Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

## Grosse Pointe Public School System Blue Ribbon Committee

plante moran cresa

September 28, 2017



Report Card Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## 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

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Reminder of (3) Overarching Questions**



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



- 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
- What funding is needed to sustain the educational program our community expects for its students and from its neighborhood schools



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **PMC 2017 Capital Needs Assessment**



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

## plante moran CRESA REAL ESTATE CONSULTANTS

## Who is Plante Moran CRESA?

### **Collective Expertise**

Planners, architects, engineers, construction experts, financial advisors and real estate Professionals with over \$2B in K-12 projects

## □ Full Service

Ability to service K-12 clients from concept to completion

**Enrollment Projections** 

**Feasibility Studies** 

**Capital Planning** 

Program Management

Real Estate Asset Positioning

## □ Independent Advice

Advisory services are provided without conflicts



## MICHIGAN SCHOOL DISTRICTS AND INTERMEDIATE SCHOOL DISTRICTS

Highlights indicate PMC clients

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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#### **Farmington Public Schools**

• 1.9 Million SF Jon Riebe, Director of Facilities Management Pre-Bond Planning Jon.Riebe@farmington.k12.mi.us Owner's Representation Services (248) 489-3435

32500 Shiawassee | Farmington, MI 48336



### **Birmingham Public Schools**

Daniel A. Nerad, Ed.D. Superintendent (248) 203-3006











dn03bps@birmingham.kl2.mi.us

31301 Evergreen Road | Beverly Hills, MI 48025

### Livonia Public Schools

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

**Novi Community School District** 

SMatthews@novi.k12.mi.us

25345 Taft Road | Novi MI 48374

Warren Consolidated Schools

31300 Anita | Warren, MI 48093

gweatherspoon@cassopolis.org

**Cassopolis School District** 

**Ypsilanti Public Schools** 

martind@siredwings.org

(989) 227-4001

livernois@wcskids.net

(586) 698-4093

(248) 445-0549

Dr. Robert Livernois, Superintendent

Gregory Weatherspoon, Superintendent

725 Center Street | Cassopolis, MI 49031

Dedrick Martin, Former Superintendent

1885 Packard Road | Ypsilanti, MI 48197

(Now Superintendent at St. Johns Public Schools)

(248) 449-1234

Dr. Steven Matthews, Superintendent

15125 Farmington Road | Livonia, MI 48154

### \$70 Million

Facility Assessments

· \$195 Million

· 2.8 Million SF

Pre-Bond Planning

\$131.5 Million

for 15 Facilities

Pre-Bond Planning

- Pre-Bond Planning
- · Owner's Representation Services

Owner's Representation Services

· \$65 Million 2015 Bond Program

· Renovations, Additions, & Site Work

Owner's Representation Services

Renovations & Additions of 27 Facilities

#### · \$80 Million

- · New High School
- 366,000 SE
- · Pre-Bond Planning
- Owner's Representation Services

### \$210 Million

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

### · \$16 Million

- · 60,000 SF, Addition
- 30,000 SF Renovation
- Pre-Bond Planning
- · Owner's Representation Services
- \$52 Million
- Renovations & Additions of 14 Facilities
- · 11 Million SF
- Pre-Bond Planning
- Owner's Representation/Consulting Services

















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

2957 W. Herbison Rd. | DeWitt, MI 48820

#### **Clarenceville Schools**

Paul Shepich, Superintendent (248) 919-0250

20210 Middlebelt Road | Livonia, MI 48152

#### **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

### **Onsted Community Schools**

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

10109 Slee Rd. | Onsted, MI 49265

### **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

### **Lincoln Consolidated Schools**

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

8970 Whittaker Road | Ypsilanti, MI 48197

### Milan Area Schools

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

100 Big Red Drive | Milan, MI 48160

### **Niles Community Schools**

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

111 Spruce St | Niles, MI 49120

- + \$12 Million
- Renovations & Additions of 8 Facilities
- + Classroom Additions
- Owner's Representation Services
- · \$2 Million Sinking Fund
- New Cafeteria
- Roof Replacements Renovations
- Owner's Representation Services
- · \$500 Million Bond
- ARRA Compliance Oversight
- Design Documents Review
- Contractor Invoice Review
- Consulting Services

### \$12 Million Bond

- Facility Bond Planning & Enrollment Projections
- ARRA Compliance Oversight
- Design Documents Review Contractor Invoice Review
- · \$16 Million Bond
- · Renovations & Additions of 8 Facilities

· Renovations & Additions of 9 Facilities

· Renovations & Additions of 6 Facilities

Owner's Representation Services

Owner's Representation Services

· Renovation of Existing High School

- Owner's Representation Services
- \$35 Million · 650,000 SF

\$49 Million

· 798,000 SF

Pre-Bond Planning

· \$2 Million QZAB Bond

· New Tech High School

Pre-Bond Planning

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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## **Other PMC Clients**





**GROSSE POINTE LIBRARY** 







### PROJECT DETAILS:

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

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

Size: 43,300 sq. ft. Location: Grosse Pointe, MI Completed: 2006 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.



