

Bond Advisory Council

Wednesday, March 12, 2025



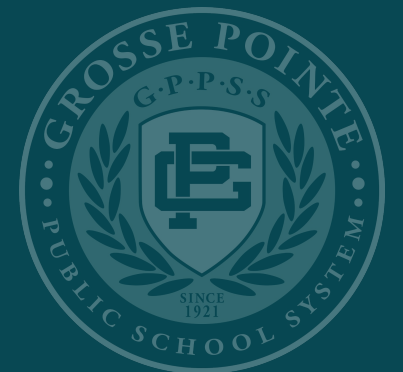
Dr. Andrea Tuttle Welcome

Superintendent's Welcome and Opening Remarks (6:00-6:30 p.m.)

- Acknowledgment of Volunteers and Committee Selection
- Housekeeping

Introduction of Committee Members (Name, children currently in district, children who have graduated)

- **Bond Advisory Committee Objective:**
The committee's role is to assess district needs, provide input on potential bond projects, and offer guidance to the Board of Education on key components to be included in the 2025 Bond Renewal language and educational outreach.
- Review Agenda



Agenda

Introduction of Key Stakeholders

- Ben Matteson, GPPSS
Building/Grounds/Facilities Director
- Paul Theriault, Gary Kent: Plante Moran
Realpoint
- Rebecca Fannon, Community Leader
- Colleen Worden, Board President
- Timothy Klepp, Board Treasurer
- Sean Cotton, Board Trustee
- Dr. Roy Bishop, Deputy Superintendent

Overview of School Funding

- Explanation of how schools are funded
- Differences between an Operating Millage, Sinking Fund, & Bond Funds

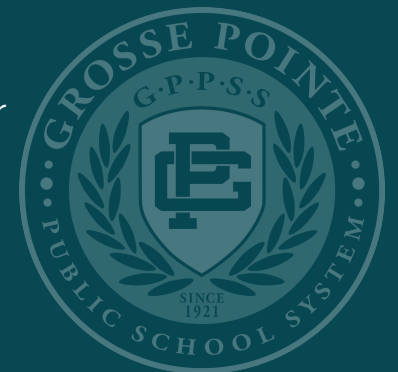
Rationale for Bond Renewal

- Why the district is pursuing a Bond Proposal at this time
- Estimated revenue generation: **\$120 million over 20 year term**
- Updated Facility Assessment (PMR & GPPSS)

Bond Renewal Planning Timeline

- **Committee Meeting Schedule (3 to 4 sessions, 2 hours each)**
 - **Location:** North Library
 - **Time:** 6:00 – 8:00 PM
 - **Meeting Dates:**
 - **March 12 (Wednesday)**
 - **April 9 (Wednesday)**
 - **May 21 (Wednesday)**
 - **June (TBD, if needed) (Before June 9) Perhaps May 28 (Wednesday)**
- **Board of Education Meetings**
 - **June 9 (Monday)** – Board of Education Meeting/Recommendation presented
 - **June 23 (Monday)** – Board of Education Meeting & Final Recommendation Deadline
 - **June 23-** Board approval of bond language
- **Ballot Proposal Submission Deadline:** August 11th
- **Election Date:** November 4th
- **Informational Campaign Timeline:** August – November

Bond Advisory Committee Activity



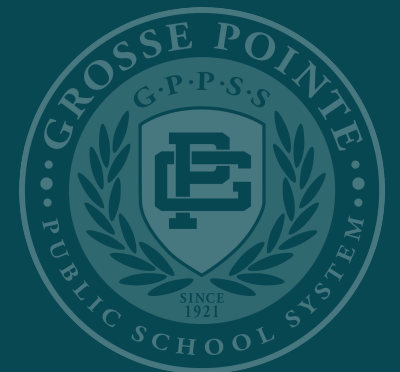
How are public schools funded in Michigan?

Public school funding in Michigan comes from a combination of **state, local, and federal sources**. The majority of funding is allocated through the **Michigan School Aid Fund**, which determines how much each district receives per student.

1. State Funding (Primary Source – School Aid Fund)
2. Local Funding (Property Taxes and Millages)
3. Federal Funding (Supplemental Aid for Specific Programs)
4. Other Sources of Funding

Key Takeaways

- Michigan schools are primarily funded by the state through a per-pupil formula.
- Local property taxes (18-mill non-homestead tax) help fund operations.
- Federal funds supplement state and local funding, mostly for specific programs.
- Bonds and sinking funds provide money for facility upgrades, not operational costs.



State Funding (Primary Source – School Aid Fund)

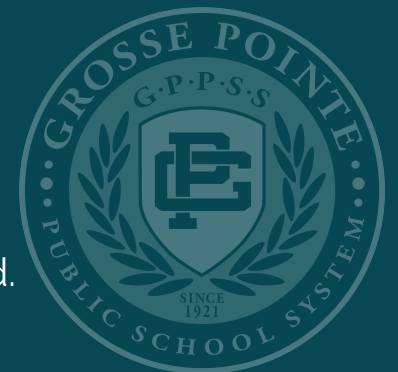
Most school funding in Michigan comes from the **State School Aid Fund**, established by Proposal A in 1994. This fund distributes money to school districts primarily based on a **per-pupil foundation allowance**.

Foundation Allowance

- Each district receives a set amount per student, determined by the state.
- The minimum foundation allowance for 2023-24 is **\$9,608 per student** (varies by district).
- Higher-funded districts receive additional funding, but gaps between districts have narrowed over time.

Sources of State Funding

- **Sales Tax (6%)** – A significant portion goes to the School Aid Fund.
- **Income Tax** – A portion of Michigan's state income tax is allocated to schools.
- **Lottery Revenue** – Proceeds from the Michigan Lottery contribute to school funding.
- **Use Taxes, Tobacco Taxes, and Other Fees** – Additional revenue sources supplement the School Aid Fund.



Local Funding (Property tax & Millages)

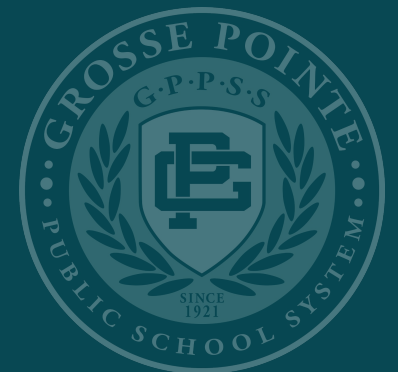
While state funding provides the bulk of school funding, local communities contribute through property taxes.

18-Mill Non-Homestead Operating Millage:

- Applied to businesses, rental properties, and second homes.
- Generates operational funding for schools
- Homeowners are **exempt** from this millage under Proposal A.

Additional local Millages:

- **Sinking Fund Millage** – Used for school facility repairs and improvements.
- **Enhancement Millages** – Regional millages that provide additional funding for local districts.
- **Debt Millages (Bonds)** – Used for school construction and large capital projects.



Federal Funding (Supplemental Aid for Specific Programs)

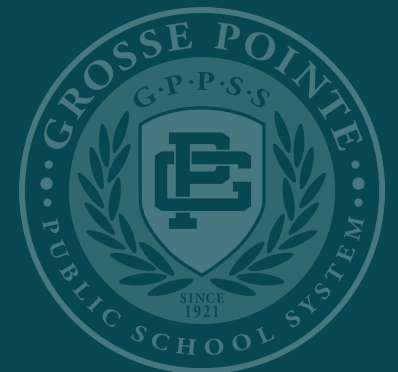
The federal government provides funding, but it makes up a **small portion** of total school revenue (typically 5-10%). These funds are often designated for specific programs, including:

- **Title I Funding** – Supports low-income students..
- **Special Education Grants (IDEA)** – Provides funding for students with disabilities.
- **School Lunch and Nutrition Programs** – Subsidized meals for eligible students.
- **COVID-19 Relief Funds (ESSER, ARP Funds)** – Temporary federal funding to address pandemic-related challenges.

Other Sources of Funding

Some districts receive additional funding through:

- Grants (state, federal, and private)
- Donations and fundraising efforts
- Partnerships with businesses or nonprofit organizations



Difference Between Bond Projects, Sinking Fund, & Operating

In Michigan, school districts have multiple funding mechanisms to support operations, maintenance, and capital improvements. The key differences between a **Bond**, **Sinking Fund**, and **Operating Millage** are:

Bond (Capital Projects Bond)

Purpose: Used for large-scale capital improvements, such as building new schools, major renovations, infrastructure upgrades, and purchasing land or equipment.

Funding Source: The school district borrows money by issuing bonds, which are repaid over time with interest through property taxes.

Approval: Requires voter approval.

Limitations: Cannot be used for day-to-day operational expenses, salaries, or routine maintenance.

Sinking Fund

Purpose: A pay-as-you-go funding source for facility repairs, security enhancements, technology upgrades, and other capital improvements.

Funding Source: A limited property tax levy (up to 3 mills and 10 years) that generates revenue annually for specific infrastructure projects.

Approval: Requires voter approval.

Limitations: Funds cannot be used for salaries, classroom supplies, or operational costs. Unlike a bond, it does not involve borrowing money or paying interest.

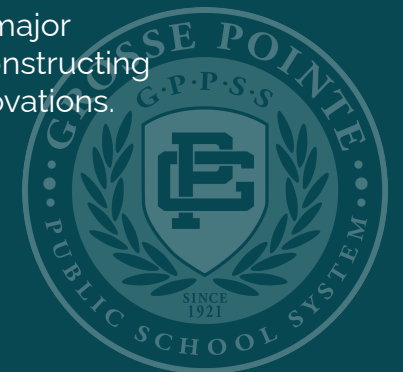
Operating Millage

Purpose: Funds day-to-day school operations, including teacher salaries, utilities, classroom materials, and programs.

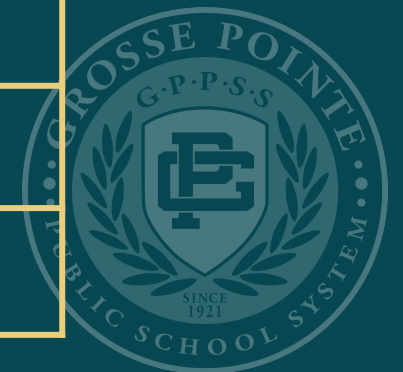
Funding Source: Local property tax levy on non-homestead properties (businesses, second homes, and rental properties). Most districts levy an 18-mill operating millage.

