

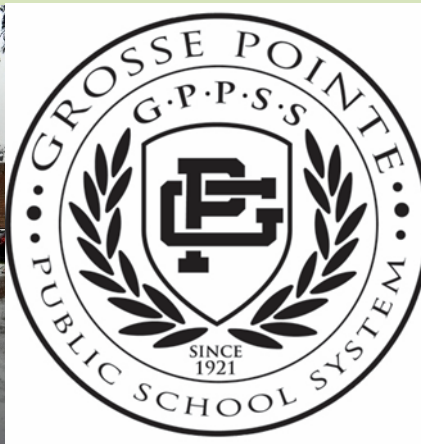
Report Card

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

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Grosse Pointe Public School System Blue Ribbon Committee

September 28, 2017



Agenda

1. Reminder of (3) Overarching Questions
2. Presentation of PMC 2017 Capital Needs Assessment
 - Round table discussion
3. Tour of Facility
 - Round table discussion - Aha moments
4. Formation of Priorities/Core Values Homework

Report Card

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



Reminder of (3) Overarching Questions

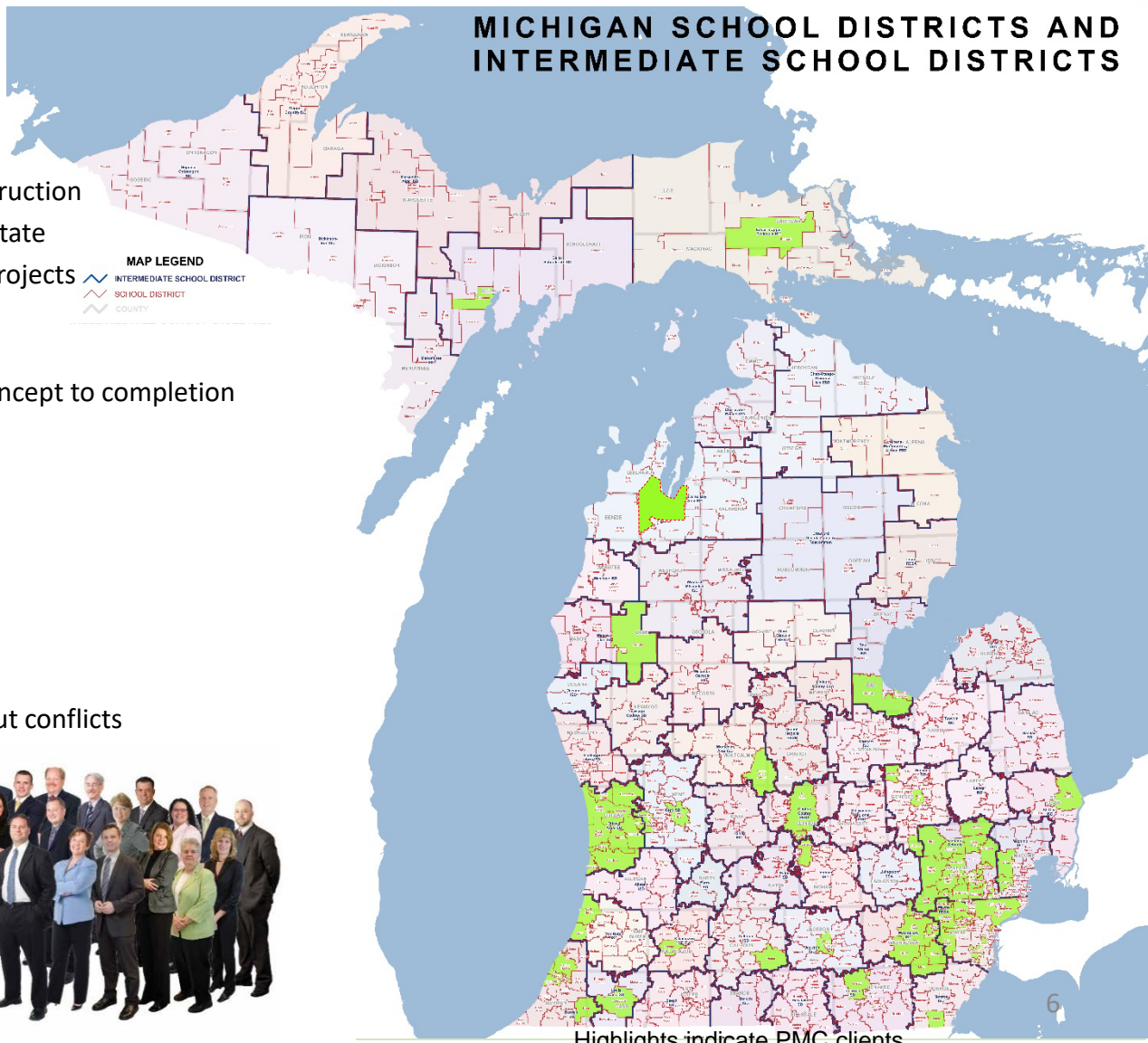
1. Is the Plante Moran CRESA facilities report credible and verifiable information that can be used to develop a sustainable facilities plan
2. What are the GPPSS footprint needs now, 5 years from now, and 10 years from now, for our educational programming
3. What funding is needed to sustain the educational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

Report Card

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



PMC 2017 Capital Needs Assessment



Report Card

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

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Farmington Public Schools

Jon Riebe, Director of Facilities Management
Jon.Riebe@farmington.k12.mi.us
(248) 489-3435

32500 Shiawassee | Farmington, MI 48336

- \$131.5 Million
- 1.9 Million SF
- Pre-Bond Planning
- Owner's Representation Services



Birmingham Public Schools

Daniel A. Nerad, Ed.D., Superintendent
dn03bps@birmingham.k12.mi.us
(248) 203-3006

31301 Evergreen Road | Beverly Hills, MI 48025

- \$65 Million 2015 Bond Program
- Renovations, Additions, & Site Work for 15 Facilities
- Pre-Bond Planning
- Owner's Representation Services



Livonia Public Schools

Andrea Oquist, Superintendent
aquist@livoniapublicschools.org
(734) 744-2589

15125 Farmington Road | Livonia, MI 48154

- \$195 Million
- Renovations & Additions of 27 Facilities
- 2.8 Million SF
- Pre-Bond Planning
- Owner's Representation Services



Novi Community School District

Dr. Steven Matthews, Superintendent
SMatthews@novi.k12.mi.us
(248) 449-1234

25345 Taft Road | Novi MI 48374

- \$70 Million
- Facility Assessments
- Pre-Bond Planning
- Owner's Representation Services



Van Buren Public Schools

Mike Van Tassel, Superintendent
mvantassel@vanburenschools.net
(734) 697-9126 ext. 209

555 W. Columbia Ave. | Belleville, MI 48111

- \$80 Million
- New High School
- 366,000 SF
- Pre-Bond Planning
- Owner's Representation Services



Warren Consolidated Schools

Dr. Robert Livernois, Superintendent
livernois@wcskids.net
(586) 698-4093

31300 Anita | Warren, MI 48093

- \$210 Million
- Renovations & Additions of 33 Facilities
- 3.2 Million SF
- Pre-Bond Planning
- Owner's Representation Services



Cassopolis School District

Gregory Weatherspoon, Superintendent
gweatherspoon@cassopolis.org
(248) 445-0549

725 Center Street | Cassopolis, MI 49031

- \$16 Million
- 60,000 SF. Addition
- 30,000 SF Renovation
- Pre-Bond Planning
- Owner's Representation Services



Ypsilanti Public Schools

Dedrick Martin, Former Superintendent
(Now Superintendent at St. Johns Public Schools)
martind@sjredwings.org
(989) 227-4001

1885 Packard Road | Ypsilanti, MI 48197

- \$52 Million
- Renovations & Additions of 14 Facilities
- 1.1 Million SF
- Pre-Bond Planning
- Owner's Representation/Consulting Services



DeWitt Public Schools

Dr. John Dieter, Superintendent
dieter@dewittschools.net
(517) 668-3001

2957 W. Herbison Rd. | DeWitt, MI 48820

- \$12 Million
- Renovations & Additions of 8 Facilities
- Classroom Additions
- Owner's Representation Services