### GROSSE POINTE NEIGHBORHOOD CLUB

### PROJECT DETAILS:

Services Provided: Strategic Planning Project Feasibility

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.

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

## **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!

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Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Facility Assessment Process**



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



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



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



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 noninvasive nor diagnostic.



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Facility Assessment Report Samples**

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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# Sample – Elementary School

2017 Facilities Assessment



## 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.

#### 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.

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

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2017 Facilities Assessment













**Classroom Cabinets** 



Gym Stage Storage Cabinets

# Sample – Elementary School





Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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2017 Facilities Assessment

Sample – Elementary School





**Defer Elementary School** 

61,001 s.f. 6.32 Acres 2017 Facilities Assessment



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

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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Product Status         1		2000 (17 years old)				\$150,000,00	£156.000	0.000			\$212 720	
STE SUBTORAL         928.860         4.895         910.400         917.641         224.840           24         Bull (M)         1.0         2.0         4.277         1         4.277         8.00         835.412         0.65%	7	Flag Pole Replacement (Rocket Enterprises)	1	1	1	\$10,000.00	\$10,400	0.17%	\$10,400			
La Buildon Envelope:         Database         Database         Database         Database         Database         Database           La Buildon Envelope:         1         4.737         1         4.737         5.00         530.412         0.655 <td>8</td> <td></td> <td>1</td> <td>1</td> <td>1</td> <td>\$25,000.00</td> <td>\$26,000</td> <td>0.44%</td> <td></td> <td></td> <td>\$35,620</td> <td></td>	8		1	1	1	\$25,000.00	\$26,000	0.44%			\$35,620	
12         2.8. ALLIANS LEVEL CPE           Package Averal (BUI), installed 5000, grade (P)         4.7.37         1         4.7.37         8.0.0         530, 412         0.855         540, 500         510, 400         540, 500         510, 500         510, 400         540, 500         510, 400         540, 507         540, 4155         510, 500         510, 500<		SITE SUBTOTAL					\$288,860	4.85%	\$10,400	\$117,681	\$249,340	\$
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Inscription         Beacks Root BLUR, Installed State, parked P)         9.852         1         0.952         8.00         820.00         927.70         927.70           Peaker Root BLUR, Installed State, parked P)         1         1         1         1         250.000         820.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         220.000         420.000         1.000.000 <td>14</td> <td>Rooting Work - J.D. Candler Report</td> <td></td>	14	Rooting Work - J.D. Candler Report										
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Package         State         State           10         1         0         5		Abatement (Allowance)	1	1	1	\$100,000.00	\$104,000	1.75%	\$104,000			
1         Library (CPT)         900         1         900         54:50         54:21         0.7%         54:212           Teachers conge (CPT)         900         1         900         54:50         54:20         0.7%         54:212           Mindergram (CPT)         900         1         900         54:50         54:20         0.7%         54:20           Paint Areas Disubles by Construction         30:000         1         30:000         51:00         531:200         0.52%         531:200           Window teatment         1         1         1         1         52:00         0.44%         52:40:00           Classeon & Contion doors and hardware         52         1         52         51:75:00         0.44%         594.640           Classeon & Contion doors and hardware         52         1         52         51:75:00         0.25%         594.640           Classeon & Contion doors and hardware         52         1         62         57:75:00         0.25%         594.640           Classeon & Contion A Contion doors and hardware         50         1         60         57:70:00         0.95%         594.640           Bellution Model State Match         Imateindereeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeee	29	Flooring - majority of building 12x12 VCT						-				
