



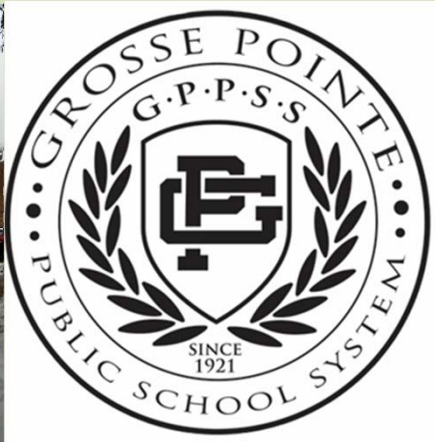
Report Card

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



Grosse Pointe Public School System Blue Ribbon Committee

November 2, 2017





The Charge

Reminder of 3 Overarching Questions:

1. If the Plante Moran CRESA facilities report is credible and verifiable information that can be used to develop a sustainable facilities plan
2. What the GPPSS footprint needs are now, 5 years from now, and 10 years from now, for our educational programming
3. What funding is needed to sustain the educational program our community expects for its students and from its neighborhood schools



Agenda

1. Review of Common Values for Achieving Consensus – Jon Dean
 - Group activity identifying common values
2. Elementary Utilization Case Studies – Sara Delgado and Roy Bishop
 - Round table discussion - Aha moments
3. Building Costs – Lisa Abbey
 - Utility Costs
 - Average Annual Cost – Elementary, Middle, Administration Building
4. Real Estate Values of Properties – Plante Moran
5. Next Meeting Focus – Financing Options



Common Values for Achieving Consensus



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Project Management A+



GP Values

- Walkable/bikeable neighborhood schools
- Small class sizes
- Feeling of community in school
- Traditions and History
- Robust curriculum with many choices/offerings
- Competitive athletics
- Quality & quantity of extracurricular activities/clubs
- Highly regarded arts program