Approval: Requires voter approval, usually every 10 years.

Limitations: Cannot be used for major capital improvements, such as constructing new buildings or large-scale renovations.



Feature	Sinking Fund: ~ \$11M Annually	Operating Millage (General Fund): ~ \$22M Annually	Bond Program -TBD
Purpose	Used for repairs, renovations, safety improvements, and technology upgrades in schools	Funds daily operational costs like salaries, utilities, and supplies	Used for large-scale school construction or renovation projects
Funding Mechanism	Property tax levied for a specific period	Property tax levied on non-homestead properties (e.g., businesses, rental properties)	Borrowed money (loan) repaid with interest via property taxes
Approval Requirement	Voter approval required	Voter approval required for non-homestead properties (typically 18 mills)	Voter approval required
Debt Incurred?	No debt incurred; pay-as-you-go	No debt incurred	Yes, repaid over time with interest
Typical Use Cases	Roof repairs, security upgrades, technology purchases	Teacher salaries, classroom materials, transportation costs	New school buildings, major renovations, large infrastructure projects
Duration	Typically up to 10 years	Typically renewed every few years	Long-term (often 20-30 years)
Interest Costs	None (funds collected and used directly)	None	Yes, since it's a loan



Key Questions & Recommendations for Bond Proposal Renewal

1. Should a bond extension be presented to the voters?

Recommendation: Yes.

Rationale: A bond would generate approximately \$120,000,000 in revenue without increasing the current millage rate for GPPSS taxpayers. Data indicates that school bond elections with no millage increase have a significantly higher passage rate (84%) compared to those involving a millage increase (51%). This approach maximizes the likelihood of voter approval while addressing critical district needs.

2. When should the bond extension be placed on the ballot?

Recommendation: November 2025.

Rationale: Although an August election is also viable for a no millage increase proposal, a November election is more cost-effective and allows the district additional time to develop and communicate a comprehensive plan. This strategic timing enhances preparedness.

3. What should be the term of the bond extension?

Recommendation: 20 years.

Rationale: A 20-year term is the most fiscally responsible option, generating approximately \$120 million in revenue. While a 24-year term could yield \$124 million, it would result in nearly \$20 million in additional interest payments, making the shorter term a more prudent financial decision.

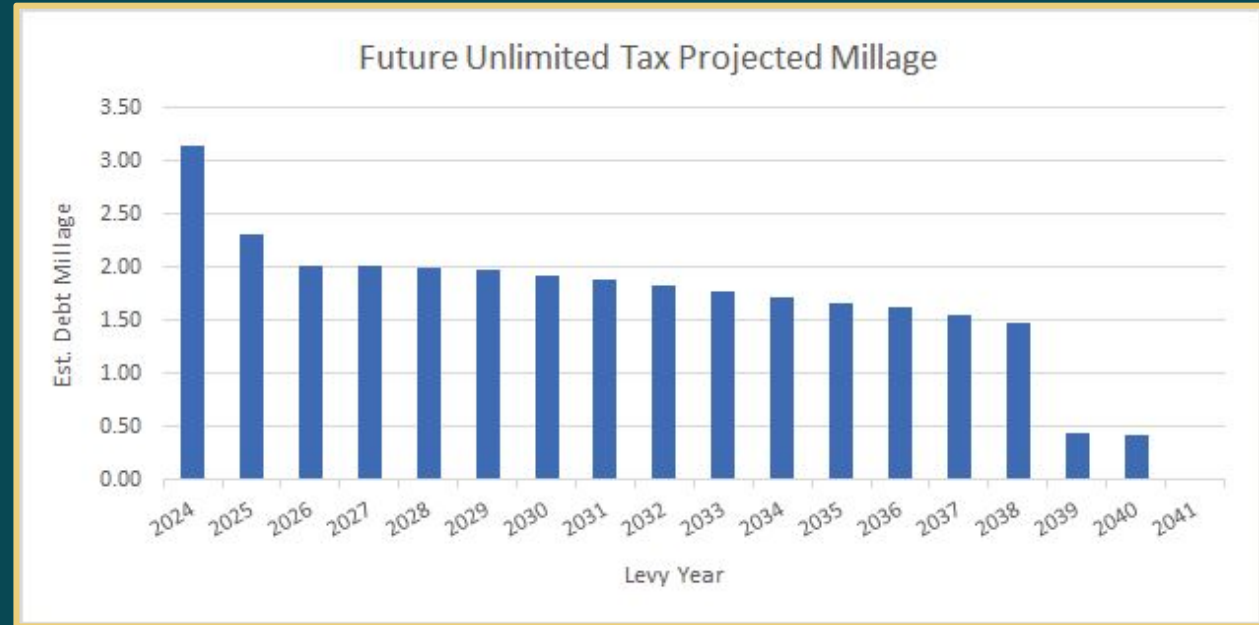
4. What language should be included on the ballot?

Recommendation: The ballot language should clearly and accurately describe the intended use of funds generated by the bond. This requires a thorough review by the Board to evaluate and finalize language options that reflect district priorities and align with voter expectations. Clarity and transparency are essential to building trust and ensuring voter understanding of the proposal.

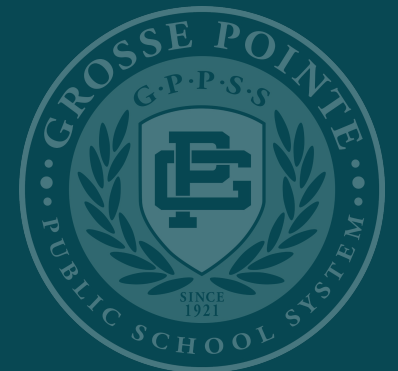


Existing Debt Millage Projections

- The District meets its annual unlimited tax debt service requirements with revenue generated from its voted debt millage.
- The graph below shows the projected debt millage needed to meet the District's existing debt service payments. As shown, the debt millage is anticipated to begin declining beginning with the 2025 debt levy.
- The decline in debt millage provides an opportunity for an additional bond election without a millage increase over the next few years.



** Millage rates are projections and subject to change based on actual figures. Projections are based on annual taxable value growth rates of 4.00% for 2025, 3.00% for the following 4 years and 2.00% thereafter as well as use of funds on hand.*



Summary of Sample New Money Bond Options

- We project the District could request the voters for approval to issue bonds ranging from a bond proposition of **\$120 million to \$124 million** without an increase in the District's existing debt millage rate of 3.14 mills.
- The table on the next slide summarizes the two options provided, one assuming bonds are issued in three **20-year** series issues and the other with three **25-year** series bond issues.

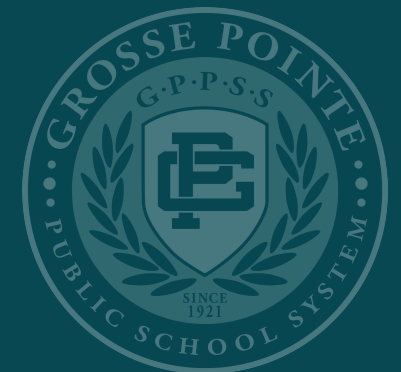


Scenario Table No.	Bond Amount	Bond Term	Estimated Total Interest Cost	Estimated Interest Rate	Ballot	Info	Maximum Total Mills All Debt	Increase (Decrease) in Debt Levy
					First Year Millage*	Average Millage		
Series 2025	\$45,000,000	19 yrs., 5.1 mo.	\$29,102,175	4.50%				
Series 2027	45,000,000	20 yrs., 6 mo.	32,169,600	4.50%				
Series 2030	<u>30,000,000</u>	20 yrs., 6 mo.	<u>21,731,850</u>	4.50%				
Total	\$120,000,000		\$83,003,625		0.81	1.51	3.14	0.00
Table_1b								
Series 2025	\$45,000,000	24 yrs., 5.1 mo.	\$38,388,313	4.75%				
Series 2027	45,000,000	24 yrs., 6 mo.	37,443,300	4.75%				
Series 2030	<u>34,000,000</u>	24 yrs., 6 mo.	<u>27,787,500</u>	4.75%				
Total	\$124,000,000		\$103,619,113		0.74	1.43	3.14	0.00

