



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



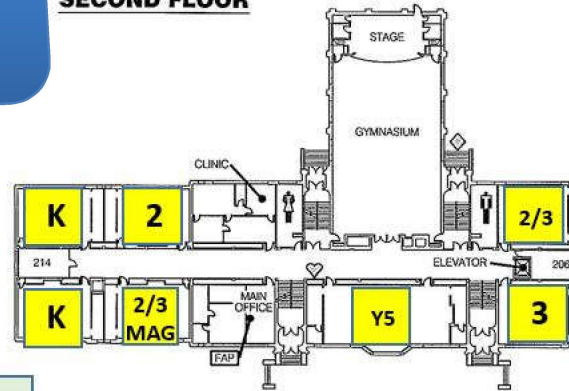
Report Card

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

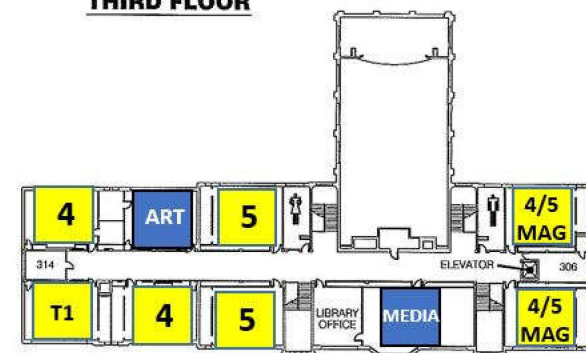
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Floor Plans

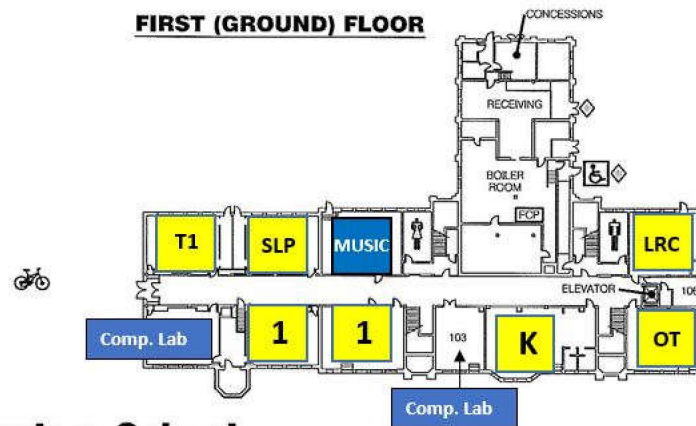
SECOND FLOOR



THIRD FLOOR



FIRST (GROUND) FLOOR



60,001 s.f.

Total Rooms: 21

Capacity: 525

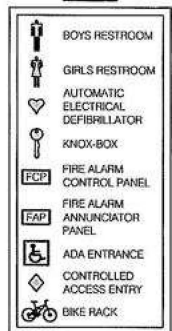
GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

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

Defer Elementary School

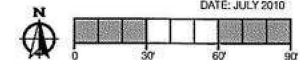
15425 Kercheval
 Grosse Pointe Park, MI 48230
 313.432.4000

LEGEND:



