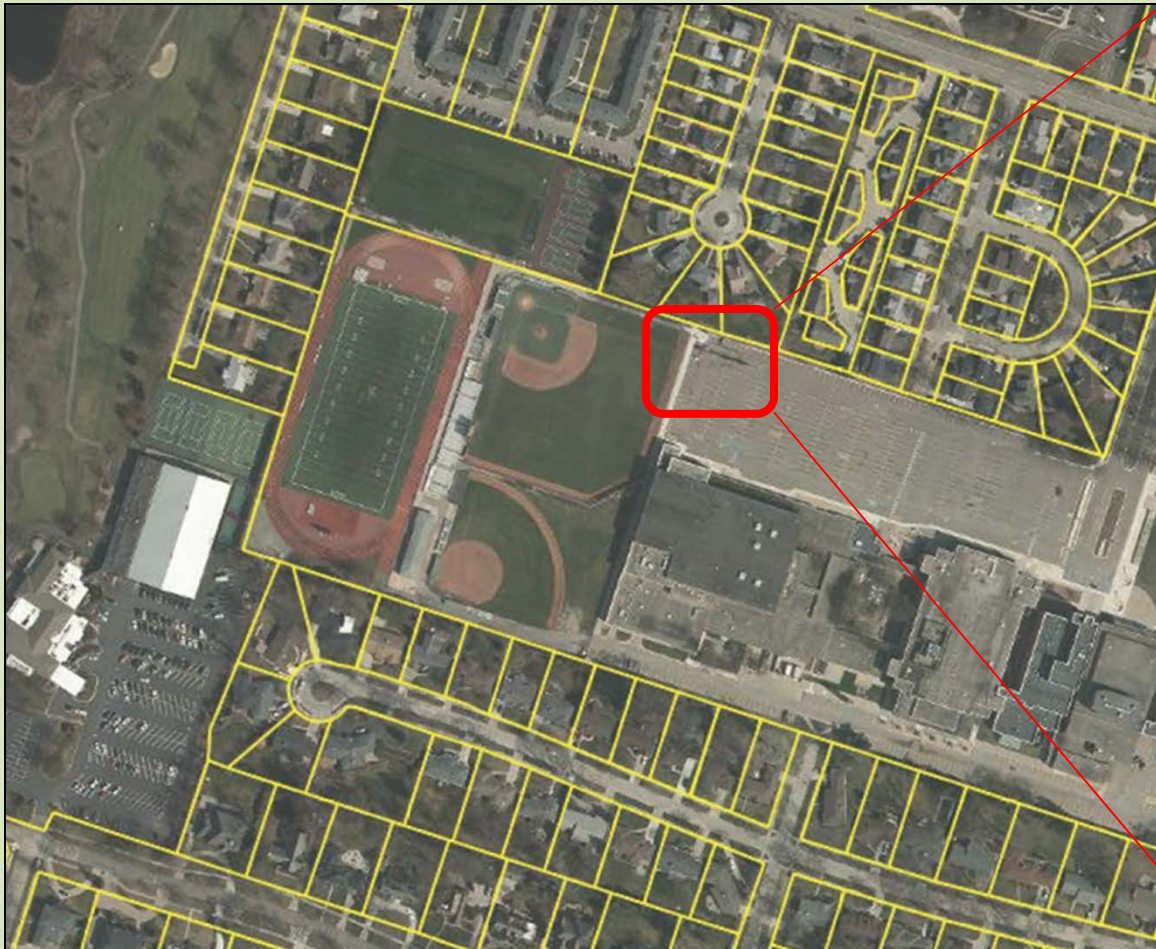
plante moran CRESA  
REAL ESTATE CONSULTANTS