Assumptions

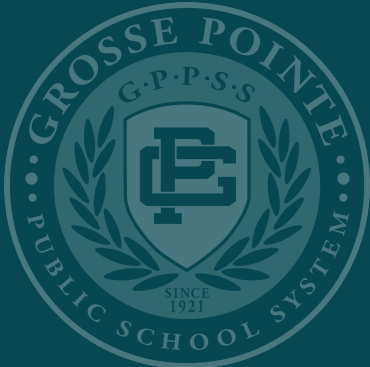
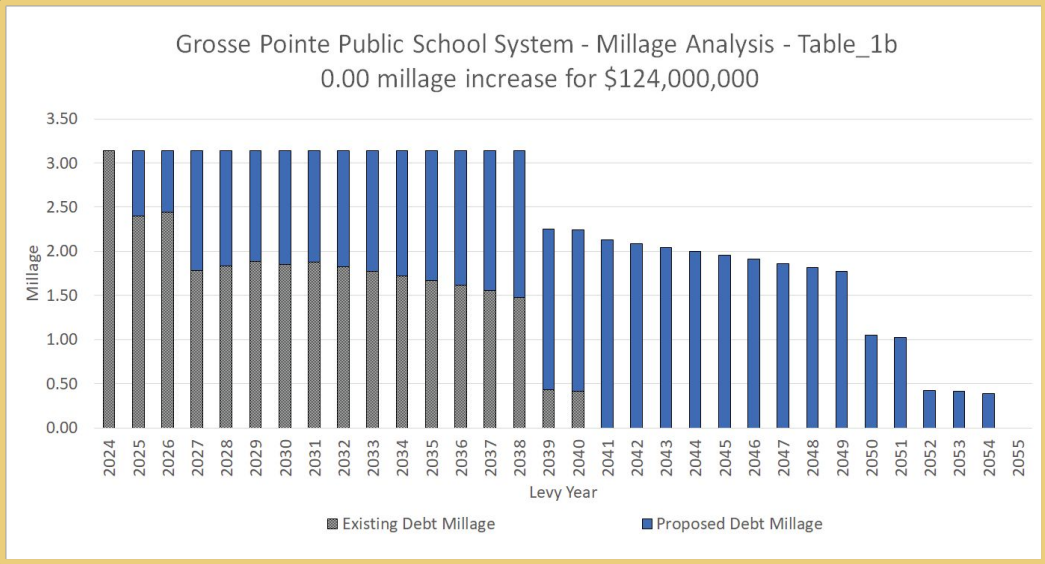
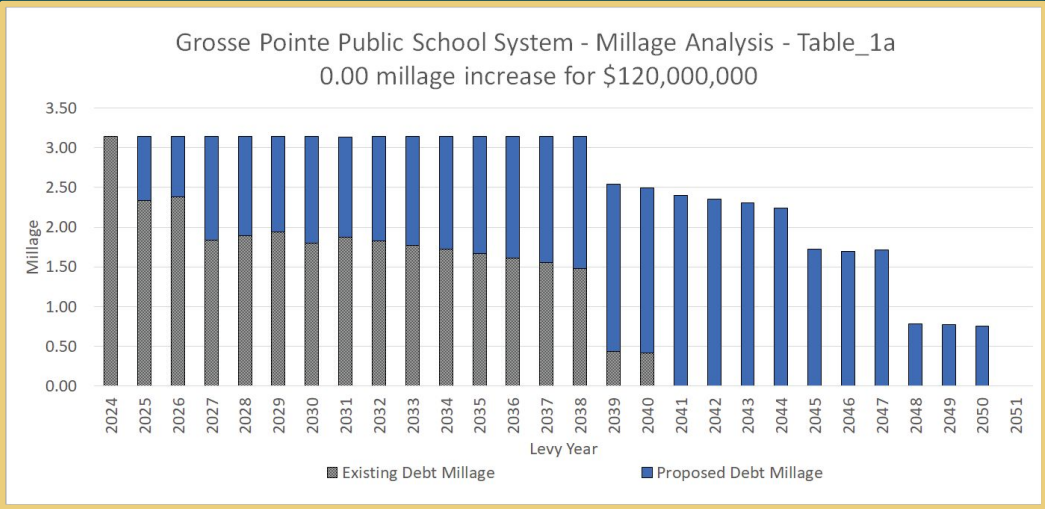
- a debt levy of 3.14 mills for 2024.
- November 2025 vote, Bonds Dated November 2025.
- an annual change in Taxable Value of 4.00% for 2025, 3.00% for the following 4 years and 2.00% thereafter.
- NOTE: In order for the debt millage to be on the December 2025 tax bill for a November 2025 bond election, the bond issuance process for the first series of bonds will need to be expedited with the sale and delivery occurring by the end of November 2025.

**The interest rates shown above are estimates. The actual interest rates will be determined at the time of sale. Changes in interest rates may impact the millage required. The final millage will be based on actual interest rates, actual bond payments and actual taxable values.*



Sample New Money Debt Millage Graph

- The graphs show the projected annual millage related to the District's existing debt (in grey) as well as the sample new bond proposition, with a hypothetical election date of November 2025 (in blue).
- Table 1a provides shorter series bond terms of 20- years while Table 1b provides 25-year bond terms.
- The longer bond terms allows greater flexibility in providing future flexibility to layer in additional debt.



2025 through 2027 Elections and Estimated Lead Times

Estimated Lead Time

- 5 months to 1 year before election
- Ballot must be finalized and approved by the filing deadline if Not State Qualified
- Project scope finalized no later than a week before ballot is to be written

Election Dates	Filing Deadline
May 6, 2025	Feb. 11, 2025
Aug. 5, 2025	May 13, 2025
Nov. 4, 2025	Aug. 12, 2025
May 5, 2026	Feb. 12, 2026
Aug. 4, 2026	May 12, 2026
Nov. 3, 2026	Aug. 11, 2026
May 4, 2027	Feb. 9, 2027

Issuance / Levy Timing

- Since Grosse Pointe's millage is levied in December, if the District proceeds with a **November 2025 bond election**, in order to place the debt millage on the **December 2025 tax roll**, the bonds must be sold and delivered by the end of November.
- **This will require certain of the bond issuance steps to be completed prior to the bond election, including the preparation of the Preliminary Official Statement and application of bond rating, among others.**



Committee Meetings

Committee Meeting Schedule (4 sessions, 2 hours each)

Location: North Library

Time: 6:00 – 8:00 PM

Meeting Dates:

March 12 (Wednesday)

April 9 (Wednesday)

May 21 (Wednesday)

June (TBD, if needed)

June 9 (Monday) - Board of Education Meeting/Recommendation presented

June 23 (Monday) - Board of Education Meeting & Final Recommendation Deadline

June 23 - Board approval of bond language

- **Ballot Proposal Submission Deadline:** August 11
- **Educational Campaign Timeline:** August – November
- **Election Date:** November 4th



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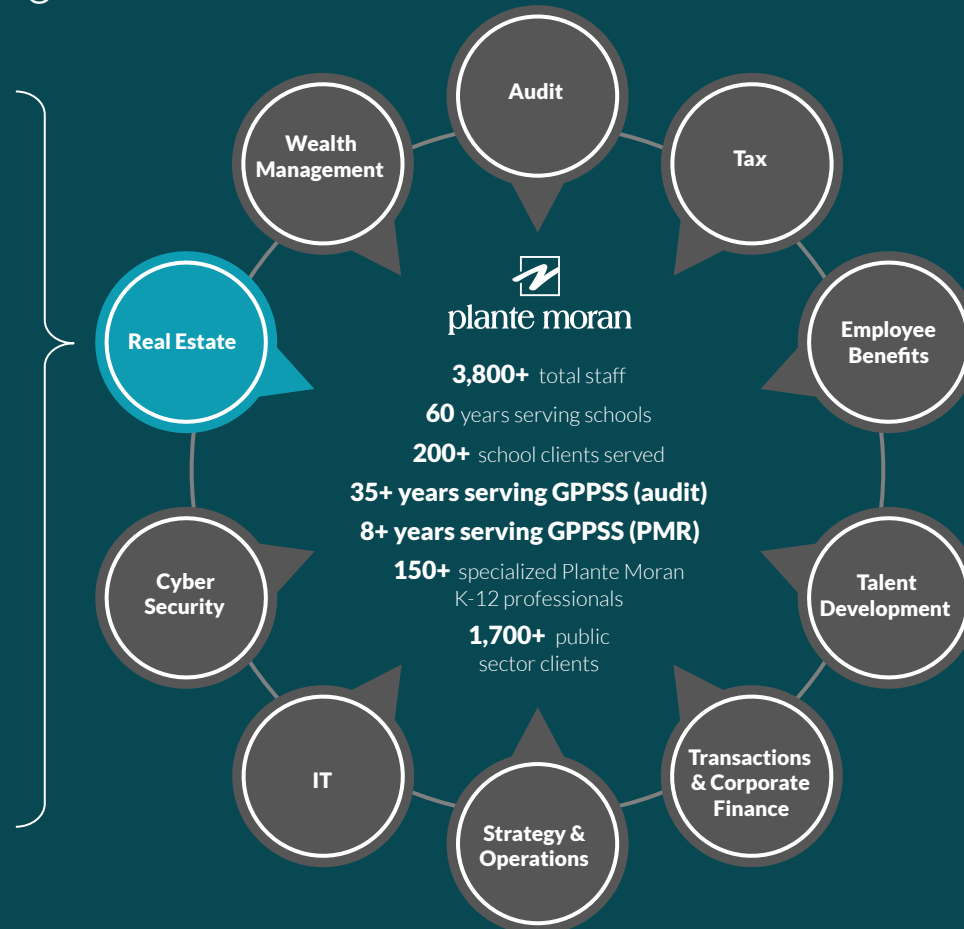


130+ multidisciplinary staff
specializing in real estate & construction

60+ in-house design and construction
professionals

\$4B+ in active construction program
oversight

\$10B in construction projects over
the last 10 years



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SEAMLESS SERVICE

Engaging with us will give you unfiltered access to the right experience at the right time through our affiliation with Plante Moran and Plante Moran Realpoint.



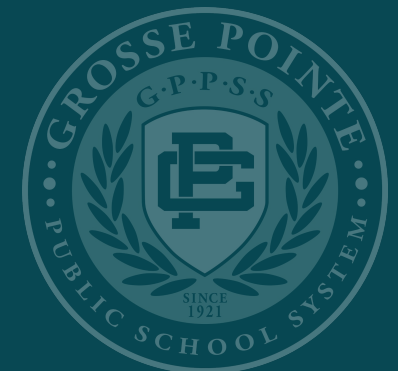
PERSONAL TOUCH

The better we know you, the better we can serve you. We build lasting relationships to foster a client-focused, collaborative culture.



FUTURE-FOCUSED

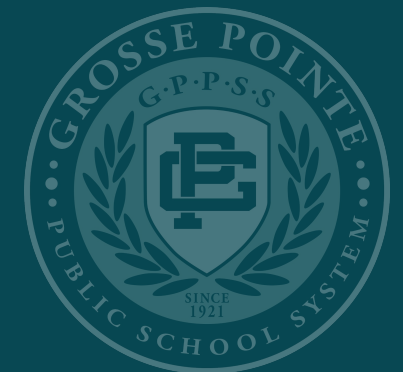
Your future is our priority. We partner with you to help you achieve your goals today and beyond.



Election Statistics for Michigan School Bond Proposals

- School bond elections with a no millage increase have a higher passage rate **(84%)** than propositions with a millage increase **(51%)**.
- Presidential and Gubernatorial election dates could also impact voter turnout, and election results.