– Summarized by Tara Burdick



GPPSS Elementary Utilization Case Studies

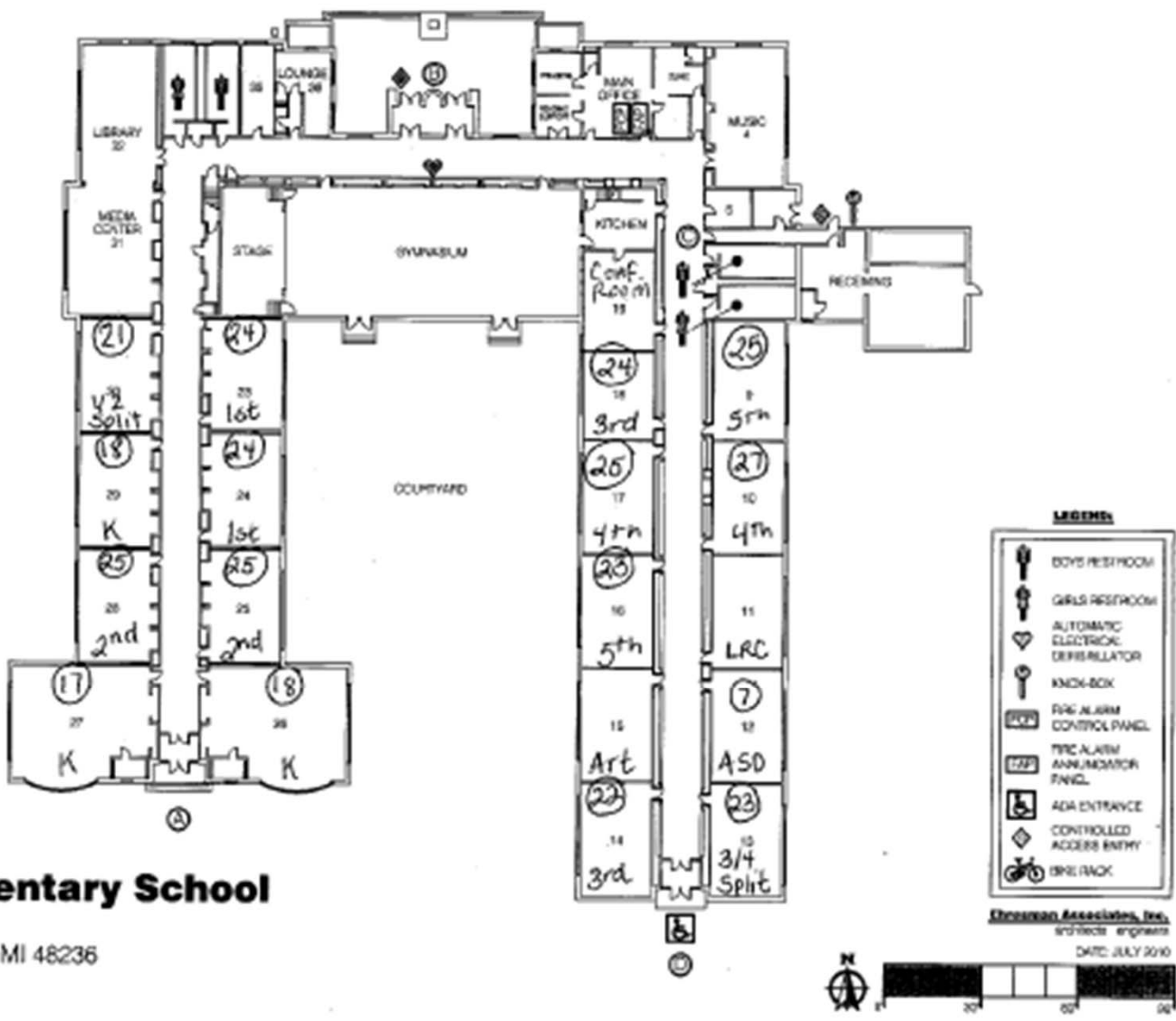


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plante moran CRESA
 REAL ESTATE CONSULTANTS



Kerby Elementary School
 285 Kerby Road
 Grosse Pointe Farms, MI 48236
 313.432.4200



Kerby Room Inventory

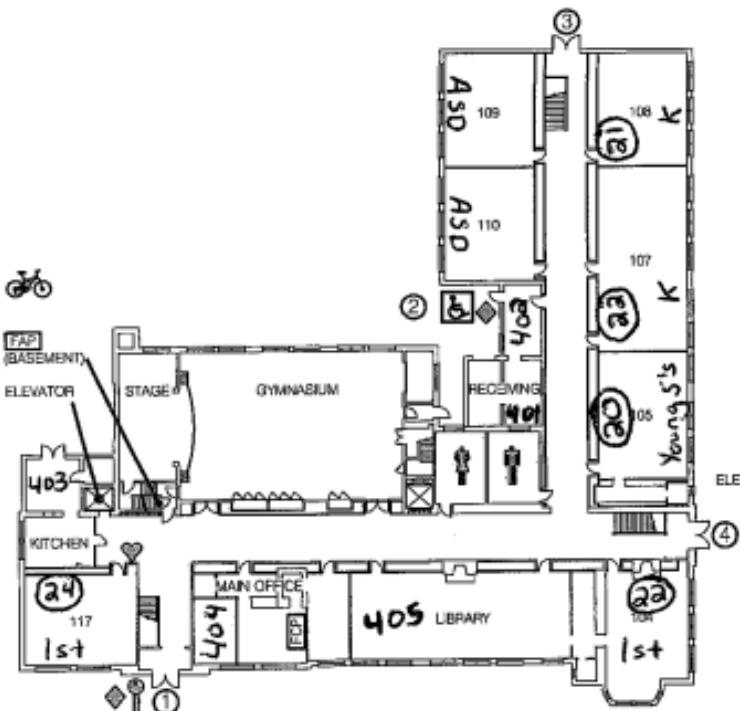
- The numbers that are circled on the map represent the number of students in that classroom
- Grade level of classroom is indicated on the map as well
- 31 - Media Center - Computer Lab - Used every day for computer/library instruction
- 32 - Library - Used every day for Library, Spanish, Instrumental, and ASD specials
- 35 - SLP - Speech and Language Pathologist office - used everyday for small group instruction
- 36 - Staff Lounge - used every day for staff lunch time
- 4 - Music - Used on A, B, D days for Music and B, D days for instrumental
- 5 - Psychologist/School Social Work Office
- 19 - Conference Room - Used for meetings and as a break room for students
- 15 - Art Room - Used on A, B, C days for Art and on D days for instrumental