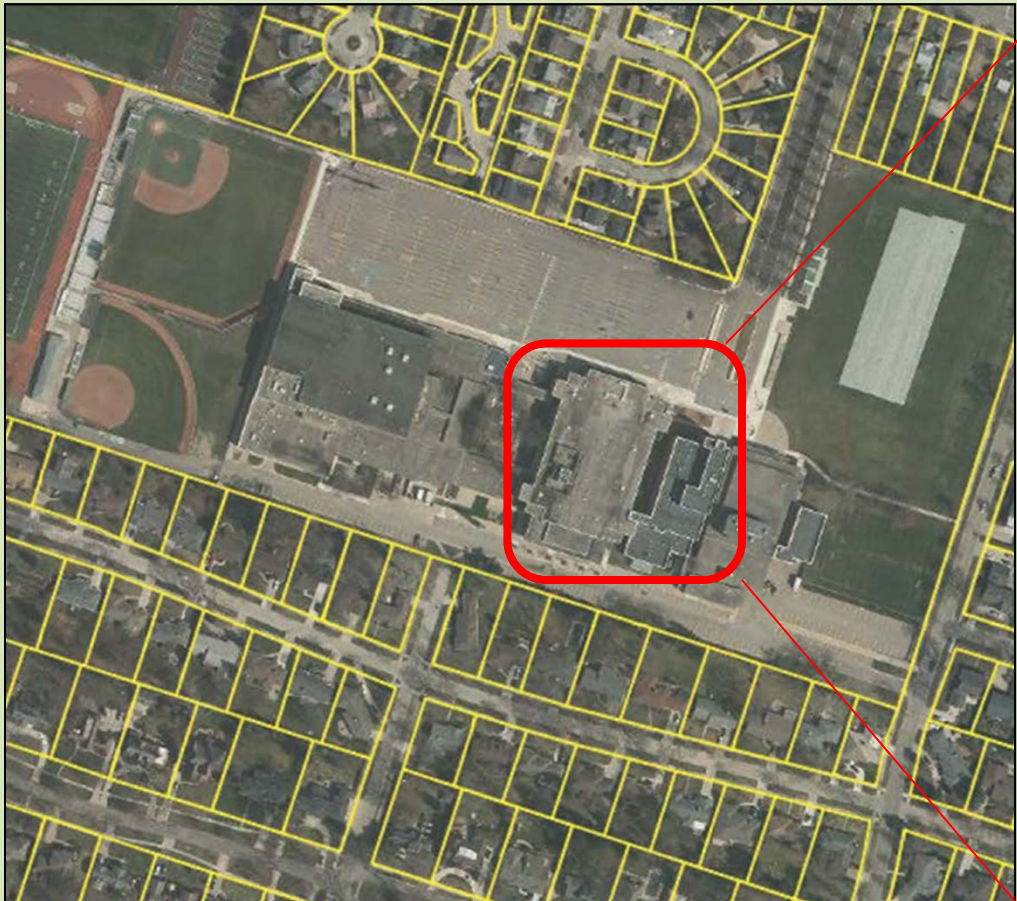
❑ Sample “Probable Costs” Analysis Process – North HS Site Review



❑ Sample “Probable Costs” Analysis Process – North HS Site Review



❑ Sample “Probable Costs” Analysis Process – North HS Exterior Review



Report Card

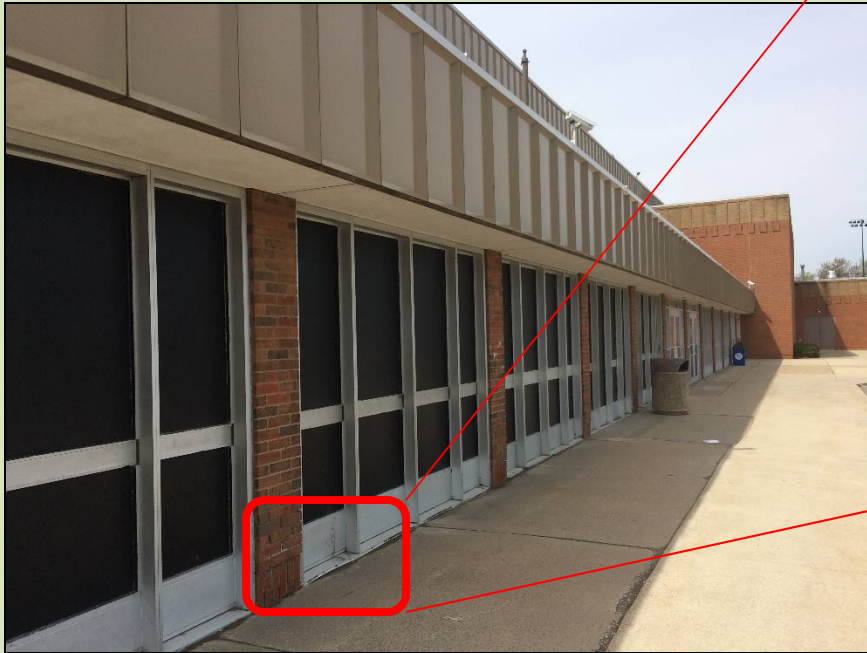
Project Feasibility A<sup>+</sup>  
Bond Issue/Millage Campaign A<sup>+</sup>  
Project Management A<sup>+</sup>