Ehresman Associates, Inc.
 architects engineers

DATE: JULY 2010





Report Card

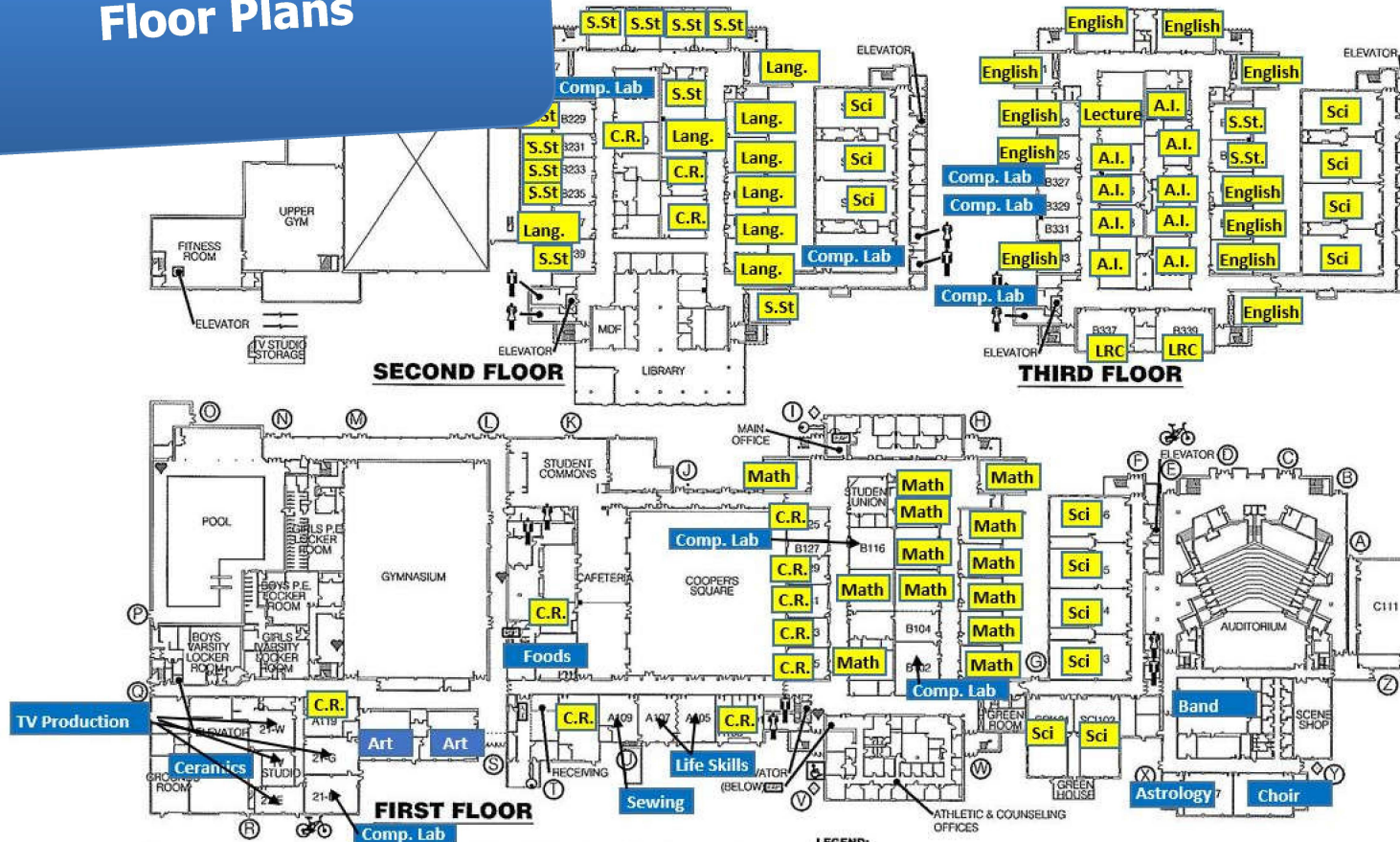
Project Feasibility **A⁺**

Bond Issue/Millage Campaign **A⁺**

Project Management **A⁺**



Floor Plans



342,148 s.f.