Clarenceville Schools

Paul Shepich, Superintendent
(248) 919-0250

20210 Middlebelt Road | Livonia, MI 48152

- \$2 Million Sinking Fund
- New Cafeteria
- Roof Replacements
- Renovations
- Owner's Representation Services



Detroit Public Schools

Roderick L. Brown, PE, PMP, LSSMBB
Executive Director of Bond Program
(313) 409-5878
roderick.brown@detroitk12.org

3011 W. Grand Blvd. | Detroit, MI 48202

- \$500 Million Bond
- ARRA Compliance Oversight
- Design Documents Review
- Contractor Invoice Review
- Consulting Services



Onsted Community Schools

Mark Haag, Superintendent
markh@wildcat.onsted.k12.mi.us
(517) 467-2174

10109 Slee Rd. | Onsted, MI 49265

- \$12 Million Bond
- Facility Bond Planning & Enrollment Projections
- ARRA Compliance Oversight
- Design Documents Review
- Contractor Invoice Review



Montrose Community Schools

Mark Kleinhans, Former Superintendent
(Now Superintendent at Bedford Public Schools)
mark.kleinhans@bedford.k12.mi.us
(734) 850-6001

300 Nanita Dr | Montrose, MI 48457

- \$16 Million Bond
- Renovations & Additions of 8 Facilities
- Owner's Representation Services



Lincoln Consolidated Schools

Ellen Bonter, Superintendent
bontere@gw.lincolnk12.com
(734) 484-7001

8970 Whittaker Road | Ypsilanti, MI 48197

- \$35 Million
- Renovations & Additions of 9 Facilities
- 650,000 SF
- Pre-Bond Planning
- Owner's Representation Services



Milan Area Schools

Bryan Girbach, Superintendent
girbachb@milanareaschools.org
(734) 439-5009

100 Big Red Drive | Milan, MI 48160

- \$49 Million
- Renovations & Additions of 6 Facilities
- 798,000 SF
- Owner's Representation Services



Niles Community Schools

Dr. Richard Weigel, Former Superintendent
(Now Superintendent at Portage Township Schools)
weigelr@tc3net.com
(219) 764-6002

111 Spruce St | Niles, MI 49120

- \$2 Million QZAB Bond
- New Tech High School
- Pre-Bond Planning
- Renovation of Existing High School

Report Card

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

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Other PMC Clients



GROSSE POINTE LIBRARY



GROSSE POINTE NEIGHBORHOOD CLUB

PROJECT DETAILS:

Services Provided:

Site Plan Approval
Design Advocacy
Construction Team Selection
Project Management
Furniture Procurement
Move Management

Size:

43,300 sq. ft.

Location:

Grosse Pointe, MI

Completed:

2006

The Grosse Pointe Public Library had outgrown its existing locations and needed new facilities to improve service offerings and increase visitation

GPPL engaged Plante Moran Cresa (PMC) as project manager to assist with its planned expansion at two new sites and to oversee the complete construction of two new library facilities.

PMC worked with the library's design team to maximize building efficiency. By providing the insights and acumen of value engineering, PMC was able to increase the square footage of one branch by over 30% of that proposed by the original design without increasing the budget. Project management by PMC resulted in both facilities being completed under budget in 20 months, with \$210,000 in savings transferred back to GPPL.

Additionally, PMC coordinated building moves, furniture procurement and commissioning.

PROJECT DETAILS:

Services Provided:

Strategic Planning
Project Feasibility
Leasing Strategy
Capital Acquisition
Development Structuring
Project Management

Size:

41,000 SF

Cost:

\$11 million

Holding its first meeting in 1911, the Grosse Pointe Neighborhood club was founded to meet the social service needs of the community, as well as provide recreational and educational programs for its residents. The club was operating in an aging building in need of renovations.

Plante Moran Cresa (PMC) was engaged to provide comprehensive feasibility, development and project management services for Grosse Pointe Neighborhood Club's new \$11 million, 41,000 square foot facility.

Beaumont Hospital has signed on to be a tenant in the building to provide wellness services. The new facility will feature a pool, exercise facilities, gym, conference rooms, and classrooms.

Report Card

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

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Other PMC Clients



THE DETROIT MEDICAL CENTER

PROJECT DETAILS:

Services Provided:
Master Schedule
Procurement
Project Management
Move Management

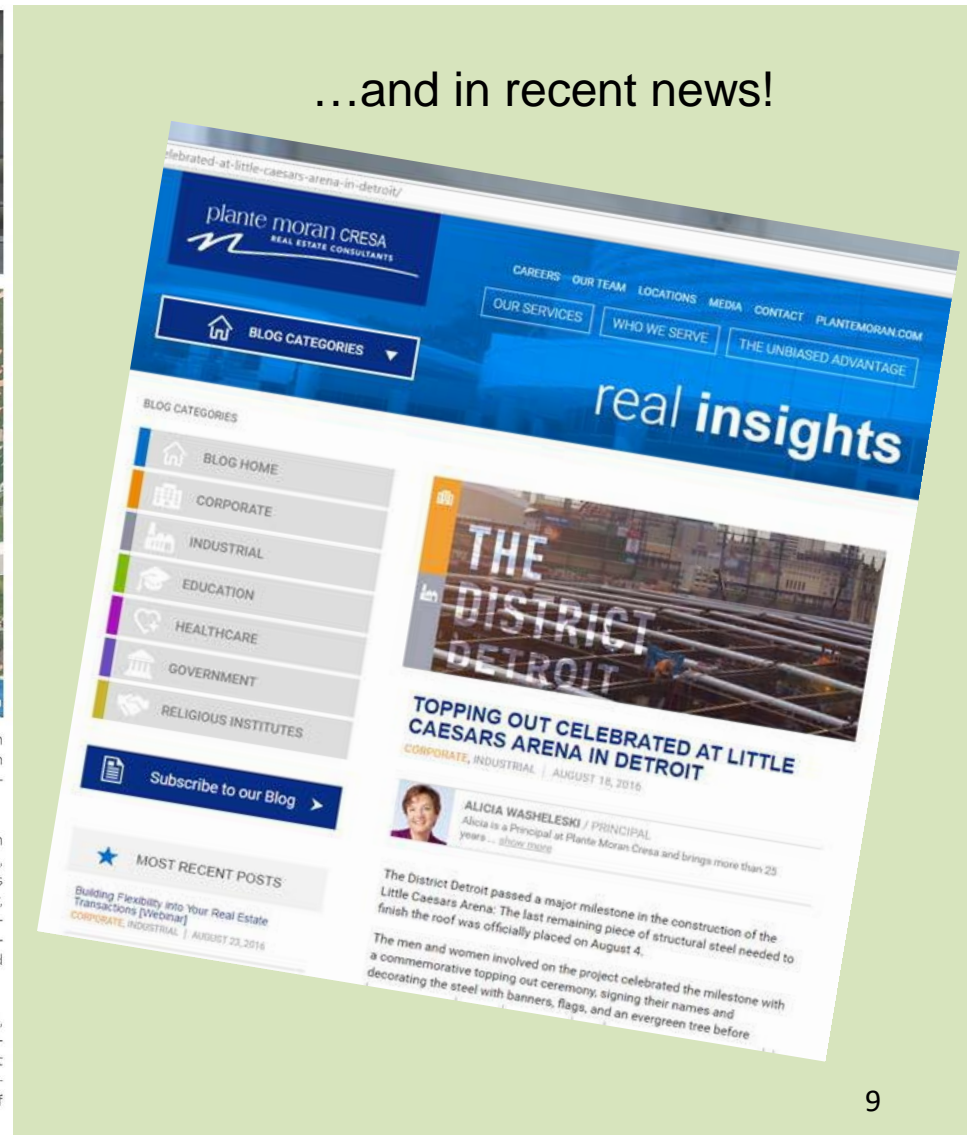
Size:
\$500 Million
Construction

The Detroit Medical Center (DMC) is the largest health care provider in southeast Michigan with more than 2,000 beds and 3,000 physicians throughout its five campuses. An acquisition by Vanguard Health Systems in 2011 brought an additional \$500 million in capital improvements to the DMC.