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❑ Sample “Probable Costs” Analysis Process – North HS Exterior Review





Report Card

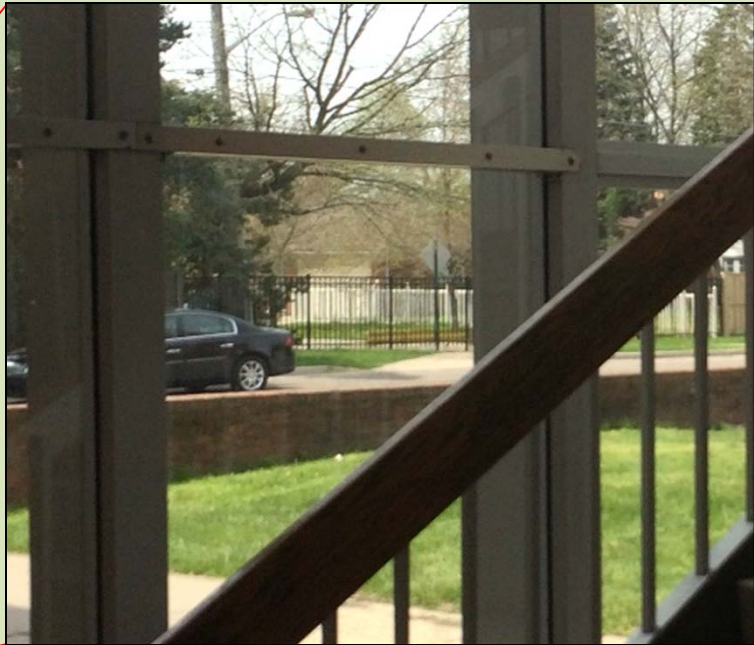
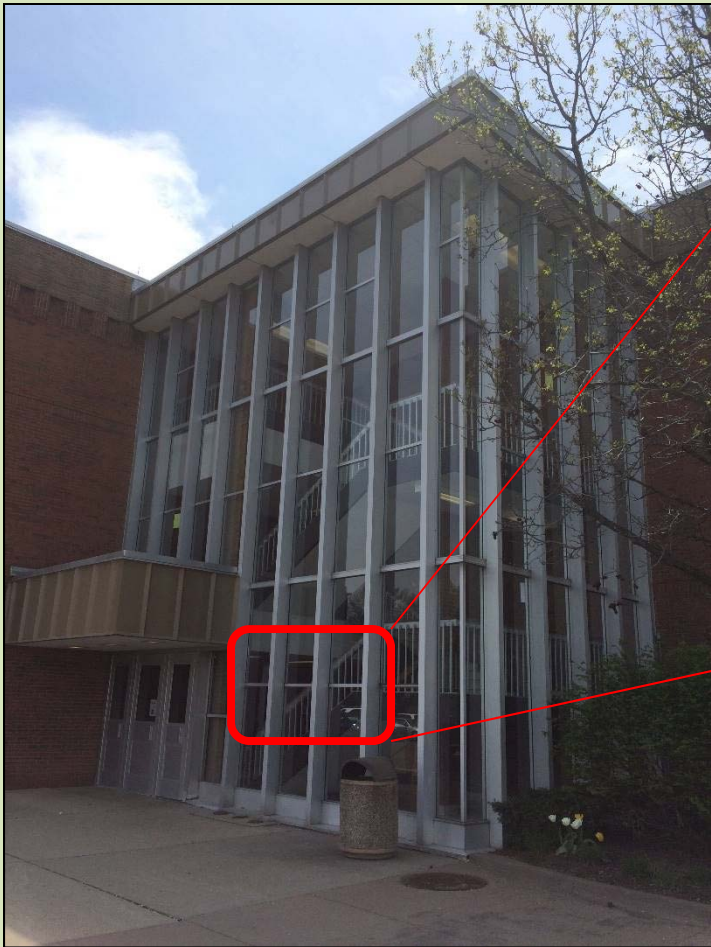
Project Feasibility **A+**  
Bond Issue/Millage Campaign **A+**  
Project Management **A+**