Total Rooms: 86

Capacity: 2,408

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

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

Grosse Pointe North High School

707 Vernier
Grosse Pointe Woods, MI 48236
313.432.3200

Ehresman Associates, Inc.
architects engineers
DATE: MARCH 2011





Report Card

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



Facility Assessment Report

Report Card

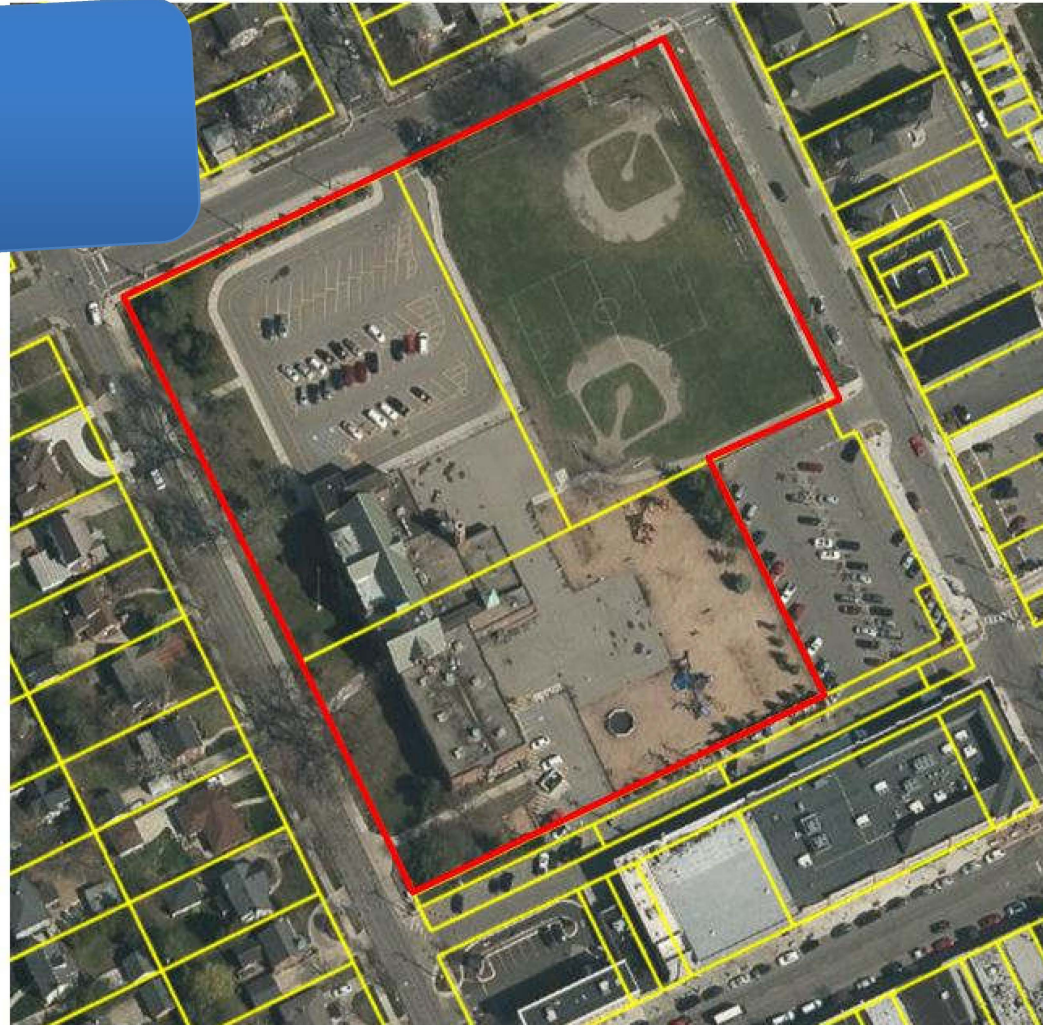
Project Feasibility **A⁺**
Bond Issue/Millage Campaign **A⁺**
Project Management **A⁺**



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Site Plans



Maire Elementary School

50,200 s.f.
4.9 Acres

Report Card

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Bond Issue/Millage Campaign A⁺
Project Management A⁺