Elections		School Bond Proposals	Passage Rate	With Millage Increase	Passage Rate	Without Millage Increase	Passage Rate
Nov-14	***	13	62%	12	58%	1	100%
Feb-15		17	65%	14	57%	3	100%
Nov-15		31	74%	22	64%	9	100%
Mar-16	*	4	75%	4	75%	0	n/a
May-16		40	83%	31	77%	9	100%
Aug-16		13	62%	9	56%	4	75%
Nov-16	**	9	78%	6	83%	3	67%
May-17		29	55%	19	32%	10	100%
Aug-17		8	50%	4	25%	4	75%
Nov-17		35	74%	17	71%	18	78%
May-18		35	63%	30	60%	5	80%
Aug-18		11	82%	4	75%	7	86%
Nov-18	***	24	75%	14	57%	10	100%
May-19		37	68%	24	50%	13	100%
Aug-19		5	80%	3	67%	2	100%
Nov-19		34	68%	18	44%	16	94%
Mar-20	*	17	82%	10	70%	7	100%
May-20		23	91%	9	78%	14	100%
Aug-20		31	65%	18	39%	13	100%
Nov-20	**	11	100%	9	100%	2	100%
Mar-21		2	0%	2	0%	0	n/a
May-21		32	81%	11	55%	21	95%
Aug-21		14	71%	5	60%	9	78%
Nov-21		25	64%	10	40%	15	80%
May-22		32	66%	13	46%	19	79%
Aug-22		13	46%	6	17%	7	71%
Nov-22	***	23	57%	13	31%	10	90%
May-23		38	58%	21	43%	17	76%
Aug-23		16	69%	4	25%	12	83%
Nov-23		45	51%	21	10%	24	88%
Feb-24	*	7	14%	2	50%	5	0%
May-24		43	60%	13	15%	30	80%
Aug-24		24	50%	5	40%	19	53%
Nov-24	**	28	64%	15	60%	13	69%
Totals		808	533 passed	440	224 passed	368	309 passed
		66%		51%		84%	
*Presidential Primary **Presidential Election ***Gubernatorial Election Source: PFM Financial Advisors LLC, Ann Arbor, MI (734) 994-9700							

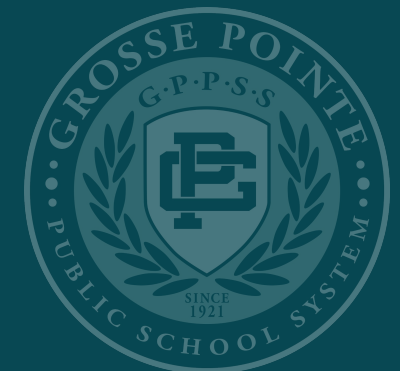
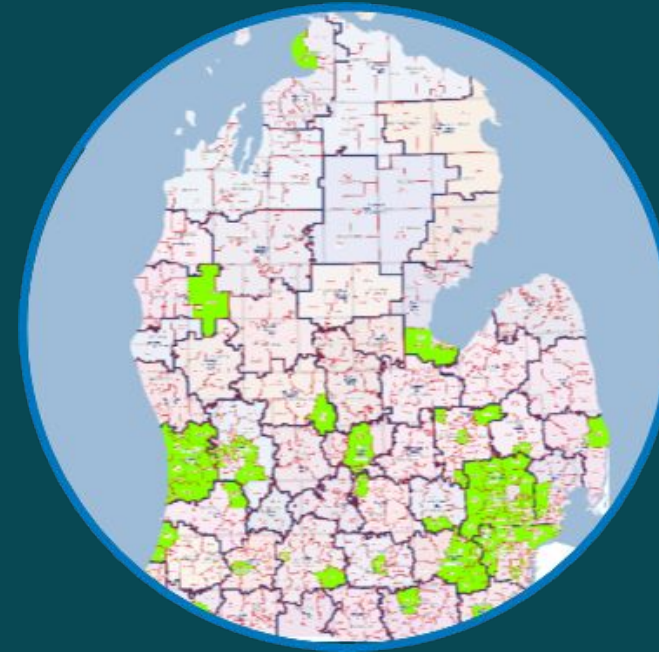


K-12 Experience

Plante Moran Realpoint has worked with **38** of the **top 50** largest districts in Michigan!

District Name	AVG FTE
Detroit Public Schools Community District	48,782
Utica Community Schools	25,701
Dearborn City School District	20,417
Ann Arbor Public Schools	17,451
Plymouth-Canton Community Schools	16,632
Rochester Community School District	15,092
Chippewa Valley Schools	14,855
Grand Rapids Public Schools	14,034
Livonia Public Schools	13,457
Warren Consolidated Schools	12,947
Walled Lake Consolidated Schools	13,376
Troy School District	12,815
Walled Lake Consolidated Schools	12,622
Kalamazoo Public Schools	12,581
Lansing Public School District	9,989
L'Anse Creuse Public Schools	9,881
Wayne-Westland Community School District	9,652
Forest Hills Public Schools	9,365
Kentwood Public Schools	9,228
Farmington Public School District	9,108
Traverse City Area Public Schools	9,007
Portage Public Schools	8,599
South Lyon Community Schools	8,277
Huron Valley Schools	8,235
Grand Blanc Community Schools	7,987

District Name	AVG FTE
Rockford Public Schools	7,717
Birmingham Public Schools	7,538
Waterford School District	7,520
Clarkston Community Schools	7,432
Midland Public Schools	7,380
Port Huron Area School District	7,361
Northville Public Schools	7,067
Grosse Pointe Public Schools	6,919
Bay City School District	6,875
Hudsonville Public School District	6,841
Lake Orion Community Schools	6,802
Howell Public Schools	6,713
Novi Community School District	6,580
West Ottawa Public School District	6,471
Zeeland Public Schools	6,072
Oxford Community Schools	5,792
Brighton Area Schools	5,779
Taylor School District	5,714
Grand Haven Area Public Schools	5,682
Davison Community Schools	5,645
Woodhaven-Brownstown School District	5,521
Grandville Public Schools	5,519
Anchor Bay School District	5,387
Bloomfield Hills Schools	5,321



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Real estate consulting

- Development advisory & feasibility
- Incentives
- Market studies
- Facility condition assessments
- Due diligence
- Construction project reviews
- e-Builder implementation
- Debt capacity studies
- Portfolio strategy
- Workplace



Real estate transaction management

- Portfolio optimization
- Space programming
- Lease administration
- Site Selection
- Tenant & buyer representation (land/facilities)
- Transaction management
- Dispositions, including sale-leasebacks & 1031 like-kind exchanges
- Financing & capital markets

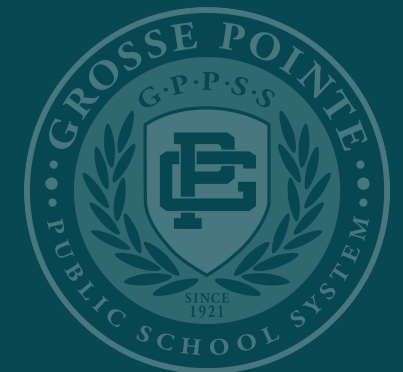
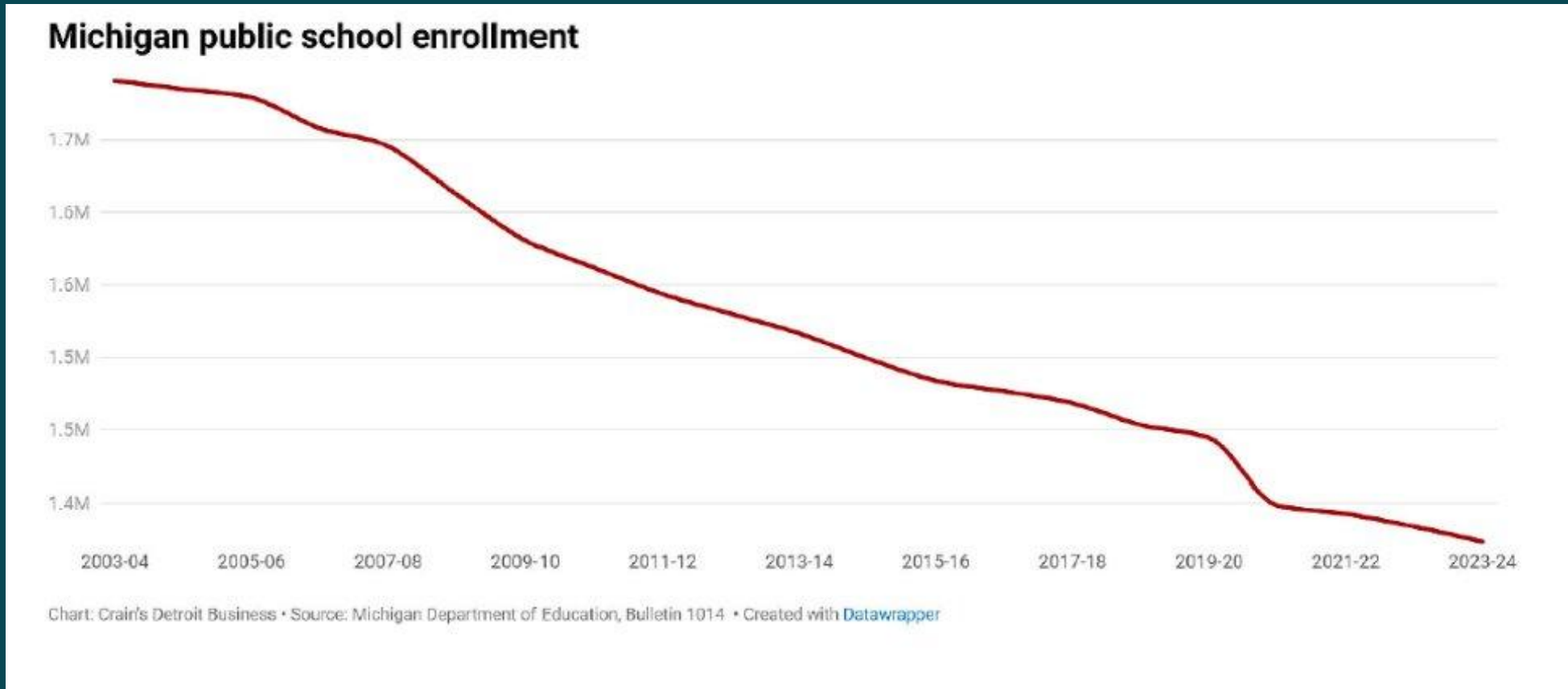