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❑ Sample “Probable Costs” Analysis Process – North HS Exterior/Interior Review



Report Card

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



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❑ Sample “Probable Costs” Analysis Process – North HS Interior Review



Report Card

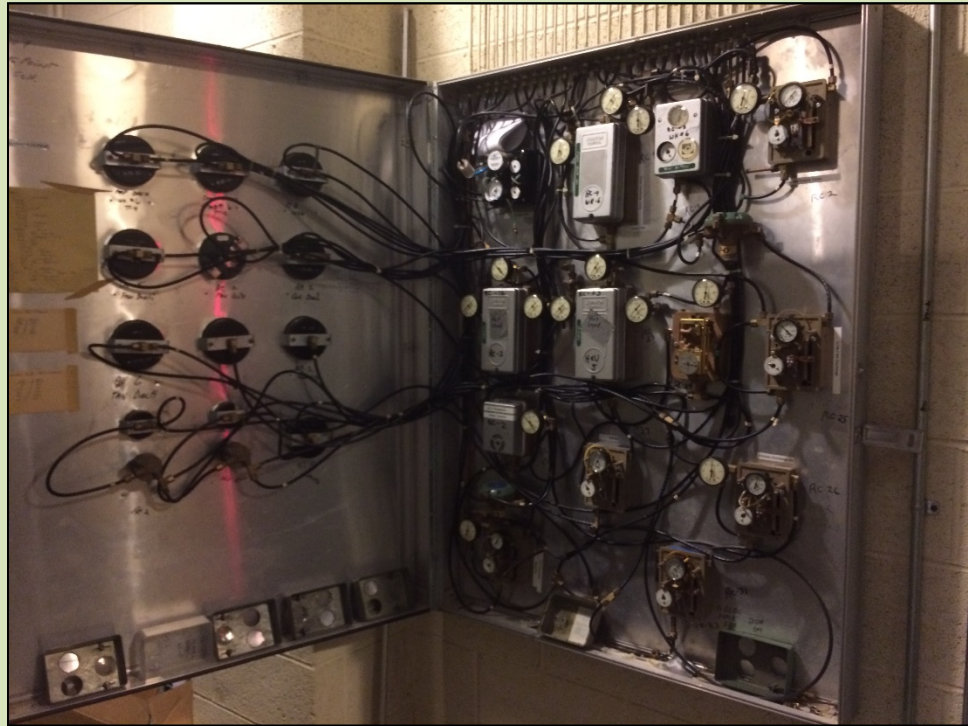
Project Feasibility **A+**  
Bond Issue/Millage Campaign **A+**  
Project Management **A+**



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❑ Sample “Probable Costs” Analysis Process – North HS Mechanical/Electrical Review



Report Card

Project Feasibility **A<sup>+</sup>**  
Bond Issue/Millage Campaign **A<sup>+</sup>**  
Project Management **A<sup>+</sup>**



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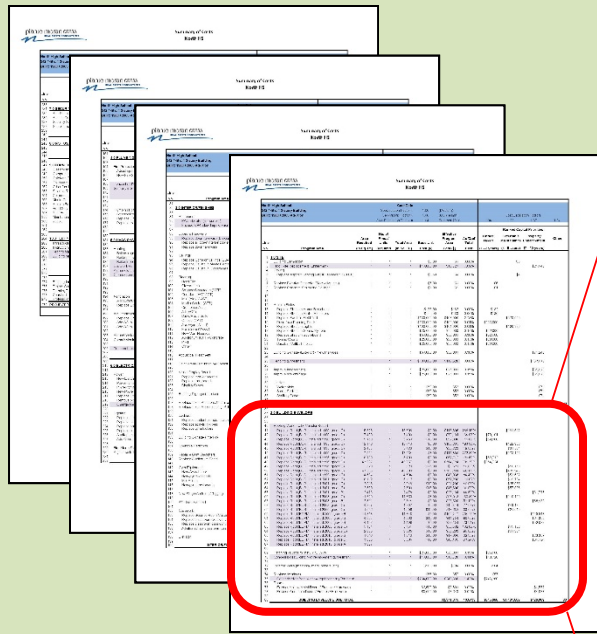


