



# Grosse Pointe Public School System

## Facility Assessment Report Update

June 12, 2017



## Presentation Overview

- ☐ Review GPPSS' Capital Planning Goals and Objectives
- ☐ Update on Room Utilization Report
- ☐ Update on Facility Assessment Report
- ☐ Review Financial Considerations
- ☐ Review Next Steps





## Capital Planning Goals and Objectives



## Capital Planning Goals and Objectives

- ❑ Grosse Pointe Public School System (“GPPSS”) engaged Plante Moran Cresa to perform a facility assessment review of the GPPSS 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 Sinking Fund renewal or Bond Program.
- ❑ The assessments primary focus will be three major components:
  - Critical need/life safety
  - Deferred Needs
  - Property enhancements



## Facility Assessment Goals and Objectives

- ☐ PMC reviewed the Elementary, Middle & High School buildings and sites
- ☐ Review included site work, building envelope, mechanical/electrical systems, environmental, educational technology, security and surveillance needs, 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 Goals and Objectives

### ❑ Evaluation Definitions

The following terms will be used throughout the report and are defined as follows:

- Excellent:** New or like new.
- Good:** Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:** Average condition for the building system evaluated. Satisfactory; however, some short term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.
- Poor:** Below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.



## Facility Assessment Goals and Objectives

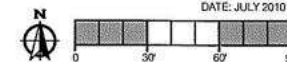
### ☐ Document Review

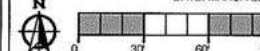
PMC was provided the following documents for review:

- Floor plans of the existing facilities as provided by GPPSS
- Room Utilization report as provided by GPPSS
- Roofing report by J.D. Candler
- Swimming Pool Audit report by Counsilman Hunsaker
- Security & Technology assessment by Wright & Hunter



## Room Utilization Report Update







# Report Card

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



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## Building Information



North High School  
342,148 s.f.  
1,385 Students  
2,408 Capacity  
**57%**



South High School  
436,691 s.f.  
1,678 Students  
2,128 Capacity  
**78%**



Brownell MS  
157,493 s.f.  
612 Students  
754 Capacity  
**81%**



Parcells MS  
208,855 s.f.  
665 Students  
806 Capacity  
**82%**



Pierce MS  
122,313 s.f.  
527 Students  
728 Capacity  
**72%**



Defer ES  
60,001 s.f.  
315 Students  
525 Capacity  
**60%**



Ferry ES  
68,016 s.f.  
364 Students  
625 Capacity  
**58%**



Kerby ES  
76,795 s.f.  
353 Students  
425 Capacity  
**83%**



Maire ES  
50,200 s.f.  
316 Students  
375 Capacity  
**84%**



Mason ES  
45,020 s.f.  
294 Students  
450 Capacity  
**65%**



Monteith ES  
63,239 s.f.  
444 Students  
625 Capacity  
**71%**



Poupard ES  
61,973 s.f.  
297 Students  
550 Capacity  
**54%**



Richard ES  
56,099 s.f.  
355 Students  
475 Capacity  
**75%**



Trombly ES  
43,110 s.f.  
267 Students  
425 Capacity  
**63%**





*Report Card*

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



## Facility Assessment Report

*Report Card*

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



## Site Plans



Maire Elementary School

50,200 s.f.  
4.9 Acres

Report Card

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

A stack of four books with a red apple on top, next to a small blue and white globe.

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A stylized white 'm' logo on a blue background.