Owner representation/program management

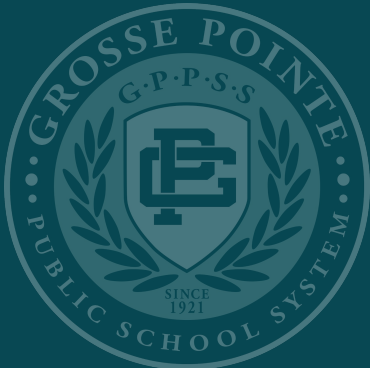
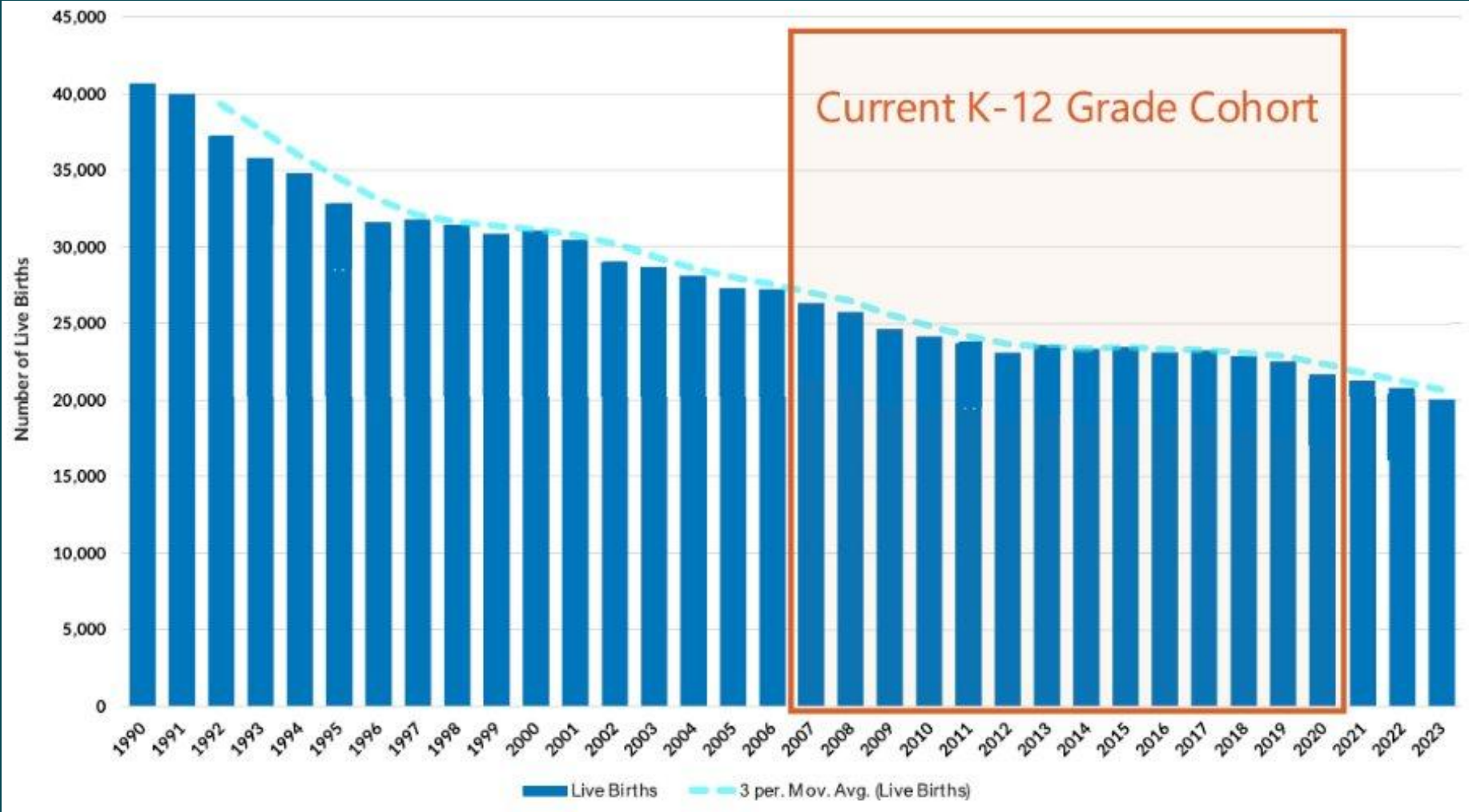
- Program budget, schedule, & scope development
- Team selection & procurement
- Contract advisory
- Furniture, technology, & equipment coordination
- Payment application & invoice review
- Cash flow monitoring
- Relocation management
- Change order management
- Closeout



Enrollment Projections: Michigan Public School Enrollment



Enrollment Projections: Declining Births in Wayne County



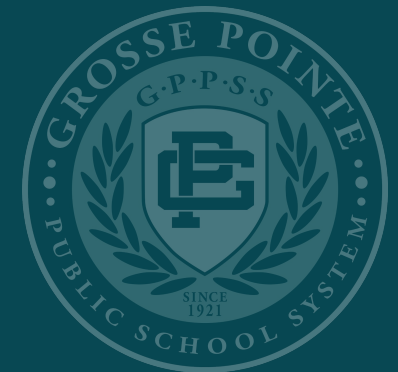
Enrollment Projections: District-wide projections