❑ Sample “Probable Costs” Analysis Process – North HS Mechanical/Electrical Review





Sample "Probable Costs" Analysis Report – North HS



North High School						Cost Data		Cost Escalation Factors			
342,148 s.f. 3-story Building						Specification Factor = 1.00 (Medium)		1.04	1.22	1.37	1.04
Built: 1968 / 2005 Addition						Geographic Factor = 1.00 (US Median)					
						Cost Escalation Factor = 1.04 Summer 2016					
Line No.	Program Area	Area Required (In Sq. Ft.)	No. of Rms. / Units Required	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)	Other
37	<b>2.0 BUILDING ENVELOPE</b>										
40	Roofing Work -										
41	Replace Roof (BUR, installed 1990, grade C)	15,898	1	15,898	\$9.00	\$148,805	286.16%		\$181,542		
42	Replace Roof (BUR, installed 1990, grade D)	7,499	1	7,499	\$9.00	\$70,191	134.98%	\$70,191			
43	Replace Roof (BUR, installed 1990, grade D)	5,750	1	5,750	\$10.00	\$59,800	115.00%	\$59,800			
44	Replace Roof (BUR, installed 1995, grade C)	12,116	1	12,116	\$8.00	\$100,805	193.86%		\$122,982		
45	Replace Roof (BUR, installed 1995, grade C)	2,483	1	2,483	\$10.00	\$25,823	49.88%		\$31,504		
46	Replace Roof (BUR, installed 1995, grade C)	17,054	1	17,054	\$8.00	\$141,889	272.86%		\$173,105		
47	Replace Roof (BUR, installed 1996, grade D)	6,700	1	6,700	\$9.00	\$60,271	120.60%	\$62,712			
48	Replace Roof (BUR, installed 1996, grade D)	43,837	1	43,837	\$8.00	\$354,724	701.39%	\$364,724			
49	Replace Roof (BUR, installed 1996, grade C)	320	1	320	\$25.00	\$8,000	16.00%		\$10,150		
50	Replace Roof (BUR, installed 1999, grade C)	43,303	1	43,303	\$9.00	\$389,727	769.45%		\$439,543		
51	Replace Roof (BUR, installed 1999, grade C)	4,894	1	4,894	\$9.00	\$44,036	84.49%		\$53,802		
52	Replace Roof (BUR, installed 2001, grade C)	6,112	1	6,112	\$9.00	\$57,208	110.02%		\$69,794		
53	Replace Roof (BUR, installed 2001, grade C)	2,048	1	2,048	\$10.00	\$21,299	40.96%		\$25,985		
54	Replace Roof (BUR, installed 2001, grade B)	2,500	1	2,500	\$18.00	\$46,800	90.00%		\$57,096		
55	Replace Roof (BUR, installed 2001, grade B)	2,478	1	2,478	\$9.00	\$23,194	44.60%		\$31,776		
56	Replace Roof (BUR, installed 2003, grade C)	11,769	1	11,769	\$8.00	\$97,918	188.30%		\$119,460		
57	Replace Roof (BUR, installed 2003, grade B)	2,844	1	2,844	\$9.00	\$26,620	51.19%		\$36,469		
58	Replace Roof (BUR, installed 2003, grade C)	4,307	1	4,307	\$9.00	\$40,314	77.53%		\$49,182		
59	Replace Roof (BUR, installed 2005, grade C)	1,696	1	1,696	\$10.00	\$17,638	33.92%		\$21,519		
60	Replace Roof (EDPM, installed 2005, grade B)	11,348	1	11,348	\$9.00	\$106,217	204.26%		\$145,518		
61	Replace Roof (EDPM, installed 2005, grade B)	4,303	1	4,303	\$10.00	\$44,751	88.06%		\$61,309		
62	Replace Roof (EDPM, installed 2005, grade B)	4,108	1	4,108	\$9.00	\$39,451	73.94%		\$52,678		
63	Replace Roof (EDPM, installed 2005, grade C)	5,131	1	5,131	\$10.00	\$53,362	102.62%		\$65,102		
64	Replace Roof (EDPM, installed 2005, grade C)	2,885	1	2,885	\$18.00	\$50,263	96.66%		\$61,321		
65	Replace Roof (EDPM, installed 2010, grade B)	1,840	1	1,840	\$10.00	\$17,056	32.80%		\$23,387		
66	Replace Roof (EDPM, installed 2010, grade B)	3,885	1	3,885	\$12.00	\$48,485	93.24%		\$66,424		
67	Replace Roof (EDPM, installed 2013, grade A)	1,627									
68											
69	Patching / Curbs for new ME Work		1	1	\$25,000.00	\$26,000	0.15%	\$26,000			
70	Concessions building roof replacement		1	1	\$18,000.00	\$18,720	0.11%	\$18,720			
71											
72	Exterior Walls (masonry, metal panels, etc)		1	1	\$100.00	\$104	0.00%		\$104		
73											
74	Replace Windows		1	1	\$55.00	\$57	0.00%	\$57			
75	Cafeteria storefront window replacement		1	1	\$234,000.00	\$243,360	1.42%	\$243,360			
76	Doors										
77	Exterior Hollow Metal Doors / Frames / Hardware		1	1	\$2,500.00	\$2,600	0.02%		\$3,562		
78	Exterior Aluminum Doors / Frames / Hardware		1	1	\$3,500.00	\$3,640	0.02%		\$4,987		

