



GPPSS Facilities Town Hall Summary 2018

From January 31 through April 19, the Grosse Pointe Public School System hosted Facilities Town Halls in every school building, Barnes Early Childhood Center and the Administration Building. In total, 311 community members signed in at the 16 events and more attended including teachers, support staff and building and central office staff.

Basic Information Shared

All of the presentations included:

- a PowerPoint outlining the connection to the district’s Strategic Plan, enrollment trends, facility needs, and funding options highlighting findings from the Blue Ribbon Facilities Study conducted last fall by over 50 school community members
- a summary of Plante Moran Cresa building needs across the district
- handouts specific to that building’s critical needs, deferrable maintenance, and enhancements
- a building tour, and
- opportunity for community input.

The presentations, handouts and comments are all posted on the district website (click the green [Facilities Town Hall](#) button in the upper right corner of www.gpschools.org. Key points of each Town Hall were:

- Exploring the three overarching questions of the **Blue Ribbon Facilities Committee**
 - Is the Plante Moran Cresa (PMC) facilities report credible and verifiable information that can be used to develop a sustainable facilities plan?
 - What are the GPPSS footprint needs now, 5 years from now, and 10 years from now, for our educational programming?
 - What funding is needed to sustain the educational program our community expects for its students and from its neighborhood schools?
- **Enrollment** has been **declining** since 2005, dropping by 100 students per year since 2013 (similar to other Metro Detroit districts Grosse Pointe often compares itself to) and Plante Moran Cresa (PMC) said that trend is predicted to continue through 2022
- **\$111 million in critical needs** outlined by PMC focus on keeping students **safe, warm and dry**
 - Safe – secure vestibules, locking doors, integrated cameras, PA systems, asbestos abatement
 - Warm – efficient HVAC, electrical upgrades, windows
 - Dry – roofs, masonry/tuck-pointing, bathrooms
- These were **NOT defined as critical needs and not included** in the plan:
 - Student computers and end use devices
 - Classroom furniture
 - Expanding footprint of the district
 - Additional air-conditioning
- **Funding mechanisms** available to the district were explored for these costs and the \$10 million in annual upkeep based on GPPSS square footage:
 - General Fund – General operations of the district ~ \$100 million budget
 - Sinking Fund – Repairs and specific projects ~ \$2.6 million budget for 2017 (through 2019)
 - Wayne County Enhancement Millage – 2 mills, passed 11/8/16 by majority of county, GPPSS gets approximately \$3.1 million through per pupil allocation (through 2022)
 - New Bond – Repairs/specific projects of GPPSS, amount TBD, could be on ballot 11/18
- The **cost to the average taxpayer** was also outlined if \$111 million in critical needs was issued in non-qualified, 2 series bond (a proposed increase of approximately 1.5 mills) – see chart below

| Cost to Taxpayer | | | |
|-------------------|------------|------------|------------|
| Home Market Value | \$ 200,000 | \$ 300,000 | \$ 400,000 |
| Annual Cost | \$ 150 | \$ 225 | \$ 300 |
| Monthly Cost | \$ 13 | \$ 19 | \$ 25 |

- Also proposed were
 - A citizens oversight committee
 - Rubric for future property use decisions (Ex.: Building specific enrollment triggers BOE to consider property use when school drops below x; District enrollment trigger for consolidation)
 - Use of sinking fund - seek renewal of current rate in 2019 with focus on deferred maintenance
 - Use of county enhancement millage
 - Repurposing under-utilized facilities – pools, fields, administration building

Feedback

Plante Moran Cresa defined critical needs on the list as building repairs that must be addressed in 1-3 years. Deferred maintenance are those that should be addressed in 4-7 years. The community was shown examples on the building tour, then asked to comment on:

- Aha moments from the presentation and tour
- If any of those needs listed as “critical” should be removed
- If anything else should be on the “critical” list

Common themes emerged in the feedback. All agreed the district has critical needs. The vast majority said security items such as secured entrances, classroom doors that lock from the inside, increased numbers of cameras, and updated public address systems are all critical needs. Roofs and plumbing were also described as “obvious critical needs” in the majority of Town Hall discussions. Of the **critical needs** listed, those most often **questioned** included:

- middle school pools
- flag poles (included because Brownell’s fell as have other schools’ with our age/material flag poles)
- lighting (3-year timeframe where energy savings recoup investment)
- flooring if it is aesthetic and not a tripping/mold concern
- paving
- any technology (list includes replacing classroom SmartBoards that are at the end of their useful life)

When asked if there were any **critical needs NOT on the list**, responses differed by school, but the most common responses were:

- lockers (South, Monteith)
- technology
- staffing to do maintenance (not permissible as a Bond item)
- furniture (note: listed under *enhancement* column not critical)
- more ADA upgrades
- windows
- air conditioning (not just to repair existing, but to add)
- plumbing
- fencing
- parking

Common questions included:

- Will teachers help prioritize the list?
- Are there any donors who would be willing to cover some of these costs?
- How do we get this information out to the community? (why aren’t they here, how to market)

The district thanks our community members, parents and staff for their input as we seek to provide the educational environment expected of The Grosse Pointe School System.