DMC engaged Plante Moran Cresa (PMC) to develop a master schedule for its \$500 million capital improvement program and to lead in the procurement of professional architecture, engineering, construction management, and other services. PMC will manage these services over the five year, five campus project including: a new four-story Pediatric Specialty Center, a 175,000 square foot Children's Hospital Tower, and a new Cardiovascular Institute. Additionally, expanded and modernized facilities will be designed and constructed for Detroit Receiving Hospital, Sinai Grace Hospital, Harper/Hutzel Hospital, the Rehabilitation Institute, and Huron Valley-Sinai Hospital.

PMC actively managed the \$64 million capital improvement project of the West Campus, which includes the Harper University Hospital/Hutzel Women's Hospital. The project consisted of Surgical Services Renovation, Lobby Expansion, Ground Floor Redesign, Inpatient Renovations, 6th Floor Renovation, along with work for the Rehabilitation Institute of Michigan. PMC has also provided expertise and has augmented DMC's project development staff on the balance of the project where requested.

...and in recent news!



Report Card

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

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Facility Assessment Process

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 future Sinking Fund or Bond Program over the next 10 years.
- ❑ The assessments primary focus will be three major components:
 - Critical need/life safety
 - Facility needs & replacement
 - Property enhancements

Facility Assessment Goals and Objectives

- ❑ PMC reviewed the over 1,870,000 square feet of elementary, middle, and high school level buildings and sites as well as support facilities
- ❑ Review included site work, building envelope, mechanical/electrical systems, environmental, educational technology, security and surveillance needs, site traffic, 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.

Report Card

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



Facility Assessment Report Samples

Report Card

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

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Sample – Elementary School

2017 Facilities Assessment



Defer Elementary School K-5

15425 Kercheval, Grosse Pointe Park, Michigan 48230

Building Age: 93 years
Square Footage: 60,001 s.f.
Acres: 6.32
Students: 315
Capacity: 525 (60% Utilization)

Description:

Defer Elementary School is a 3 story brick clad Tudor Revival style building built in 1924 with an addition built in 1928. It was designated a Michigan State Historic Site in 1996 and listed on the National Register of Historic Places in 2001. Students at Defer will attend Pierce Middle School and Grosse Pointe South High School. Defer Elementary is in relatively good condition for its age and requires attention to building components that have exceed their life cycle expectancy.

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2017 Facilities Assessment

Site:

The asphalt parking lot has shown signs of wear and cracking and should be replaced within the next 5 years. The playground equipment is newer and appear to be in good shape. There are (4) ballfields with dugouts and a small field house for storage surrounded by a site perimeter fence.

Roofing:

The flat built-up roof areas range in age from 27, 21 and 17 years old and require replacement in the near future.

HVAC:

The (2) steam boilers servicing the building are 20 years old and will need replacement or significant reconditioning in the next 5 to 10 years. The entire building is air conditioned with DX cooling systems (Sanyo units and (1) RTU for the library).

Electrical:

It is also recommended to replace the existing stem mounted and lay-in 2'x4' fluorescent light fixtures with more energy efficient LED throughout the building. Classrooms will require additional electrical power needs to support new IT equipment.

Plumbing:

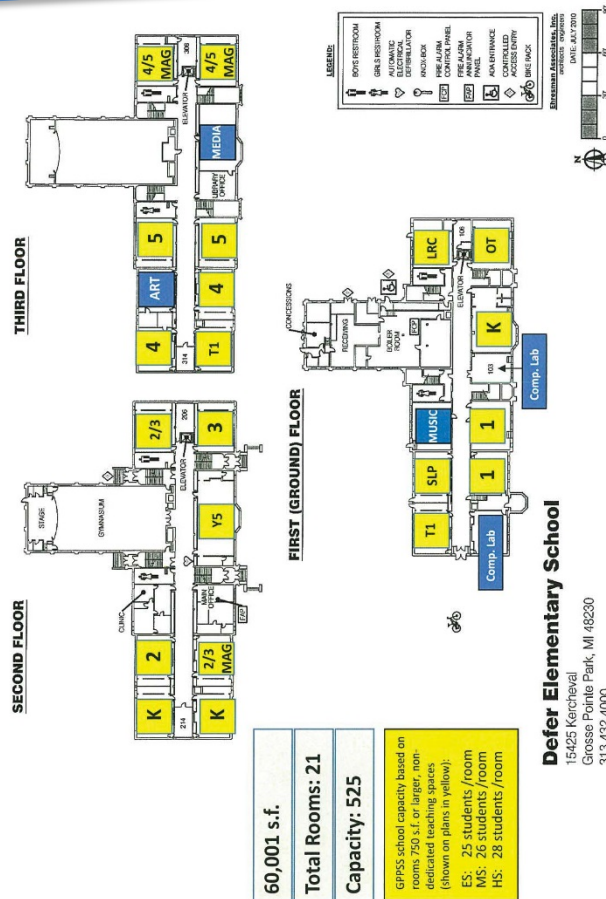
The restrooms have been renovated recently and do not require further renovation at this time. When the restrooms were renovated, the galvanized piping was replaced with copper and new sanitary lines installed if they were accessible. The existing 93 year old domestic hot and cold water galvanized piping, sanitary & storm drains and heating system piping have been replaced on an "as needed" basis.

Finishes:

Several rooms and corridors have carpet floor covering and will require replacement due to wear. Some of the classroom casework/cabinets will need replacement throughout the building. Where stem mounted fluorescent fixtures are present, it is recommended to install new acoustical tile ceilings and lighting. The existing greenhouse requires replacement and the classroom furniture should be replaced due to age and wear.

Sample – Elementary School

2017 Facilities Assessment



Music Room



Playground and Ball Fields



Classroom Cabinets



Gym Stage Storage Cabinets

Report Card

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

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Sample – Elementary School

2017 Facilities Assessment



Defer Elementary School

61,001 s.f.
 6.32 Acres

2017 Facilities Assessment



Total Sections: 3
 Total Sq/Ft: 19,230

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	4,540	2000	D
2	Section 2-B	9,952	1996	F
3	Section 3-C	4,737	1990	F