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Multic         Multic         CEPT         9.25         1         9.25         4.50         84.329         0.07%         54.329           Paint Alexa Disturbed by Construction         0.000         1         0.000         51.000         0.52%         51.200           Window treatment         1         1         1         52.500.00         526.000         544.55         526.000           Install Ceining (10 CRs, Office area, Clinic, 2 cent. ms         700         2.3         16.100         \$4.00         566.976         594.840           Classroom & Corridor doors and hardware         52         1         52         51.700         516.00         0.26%         \$24.840           Classroom & Corridor doors and hardware         52         1         60         \$250.00         51.600         0.26%         \$21.372           Reluce classroom casework (lowers)         60         1         60         \$250.00         615.600         0.26%         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726         \$249.726 </td <td>32</td> <td>Teachers Lounge (CPT)</td> <td>900</td> <td>1</td> <td>900</td> <td>\$4.50</td> <td>\$4,212</td> <td>0.07%</td> <td>\$4,212</td> <td></td> <td></td> <td></td>	32	Teachers Lounge (CPT)	900	1	900	\$4.50	\$4,212	0.07%	\$4,212			
33         Pair Areas Disturbed by Construction         30.000         1         30.000         \$10.00         \$31.00         \$31.200         \$31.200           Window treatment         1         1         1         \$25.000.00         \$31.200         \$25.100         \$31.200         \$31.200           Window treatment         1         1         1         \$25.000.00         \$36.076         \$200.00         \$46.076         \$000.575         \$66.976           Classroom & Corridor foors and hardware         52         1         52         \$51.500         \$29.430         \$55.00         \$23.757         \$346.726         \$31.600         <	33	Kindergarten (CPT)		1			\$4,329					
Window treatment         1         1         1         S26,000         S26,000         C.4.4%         S26,000           Install Calings (19 CR)s, Office area, Clinic, 2 conf. ms         700         23         16,100         \$4.00         \$66,976	34			1								
Install Calings (10 CRs, Office area, Office, 2 conf, rms         700         2.0         16,100         4 4.00         566,976         566,976           Classroom & Corridor doors and hardware         52         1         52         51,760.00         594,840         1.591.         594,840         1.59	36											
Classroom & Corridor doors and hardware         52         1         52         \$1,750.00         \$94,840         1.59%         \$94,840           Casework         Control casework (lowert)         60         1         60         \$250.00         \$15.500         0.25%         \$346,726         \$20         \$10.066           Perfurbish stage storage doors         1         1         87,000         \$377,028         \$27%         \$346,726         \$0         \$50.066           ADPLUNGING SYSTEMS         1         1         1         \$50.000         \$52.00         0.09%         \$50.344           Herizonial HW/CW Piping Replacement (mains only)         00.001         1         60.001         \$50.000         \$167,203         3145,5         \$324,686           Harizonial HW/CW Piping Replacement (mains only)         00.001         1         60.001         \$100.000         \$167,203         3145,5         \$324,488           Bastanty & Storm Dian Replacement (mains only)         00.001         1         60.001         \$100.000         \$167,203         3145,5         \$324,488           Plumbing Storm Dian Replacement (mains only)         00.001         1         \$100.000.00         \$167,203         3145,5         \$324,488           Storm Dian Replace Mont Replacement (mains only) <td>38</td> <td></td>	38											
1         Classroom & Corridor doors and hardware         52         1         52         \$1,750.00         944.40         1.691         \$94.440         1.691         \$14.600         1.691         \$14.600         1.691         \$16.600         1.691         \$16.600         1.691         \$16.600         1.691         \$14.400         1.120         \$14.400         1.120         \$14.400         1.120         \$14.400         1.120         \$16.000         \$16.000	39	Install Ceilings (19 CR's, Office area, Clinic, 2 conf. rms	700	23	16,100	\$4.00	\$66,976	0.00%	\$66,976			
Cosswork         Goswork         Status         Status         Status           Replace classrom classrom k (lowers)         60         1         1         1         57,500.00         515,600         0.15%         5249,728         20         50,666           Replace classrom classrom k (lowers)         1         1         1         57,500.00         515,600         0.15%         5249,728         20         510,666           Replace hot water haats( (1977)         1         1         1         50,000         55,200         0.05%         56,344         531,568         531,660         1,25%         531,568         531,620         56,344         531,526	41	Classroom & Corridor doors and hardware	52	1	52	\$1,750.00	\$94,640	1.59%	\$94,640			