Enrollment Projection - Cohort Survival Method*

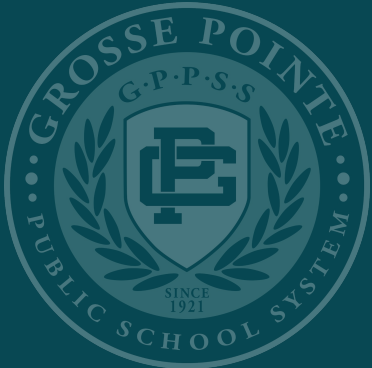
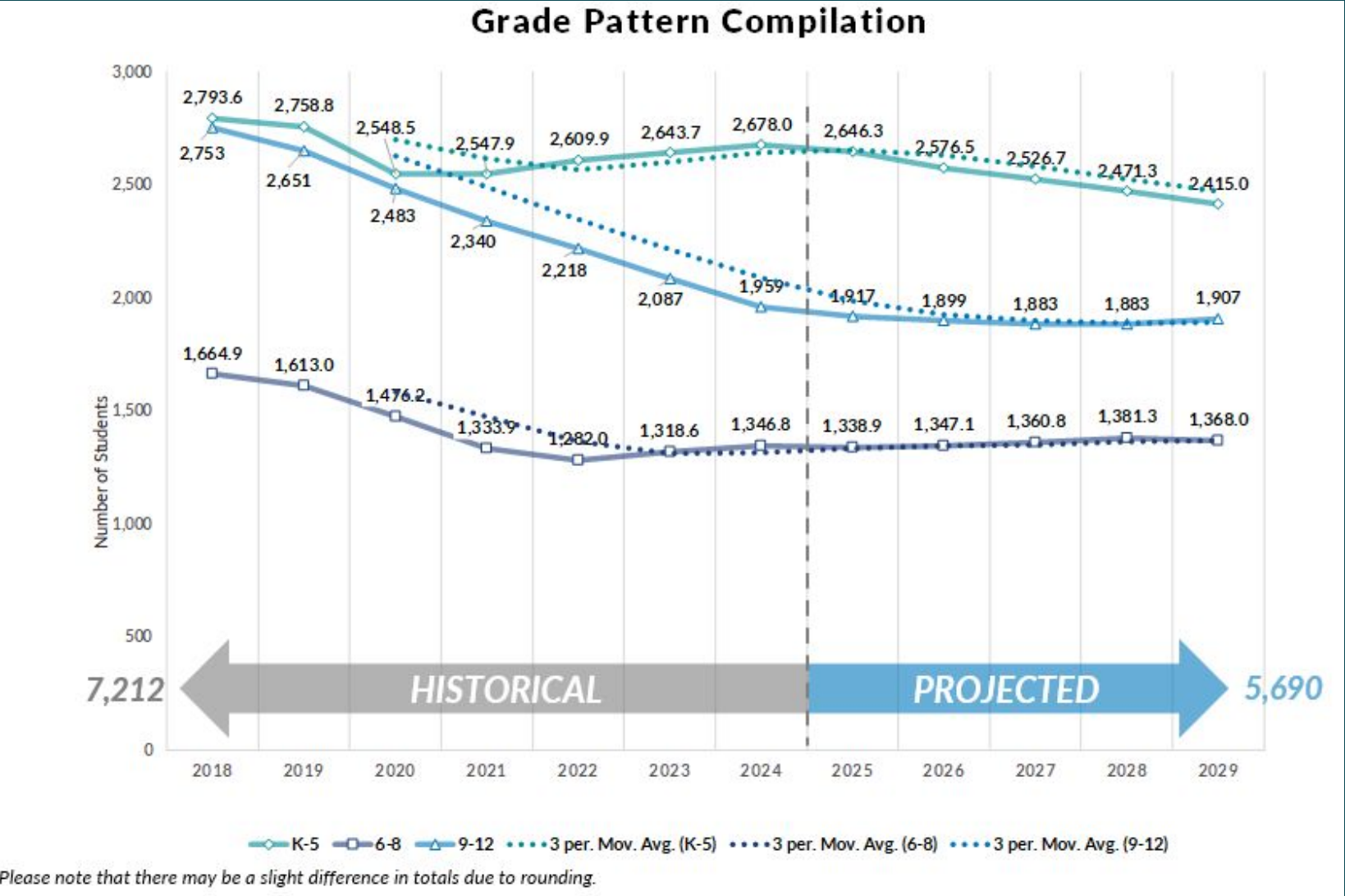
	Historical Data							Projected Data				
Grade:	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Kindergarten	425.57	459.71	424.84	448.63	465.25	461.94	390.32	419.21	410.16	406.65	415.67	410.34
1st Grade	461.11	441.88	425.24	432.09	442.56	448.29	462.87	385.95	414.52	405.57	402.11	411.02
Survival Percentage (1)	-	103.80%	92.50%	101.70%	98.60%	96.40%	100.20%	98.90%	98.90%	98.90%	98.90%	98.90%
2nd Grade	450.09	459.70	405.97	411.26	443.74	438.98	461.69	457.63	381.58	409.83	400.98	397.55
Survival Percentage (2)	-	99.70%	91.90%	96.70%	102.70%	99.20%	103.00%	98.90%	98.90%	98.90%	98.90%	98.90%
3rd Grade	452.77	463.45	441.30	397.17	413.64	458.13	448.97	463.95	459.87	383.45	411.83	402.94
Survival Percentage (3)	-	103.00%	96.00%	97.80%	100.60%	103.20%	102.30%	100.50%	100.50%	100.50%	100.50%	100.50%
4th Grade	481.36	448.23	429.85	443.33	403.31	426.15	473.40	449.09	464.07	459.99	383.55	411.94
Survival Percentage (4)	-	99.00%	92.80%	100.50%	101.50%	103.00%	103.30%	100.00%	100.00%	100.00%	100.00%	100.00%
5th Grade	522.65	485.80	421.32	415.40	441.39	410.22	440.71	470.48	446.31	461.21	457.15	381.18
Survival Percentage (5)	-	100.90%	94.00%	96.60%	99.60%	101.70%	103.40%	99.40%	99.40%	99.40%	99.40%	99.40%
6th Grade	524.59	521.63	458.30	411.74	421.78	455.74	434.40	442.62	472.51	448.25	463.20	459.13
Survival Percentage (6)	-	99.80%	94.30%	97.70%	101.50%	103.30%	105.90%	100.40%	100.40%	100.40%	100.40%	100.40%
7th Grade	574.02	525.63	512.02	432.93	419.34	433.12	463.86	433.81	442.01	471.87	447.63	462.57
Survival Percentage (7)	-	100.20%	98.20%	94.50%	101.80%	102.70%	101.80%	99.90%	99.90%	99.90%	99.90%	99.90%
8th Grade	566.32	565.75	505.84	489.21	440.91	429.70	448.49	462.51	432.54	440.72	470.49	446.33
Survival Percentage (8)	-	98.60%	96.20%	95.50%	101.80%	102.50%	103.50%	99.70%	99.70%	99.70%	99.70%	99.70%
9th Grade	647.55	626.98	584.62	526.93	531.61	484.38	475.05	483.88	499.00	466.67	475.50	507.61
Survival Percentage (9)	-	110.70%	103.30%	104.20%	108.70%	109.90%	110.60%	107.90%	107.90%	107.90%	107.90%	107.90%
10th Grade	671.82	652.82	616.78	581.94	530.21	529.82	481.27	473.80	482.60	497.68	465.44	474.24
Survival Percentage (10)	-	100.80%	98.40%	99.50%	100.60%	99.70%	99.40%	99.70%	99.70%	99.70%	99.70%	99.70%
11th Grade	732.33	654.58	638.97	598.03	572.81	511.10	501.86	466.73	459.48	468.02	482.64	451.37
Survival Percentage (11)	-	97.40%	97.90%	97.00%	98.40%	96.40%	94.70%	97.00%	97.00%	97.00%	97.00%	97.00%
12th Grade	701.60	716.46	642.77	633.53	583.35	561.23	501.08	492.48	458.00	450.89	459.27	473.62
Survival Percentage (12)	-	97.80%	98.20%	99.10%	97.50%	98.00%	98.00%	98.10%	98.10%	98.10%	98.10%	98.10%
K-12 TOTAL:	7,211.78	7,022.62	6,507.82	6,222.19	6,109.90	6,048.80	5,983.97	5,902.14	5,822.65	5,770.80	5,735.46	5,689.84
SE	1.73	4.96	5.80	5.94	5.57	4.65	3.36	4.42	4.36	4.32	4.29	4.26
Y5	86.00	99.00	98.00	98.00	98.00	98.00	141.00	109.63	108.16	107.19	106.54	105.69
AE	320.79	323.07	309.13	283.96	272.17	279.93	264.41	265.62	262.05	259.71	258.12	256.07
AESE**	322.52	328.03	314.93	289.90	277.74	284.58	267.77	270.04	266.41	264.03	262.42	260.33
TOTAL ENROLLMENT:	7,620.30	7,449.65	6,920.75	6,610.09	6,485.64	6,431.38	6,392.74	6,281.81	6,197.22	6,142.02	6,104.41	6,055.86

*Adjusted to Community Demographic Trends

**AESE is the combined total of SE and AE enrollment and therefore is not additive to those program enrollment projections.

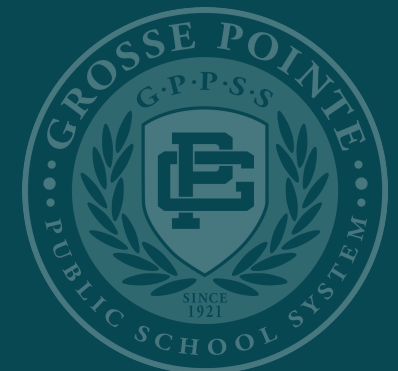


Enrollment Projections: District-wide projections



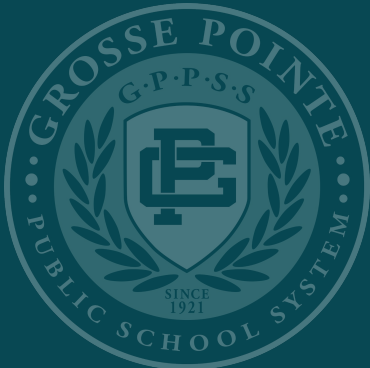
Building Utilization

Building	2017 Student Enrollment	2022 Student Enrollment	2024-2025 Student Enrollment	Difference (2017 to 24/25)	Building Capacity (2017 Capacity)	Building Capacity (2022 Capacity)	Building Capacity (2024 Capacity)	Current Utilization (2017)	Current Utilization (2022)	Current Utilization (2024 Projected)
Defer Elementary School	315	456	459	144	525	600	600	60%	76%	77%
Ferry Elementary School	364	309	357	-7	625	581	581	58%	53%	61%
Kerby Elementary School	353	274	321	-32	425	371	371	83%	74%	87%
Maire Elementary School	316	227	252	-64	375	382	382	84%	59%	66%
Mason Elementary School	294	309	274	-20	450	475	475	65%	65%	58%
Monteith Elementary School	444	472	455	11	625	639	639	71%	74%	71%
Poupard Elementary	297			-297	550			54%		
Richard Elementary School	355	355	313	-42	475	514	514	75%	69%	61%
Trombly Elementary School	267			-267	425			63%		
Brownell Middle School	612	596	603	-9	754	815	815	81%	73%	74%
Parcells Middle School	665	699	670	5	806	1040	1040	83%	67%	64%
Pierce Middle School	527	508	569	42	728	820	820	72%	62%	69%
North High School	1385	1144	923	-462	2,408	2,289	2,289	58%	50%	40%
South High School	1,678	1,363	1,127	-551	2,128	2,072	2,072	79%	66%	54%
Total Enrollment	7,872	6,712	6,323	-1549	11,299	10,598	10,598	70%	63%	60%
Source:	2017 PMR PEPS Presentation	2022 PMR Reports	Preliminary 2024-2025 GPPSS Counts		2017 PMR PEPS Presentation	2022 PMR Report				



Updated Facility Assessment

Original 2022 Facility Assessment	\$252,000,000
Cost Escalation from 2022 – 2025	\$ 44,000,000
<u>Additional Scope Added by O&M</u>	<u>\$ 23,250,000</u>
Updated 2025 Facility Assessment	\$319,250,000
2018 Bond Scope Complete	\$ 1,300,000
2019 Sinking Fund Scope Complete	\$ 8,400,000
2024 Sinking Fund Plan	\$110,000,000
<u>Other Funding Sources (grants, etc.)</u>	<u>\$ 1,300,000</u>
Remaining District Needs	\$198,250,000
Remaining District 'Critical' Needs	\$ 60,250,000

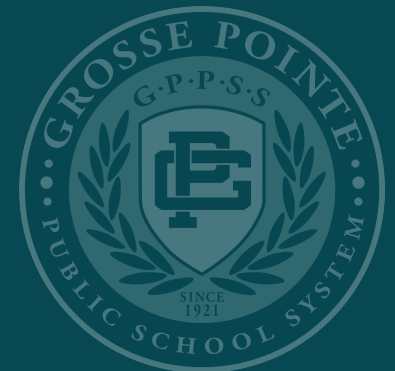


Updated Facility Assessment

Critical Needs By Building & Scope

	Critical Needs by Building														
Work Scope	Barnes	Defer	Ferry	Kerby	Maire	Mason	Monteith	Richard	Trombly	Brownell	Parcells	Pierce	North	South	Totals
2.0 Building Envelope			\$13,949	\$15,592	\$117,548	\$41,786	\$156,558	\$0	\$0	\$105,095	\$223,580	\$43,514	\$206,371	\$0	\$923,993
3.0 Interior Renovations	\$431,581	\$178,754	\$155,990	\$835,727	\$462,301	\$484,029	\$546,528	\$229,673	\$0	\$1,712,872	\$1,366,999	\$1,011,410	\$279,504	\$1,058,851	\$8,754,218
4.0 Furniture & Equipment	\$0	\$77,800	\$77,839	\$77,960	\$0	\$77,727	\$77,750	\$77,664	\$0	\$155,099	\$117,066	\$136,372	\$0	\$0	\$875,276
5.0 Plumbing Systems	\$498,758	\$560,169	\$630,621	\$762,406	\$564,240	\$443,200	\$463,543	\$665,569	\$0	\$874,342	\$2,390,129	\$1,428,497	\$3,758,006	\$4,370,378	\$17,409,860
6.0 HVAC Systems	\$1,108,944	\$1,447,089	\$1,465,636	\$1,642,491	\$470,194	\$991,805	\$816,378	\$776,636	\$0	\$241,565	\$2,329,983	\$2,831,283	\$1,913,804	\$5,579,536	\$21,615,343
7.0 Electrical Systems	\$572,309	\$247,311	\$332,279	\$195,336	\$142,531	\$283,735	\$323,348	\$120,146	\$0	\$496,700	\$392,404	\$471,550	\$1,525,377	\$2,088,600	\$7,191,627
8.0 Security	\$15,673	\$17,116	\$27,633	\$22,219	\$27,428	\$18,655	\$31,100	\$17,474	\$0	\$15,510	\$15,609	\$15,585	\$15,673	\$15,673	\$255,348
9.0 Abatement	\$117,548	\$205,396	\$232,949	\$263,424	\$156,731	\$77,727	\$87,080	\$310,654	\$0	\$173,711	\$390,219	\$233,780	\$391,828	\$548,559	\$3,189,607
10.0 Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11.0 Buses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12.0 Site Work	\$35,108	\$0	\$0	\$0	\$0	\$0	\$7,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,883
Subtotals	\$2,779,922	\$2,733,636	\$2,936,896	\$3,815,154	\$1,940,973	\$2,418,665	\$2,510,060	\$2,197,816	\$0	\$3,774,894	\$7,225,988	\$6,171,990	\$8,090,563	\$13,661,598	\$60,258,156