Roofing

- Critical \$570,000
- Deferred \$700,000
- Exterior Doors
- Critical: \$234,000



*Report Card*

*Project Feasibility A<sup>+</sup>*  
*Bond Issue/Millage Campaign A<sup>+</sup>*  
*Project Management A<sup>+</sup>*



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Review Financial Parameters



## Current Funding for GPPSS Capital Programs:

### General Fund

- District allocates for capital and technology outlay from the General Fund (Operating Fund)
- Recent County Enhancement Millage can be used for capital improvements

### Sinking Fund

- District establishes a sinking fund to provide funding on a pay-as-you-go basis
- Fund is approved through a school election
- District may not levy more than certain mill(s) for a certain period of time (pay-as-you-go)
- Use of funds limited to certain type of improvements
- GPPSS currently collects approximately \$2.8M per year from existing Sinking Fund
- Existing Sinking Fund expires in 2019



Current Funding for GPPSS Capital Programs:

Sinking Fund Proceeds

- Use of funds limited to certain type of improvements (excludes technology equipment, buses, and FF&E).

COMPARISON OF USES OF SINKING FUND  
MILLAGE AND VARIOUS TYPES OF BOND PROCEEDS

Uses	Sinking Fund	Voted Bonds
New Construction	Yes	Yes
Remodeling	Yes	Yes
Technology Infrastructure	Yes	Yes
Site Improvements	Yes	Yes
Equipment	No*	Yes
Technology Equipment	No*	Yes
Buses	No*	Yes
Repairs (curative rather than preventative measures)	Yes	No
<b>Limits on levy or bond issue size</b>	<b>Number of Mills: Up to 5 mills for up to 20 yrs. Pay as you go.</b>	<b>Bond issue size: 15% of SEV or if SBLF Qualified, no debt limit unless unable to repay SBLF loans, if any, on series within 6 years after maturity.</b>
Source: Miller Canfield		32





Next Steps for GPPSS Capital Assessment Analysis

- Site visits and building tours for (16) campuses and over 1.8M square feet \_\_\_\_\_ Completed
- Meeting w/ GPPSS' architects/engineers from previous projects \_\_\_\_\_ Completed
- Finalize draft report by building and by type of work \_\_\_\_\_ In-Process
- Review preliminary findings with GPPSS Facilities and Operations \_\_\_\_\_ In-Process
- Present draft report to Board of Education \_\_\_\_\_ June 2017
- Issue final report to GPPSS \_\_\_\_\_ July 2017



# Helping to Plan the Future:

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