Defer Elementary School Roof Information – JD Candler Report dated 10-13-15

Report Card

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

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Sample – Elementary School

Sample – Elementary School

Escalation Factors						Capital Priorities			
1.37						1.04			
Financial						Property Enhancement			Other
						(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
Line No.	Program Area	Quantity	Unit	Cost (\$)	Cost (\$)	Cost (\$)	Cost (\$)	Cost (\$)	Cost (\$)
2	Paving								
4	Replace Asphalt Parking Lot (66 spaces)	26,500	1	26,500	\$3.50	\$96,460	1.62%		\$117,681
5	2000 (17 years old)								
6	Greenhouse replacement	1	1	1	\$150,000.00	\$156,000	2.62%		\$213,720
7	Flag Pole Replacement (Rocket Enterprises)	1	1	1	\$10,000.00	\$10,400	0.17%		\$10,400
8	Improve landscaping	1	1	1	\$25,000.00	\$26,000	0.44%		\$35,620
9									
10									
11									
12	2.0 BUILDING ENVELOPE								
13									
14	Roofing Work - J.D. Candler Report								
15	Replace Roof (BUR, installed 1990, grade F)	4,737	1	4,737	\$8.00	\$39,412	0.66%		\$39,412
16	Replace Roof (BUR, installed 1996, grade F)	9,952	1	9,952	\$8.00	\$82,801	1.39%		\$82,801
17	Replace Roof (BUR, installed 2000, grade D)	4,540	1	4,540	\$8.00	\$37,773	0.63%		\$37,773
18									
19	Patching / Curbs	1	1	1	\$25,000.00	\$26,000	0.44%		\$26,000
20	Refurbish Exterior Wood Doors	10	1	10	\$1,500.00	\$15,600	0.26%		\$15,600
21									
22									
23									
24									
25									
26									
27	3.0 INTERIOR/FINISHES								
28									
29	Abatement (Allowance)	1	1	1	\$100,000.00	\$104,000	1.75%		\$104,000
30	Flooring - majority of building 12x12 VCT								
31	Classrooms (CPT)	700	3	2,100	\$4.50	\$9,828	0.17%		\$9,828
32	Library (CPT)	900	1	900	\$4.50	\$4,212	0.07%		\$4,212
33	Teachers Lounge (CPT)	900	1	900	\$4.50	\$4,212	0.07%		\$4,212
34	Kindergarten (CPT)	925	1	925	\$4.50	\$4,329	0.07%		\$4,329
35	Music (CPT)	925	1	925	\$4.50	\$4,329	0.07%		\$4,329
36	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.52%		\$31,200
37	Window treatment	1	1	1	\$25,000.00	\$26,000	0.44%		\$26,000
38									
39	Install Ceilings (19 CR's, Office area, Clinic, 2 conf. rms)	700	23	16,100	\$4.00	\$66,976	0.00%		\$66,976
40									
41	Classroom & Corridor doors and hardware	52	1	52	\$1,750.00	\$94,640	1.59%		\$94,640
42	Casework								
43	Replace classroom casework (lowers)	60	1	60	\$250.00	\$15,800	0.26%		\$21,372
44	Refurbish stage storage doors	1	1	1	\$7,500.00	\$7,800	0.13%		\$10,686
45									
46									
47									
48	4.0 PLUMBING SYSTEMS								
49									
50	Replace hot water heater (1997)	1	1	1	\$5,000.00	\$5,200	0.09%		\$6,344
51	60 gal.								
52									
53	Horizontal HW/CW Piping Replacement (mains only)	60,001	1	60,001	\$4.00	\$240,604	4.19%		\$341,958
54	Sanitary & Storm Drain Replacement (mains only)	60,001	1	60,001	\$3.00	\$187,203	3.14%		\$256,468
55	Steam & Condensate Piping Replacement (allow)	1	1	1	\$100,000.00	\$104,000	1.75%		\$142,480
56	Replace and add domestic water valves and fittings (allow)	1	1	1	\$50,000.00	\$52,000	0.87%		\$71,240
57									
58	Plumbing Fixtures								
59	Toilet Rooms have been renovated								
60									
61									
62									
63	5.0 HVAC SYSTEMS								
64									
65	Heating								
66	Steam Boilers (Weil McLain, 1997)	2	1	2	\$125,000.00	\$260,000	4.37%		\$260,000
67	Assoc. equip., comb. Air, emerg. Gas stops								
68									
69	Replace Steam Heating System Valves (allow)	1	1	1	\$40,000.00	\$41,600	0.70%		\$41,600
70									
71	Replace Gym Air Handler	1	1	1	\$100,000.00	\$104,000	1.75%		\$104,000
72	Replace Classroom Air Handlers (2 major units) less gym	56,000	1	56,000	\$15.00	\$873,600	14.88%		\$873,600
73	Ventilation								
74	Replace Kitchen Exhaust Fan (No annual or make up air or potential other code update requirements)	1	1	1	\$30,000.00	\$31,200	0.52%		\$31,200
75									
76	Air and Water Balance	60,001	1	60,001	\$0.10	\$6,240	0.10%		\$6,240
77	Commissioning	60,001	1	60,001	\$0.15	\$9,360	0.16%		\$9,360
78									
79	Temperature Controls								
80	Currently Medysys for AHU only, predom. Pneumatic controls	60,001	1	60,001	\$2.50	\$156,003	2.62%		\$156,003
81									
82	Air Conditioning (not included in scope)								
83	Sanyo DX units for classrooms/offices installed 1998								
84	RTU for Library								
85	RTU for Gym (10 yrs old)								
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Report Card

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

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Sample – Middle School

Facilities Assessment

GPPSS



Brownell Middle School 6-8

260 Chalfonte, Grosse Pointe Farms, Michigan

Building Age: 61 years
Square Footage: 157,493 s.f.
Acres: 15.2
Students: 612
Capacity: 754 (81% Utilization)

Brownell Middle School is a 157,493 s.f brick clad 2-story building which opened in its doors in 1956. Students who graduate Brownell will attend North High School.

2017 Facilities Assessment

Site:

The 144 car asphalt parking lot was resurfaced in 2010 and may need replacement in the near future. There are a total of 3 ballfields at the southern end of the 15.2 acre site.

Roofing:

The built-up roof areas range in age from 18, 10, 8, 7, and 3 years old. Due to the varying ages of the roofs, only some roof areas will need replacement in the near future.

HVAC:

The (2) steam boilers servicing the building are 24 years old and will need replacement or significant reconditioning in the next 5 to 10 years. Several of the room unit ventilators require replacement on the second level. Some of the classrooms do not have air conditioning.

Electrical:

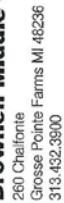
It is also recommended to replace the existing corridor and classroom fluorescent light fixtures with more energy efficient LED fixtures throughout the building. Classrooms will require additional electrical power needs to support new IT equipment.

Plumbing:

The pool equipment and boiler require replacement due to condition and age. It is recommended to replace the existing 61 year old domestic hot and cold water galvanized piping, sanitary & storm drains and heating system piping. An allowance for replacement is included in the summary of costs.

Finishes:

Where stem mounted fluorescent fixtures are present, it is recommended to install new acoustical tile ceilings and LED lighting. Some of the classroom, office and media center furniture should be replaced due to age and wear.



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Report Card

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

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Sample – Middle School

2017 Facilities Assessment

GPPSS



Performing Arts Center



Unit Ventilator



Classroom Furniture

2017 Facilities Assessment



Total Sections: 19
Total Sq/Ft: 160,836

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	15,035	2009	B
2	Section 2-B	7,208	1999	C
3	Section 3-C	22,674	1999	C
4	Section 4-D	5,617	1999	C
5	Section 5-E	57,797	2014	A
6	Section 6-F	4,906	2014	A
7	Section 7-G	10,922	1999	D
8	Section 8-H	14,780	1999	D
9	Section 9-I	482	2007	B
10	Section 10-J	493	2007	B
11	Section 11-K	549	2007	B
12	Section 12-L	1,283	2007	B
13	Section 13-M	377	2007	B
14	Section 14-N	411	2007	B
15	Section 15-O	423	2007	B
16	Section 16-P	1,371	2007	B
17	Section 17-Q	12,365	2010	C
18	Section 18-R	707	2010	B
19	Section 19-S	3,437	2010	B