## Paving Needs





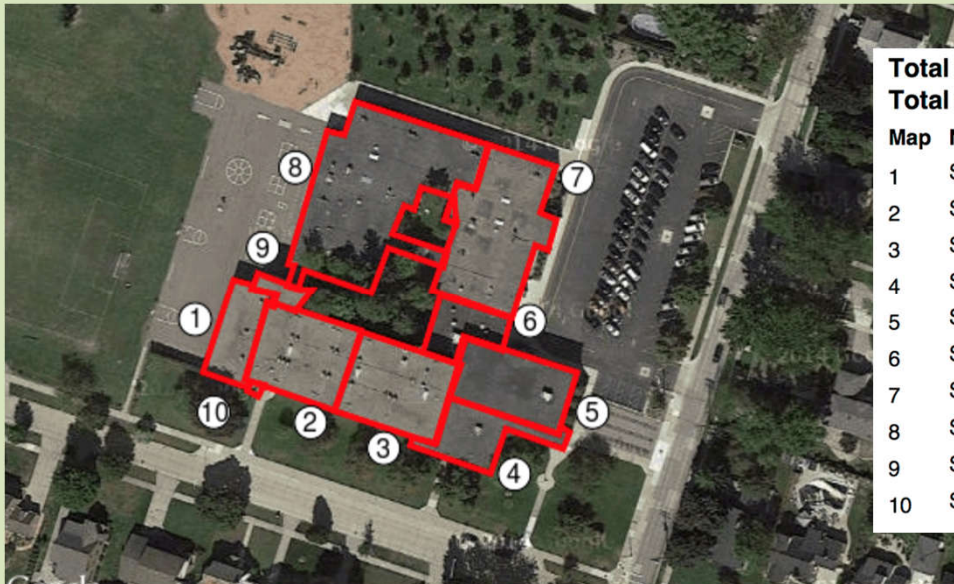
# Report Card

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



## Roofing Needs

Roofing Work - J.D. Candler Report										
Replace Roof (BUR, installed 1987, grade D)	10,324	1	10,324	\$8.00	\$85,896	1.42%	\$85,896			
Replace Roof (BUR, installed 1990, grade D)	8,414	1	8,414	\$8.00	\$70,004	1.16%	\$70,004			
Replace Roof (BUR, installed 1994, grade D)	16,023	1	16,023	\$8.00	\$133,311	2.20%	\$133,311			
Replace Roof (BUR, installed 2000, grade D)	3,613	1	3,613	\$8.00	\$30,060	0.50%	\$30,060			
Replace Roof (BUR, installed 1996, grade C)	16,152	1	16,152	\$8.00	\$134,385	2.22%		\$163,949		
Replace Roof (BUR, installed 1998, grade B)	764	1	764	\$0.00	\$0	0.00%				\$0
Patching / Curbs	1	1	1	\$25,000.00	\$26,000	0.43%	\$26,000			



**Total Sections: 10**  
**Total Sq/Ft: 55,290**

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	3,146	1996	C
2	Section 2-B	6,188	1996	C
3	Section 3-C	6,703	1996	C
4	Section 4-D	3,613	2000	D
5	Section 5-E	5,699	1990	D
6	Section 6-F	2,715	1990	D
7	Section 7-G	10,324	1987	D
8	Section 8-H	16,023	1994	D
9	Section 9-I	764	1998	B
10	Section 10-J	115	1996	C

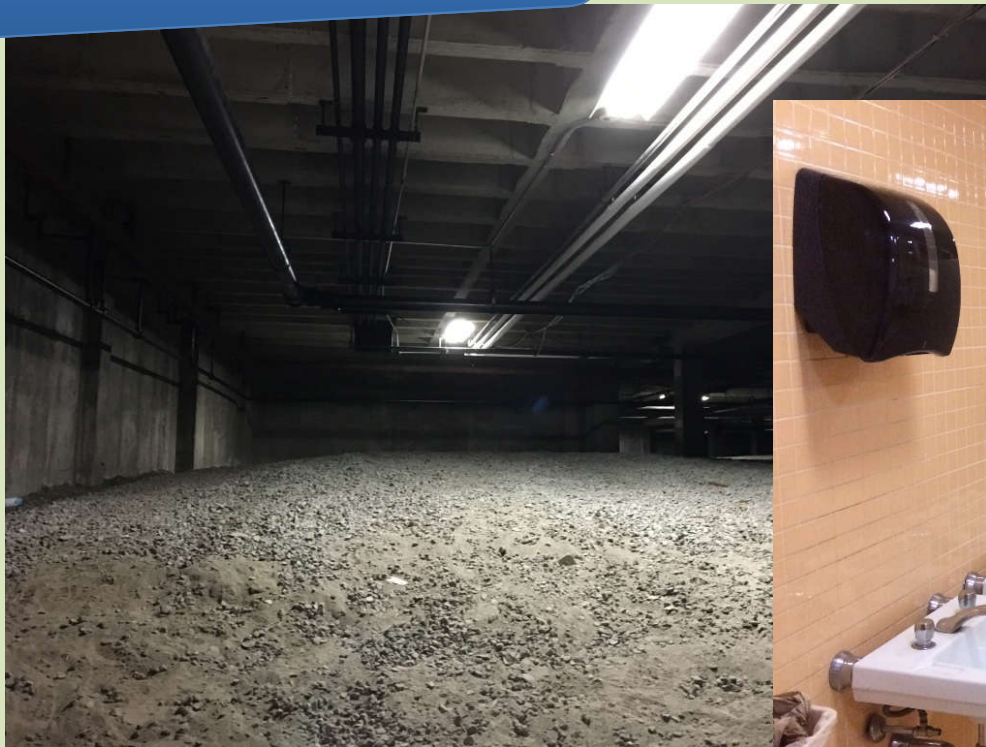


Report Card

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

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## Plumbing Needs



Report Card

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



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## HVAC Needs





Report Card

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

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## Electrical Needs





Report Card

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



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## Security & Technology Needs