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

Paving Needs





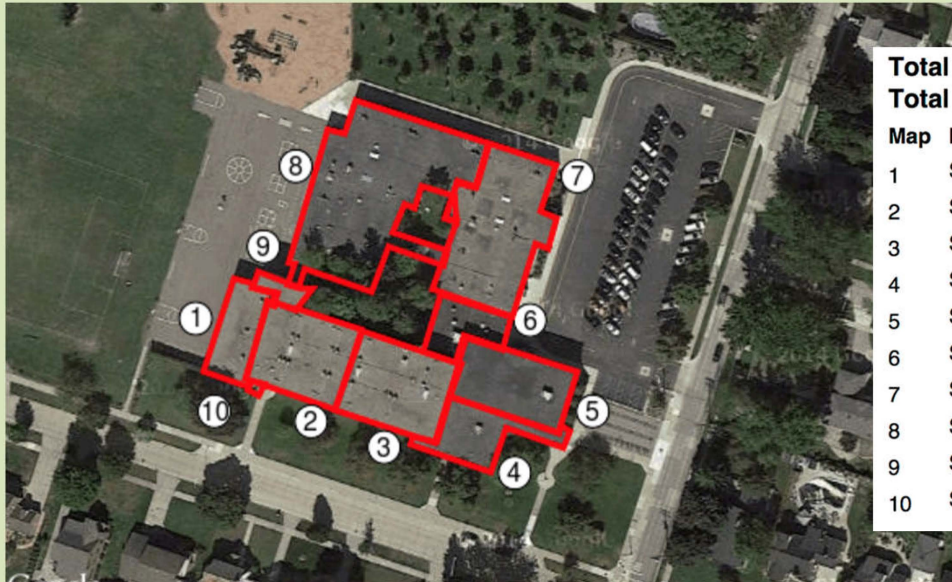
Report Card

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



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

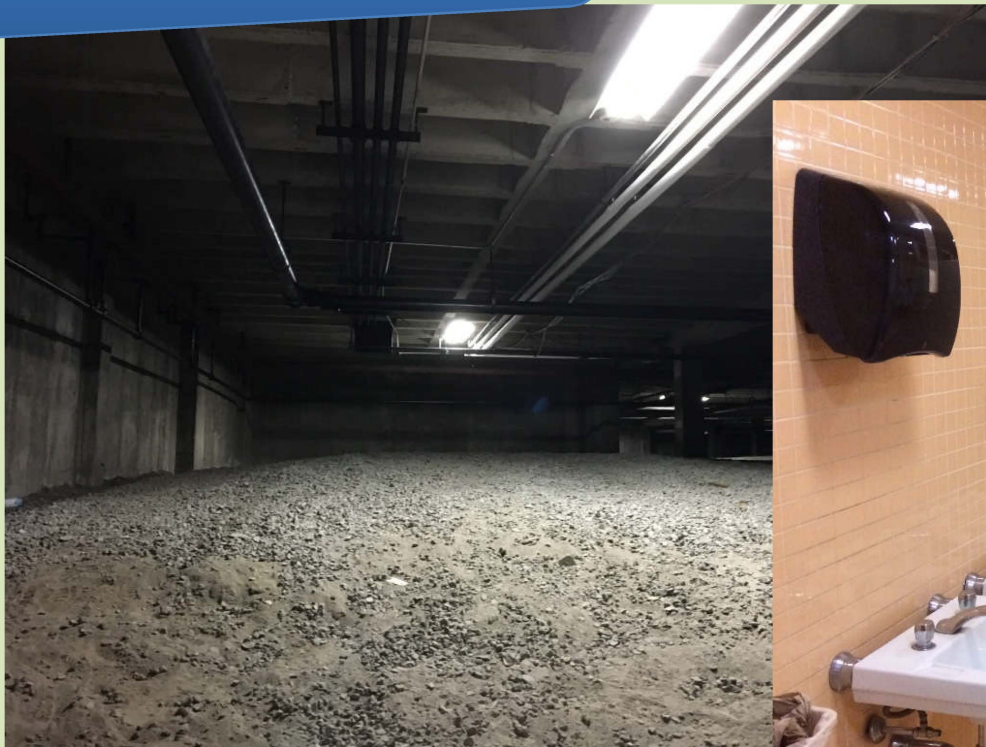
Map	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	3,146	1996	C
2	Section 2-B	6,188	1996	C
3	Section 3-C	6,703	1996	C
4	Section 4-D	3,613	2000	D
5	Section 5-E	5,699	1990	D
6	Section 6-F	2,715	1990	D
7	Section 7-G	10,324	1987	D
8	Section 8-H	16,023	1994	D
9	Section 9-I	764	1998	B
10	Section 10-J	115	1996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

Report Card

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



Plumbing Needs



Report Card

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



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HVAC Needs



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Project Management A⁺



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Electrical Needs





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Bond Issue/Millage Campaign A⁺
Project Management A⁺

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Security & Technology Needs





Report Card

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Bond Issue/Millage Campaign A⁺
Project Management A⁺



Furniture Needs



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Project Management A⁺



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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
ELEMENTARY:											
1	Defer Elementary School	\$81.47	\$117,681	\$185,985	\$818,490	\$1,482,003	\$415,169	\$58,240	\$1,007,274	\$588,178	
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	
MIDDLE:											
10	Brownell Middle School	\$52.46	\$319,738	\$763,119	\$1,998,212	\$1,898,630	\$547,296	\$142,480	\$2,268,032	\$547,123	\$301,600
11	Parcells Middle School	\$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
HIGH:											
13	North High School	\$67.71	\$1,272,678	\$1,949,730	\$4,311,714	\$7,948,654	\$1,926,426	\$350,480	\$350,480	\$0	\$137,280
14	South High School	\$46.29	\$689,520	\$1,082,913	\$5,650,181	\$7,627,540	\$1,608,540	\$410,800	\$1,359,696	\$0	\$22,464
SUPPORT:											
15	Barnes Early Childhood Center	\$77.53	\$317,886	\$337,832	\$712,055	\$759,056	\$759,056	\$67,600	\$806,416	\$447,387	
16	Administration	\$77.99	\$131,781	\$11,724	\$308,004	\$308,004	\$225,661	\$45,760	\$621,816	\$641,160	
TOTALS:			\$4,287,431	\$8,159,877	\$23,964,142	\$35,310,624	\$10,484,005	\$1,804,400	\$18,160,098	\$7,919,323	\$1,548,144