Beliability and stage storage doors         1         1         1         57,000         0.13% 572,028         5349,728         349,728         30         510,666           Implicity of the stage storage doors         Implicity of the storage doors         Implicity of th	43											
IntERIOR/FINISHES SUBTOTAL         \$372,126         6.27%         \$348,726         \$10         \$32,059           40         COLUMBING SYSTEMS         50         50,200         0.09%         50,200         50,20%         50,244           50         Papitace Not share header (1997)         1         1         1         55,000         0.09%         50,344           51         Balance Not share header (1997)         1         1         1         55,000         0.09%         50,344           52         Balance AC obdentate Paping Replacement (mains only)         60,001         1         60,001         54,000         516,200         0.09%         514,240           58         Balan, & Condentate Paping Replacement (mains only)         1         1         510,000         514,000         514,240           59         Peptice and add demedic water values and fittings (allow)         1         1         500,000         875         50         50,344         312,146           60         PLUMBING SYSTEMS         SUBTOTAL         598,007         10.05%         50         50,344         312,146           61         Harding         Stammerit Value and Hillings (allow)         1         1         540,000         5114,000         541,600         54		Refurbish stage storage doors										
4         24-DLUNEING SYSTEMS         54-DLUNEING SYSTEMS           6         Replace Add water basis (1997)         1         1         55.000         0.09%         \$5.200         0.09%           8         Applace Mot water basis (1997)         1         1         60.001         \$5.000         0.50%         \$5.200         0.09%           8         Sanitary A 24804         41.9%         \$34154         \$34164         \$34256.468         \$3142.460         \$371.240         \$371.240         \$371.240         \$371.240         \$371.240         \$371.240         \$371.240         \$371.240         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$34166         \$341666         \$341666         \$341666         \$341666         \$341666         \$341666         \$3		INTERIOR/FINISHES SUBTOTAL					\$373,126	6.27%	\$349,726	\$0	\$32,058	\$1
60         Reglace hot water (197)         1         1         1         55.000         55.200         0.09%         56.344           50         Hadray Attack (1977)         1         1         60,001         54.000         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.09%         55.200         0.87%         55.200         0.09%         55.200         0.87%         55.200         0.87%         55.200         0.87%         57.200 <td>48</td> <td>4.0 PLUMBING SYSTEMS</td> <td></td>	48	4.0 PLUMBING SYSTEMS										
Horizontal HW/CW Piping Replacement (mains only)         60.001         1         60.001         54.00         5249.804         4.19%         3341.558           Bankay & Storm Drain Replacement (mains only)         60.001         1         60.001         50.00         5164.00         1.19%         3246.464         3249.404         4.19%         3246.468	50	Replace hot water heater (1997)	1	1	1	\$5,000.00	\$5,200	0.09%		\$6,344		
51         Horizontal HWCCM Plaing Registerment (mains only)         60.001         1         60.001         51.00<	51	60 gal.										
55       Bitam & Condensate Piping Replacement (allow)       1       1       1       5100,000 0       \$104,000 1,75%, \$100,000 0       \$140,000 1,75%, \$100,000 0       \$142,400       \$17,25%, \$12,240         7       Plumbing Fixtures Totex frooms have been renovaled       50       \$50,000 0       \$50,000 0       \$77.5%, \$100,000 0       \$10,000 1,75%, \$100,000 0       \$10,000 0,87%, \$100,000 0       \$10,000 0,77%, \$100,000 0,77%, \$100,000 0       \$10,000 0,77%, \$100,000 0,	53	Horizontal HW/CW Piping Replacement (mains only)		1								
Perspace and add domesits water valves and fittings (allow)         1         1         1         550,000         6 \$52,000         0.87%         \$71,240           Plumbing Fixtures Totel Resons have been renovated         5598,007         10.05%         50         50,344         \$812,146           Plumbing Fixtures Totel Resons have been renovated         5598,007         10.05%         50         50,344         \$812,146           Plumbing Fixtures Totel Resons have been renovated         5598,007         10.05%         50         50,344         \$812,146           Plumbing Fixtures Totel Resons Are seen renovated         510,000         \$260,000         4.37%         \$260,000         4.37%           Plumbing Fixtures Totel Resplace Steam Heating System Valves (allow)         1         1         \$40,000,00         \$10,000         0.70%         \$41,600           Plumbing Fixtures Totel Resplace Classroom Are Handlers (2 major units) less gym         56,000         1         50,000         \$10,000         \$10,000         \$10,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,000         \$21,00		Sanitary & Storm Drain Replacement (mains only)	60,001	1	60,001	\$3.00			1		\$256,468	