Critical Needs are items that need to be addressed in the next 0-3 years and/or are critical to the buildings functioning properly and safely. Examples include: Abatement, Life Safety, Security, Roofing/Envelope, Mechanical, Electrical, Plumbing, etc.



Barnes Early Childhood Center

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2022 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UNIT REPLACEMENT
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING



2019 Sinking Fund

- PLAYGROUND RENOVATIONS



SCOPE OF REMAINING WORK



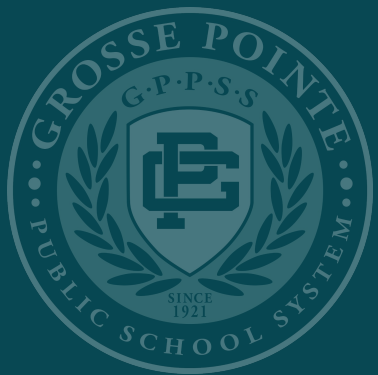
2024 Sinking Fund Program

- PAVING RENOVATIONS
- CONCRETE REPLACEMENT
- ROOFING REPLACEMENT
- WINDOW REPAIRS
- MASONRY TUCKPOINTING
- HVAC
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY UPGRADES
- FENCING UPGRADES



Potential 2025 Bond Scope

- RESTROOM RENOVATIONS
- LIFE SAFETY
- PLUMBING
- HVAC
- ELECTRICAL
- ENVELOPE
- INTERIOR RENOVATIONS
- ENVIRONMENTAL



Defer Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2020 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- HVAC- HEATING & AIR CONDITIONING
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- PARKING LOT RENOVATIONS
- PLAYGROUND RENOVATIONS
- HANDICAP RAMP RENOVATION



SCOPE OF REMAINING WORK



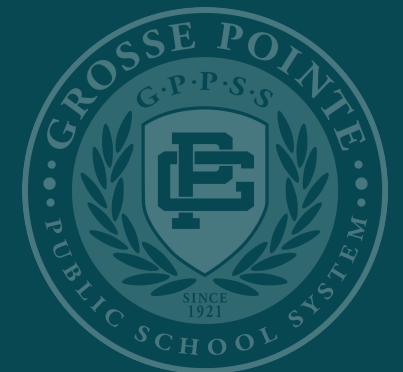
2024 Sinking Fund Program

- TECHNOLOGY UPGRADES
- SAFETY AND SECURITY
- REPLACE FIRE ALARM SYSTEM
- ROOFING REPLACEMENT
- MASONRY TUCKPOINTING
- FIRE ESCAPE REPLACEMENT



Potential 2025 Bond Scope

- PLUMBING
- MECHANICAL
- INTERIOR/FINISHES
- KITCHEN RENOVATION
- RESTROOM RENOVATION



Ferry Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2020 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- HVAC- HEATING & AIR CONDITIONING
- PLUMBING / RESTROOMS
- ELECTRICAL
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- ROOFING
- PARKING LOTS
- PLAYGROUND RENOVATION



SCOPE OF REMAINING WORK



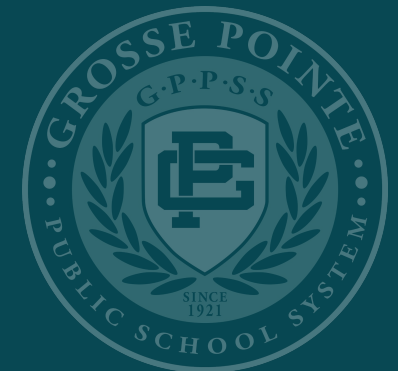
2024 Sinking Fund Program

- PAVING RENOVATIONS
- CONCRETE REPLACEMENT
- ROOFING REPLACEMENT
- SELECT WINDOW REPLACEMENT
- MASONRY TUCKPOINTING
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY UPGRADES
- FENCING UPGRADES



Potential 2025 Bond Scope

- LIFE SAFETY
- INTERIOR/FINISHES
- PLUMBING
- HVAC
- ELECTRICAL
- ENVELOPE
- RESTROOM RENOVATION



Kerby Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2022 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- PAVEMENT REPLACEMENT
- SITE WORK RENOVATIONS
- PLAYGROUND RENOVATIONS



SCOPE OF REMAINING WORK



2024 Sinking Fund Program

- ROOFING REPLACEMENT
- MASONRY TUCKPOINTING
- WINDOW REPAIRS
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY
- FENCING



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



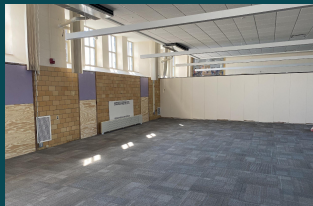
Maire Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2021 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- NONE



SCOPE OF REMAINING WORK



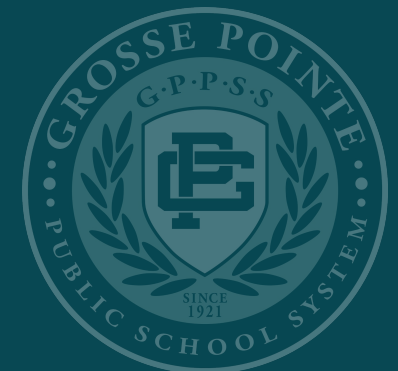
2024 Sinking Fund Program

- ROOFING REPLACEMENT
- PAVING REPLACEMENT
- MASONRY TUCKPOINTING & RESTORATION
- SELECT WINDOW REPLACEMENT
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY UPGRADES
- SITEWORK



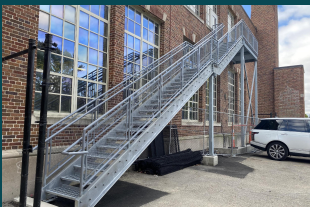
Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Mason Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2022 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- NONE

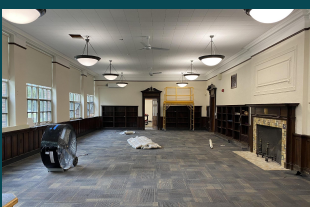
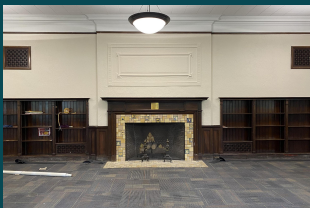


SCOPE OF REMAINING WORK



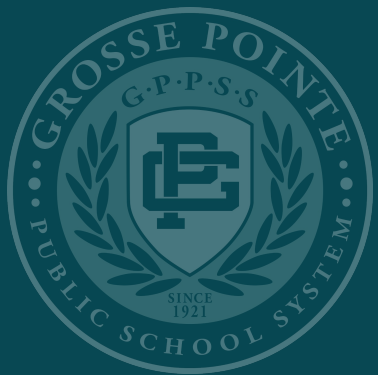
2024 Sinking Fund Program

- ROOFING REPLACEMENT
- SELECT WINDOW REPLACEMENT
- MASONRY TUCKPOINTING
- FIRE ALARM SYSTEM UPGRADES
- TECHNOLOGY
- PAVING & SIDEWALK REPLACEMENT
- PLAYGROUND RENOVATIONS
- FENCING



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Monteith Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2020 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- CEILING FAN REPLACEMENT
- PAVING REPLACEMENT
- SIDEWALK REPLACEMENT
- PLAYGROUND IMPROVEMENTS



SCOPE OF REMAINING WORK



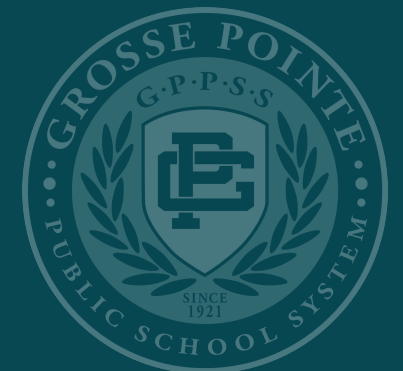
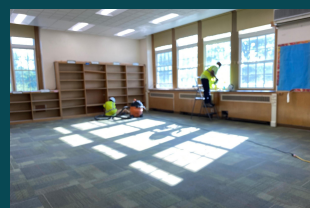
2024 Sinking Fund Program

- ROOFING REPLACEMENT
- MASONRY TUCKPOINTING
- WINDOW REPLACEMENT
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY UPGRADES
- SITEWORK



Potential 2025 Bond Scope

- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ELECTRICAL & LIGHTING
- ENVIRONMENTAL



Richard Elementary School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2021 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- PARKING LOT REPLACEMENT
- SIDEWALK REPLACEMENT
- SANITARY AND STORMWATER SYSTEM REPLACEMENT
- ROOFING (PARTIAL)