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



Sample – Middle School

										Ranked Capital Priorities			
										Critical Needs	Deferrable Maintenance	Property Enhancement	Other
										(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
Line	No.	Draft 6-28-17	Area Required	No. of Units	Total Area	Base Unit	Effective Program Area	As % of Total					
		Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)						
1	1	1.6 SITE											
2	1	Paving											
3	1	Replace Asphalt Paving Lot (144 spaces) 2010	72,000	1	72,000	\$3.50	\$252,000	2.61%		\$318,738			
4	6	Improve landscaping	1	1	1	\$25,000.00	\$25,000	0.26%			\$36,620		
5	6												
6	6												
7	6												
8	6												
9	6												
10	6	SITE SUBTOTAL					\$286,689	2.87%		\$319,738	\$36,620	\$0	
11	10	1.6 BUILDING ENVELOPE											
12	12	Roofing Work - J. O. Candier Report											
13	12	Replace Roof (BUR, installed 1960; grade C)	7,208	1	7,208	\$8.00	\$57,671	0.60%		\$75,164			
14	12	Replace Roof (BUR, installed 1966; grade C)	22,674	1	22,674	\$8.00	\$181,348	1.88%		\$230,152			
15	12	Replace Roof (BUR, installed 1956; grade C)	5,617	1	5,617	\$4.00	\$22,470	0.24%		\$67,515			
16	12	Replace Roof (BUR, installed 1969; grade C)	19,922	1	19,922	\$8.00	\$159,376	1.63%		\$60,871			
17	12	Replace Roof (BUR, installed 1969; grade D)	14,359	1	14,359	\$8.00	\$114,872	1.18%		\$122,570			
18	12	Replace Roof (BUR, installed 2001; grade B)	469	1	469	\$0.00	\$0	0.00%		\$0		\$0	
19	12	Replace Roof (BUR, installed 2001; grade B)	549	1	549	\$0.00	\$0	0.00%		\$0		\$0	
20	12	Replace Roof (BUR, installed 2007; grade B)	1,283	1	1,283	\$0.00	\$0	0.00%		\$0		\$0	
21	12	Replace Roof (BUR, installed 2007; grade B)	377	1	377	\$0.00	\$0	0.00%		\$0		\$0	
22	12	Replace Roof (BUR, installed 2007; grade B)	411	1	411	\$0.00	\$0	0.00%		\$0		\$0	
23	12	Replace Roof (BUR, installed 2007; grade B)	423	1	423	\$0.00	\$0	0.00%		\$0		\$0	
24	12	Replace Roof (BUR, installed 2007; grade B)	1,371	1	1,371	\$0.00	\$0	0.00%		\$0		\$0	
25	12	Replace Roof (BUR, installed 2009; grade B)	15,035	1	15,035	\$0.00	\$0	0.00%		\$0		\$0	
26	12	Replace Roof (BUR, installed 2009; grade C)	12,365	1	12,365	\$10.00	\$123,650	1.26%		\$155,510		\$0	
27	12	Replace Roof (BUR, installed 2010; grade B)	707	1	707	\$0.00	\$0	0.00%		\$0		\$0	
28	12	Replace Roof (BUR, installed 2010; grade B)	8,435	1	8,435	\$0.00	\$0	0.00%		\$0		\$0	
29	12	Replace Roof (BUR, installed 2014; grade A)	57,787	1	57,787	\$0.00	\$0	0.00%		\$0		\$0	
30	12	Replace Roof (BUR, installed 2014; grade A)	4,950	1	4,950	\$0.00	\$0	0.00%		\$0		\$0	
31	12	Fencing / Gate for new R/W Work	1	1	1	\$50,000.00	\$50,000	0.52%		\$63,440		\$0	
32	12												
33	12	BUILDING ENVELOPE SUBTOTAL					\$564,069	5.82%		\$733,941	\$68,379	\$0	
34													
35	10	1.6 INTERIOR FINISHES											
36	36	Restroom (allow)	1	1	1	\$200,000.00	\$200,000	2.57%		\$208,000		\$0	
37	36	Restroom door hardware	1	30	30	\$300.00	\$9,000	0.11%		\$11,900		\$0	
38	40	Flooring					\$32,038	0.42%		\$42,192		\$0	
39	41	Restrooms (VCT)	750	12	9,000	\$4.50	\$40,500	0.42%		\$42,192		\$0	
40	41	Replace Pool Tile, Gutter	1	1	1	\$25,000.00	\$25,000	0.26%		\$38,000		\$0	
41	46	Pool Area Drainage by Construction	20,000	1	20,000	\$1.00	\$20,000	0.25%		\$20,000		\$0	
42	46	Ceiling Replacement	800	12	9,600	\$4.00	\$38,936	0.40%		\$39,936		\$0	
43	46												
44	46	INTERIOR FINISHES SUBTOTAL					\$236,456	2.52%		\$235,456	\$9	\$0	
45													
46	10	1.6 PLUMBING SYSTEMS											
47	47	Horizontal H2Oway Pump Replacement (allows only)	157,493	1	157,493	\$4.00	\$630,371	6.35%		\$807,084		\$0	
48	47	Backflow & Storm Drain Replacement (allows only)	157,493	1	157,493	\$3.00	\$472,479	4.73%		\$673,188		\$0	
49	47	Replace Air Return Filter Replacement (allows only)	1	1	1	\$200,000.00	\$200,000	2.00%		\$208,000		\$0	
50	47	Replace sink and domestic water valves and fittings (allow)	1	1	1	\$100,000.00	\$100,000	1.00%		\$140,400		\$0	
51	47												
52	47	Replace Pool pump, motor, filter, flow meter, valves, piping	1	1	1	\$140,000.00	\$140,000	1.45%		\$145,800		\$0	
53	47	expose, install trackheads for pool, chemical system, fixtures											
54	47	PLUMBING SYSTEMS SUBTOTAL					\$1,064,149	16.03%		\$1,455,800	\$9,199,212	\$0	
55													
56	10	1.6 HVAC SYSTEMS											
57	61	Heating											
58	61	Replace Boilers (1995, 24 years old)	2	1	9	\$180,000.00	\$324,000	3.75%		\$374,400		\$0	
59	61	Replace Boilers re-acting System Valves	1	1	1	\$60,000.00	\$60,000	0.82%		\$62,200		\$0	
60	61												
61	66	Replace 2nd Floor Units Vents	14	1	14	\$500,000.00	\$9,800,000	2.90%		\$291,200		\$0	
62	66	Replace Air Return Units Vents	1	1	1	\$20,000.00	\$20,000	0.21%		\$30,800		\$0	
63	66	Replace Open Air Units	1	3	10,000	\$100,000.00	\$1,000,000	3.11%		\$312,000		\$0	
64	66	Boiler for Domestic Hot Water (Lohmeyer, 2001)	1	1	1	\$50,000.00	\$50,000	0.52%		\$52,200		\$0	
65	71	Boiler for Pool (Lohmeyer, 2008)	1	1	1	\$60,000.00	\$60,000	0.52%		\$52,000		\$0	
66	71	Pool AHU	1	1	1	\$150,000.00	\$150,000	1.04%		\$154,000		\$0	
67	71												
68	71	Air Conditioning - Add DX units	31	1	31	\$7,500.00	\$231,800	0.80%		\$241,800		\$0	
69	78	Ventilation											
70	78	Replace Kitchen Exhaust Fan (No make up or make up air)	1	1	1	\$100,000.00	\$100,000	0.31%		\$31,200		\$0	
71	80	potential other code update requirements											
72	81	Replace Exhaust Fans at Toilet Rooms	4	1	4	\$20,000.00	\$81,600	0.21%		\$41,800		\$0	
73	81	Temperature Controls (Climate Control or BASIS system)	157,493	1	157,493	\$5.00	\$787,465	7.88%		\$840,465		\$0	
74	81	Air Water Balance	157,493	1	157,493	\$0.10	\$16,279	0.16%		\$16,379		\$0	
75	81	Commissioning	157,493	1	157,493	\$0.15	\$23,624	0.23%		\$23,654		\$0	
76	81												
77	81	HVAC SYSTEMS SUBTOTAL					\$2,064,650	32.02%		\$2,054,650	\$8	\$0	
78	81												