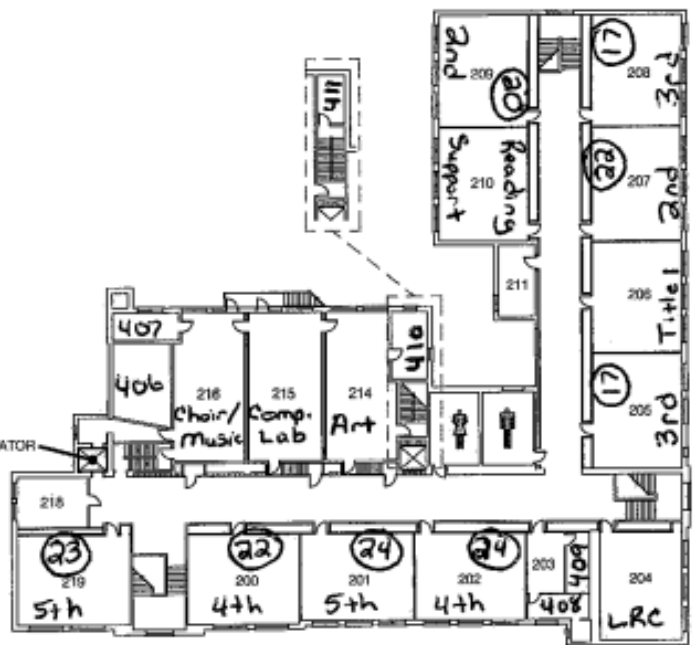
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FIRST FLOOR



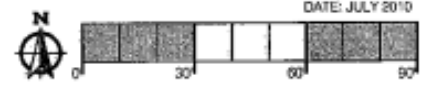
SECOND FLOOR

LEGEND:

-  BOYS RESTROOM
-  GIRLS RESTROOM
-  AUTOMATIC ELECTRICAL DEFIBRILLATOR
-  KNOCK-BOX
-  FIRE ALARM CONTROL PANEL
-  FIRE ALARM ANNUNCIATOR PANEL
-  ADA ENTRANCE
-  CONTROLLED ACCESS ENTRY
-  BIKE RACK

Mason Elementary School

1640 Vernier Road
 Grosse Pointe Woods, MI 48236
 313.432.4400



Ehresman Associates, Inc.
 architects engineers
 DATE: JULY 2010



Mason Room Inventory

- 203- Copier Room
- 206- Title 1 Room- Math support used everyday except for Fridays. Also used for Instrumental and Reading support
- 210- Reading Support/Literacy Coach classroom- used everyday for small group instruction.
- 211- Speech Pathologist Office- used everyday for small group instruction.
- 214- Art Room. Used on A, C, and D days.
- 215- Computer Lab- used everyday with almost every grade level.
- 216- Choir/Instrumental- used everyday of the week
- 218- Social Worker and School Psychologist office- used everyday.
- 401- Custodial Office- used everyday
- 402- Cleaning Supplies Closet/back entrance into the school.
- 403- staff lounge (6 person table)/washer/dryer/sink/oven/microwave
- 404- Principal's office
- 405- Library- used everyday for Library classes, Spanish classes, ASD classes and music classes
- 406- Room off of the elevator/storage
- 407- Science/instrument storage room
- 408- Staff bathroom
- 409- Wires room
- 410- Art supply room
- 411- English as a Second Language (ESL) District Coordinator Office



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Tuition Based Preschool sites:

Trombly - 1 room

Richard - 1 room

Monteith - 2 rooms

Ferry - 1 room

Barnes - 6 rooms

Also 1 Head Start program at Poupard (not GPPSS program, not tuition-based, federally funded)



Barnes Preschool (6 Rooms):

Infant Room -12 per day

Toddler One Room 12 per day

Toddler Two Room- 12 per day

Preschool Prep 12 per day

Preschool 3-4 years- 16 per day

Pre-K 4-5 years- 16 per day

Infants and Toddler (6 weeks-2.5 years old) - 56 total

Preschoolers (3 years - 5 years old) - 39 total

Full day care 7:15 a.m.-6 p.m. for all age groups Monday through Friday

A staff of head teachers, lead teachers and caregivers



Special Education Programs at Barnes:

Barnes staff (teachers, paraprofessionals, therapists, etc.) support students with disabilities, from birth to age 5, via programs &/or services.