SCOPE OF REMAINING WORK



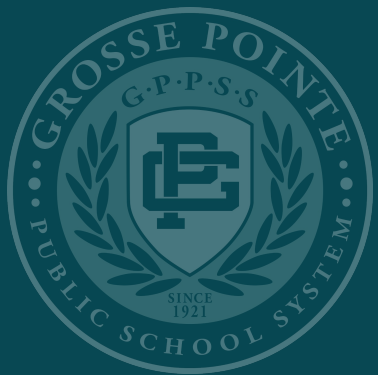
2024 Sinking Fund Program

- ROOFING REPLACEMENT
- SELECT WINDOW REPLACEMENT
- TECHNOLOGY
- REPLACE FIRE ALARM SYSTEM
- SITE WORK



Potential 2025 Bond Scope

- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- FIRE SUPPRESSION SYSTEM UPGRADES
- ENVIRONMENTAL



Brownell Middle School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2022 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- AUDITORIUM RENOVATIONS
- FLOORING



SCOPE OF REMAINING WORK



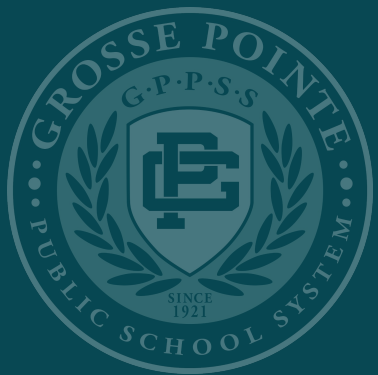
2024 Sinking Fund Program

- ROOFING REPLACEMENT
- SELECTIVE WINDOW REPLACEMENT
- MASONRY TUCKPOINTING
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY
- FENCING
- PARKING LOT & SIDEWALK REPLACEMENT



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Parcells Middle School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2020 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- AUDITORIUM RENOVATIONS
- INTERIOR RENOVATIONS



SCOPE OF REMAINING WORK



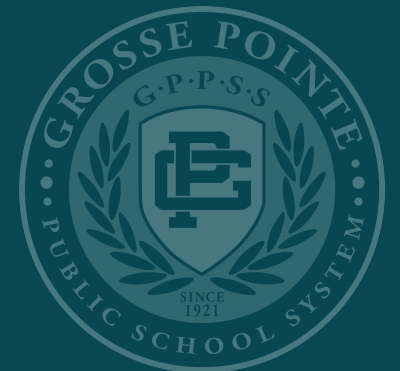
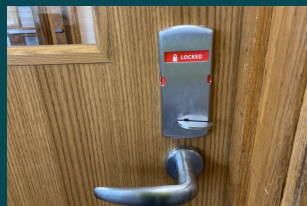
2024 Sinking Fund Program

- ROOFING REPLACEMENT
- SELECTIVE WINDOW REPLACEMENT
- MASONRY TUCKPOINTING
- TECHNOLOGY
- REPLACE FIRE ALARM SYSTEM
- PARKING LOT & SIDEWALK REPLACEMENT



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Pierce Middle School

SCOPE OF WORK COMPLETED



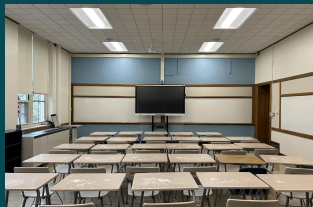
2018 Bond Program

- 2022/2023 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- ROOFING (PARTIAL)
- MECHANICAL
- INTERIOR RENOVATIONS



SCOPE OF REMAINING WORK



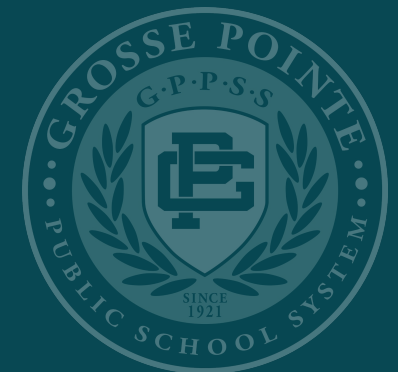
2024 Sinking Fund Program

- INTERIOR RENOVATIONS
- ROOFING REPLACEMENT
- SELECTIVE WINDOW REPLACEMENT
- MASONRY TUCKPOINTING
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY
- FENCING
- PARKING LOT & SIDEWALK REPLACEMENT



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Grosse Pointe North High School

SCOPE OF WORK COMPLETED



2018 Bond Program

- 2022/2023 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION



2019 Sinking Fund

- BASEBALL & SOFTBALL FIELD RENOVATIONS
- NEW RUNNING TRACK
- PARKING LOT REPLACEMENT
- MECHANICAL
- INTERIOR RENOVATIONS

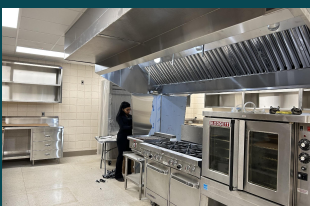


SCOPE OF REMAINING WORK



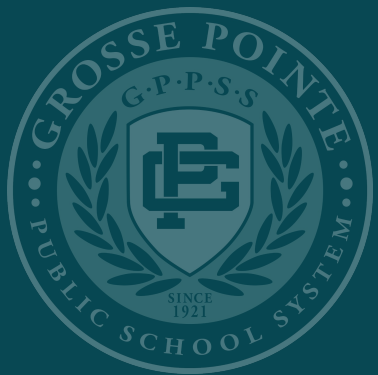
2024 Sinking Fund Program

- MECHANICAL
- PAVEMENT & SIDEWALK REPLACEMENT
- SELECTIVE WINDOW REPLACEMENT
- MASONRY TUCKPOINTING & RESTORATION
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY
- ROOFING REPLACEMENT



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Grosse Pointe South High School

SCOPE OF WORK COMPLETED



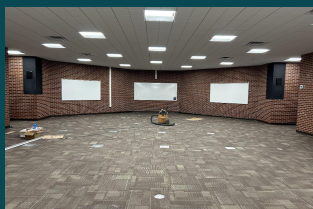
2018 Bond Program

- 2020/2021/2023 CONSTRUCTION
- SAFETY & SECURITY UPGRADES
- TECHNOLOGY UPGRADES
- MECHANICAL UPGRADES
- PLUMBING / RESTROOMS
- ELECTRICAL UPGRADES
- ACM ABATEMENT
- CLASSROOM DOORS & HARDWARE
- CEILINGS, FLOORING AND PAINT
- RESTROOM RENOVATIONS
- CLASSROOM MILLWORK
- LED LIGHTING
- MEDIA CENTER RENOVATION

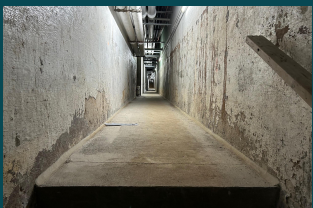


2019 Sinking Fund

- BASEBALL & SOFTBALL FIELD RENOVATIONS
- PARKING LOT REPLACEMENT (PARTIAL)
- INTERIOR RENOVATIONS



SCOPE OF REMAINING WORK



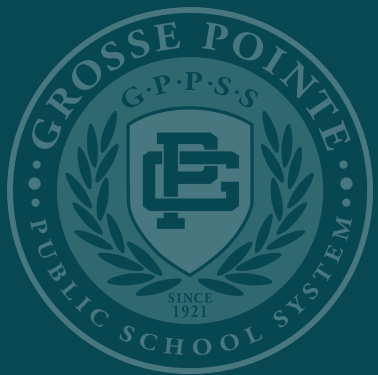
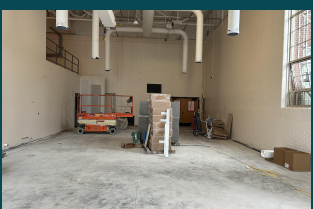
2024 Sinking Fund Program

- TUNNEL RESTORATION PROJECT
- MECHANICAL
- PAVEMENT & SIDEWALK REPLACEMENT
- SELECTIVE WINDOW REPLACEMENT
- MASONRY TUCKPOINTING & RESTORATION
- REPLACE FIRE ALARM SYSTEM
- TECHNOLOGY
- ROOFING REPLACEMENT



Potential 2025 Bond Scope

- BUILDING ENVELOPE
- INTERIOR/FINISHES
- PLUMBING
- MECHANICAL
- ENVIRONMENTAL



Updated Facility Assessment - Activity

Action Item: Please collaborate with your group to identify your top ten items, and if you have time rank in order of priority (1-10), the Potential Projects. These prioritized lists will serve as the foundation for discussions at the upcoming Bond Advisory Meeting on Wednesday, April 9.

POTENTIAL PROJECTS /SCOPE	POTENTIAL BUDGETS	POTENTIAL PROJECTS / SCOPE	POTENTIAL BUDGETS
Middle Schools Pools	\$3.0M - \$20.0M	Elementary Casework / Countertops	\$2.75M
GP South Industrial Arts (IA) Bldg.	\$0 - \$10.0M	Flooring Replacements	\$7.5M
GP South Main Office Relocation	\$750,000	LED Lighting / Ceilings	\$10.75M
GP South Media Center	\$2.5M	Window Treatments	\$2.5M
GP North 'C' Bldg. / Auditorium	\$4.0M	Elementary Furniture	\$8.5M
GP North Cooper's Square	\$750,000	Middle School Furniture	\$5.0M
Classroom Air Conditioning	\$12.0M	High School Furniture	\$7.0M
Remaining Boiler Replacement	\$14.5M	Information / Technology	\$3.0M - \$5.0M
		Trombly	\$0 - \$10.0M
Pierce Full Size Elevator	\$1.0M	Athletic Training Facility – Indoor Fieldhouse	\$15.0M - \$25.0M
Toilet Room Renovations (High Schools)	\$2.75M		
GP North Art Studio/TV Production Renovation	\$1.0M	Other Potential Scope Items	TBD



Next Meeting Objectives

Answer Questions from Previous Meeting
Review Priorities Summary from Previous Meeting
Discuss & Establish Priority Projects

See you on April 9th