Report Card

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

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## Furniture Needs





Report Card

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



## Pool Needs





## 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
<b>ELEMENTARY:</b>											
1	Defer Elementary School	\$81.47	\$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	\$95.35	\$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	\$91.15	\$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	Trombly Elementary School	\$97.94	\$97,031	\$183,014	\$501,202	\$1,213,428	\$562,801	\$94,640	\$920,816	\$404,643	
<b>MIDDLE:</b>											
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	\$51.57	\$234,162	\$1,244,978	\$2,562,476	\$1,743,925	\$755,778	\$132,080	\$1,359,696	\$947,492	\$546,000
12	Pierce Middle School	\$51.57	\$195,040	\$772,364	\$1,504,861	\$2,808,601	\$629,051	\$132,080	\$2,165,904	\$511,788	\$540,800
<b>HIGH:</b>											
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	\$46.29	\$689,520	\$1,082,913	\$5,650,181	\$7,627,540	\$1,608,540	\$410,800	\$1,359,696	\$0	\$22,464
<b>SUPPORT:</b>											
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	
<b>TOTALS:</b>			<b>\$4,287,431</b>	<b>\$8,159,877</b>	<b>\$23,964,142</b>	<b>\$35,310,624</b>	<b>\$10,484,005</b>	<b>\$1,804,400</b>	<b>\$18,160,098</b>	<b>\$7,919,323</b>	<b>\$1,548,144</b>



## Summary of Costs

### Grosse Pointe Public School System SUMMARY OF COSTS BY PRIORITIZATION

Bidg #	Name of School Facility	Total Costs	Critical Need (1 - 3)	Deferred Maintenance (4 - 6)	Property Enhancement (7 - 10)	Total
<b>ELEMENTARY:</b>						
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	Malre 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	\$ 1,268,861	\$ 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
<b>MIDDLE:</b>						
10	Brownell Middle School	\$ 11,178,177	\$ 6,532,405	\$ 1,142,857	\$ 3,502,915	\$ 11,178,177
11	Parcelle Middle School	\$ 15,341,208	\$ 7,989,621	\$ 1,821,989	\$ 5,529,599	\$ 15,341,208
12	Pierce Middle School	\$ 12,779,284	\$ 8,521,407	\$ 1,439,111	\$ 2,818,766	\$ 12,779,284
<b>HIGH:</b>						
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
<b>SUPPORT:</b>						
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
<b>TOTAL BUILDINGS BUDGET</b>		<b>\$ 167,603,853</b>	<b>\$ 91,538,240</b>	<b>\$ 28,047,681</b>	<b>\$ 48,017,931</b>	<b>\$ 167,603,853</b>
<b>Escalation Factors</b>			<b>1.04</b>	<b>1.22</b>	<b>1.37</b>	
<b>Net Present Value (NPV)</b>		<b>\$ 167,603,853</b>	<b>\$ 91,538,240</b>	<b>\$ 22,985,903</b>	<b>\$ 35,045,585</b>	<b>\$ 149,577,728</b>

#### Definitions:

**Critical Need:** Items that are necessary to keep the school buildings safe, warm, dry and operational. Items that are beyond their useful life or in danger of failure in the next 1-3 years. These are items that require more resources than the current maintenance staff can address.

**Deferred Maintenance:** Items that are critical in nature, however still have 4-6 years of useful life remaining.

**Property Enhancement:** Items that are not essential to keeping the school open that enhance a school program, learning environment or safety. Also items that still have a remaining useful life of 7-10 years.