Plumbing Fatures         Statures           Totel Rooms have been renovated         10,051         50         50,444         \$812,146           Setters         Setters         10,051         50         50,444         \$812,146           Setters         Setters         Setters         Setters         Setters         Setters           Heating         Setters         Setters         Setters         Setters         Setters           Replace Stram Heating System Valves (allow)         1         1         \$40,000.00         \$14,000         1.75%         \$316,000           Replace Stram Heating         1         1         \$100,000.00         \$14,000         1.75%         \$310,000         \$31,200           Replace Stram Heating         1         1         \$100,000.00         \$31,20			1	1	1				1			
50         Tollet Rooms have been renovated           60         Control Status         50         50,344         \$912,146           60         PLUMBING SYSTEMS SUBTOTAL         50         50,344         \$912,146           60         Status         Status         50,000         10.05%         50         50,344         \$912,146           60         Status	57						4181011	0.01.10	1			
PLUMBING SYSTEMS SUBTOTAL         5598,007         10.85%         50         50,344         3812,146           Image: Plumbing System Subtrock         Image: Plumbing         Image: Plumbing System Subtrock	58	Plumbing Fixtures Toilet Booms have been renovated										
Solution	60						\$598.007	10.05%	50	\$6 344	\$812 146	51
64 Heating Basers Billers (Weil McLain, 1997)         2         1         2         \$125,000,00         \$260,000         \$4.37%         \$260,000           69 Replace Stream Heating System Valves (allow)         1         1         \$40,000,00         \$41,600         0.70%         \$41,600           71 Replace Gassone Air Handlers (2 major units) less gym         56,000         1         \$100,000,00         \$14,000         1.75%         \$104,000           72 Replace Gassone Air Handlers (2 major units) less gym         56,000         1         \$100,000,00         \$11,000         \$512,000         \$262,000           74 Replace Ktehen Exhiust Fan (No ancul or make up air or potential other code update requirements)         1         1         \$300,000,00         \$31,200         \$253,200         \$253,200           76 Ar and Water Baance         60,001         1         60,001         \$516,003         \$254,200         \$53,800           76 Commissioning         60,001         1         60,001         \$52,800         \$156,003         \$2,824         \$156,003           81         Air Comditioning (not included in scope)         \$0,001         1         \$2,826         \$156,003         \$2,827           81         Air Comditioning (not included in scope)         \$33,200         \$156,003         \$2,827         \$156	62						0000,001	10.0076	30	30,344	3012,140	
66         Steam Bolies (Will McLain, 1997)         2         1         2         \$126,000         \$260,000         4.37%         \$260,000           7         Assoc.equip.comb. Are emerg. Gas stops         1         1         \$40,000         \$41,600         70%           70         Replace Gym Ar Handler         1         1         \$10,000         \$104,000         1.75%         \$104,000           70         Replace Gym Ar Handler         1         1         \$100,000         \$104,000         1.75%         \$104,000           70         Replace Gym Ar Handler         1         1         \$100,000         \$104,000         1.75%         \$104,000           71         Replace Classroom Ar Handler         0         1         56,000         \$150,000         \$51,200         0.52%         \$12,200           75         or potential other code update requirements)         1         0,001         10         0.52,800         1.65%         \$53,240           76         commissioning         60,001         1         60,001         \$50,15         \$53,380         1.65%         \$53,340           70         Currently Medysis for A/H only, predom. Pneumatic controls         60,001         1         60,001         \$515,600         2.62%		5.0 HVAC SYSTEMS										
67         Assoc. equipcomb. Air. emerg. Gas stops           68         Replace Stram Heating System Yalves (allow)         1         1         1         \$40,000         \$51,600         7.7%         \$104,000           70         Replace Stram Heating System Yalves (allow)         1         1         1         \$100,000         \$1104,000         7.7%         \$104,000           72         Replace Stram Heating System Yalves (allow)         1         1         1         \$100,000         \$1104,000         \$104,000         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$14,88%         \$5873,800         \$158,000         \$51,200         \$5873,800         \$158,000         \$51,200         \$5873,800         \$158,000         \$51,200         \$5873,800         \$14,88%         \$158,000         \$51,200         \$5873,800         \$158,000         \$51,50,000         \$51,50,000         \$51,50,000         \$51,50,000         \$51,50,000         \$51,50,000         \$51,50,000         \$51,50,000         \$51,50,0				1.01								