Summary of Costs
Brownell MS

Broward Middle School 187,893 sq. ft. - Category Building Built: 1986			Cost Data			Cost Escalation Factors						
			Specification Factor = 1.03	(Medium)		1.04	1.22	1.37	1.04			
			Geographic Factor = 1.00	(US Median)								
			Cost Escalation Factor = 1.04	Spring 2017								
Line	Program Area	Area Required (in Sq. Ft.)	No. of Rms./ Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Cost (\$)	As % of Total	Critical Needs (1 - 3 years)	Deferrable (4 - 6 years)	Property Maintenance Enhancement (7 - 10 years)	Other	
Draft 6-28-17												
87												
88	6.0 ELECTRICAL SYSTEMS											
89	Lighting		38	1	38	\$1,200.00	\$43,680	0.44%	\$43,680			
90	Replace Lighting with LEDs					\$0.95	\$40,948	0.41%	\$40,948			
91	Replace exterior building lights	157,490		157,490		\$0.25	\$40,000	0.41%	\$40,000			
92	Replace all emergency and exit lights	157,490		157,490		\$0.25	\$40,000	0.41%	\$40,000			
93	Add electrical upgrades for IT (classrooms)	40	1	40	\$5,000.00	\$2,000.00	0.27%	\$2,000.00				
94	Add Generator		1	1	\$150,000.00	\$166,200	1.88%	\$166,200		\$212,720		
	ELECTRICAL SYSTEMS SUBTOTAL						\$338,878	3.88%	\$338,878	\$0	\$212,720	\$0
97	7.0 SECURITY (Worst & Hurter)											
98	Door Access System		1	1	\$50,000.00	\$52,000	0.52%	\$52,000				
99	Surveillance System		1	1	\$87,000.00	\$92,460	0.92%	\$92,460				
	SECURITY SYSTEMS SUBTOTAL						\$142,460	1.42%	\$142,460	\$0	\$0	\$0
100	8.0 NOT USED											
101												
102												
103												
104												
105	OTHER SUBTOTAL						\$0	0.00%	\$0	\$0	\$0	\$0
106												
107	8.0 FURNITURE & EQUIPMENT											
108	Classroom furniture		1	20	20	\$16,000.00	\$32,000	3.11%	\$32,000		\$427,440	
109	Other furniture (Office, lobby, etc.)		1	1	\$6,000.00	\$6,360	0.60%	\$6,360		\$91,187		
110	Media Center Furniture		1	1	\$26,000.00	\$26,000	0.21%	\$26,000		\$28,499		
111	Media Center Furniture		1	1	\$26,000.00	\$26,000	0.21%	\$26,000		\$28,499		
112	Media Center Furniture		1	1	\$26,000.00	\$26,000	0.21%	\$26,000		\$28,499		
113	Media Center Furniture		1	1	\$26,000.00	\$26,000	0.21%	\$26,000		\$28,499		
114	FURNITURE & EQUIPMENT SUBTOTAL						\$99,360	3.98%	\$99,360	\$0	\$647,125	\$0
115												
116	10.0 TECHNOLOGY (Worst & Hurter)											
117	Classroom Technology (TV, Desktop, Laptops, Tablets)		1	1	\$625,000.00	\$658,000	6.59%	\$658,000				
118	Network Cabling		1	1	\$730,000.00	\$762,000	7.79%	\$762,000				
119	Network Wireless and Switches		1	1	\$2,540,000.00	\$2,648,000	26.63%	\$2,648,000				
120	Telephone System		1	1	\$1,930,000.00	\$1,982,000	19.82%	\$1,982,000				
121	Public Address Systems		1	1	\$75,000.00	\$78,000	0.78%	\$78,000				
122	Fiber WAN		1	1	\$86,000.00	\$89,200	0.89%	\$89,200				
123	TECHNOLOGY SUBTOTAL						\$5,268,200	52.68%	\$5,268,200	\$0	\$0	\$0
124												
125	Building Infrastructure Improvement Total		100.00%		100.00%	\$52.46	\$9,490,833	94.11%	\$9,490,833	\$988,016	\$2,734,975	\$0
126	Project Contingency		2.00%		2.00%		\$55,554	5.58%	\$324,258	\$66,002	\$224,795	\$0
127	Permits, Training & Printing		0.00%		0.00%		\$11,837	0.13%	\$80,171	\$28,969	\$61,806	\$0
128	Construction Manager Fee and Costs		8.00%		8.00%		\$3,545,395	37.46%	\$4,806,000	\$4,806,000	\$0	\$0
129	Professional Fees & Costs		8.00%		8.00%		\$3,545,395	37.44%	\$3,116,679	\$3,116,679	\$21,943	\$0
130	PROJ-ROT TOTAL						\$16,268,458	166.00%	\$6,934,458	\$14,458,027	\$9,560,917	\$11,116,171

\$0

\$11,178,177

Report Card

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

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Sample – High School

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2017 Facilities Assessment



North High School 9-12

707 Vernier, Grosse Pointe Woods, Michigan

Building Age: 51 years
Square Footage: 342,148 s.f.
Acres: 31.3
Students: 1,385
Capacity: 2,408 (57% Utilization)

North High School is a 342,148 s.f brick clad 3-story building which opened in its doors in 1966. It is the High School for Poupard ES, Mason ES, Ferry ES and Parcels MS students.

2017 Facilities Assessment

Site:

The South 179 car asphalt parking lot and the North 356 car student parking lot may need replacement in 4 to 6 years along with several catch basins. The football field turf needs replacement, the running track requires replacement along with the stadium lights.

Roofing:

The built-up roof areas range in age from 37, 22, 21, 18, 16, 14, 12, 7 and 4 years old. Due to the varying ages of the roofs, only some roof areas will need replacement in the near future.

HVAC:

The (2) steam boilers servicing the building are 24 years old and will need replacement or significant reconditioning in the next 5 to 10 years. Several of the room unit ventilators require replacement on the second level. Some of the classrooms do not have air conditioning.

Electrical:

It is also recommended to replace the existing corridor and classroom fluorescent light fixtures with more energy efficient LED fixtures throughout the building. Classrooms will require additional electrical power needs to support new IT equipment. The existing electrical panels and switch gear are original and should be replaced.

Plumbing:

The pool equipment requires replacement due to condition and age. The domestic hot water boiler is 17 years old and requires replacement in the near future. The circulation pumps in the fan rooms should be replaced due to current condition and wear. It is recommended to replace the existing 51 year old domestic hot and cold water galvanized piping, sanitary & storm drains and heating system piping. An allowance for replacement is included in the summary of costs.

Finishes:

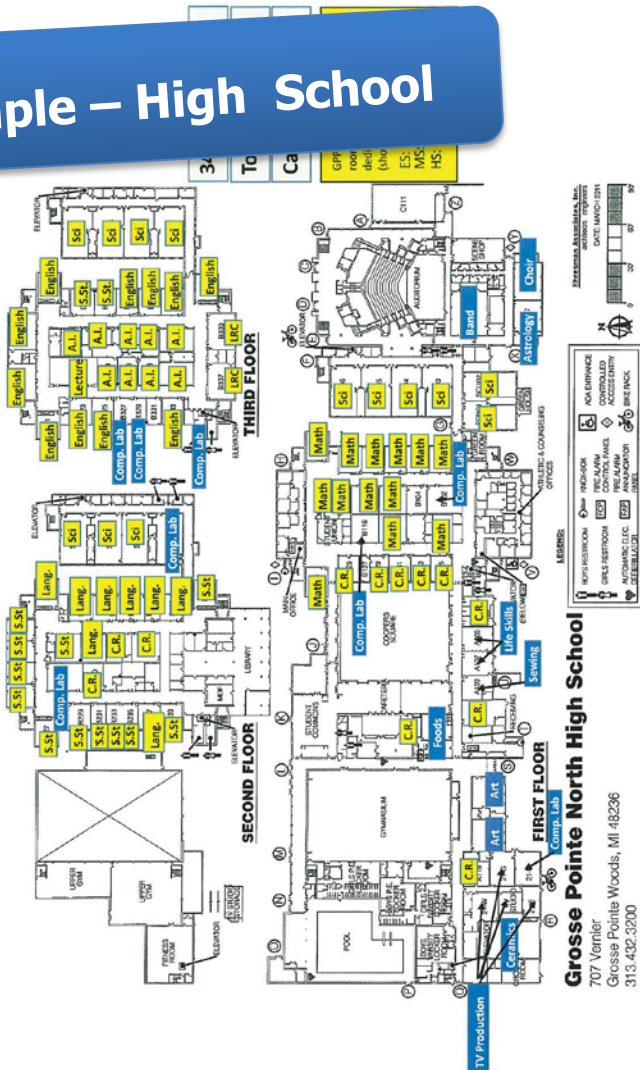
Where stem mounted fluorescent fixtures are present, it is recommended to install new acoustical tile ceilings and LED lighting. The third floor ceilings and flooring should be replaced due to their current condition and the lockers should be replaced. The kitchen walk-in freezer and serving lines should be replaced. The exterior metal panels at Area A North Lobby should be replaced due to their current condition and several windows require replacement with more energy efficient units. The Performing Arts Center (PAC) orchestra pit elevator requires repairs or replacement.