Speech and Language Services (ages 2-kindergarten) - 20
(individualized - average 1-2 x a week for 20-30 minutes each)

Play & Say Groups (3 hour-long weekly sessions for ages 2, 3 & 4) - 42

Early On (ages 0-3, individual weekly in home and in building) - 50

Early Childhood Special Education programs (ages 3-kindergarten) - 65
(am and pm sessions, 5 days a week)



Building Classrooms for Special Education Programs

(categorical & resource)

Barnes - 3 Early Childhood & 1 Early Childhood-Autism Spectrum Disorder

Defer - 1 Resource

Ferry - 1 Resource, 3 Cognitive Impaired, & 1 Autism Spectrum Disorder

Kerby - 1 Resource & 1 Autism Spectrum Disorder

Maire - 1 Resource

Mason - 1 Resource & 2 Autism Spectrum Disorder

Monteith - 1 Resource & 2 Autism Spectrum Disorder

Poupard - 1 Resource & 2 Autism Spectrum Disorder

Richard - 1 Resource & 1 Autism Spectrum Disorder

Trombly - 1 Resource & 1 Autism Spectrum Disorder

Brownell - 1 Resource & 2 Autism Spectrum Disorder

Pierce - 2 Resource, 1 Emotional Impaired, & 1 Autism Spectrum Disorder

Parcells - 2 Resource, 2 Cognitive Impaired, & 1 Autism Spectrum Disorder

North - 2 Resource, 1 Emotional Impaired, 2 Cognitive Impaired, & 4 Autism Spectrum Disorder

South - 2 Resource, 1 Emotional Impaired, 3 Autism Spectrum Disorder

Community Campus (off site) - 1 Cognitive Impaired & 1 Autism Spectrum Disorder



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Building Costs – Utilities (Gas, Electricity, Water)



Building	3-year AVG	Square Feet	Cost/Sq Ft	2016/17	2015/16	2014/15
North	473,000	342,148	1.38	460,556	459,840	497,609
South	480,000	436,691	1.10	471,643	456,683	510,743
Brownell	197,000	157,493	1.25	179,875	180,286	231,386
Parcells	189,000	208,855	0.90	176,967	164,555	225,549
Pierce	118,000	122,313	0.96	103,681	112,530	137,082
Barnes	47,000	49,455	0.95	46,092	38,023	57,700
Defer	45,000	60,001	0.75	41,141	40,850	52,227
Ferry	63,000	68,016	0.93	64,099	52,985	73,139
Kerby	38,000	76,795	0.49	36,972	32,749	45,422
Maire	49,000	50,200	0.98	44,698	53,857	48,919
Mason	47,000	45,020	1.04	40,299	43,783	56,930
Monteith	54,000	63,239	0.85	47,776	48,115	65,022
Poupard	54,000	61,973	0.87	50,707	50,787	60,489
Richard	37,000	56,099	0.66	36,530	25,862	49,080
Trombly	45,000	43,110	1.04	38,532	47,427	49,945
Board Office	30,000	23,103	1.30	27,222	29,396	33,345
TOTAL	1,966,000	1,864,511		1,866,789	1,837,366	2,194,587



Building Costs – Utilities TOTAL BY LEVEL

TOTAL BY LEVEL	#	3-year AVG	Square Feet	Cost/Sq Ft	2016/17	2015/16	2014/15
Total HS*	2	935,000	778,839	1.20	932,199	916,163	1,008,353
Total MS	3	504,000	488,661	1.03	460,523	457,371	594,017
Total EL	9	432,000	524,453	0.82	400,753	396,413	501,173
Barnes	1	47,000	49,445	0.95	46,092	38,023	57,700
Board Office	1	30,000	23,103	1.30	27,222	29,396	33,345
Total	16	1,948,000	1,864,511		1,866,789	1,837,366	2,194,587