90         Replace Stram Heating System Valves (allow)         1         1         1         840,000         841,800         7070         841,800           71         Replace Glassroom Air Mandlers (2 major units) less gym         1         1         \$100,000         \$141,800         7.75%         \$104,000         1.75%         \$104,000         \$105%         \$105,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000         \$10,000 </td <td>67</td> <td></td> <td>2</td> <td>1</td> <td>2</td> <td>\$125,000.00</td> <td>\$260,000</td> <td>4.37%</td> <td>\$260,000</td> <td></td> <td></td> <td></td>	67		2	1	2	\$125,000.00	\$260,000	4.37%	\$260,000			
70         Replace Gym Air Handler         1         5104.000         1         5873.600         1         5873		Replace Steam Heating System Valves (allow)	1	1	1	\$40,000.00	\$41,600	0.70%	\$41,600			
72     Replace Classroom Air Handlers (2 major unhs) less gym     56.00     1     56.000     \$15.00     \$873.600     1.6.8%     30       74     Replace KRehne Enhaust Fain (No ansul or make up air or potential finter ode update requirements)     1     1     \$30,000     \$28,240     0.62%     \$31,200     0.52%     \$31,200       76     Arr and Water Balance     60,001     1     60,001     \$0.15     \$28,240     0.19%     \$32,400       76     Arr and Water Balance     60,001     1     60,001     \$0.15     \$9,360     1.9%     \$32,400       76     Commissioning     60,001     1     60,001     \$0.15     \$9,360     1.9%     \$30,000       70     Commissioning     60,001     1     60,001     \$22.50     \$156,003     2.62%       81     Countendly Molypills of AVII only, predom, Pneumatic controls     60,001     \$22.50     \$156,003     2.62%       82     Ar Conditioning (not included in acope)     33     33my DX units for classrooms/offices installed 1996     5     TUI to for unit your allow								1.766				
74         Replace Kitchen Exhibut Fan (No anual or make up air or optionical other code update requirements)         1         1         \$30,000 00         \$31,200         0.62%         \$31,200           76         Air and Waler Balance         60,001         1         60,001         \$0,000         \$34,200         0.62%         \$34,200         0.62%         \$34,200         0.62%         \$34,200         0.62%         \$34,200         0.62%         \$34,200         0.62%         \$36,240         0.10%	72	Replace Classroom Air Handlers (2 major units) less gym	56,000	÷.	56,000				\$873,600			
75         or potential other code update requirements)         56,240         0.10%         \$6,240         0.10%         \$6,240           77         Commissioning         60,001         1         60,001         \$0.10         \$6,240         0.10%         \$5,240           78         commissioning         60,001         1         60,001         \$0.15         \$5,380         0.16%         \$5,380           78         commissioning         60,001         1         60,001         \$2.50         \$156,003         2.62%         \$156,003         \$5,260           70         Temperature Controls         60,001         1         60,001         \$2.50         \$156,003         2.62%         \$156,003           81         Arconditioning (not included in scope)         5         5         \$100,000         \$5,00	73			1	1	\$30,000,00	\$31,200	0.52%				
77         Commissioning         60,001         1         60,001         \$0.15         \$9,360         0.16%         \$9,380           78         60,001         1         60,001         \$2.50         \$156,003         2.62%         \$156,003         \$2.60%         \$156,003         \$2.60%         \$100%	75	or potential other code update requirements)										
76         Temperature Centrols         60,001         1         60,001         \$2.50         \$156,003         2.62%         \$166,003           80         Currently Medysis for AHU only, predom. Pneumatic controls         60,001         \$2.50         \$156,003         2.62%         \$166,003           81         Conditioning (not included in scope)         60         5156,003         2.62%         \$156,003         \$156,003         2.62%         \$156,003         \$160,003				1								
80         Currently Medysis for AHU only, predom. Pneumatic controls           81         R2         Arc Conditioning front included in scope)           82         Arc Conditioning front included in scope)           83         Sampo DX. Winits for classroom/bifices installed 1998.           84         FTU for Library           85         FTU for Cond 150 win 150	78											
81 2 Ar Conditioning (not included in scope) 3 Samyo DX units for classrooms/offices installed 1996 4 Samyo DX units for classrooms/offices installed 1996 5 FTU for Gran (1994 Rd) 6			60,001	1	60,001	\$2.50	\$156,003	2.62%	\$156,003			
Sanyo DX units for classrooms/offices installed 1998     RTU for Library     STU for Covin (19 wrs did)												
85 BTU for Gvm (10 vrs old)	83	Sanyo DX units for classrooms/offices installed 1998										
86 HVAC SYSTEMS SUBTOTAL \$1,482,003 24.90% \$1,482,003 \$0 \$0		RTU for Gym (10 yrs old)										
		HVAC SYSTEMS SUBTOTAL					\$1,482,003	24.90%	\$1,482,003	\$0	\$0	\$4