Report Card

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

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Sample – High School



2017 Facilities Assessment



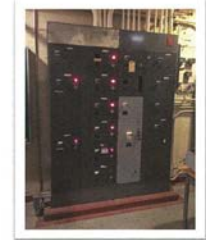
Air Handlers



Aluminum Storefront



Original Building Controls



Original Electrical Switchgear

Report Card

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

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Sample – High School

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2017 Facilities Assessment



Damaged Metal Panels



Open Stairwell



Locker Room



Typical Toilet Room

2017 Facilities Assessment



North High School

342,148 s.f.
 31.3 Acres

Report Card

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



Sample – High School

Sample – High School										Cost Escalation Factors			
										1.04	1.22	1.37	1.04
Draft 6-28-17										Ranked Capital Priorities			
Line No.	Program Area	Area Required (in Sq. Ft.)	No. of Rms. / Units	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Critical Needs (1 - 3 years)	Deferable Maintenance (4 - 6 years)	Property Enhancement (7 - 10 years)	Other		
6.0 INTERIOR FINISHES													
65	Abatement												
66	Remove 3rd floor ACT Tile	30,000	1	30,000	\$3.00	\$93,600	0.32%	\$93,600					
67	Remove 3rd floor ACT Ceiling	30,000	1	30,000	\$3.00	\$93,600	0.32%	\$93,600					
71	Remove Spray on Asbest. AI removed lockers	1	1	1	\$20,000.00	\$20,800	0.07%	\$20,800					
73	PAC Elevator	1	1	1	\$250,000.00	\$260,000	0.89%	\$260,000					
76	Doors & Hardware												
77	Replace door hardware (locks only)	500	1	500	\$500.00	\$260,000	0.89%	\$260,000					
79	Ceilings												
80	Replace Corridor and CR Ceilings (due to new MHPMT work at 3rd floor)	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800					
84	Flooring												
85	Corridor and Classrooms 3rd floor	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800					
87	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%		\$38,064				
90	Replace Toilet Partitions (metal or plastic)	1	12	12	\$25,000.00	\$312,000	1.07%		\$390,640				
92	Replace Toilet Accessories (TP, PT, soap, mirror, grab bars, etc.)	1	12	12	\$600.00	\$7,488	0.03%		\$9,135				
93	Lockers												
95	Replace student corridor lockers 3rd Floor	1	300	300	\$175.00	\$54,600	0.19%		\$66,612				
96	Replace athletic lockers	1	80	80	\$175.00	\$14,560	0.05%		\$17,763				
97	Replace gym lockers	1	80	80	\$175.00	\$14,560	0.05%		\$17,763				
99	Replace Walk-in Freezer	1	1	1	\$100,000.00	\$102,000	0.36%		\$126,880				
102	Replace Serving Lines in Cafeteria	1	1	1	\$50,000.00	\$52,000	0.18%		\$63,440				
103													
104	INTERIOR FINISHES SUBTOTAL					\$1,568,008	5.36%	\$977,600	\$720,298	\$0	\$0		
6.0 PLUMBING SYSTEMS													
109	Replace circulation pumps in each fan room	14	1	14	\$5,000.00	\$72,800	0.25%	\$72,800					
110	Replace 6" Back Flow Preventer	1	1	1	\$10,000.00	\$10,400	0.04%	\$10,400					
112	Horizontal HW/CW Piping Replacement (main only)	342,148	1	342,148	\$4.00	\$1,423,336	4.87%		\$1,940,070				
113	Sanitary & Storm Drain Replacement (main only)	342,148	1	342,148	\$3.00	\$1,057,502	3.65%		\$1,462,477				
114	Steam & Condensate Piping Replacement (allow)	1	1	1	\$400,000.00	\$416,000	1.42%		\$569,920				
115	Hot Water Boiler (2000)	1	1	1	\$50,000.00	\$52,000	0.18%		\$63,440				
117	Replace pool equipment	1	1	1	\$32,000.00	\$33,280	0.11%		\$33,280				
118	Plumbing Fixtures												
119	Replace toilets/urinals/bathrooms	1	12	12	\$12,000.00	\$146,760	0.51%		\$162,707				
120													
121	PLUMBING SYSTEMS SUBTOTAL					\$3,225,077	11.03%	\$116,480	\$246,147	\$3,982,367	\$0		
6.0 HVAC SYSTEMS													
125	Heating												
126	Steam Boilers (2002 Johnson Low Pressure)	2	1	2	\$250,000.00	\$500,000	1.78%		\$634,400				
127	Assoc. equip., comb. Air, emrg. Gas stops												
128	Replace Steam Heating System Valves	1	1	1	\$100,000.00	\$104,000	0.36%		\$126,880				
129													
130	Install new steam traps	50	1	50	\$1,000.00	\$52,000	0.18%	\$52,000					
131	Replace Air Handlers (less Pool)	325,000	1	325,000	\$15.00	\$5,070,000	17.33%		\$6,185,400				
132	AHU Main Office, CR, (1988), Sci Bldg (2005), Heat ex (1988)												
134													
135	AHU Pool (dehumid)	1	1	1	\$100,000.00	\$104,000	0.36%		\$104,000				
136													
137													
138	Air Conditioning -100%												
139	Replace Chiller (McQuay Centrifugal Chiller, 2002)	1	1	1	\$250,000.00	\$260,000	0.89%		\$317,200				
140	Replace Chiller Pumps (1988)	1	1	1	\$20,000.00	\$25,800	0.07%		\$25,376				
141	Cooling Tower (Marlis, 2006)	1	1	1	\$50,000.00	\$52,000	0.18%		\$63,440				
142													
143	Air and Water Balance	342,148	1	342,148	\$0.10	\$35,585	0.12%	\$35,585					
144	Commissioning	342,148	1	342,148	\$0.15	\$53,375	0.18%	\$53,375					
145													
146	Temperature Controls (50% of building Mechsys)	175,000	1	175,000	\$2.50	\$455,000	1.56%	\$455,000					
147													
148	HVAC SYSTEMS SUBTOTAL					\$6,726,758	23.00%	\$999,958	\$7,352,696	\$0	\$0		



Summary of Costs North HS

North High School					Cost Data			Cost Escalation Factors					
342,148 s.f. 3-story Building					Specification Factor = 1.00 (Medium)			1.04 1.22 1.37 1.04					
Built: 1966					Geographic Factor = 1.00 (US Median)								
					Cost Escalation Factor = 1.04 Spring 2017								
Line No.		Program Area	Area Required (in Sq. Ft.)	No. of Rms./Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Critical Needs (1 - 3 years)	Deferable Maintenance (4 - 6 years)	Property Enhancement (7 - 10 years)	Other	
149		Draft 6-28-17											
150		6.0 ELECTRICAL SYSTEMS											
151		Power											
152		Original Switch Gear											
154		Replace Existing Panels	1	4	4	\$50,000.00	\$208,000.00	0.71%	\$208,000				
155		Lighting											
157		Replace Lighting with LED's (New OS, Switching, etc.)	342,148	1	342,148	\$2.00	\$711,668.00	2.43%	\$711,668				
158		Replace all emergency and exit lights	342,148	1	342,148	\$0.25	\$88,958.00	0.30%	\$88,958				
159		Add electrical upgrade for IT (classrooms)	108	1	108	\$5,000.00	\$561,600.00	227.85%	\$561,600				
159		Add Generator	1	1	1	\$250,000.00	\$0.00	0.00%	\$0		\$356,200		
160		ELECTRICAL SYSTEMS SUBTOTAL					\$1,830,226.00	6.26%	\$1,570,226	\$0	\$356,200	\$0	
161													
162													
163		7.0 SECURITY (Wright & Hunter)											
164		Door Access System	1	1	1	\$100,000.00	\$104,000.00	0.36%	\$104,000				
165		Surveillance System			1	\$237,000.00	\$246,480.00	0.84%	\$246,480				
166		SECURITY SYSTEMS SUBTOTAL					\$350,480.00	1.20%	\$350,480	\$0	\$0	\$0	
167													
168													
169		8.0 NOT USED											
170													
171													
172		OTHER SUBTOTAL					\$0.00	0.00%	\$0	\$0	\$0	\$0	
173													
174		9.0 FURNITURE & EQUIPMENT											
175													
176													
177													
178		FURNITURE & EQUIPMENT SUBTOTAL					\$0.00	0.00%	\$0	\$0	\$0	\$0	
179													
180													
181		10.0 TECHNOLOGY (Wright & Hunter)											
182		Classroom Technology (AV, Desktop, Laptops, Tablets)	1	1	1	\$1,852,000.00	\$1,895,080.00	6.58%	\$1,920,080				
183		Network Cabling	1	1	1	\$900,000.00	\$906,000.00	3.20%	\$906,000				
184		Network Wireless and Switches	1	1	1	\$500,000.00	\$520,000.00	1.78%	\$520,000				
185		Telephone System	1	1	1	\$274,560.00	\$274,560.00	0.94%	\$274,560				
186		Public Address Systems	1	1	1	\$100,000.00	\$104,000.00	0.36%	\$104,000				
187		Fiber WAN	1	1	1	\$102,500.00	\$106,600.00	0.36%	\$106,600				
188		TECHNOLOGY SUBTOTAL					\$3,867,240.00	13.22%	\$3,867,240	\$0	\$0	\$0	
189													
190		Building Infrastructure Improvement Total:			342,148	\$67.71	\$23,168,474.00	79.21%	\$9,667,484	\$11,694,129	\$5,364,423	\$0	
192		Project Contingency:	10.00%				\$1,590,123.00	6.20%	\$580,024	\$1,169,413	\$596,442	\$0	
193		Permits, Testing & Paving:	2.50%				\$530,784.00	1.81%	\$159,507	\$321,589	\$147,522	\$0	
194		Construction Manager Fee and Costs:	6.00%				\$1,740,971.00	5.95%	\$523,182	\$1,054,510	\$483,571	\$0	
195		Professional Fees & Costs:	8.00%				\$223,182.00	0.79%	\$66,954	\$126,664	\$29,564	\$0	
196		PROJECT TOTAL					\$23,90,661.00	100.00%	\$11,495,234	\$15,379,137	\$7,054,839	\$0	
												\$33,929,210	