*HS = High School MS = Middle School EL = Elementary School



Building Costs – Utilities AVERAGE BY LEVEL

AVERAGE BY LEVEL	3-year AVG	Square Feet	Cost/Sq Ft	2016/17	2015/16	2014/15
Average HS	467,500	389,420	1.20	466,100	458,081	504,176
Average MS	168,000	162,887	1.03	153,508	152,457	198,006
Average EL	48,000	58,273	0.82	44,528	44,046	55,686
Barnes	47,000	49,455	0.95	46,092	38,023	57,700
Board Office	30,000	23,103	1.30	27,222	29,396	33,345



Building Costs - Average Annual Elementary

Average Elementary School	FTE	Cost
Principal	1.0	157,000
Efficiencies in classroom staffing	1.5	150,000
Secretary	1.0	55,000
Clerk	0.5	16,000
Computer Lab	1.0	32,000
Media Para Pro	1.0	18,000
Head Custodian/Engineer	1.0	68,000
Custodian	1.0	64,000
Property Insurance		8,000
Technology (phone and cable)		12,000
Utilities (gas, electric, water)	3 yr. average	48,000
Total		628,000



Building Costs - Average Annual Elementary

Other Considerations:

Would additional clerical/para pro staff be needed with more students in a school?

Would additional custodial staff be needed with more students in a building?



Building Costs - Average Annual Elementary

Elementary	Critical Needs	Deferred Maintenance	Total
Defer	4,130,205	163,108	4,293,313
Ferry	4,382,036	352,022	4,734,058
Kerby	4,305,835	230,023	4,535,858
Maire	4,063,034	505,164	4,568,198
Mason	3,998,427	374,927	4,373,354
Monteith	5,012,138	275,602	5,287,740
Poupard	4,521,032	954,534	5,475,566
Richard	2,182,283	923,294	3,105,577
Trombly	3,809,629	361,695	4,171,324
Total	36,404,619	4,140,369	40,544,988
Average cost per elementary	4,044,958	460,041	4,504,999



Building Costs - Average Annual Middle School

Average Middle School	FTE	Cost
Principal	1.0	169,000
Assistant Principal	1.0	157,000
Efficiencies in classroom staffing	3.0	300,000
Secretary	1.0	58,000
Clerk	1.0	25,000
Attendance Clerk	1.0	51,000
Media Para pro	1.0	39,000
Hall Monitors	2.0	65,000
Head Engineer	1.0	79,000
Custodian Leader	1.0	64,000
Custodian	3.0	130,000
Property Insurance		22,000
Technology (phone and cable)		15,000
Utilities (gas, electric, water)	3 yr. average	168,000
Total		1,342,000



Building Costs - Average Annual Middle School

Other Considerations

Would additional clerical/para pro staff be needed with more students in a school?
 Would additional custodial staff be needed with more students in a building?

Building Costs			
Middle School	Critical Needs	Deferred Maintenance	Total
Brownell	6,532,405	1,142,857	7,675,262
Parcells	8,030,653	1,821,989	9,852,642
Pierce	8,480,376	1,439,111	9,919,487
Total	23,043,434	4,403,957	27,447,391
Average cost per middle school	7,681,145	1,467,986	9,149,130



Building Costs - Average Annual Administration Building (389)

Board Office 389		COST	
Custodian - contract	1.0	26,000	
Property Insurance		3,100	
Technology (phone and cable)		12,240	
Utilities	3 yr. average	30,000	
Total		71,340	
<i>Other Considerations</i>			
Where could Board Office staff move to?			
What is the cost to renovate space and move Board Office staff?			
Where could we store salt and what is the cost?			
Where can we store records and files in storage in Board Office basement?			
Building Costs			
Board Office	Critical Needs	Deferred Maintenance	Total
Total	1,156,860	136,393	1,293,253



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Real Estate Values of Properties



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Table Talk Discussion



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



Upcoming Meeting Dates

- Thursday, November 16th - Monteith Elementary School's Gymnasium
- Thursday, November 30th - Brownell Middle School Library



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Project Management **A⁺**



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