50,001	Elementary School t s.f. 3-story Building 1925, Addition: 1928		Geogr	Cost Data ation Factor = aphic Factor = lation Factor =	1.00 1.00 1.04	(Medium) (US Median) Spring 2017		1.04	Cost Escala 1.22	tion Factors 1.37	1.04
Line	Draft 6-28-17	Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Deferrable	ital Priorities Property Enhancement	Other
No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
87											
88 5	6.0 ELECTRICAL SYSTEMS										
90	Lighting										
91	Replace Ltg with LED's (23 rooms wistern mtd fixt)	23	1	23	\$3,200.00	\$76,544	1.29%	\$76,544			
92	Retrofit Corridor Ltg	4,300	1	4,300	\$2.00	\$8,944	0.15%	\$8,944			
93 94	Replace exterior building lights Replace all emergency and exit lights	60,001	1	60,001	\$0.25	\$15,600 \$15,600	0.26%	\$15,600 \$15,600			
	Add Occupancy Sensors	40		40	\$500.00	\$20,800	0.35%	\$20,800			
95	Add electrical upgrade for IT (classrooms)	26	1	26	\$5,000.00	\$135,200	2.27%	\$135,200			
96	Add Generator ELECTRICAL SYSTEMS SUBTOTAL	1	1	1	\$100,000.00	\$104,000	1.75%		50	\$142,480	
97 98	ELECTRICAL SYSTEMS SUBTOTAL					\$376,689	6.33%	\$272,689	50	\$142,480	
99 3	7.0 SECURITY (Wright & Hunter)										
100	Door Access System	1	1	1	\$25,000.00	\$26,000	0.44%	\$26,000			
101	Surveillance System	1	1	1	\$31,000.00	\$32,240	0.54%	\$32,240			
102	SECURITY SYSTEMS SUBTOTAL					\$58,240	0.98%	\$58,240	\$0	\$0	
104	aeconitratatema aobiotac					308,240	0.99.76	300,240	40	30	
105	8.0 NOT USED										
105	OTHER SUBTOTAL					\$0	0.00%	50	\$0	\$0	
108	OTHER SUBTOTION					30	0.00%	50	50	30	
	9.0 FURNITURE & EQUIPMENT										
110	Classroom furniture	39	1	39	\$12,000.00	\$486,720	8.18%			\$666,806	
111	Computer Lab Furniture	1	1	1	\$15,000.00	\$15,600	0.26%			\$21,372	
112											
114	FURNITURE & EQUIPMENT SUBTOTAL					\$502,320	8.44%	\$0	\$0	\$688,178	
115											
	10.0 TECHNOLOGY (Wright & Hunter)				R 100 100 00	\$425,498	7.15%	\$425.498			
117	Classroom Technology (AV, Desktop, Laptops, Tablets) Network Cabling	1			\$409,133.00 \$200,000.00	\$208,000	3.49%	\$208,000			
119	Network Wireless and Switches	1	1	1	\$220,000.00	\$228,800	3.84%	\$228,800			
120	Telephone System	1	1	1	\$74,400.00	\$77,376	1.30%	\$77,376			
121	Public Address Systems	1	1	1	\$25,000.00	\$26,000	0.44%	\$26,000			
122	Fiber WAN TECHNOLOGY SUBTOTAL	1	1	,	\$40,000.00	\$41,600	0.70%	\$41,600	50	50	
124	TEORINGEO DI OUDIO DI L						10102.10		41		
125	Building Infrastructure Improvement Total:			60,001	\$81.47	\$4,888,104	82.12%	\$3,381,917	\$124,025	\$1,924,202	
126	Project Contingency:	10.00%		a Site Budget		\$337,851	5.68%	\$237,464	\$12,403	\$123,602	
127	Permits, Testing & Printing: Construction Manager Fee and Costs:	2.50%		a & Site Budget		\$92,909 \$304,742	1.56%	\$65,303 \$214,193	\$3,411 \$11,187	\$33,991 \$111,489	
129	Professional Fees & Costs:	8.00%		a Site Budget			5 535	6034 300	612,002	\$100,400	
	PROJECT TOTAL					\$5,952.727	10.00%	\$4,130,205	\$163,108	\$2,313,693	
					-						\$6,607,0
1	\$4,130,205	\$16	3,10	8	\$2,	313,	693	8		\$0	]/
								\$	6,60	7,006	Ĩ