**Escalation Factors:** Due to the variation of when a project may occur, adjustments have been made to reflect yearly inflation (4%/year)



## Line Items

Items

Cost Data								Cost Escalation Factors					
		Specification Factor =		1.00		(Medium)		1.22		1.37		1.04	
		Geographic Factor =		1.00		(US Median)							
		Cost Escalation Factor =		1.04		Spring 2017							
Draft 6-2-17								Ranked Capital Priorities					
		Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Deferrable Maintenance	Property Enhancement	Other		
Line No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)			
87													
88	<b>6.0 ELECTRICAL SYSTEMS</b>												
89													
90	Lighting												
91	Replace Ltg with LED's (23 rooms w/stem mtd fixt)	23	1	23	\$3,200.00	\$76,544	1.32%	\$76,544					
92	Retrofit Corridor Ltg	4,300	1	4,300	\$2.00	\$8,944	0.15%	\$8,944					
93	Replace exterior building lights	60,001	1	60,001	\$0.25	\$15,600	0.27%	\$15,600					
94	Replace all emergency and exit lights	60,001	1	60,001	\$0.25	\$15,600	0.27%	\$15,600					
	Add Occupancy Sensors	40	1	40	\$500.00	\$20,800	0.36%	\$20,800					
95	Add electrical upgrade for IT (classrooms)	26	1	26	\$5,000.00	\$135,200	2.32%	\$135,200					
96	Add Generator	1	1	1	\$100,000.00	\$104,000	1.79%			\$142,480			
97	<b>ELECTRICAL SYSTEMS SUBTOTAL</b>						<b>\$272,689</b>	<b>4.69%</b>	<b>\$272,689</b>	<b>\$0</b>	<b>\$142,480</b>	<b>\$0</b>	
98													
99	<b>7.0 SECURITY (Wright &amp; Hunter)</b>												
100	Door Access System	1	1	1	\$25,000.00	\$26,000	0.45%	\$26,000					
101	Surveillance System	1	1	1	\$31,000.00	\$32,240	0.55%	\$32,240					
102	<b>SECURITY SYSTEMS SUBTOTAL</b>						<b>\$58,240</b>	<b>1.00%</b>	<b>\$58,240</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
103													
104	<b>8.0 NOT USED</b>												
105													
106	<b>OTHER SUBTOTAL</b>						<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
107													
108	<b>9.0 FURNITURE &amp; EQUIPMENT</b>												
110	Classroom furniture	39	1	39	\$12,000.00	\$486,720	8.37%			\$666,806			
111	Computer Lab Furniture	1	1	1	\$15,000.00	\$15,600	0.27%			\$21,372			
112													
113	<b>FURNITURE &amp; EQUIPMENT SUBTOTAL</b>						<b>\$502,320</b>	<b>8.64%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$688,178</b>	<b>\$0</b>	
114													
115	<b>10.0 TECHNOLOGY (Wright &amp; Hunter)</b>												
117	Classroom Technology (AV, Desktop, Laptops, Tablets)	1	1	1	\$409,133.00	\$425,498	7.32%	\$425,498					
118	Network Cabling	1	1	1	\$200,000.00	\$208,000	3.58%	\$208,000					
119	Network Wireless and Switches	1	1	1	\$220,000.00	\$228,800	3.93%	\$228,800					
120	Telephone System	1	1	1	\$74,400.00	\$77,376	1.33%	\$77,376					
121	Public Address Systems	1	1	1	\$25,000.00	\$26,000	0.45%	\$26,000					
122	Fiber WAN	1	1	1	\$40,000.00	\$41,600	0.72%	\$41,600					
123	<b>TECHNOLOGY SUBTOTAL</b>						<b>\$1,007,274</b>	<b>17.32%</b>	<b>\$1,007,274</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
124													
125	Building Infrastructure Improvement Total:			60,001	\$79.73	\$4,784,104	82.26%	\$3,381,917	\$124,025	\$1,924,202	\$0		
126	Project Contingency:			10.00%	Of Building & Site Budget	\$327,451	5.63%	\$237,464	\$12,403	\$123,602	\$0		
127	Permits, Testing & Printing:			2.50%	Of Building & Site Budget	\$90,049	1.55%	\$65,303	\$3,411	\$33,991	\$0		
128	Construction Manager Fee and Costs:			8.00%	Of Building & Site Budget	\$295,361	5.08%	\$214,193	\$11,187	\$111,489	\$0		
129	Professional Fees & Costs:			8.00%	Of Building & Site Budget & Contingency	\$318,990	5.48%	\$231,328	\$12,082	\$120,409	\$0		
130	<b>PROJECT TOTAL</b>						<b>\$5,815,955</b>	<b>100.00%</b>	<b>\$4,130,205</b>	<b>\$163,108</b>	<b>\$2,313,693</b>	<b>\$0</b>	
S6,607,006													



## Next Steps...

Capital Planning Committee considerations on the following;

- How should GPPSS address capital needs?
- Should GPPSS consider renewing the Sinking Fund or consider a potential Capital Bond?
- What is the dollar amount required to address capital needs versus the dollar amount that could be supported by the Community?
- What capital needs should be included in that dollar amount?



## Questions / Answers