Report Card

Project Feasibility **A⁺**
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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
ELEMENTARY:						
1	Defer Elementary School	\$ 6,607,006	\$ 4,130,205	\$ 163,108	\$ 2,313,693	\$ 6,607,006
2	Ferry Elementary School	\$ 6,809,747	\$ 4,382,036	\$ 352,022	\$ 2,075,689	\$ 6,809,747
3	Kerby Elementary School	\$ 6,438,846	\$ 4,305,835	\$ 230,023	\$ 1,902,987	\$ 6,438,846
4	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	\$ 1,288,861	\$ 5,662,216
6	Monteith Elementary School	\$ 7,578,888	\$ 5,012,138	\$ 275,602	\$ 2,291,147	\$ 7,578,888
7	Poupard Elementary School	\$ 7,735,550	\$ 4,521,032	\$ 954,534	\$ 2,259,984	\$ 7,735,550
8	Richard Elementary School	\$ 5,234,209	\$ 2,182,283	\$ 923,294	\$ 2,128,633	\$ 5,234,209
9	Trombly Elementary School	\$ 5,628,130	\$ 3,809,629	\$ 361,695	\$ 1,456,807	\$ 5,628,130
MIDDLE:						
10	Brownell Middle School	\$ 11,178,177	\$ 6,532,405	\$ 1,142,857	\$ 3,502,915	\$ 11,178,177
11	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
HIGH:						
13	North High School	\$ 33,929,210	\$ 11,495,234	\$ 15,379,137	\$ 7,054,839	\$ 33,929,210
14	South High School	\$ 28,292,560	\$ 18,355,378	\$ 1,263,772	\$ 8,673,410	\$ 28,292,560
SUPPORT:						
15	Barnes Early Childhood Center	\$ 5,307,688	\$ 2,782,859	\$ 649,877	\$ 1,874,953	\$ 5,307,688
16	Administration	\$ 2,331,131	\$ 1,156,860	\$ 136,393	\$ 1,037,878	\$ 2,331,131
TOTAL BUILDINGS BUDGET		\$ 167,603,853	\$ 91,538,240	\$ 28,047,681	\$ 48,017,931	\$ 167,603,853
Escalation Factors			1.04	1.22	1.37	
Net Present Value (NPV)		\$ 167,603,853	\$ 91,538,240	\$ 22,989,903	\$ 35,049,585	\$ 149,577,728

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															
								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	
		(in Sq. Ft.)		Required		(in Sq. Ft.)		Cost (\$)		Cost (\$)		Cost		(1 - 3 years)		(4 - 6 years)		(7 - 10 years)			
87																					
88	6.0 ELECTRICAL SYSTEMS																				
89																					
90	Lighting																				
91	Replace Ltg with LED's (23 rooms w/stem mtd fix)		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	ELECTRICAL SYSTEMS SUBTOTAL						\$272,689	4.69%	\$272,689				\$0				\$142,480			\$0	
98																					
99	7.0 SECURITY (Wright & Hunter)																				
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	SECURITY SYSTEMS SUBTOTAL						\$58,240	1.00%	\$58,240				\$0				\$0			\$0	
103																					
104	8.0 NOT USED																				
105																					
106	OTHER SUBTOTAL						\$0	0.00%	\$0				\$0				\$0			\$0	
107																					
108	9.0 FURNITURE & EQUIPMENT																				
109																					
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	FURNITURE & EQUIPMENT SUBTOTAL						\$502,320	8.64%	\$0				\$0				\$688,178			\$0	
114																					
115	10.0 TECHNOLOGY (Wright & Hunter)																				
116																					
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	TECHNOLOGY SUBTOTAL						\$1,007,274	17.32%	\$1,007,274				\$0				\$0			\$0	
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%	\$69,303	\$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	PROJECT TOTAL						\$5,815,955	100.00%	\$4,130,205	\$163,108		\$2,313,693								\$0	

\$6,607,006



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