\$11,495,234 \$15,379,137 \$7,054,839 \$0
\$33,929,210

Report Card

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



Facility Assessment Report Benchmarking and Findings

Facility Assessment Report Benchmarking

□ Ave. Capital Cost per s.f. for Infrastructure Improvement

Item	Low	High
• Roofing	\$6	\$8
• Windows	\$8	\$12
• Interiors/Finishes:	\$6	\$9
• Mechanical	\$17	\$21
• Electrical	\$10	\$13
• Plumbing	\$3	\$5
• Site/Parking	\$5	\$7
Average:	\$55	\$75

PMC Capital Planning Clients

Detroit Public Schools	\$500M
Warren Con Schools	\$350M*
Livonia Schools	\$195M
Rochester Schools	\$183M
Farmington Schools	\$131M
West Bloomfield	\$120M
Belleville Schools	\$80M
Novi Schools	\$70M
Woodhaven Schools	\$53M
Crestwood Schools	\$35M
Southgate Schools	\$20M

* denotes over \$141M in 2015 bond programs

Facility Assessment Report Benchmarking

❑ Comparative Capital Costs (per student and facility area)

School District Name	Proposed / Approved Bond Budgets	# of Students	Educational Square Feet	Cost per Student	Cost per Educational S.F.	Year of Previous Bond/Amount
Detroit Public Schools (Passed 2009)	\$500,000,000	47,000	9,875,000	\$10,638	\$50.63	1994 (\$1.5B)
Livonia Public Schools (Passed 2013)	\$195,000,000	14,902	2,712,653	\$13,085	\$71.89	1994 (\$50M)
Rochester Community Schools (2016)	\$183,000,000	15,117	2,395,000	\$12,106	\$76.41	2004 (\$63M)
Warren Consolidated Schools (Passed 2015)	\$141,000,000	15,508	2,515,000	\$9,092	\$56.06	2000 (\$150M)
Farmington Public Schools (Passed 2015)	\$131,000,000	9,500	1,797,497	\$13,789	\$72.88	1997 (\$93M)
West Bloomfield School District (Passed 2017)	\$120,000,000	6,630	1,600,000	\$18,100	\$75.00	2009 (\$63M)
Plymouth Canton Schools (Passed 2013)	\$114,000,000	17,390	2,513,672	\$6,555	\$45.35	2004 (\$109M)
Northville Public Schools	\$100,000,000	7,004	962,000	\$14,280	\$103.95	2004 (\$35M)
Novi Community Schools (Passed 2015)	\$70,000,000	6,800	876,352	\$10,294	\$79.88	2001 (\$27M)
Average				\$11,993.22	\$70.23	

GPPSS Facility Assessment Report Findings

□ Ave. 10 year Capital Cost per s.f. for GPPSS (based on 1.87M SF)

Item	Average
• Elementary School	\$111.54
• Middle Schools	\$80.70
• High Schools	\$79.87
• <u>Support Buildings</u>	<u>\$99.21</u>
Average:	\$92.83

□ Summary of Capital Costs (over next 10 years)

• Critical Need (1-3 Years)	\$93,238,385
• Deferred Maintenance (4-6 Years):	\$25,973,505
• <u>Property Enhancement (7-10 Years)</u>	<u>\$48,017,931</u>
• Summary of 10 Year Capital Costs	\$167,229,821

Report Card

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



Grosse Pointe Public School System

SUMMARY OF COSTS BY PRIORITIZATION

Bldg #	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	Maire Elementary School	\$ 6,375,969	\$ 4,063,034	\$ 505,164	\$ 1,807,770	\$ 6,375,969
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	Parcells Middle School	\$ 15,382,240	\$ 8,030,653	\$ 1,821,989	\$ 5,529,599	\$ 15,382,240
12	Pierce Middle School	\$ 12,738,252	\$ 8,480,376	\$ 1,439,111	\$ 2,818,766	\$ 12,738,252
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						
		\$ 167,229,821	\$ 93,238,385	\$ 25,973,504	\$ 48,017,931	\$ 167,229,821
Escalation Factors						
			1.04	1.22	1.37	
Net Present Value (NPV)						
		\$ 167,229,821	\$ 93,238,385	\$ 21,289,758	\$ 35,049,585	\$ 149,577,728

Report Card

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

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REAL ESTATE CONSULTANTS

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	\$688,178	
2	Ferry Elementary School	\$74.39	\$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	\$1,313,572	\$387,374	\$49,920	\$999,024	\$387,546	
5	Mason Elementary School	\$95.36	\$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	\$51.72	\$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	\$51.72	\$195,040	\$772,364	\$1,504,861	\$2,808,601	\$629,051	\$132,080	\$2,165,904	\$511,788	\$509,600
	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	\$712,065	\$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	
	TOTALS:		\$4,287,431	\$8,159,877	\$23,964,142	\$35,026,214	\$10,484,005	\$1,804,400	\$18,160,098	\$7,919,323	\$1,516,944

Report Card

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



Table Top Discussion

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



Tour of Facility

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Project Feasibility A⁺
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Project Management A⁺



Table Top Discussion

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Project Feasibility A⁺
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Project Management A⁺



Formation of Priorities/Core Values Homework

Guiding Principles

- Collaboration
- Compassion
- Embracing Diversity
- Innovation
- Integrity
- Global Awareness
- Perseverance

Indicators of Success

Students realize their dreams and positively contribute to society when:

- Students and staff partner with, and are supported by, the community.
- All students are engaged in relevant and differentiated lessons every day.
- The district promotes and supports “cutting-edge” and creative practices.
- Collaboration is embedded in daily practices and is evident at all levels of the district.
- The district cultivates a culture of caring.

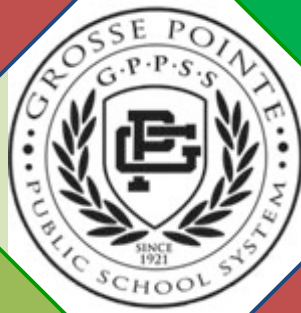
Key Focus Areas

**Curriculum,
Instruction and
Assessment**

**Embedded
Professional
Development**

**Infrastructure and
Technology**

**Community
Connections**



Upcoming Meeting Dates

- Thursday, October 12th - Pierce Middle School's Library
- Thursday, October 26th - Parcels Middle School's Library
- Thursday, November 16th - Monteith Elementary School's Gymnasium
- Thursday, November 30th - Brownell Middle School's Multi-Purpose Room

Report Card

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