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Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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2017 Facilities Assessment

## GPPSS

Sample – Middle School



#### 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.

#### 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.

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

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2017 Facilities Assessment





Exit Doors and Exit Sign







Classroom A/C Unit

Classroom Lighting

# Sample – Middle School



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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2017 Facilities Assessment



	al Sections: 19			
Tota	al Sq/Ft: 160,836			
Мар	Name	Sq/Ft	Est Install	Grade
1	Section 1-A	15,035	2009	в
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	в
10	Section 10-J	493	2007	в
11	Section 11-K	549	2007	в
12	Section 12-L	1,283	2007	в
13	Section 13-M	377	2007	в
14	Section 14-N	411	2007	в
15	Section 15-O	423	2007	в
16	Section 16-P	1,371	2007	в
17	Section 17-Q	12,365	2010	с
18	Section 18-R	707	2010	в
10	Section 19-S	3 497	2010	в



**EVIT Facilities** Assessment









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

## plante moran CRESA REAL ESTATE CONSULTANTS

# Sample – Middle School

						_		1000	1.37	1.04
	_	-						Ranked Cap	ital Priorities	
Draft 6-28-17	Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Deferrable Maintenance	Property Enhancement	Other
Program Area	(in Sq. Ft.)	Required	(in Sq. F1.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
1.0 SITE										
I IV BILE										
<ol> <li>Paving</li> <li>Replace Asphalt Parking Lot (144 spaces) 2010</li> </ol>	72.000	1	72.000	\$3.50	\$262.080	2.51%		\$319,738		
Replace Asphalt Parking Lot (144 spaces) 2010 5	72,000	1	72,000	\$3.50	2595/090	2.61%		\$319,738		
3 Improve landscaping	1	1	1	\$25,000.00	\$26,000	0.26%			\$35,620	
SITE SUBTOTAL					\$288,080	2.87%	50	\$319,738	\$35,620	
2.0 BUILDING ENVELOPE										
2.0 BUILDING ENVELOPE										
Roofing Work - J.D. Candler Report										
Replace Roof (BUR, installed 1999, grade C) Replace Roof (BUR, installed 1999, grade C)	7,208	1	7,208	\$8.00 \$8.00	\$59,971	0.60%		\$73,164 \$230,150		
Replace Roof (BUR, installed 1999, grade C)	5.617	1	5.617	58.00	\$46,733	0.47%		\$57.015		
Replace Roof (BUR, installed 1999, grade D)	10,922	1	10,922	\$8.00	\$90,871	0.91%	\$90,871	401,010		
Replace Roof (BUR, installed 1999, grade D)	14,760	1	14,780	\$8.00	\$122,970	1.23%	\$122,970			
Replace Roof BUR, installed 2007, grade B)	482	1	482	\$0.00	\$0	0.00%			\$0	
Replace Roof BUR, installed 2007, grade B) Replace Roof BUR, installed 2007, grade B)	549	1	549	\$0.00 \$0.00	\$0 \$0	0.00%			\$0 \$0	
	377	1	377	50.00	50	0.00%			\$0	
Replace Roof BUR, Installed 2007, grade B) Replace Roof BUR, Installed 2007, grade B)	411		411	\$0.00	\$0	0.00%			50	
Replace Roof BUR, installed 2007, grade B)	423	÷	423	\$0.00	\$0	0.00%			\$0	
Replace Roof BUR, installed 2007, grade B)	1,371	1	1,371	\$0.00	\$0	0.00%			\$0	
Replace Roof BUR, installed 2009, grade B)	15,035	1	15,035	\$0.00	\$0	0.00%			50	
Replace Roof (BUR, installed 2010, grade C)	12,365	1	12,345	\$8.00	\$102,877	1.03%		\$125,510	50	
Replace Roof (BUR, installad 2010, grade B) Replace Roof (BUR, installed 2010, grade B)	707	1	707	50.00	\$0 \$0	0.00%			50 50	
Replace Roof (BUR, installed 2010, grade 8) Replace Roof (BUR, installed 2014, grade A)	57,797		0,437	\$0.00	90	0.00%			\$0	
Replace Roof (BUR, installed 2014, grade A)	4,905			\$0.00					\$0	
Patching / Curbs for new M/E Work	1	1	1	\$50,000.00	\$52,000	0.52%		\$63,440		
BUILDING ENVELOPE SUBTOTAL					\$654,059	6.62%	\$213,841	\$549,279	\$0	
3.0 INTERIOR/FINISHES										
a cin rehiordennianea										
Abatement (allow)	1	1	1	\$200,000.00	\$208,000	2.07%	\$208,000			
Replace door hardware	1	30	30	\$500.00	\$15,600	0.16%	\$15,600			
Flooring				\$4.50	\$42 120	0.42%	\$42 120			
Classrooms (VCT) Replace Pool Tile, Gutter	750	12	9.000	\$25,000,00	\$42,120 \$26,000	0.42%	\$42,120			
Paint Areas Disturbed by Construction	20.000		20.000	\$25,000.00	\$20,000 \$20,800	0.21%	\$20,000			
Colling Replacement	800	12	9,600	\$4.00	\$39,936	0.40%	\$39,936			
INTERIOR/FINISHES SUBTOTAL					\$352.456	3.52%	\$352,456	50	50	
4.0 PLUMBING SYSTEMS Horizontal HW/CW Plaing Replacement (mains only)	157.493	1	157 493	\$4.00	\$855.171	6.53%			\$897,584	
Horizontal HW/CW Piping Replacement (mains only) Sanitary & Storm Drain Replacement (mains only)	157,493	1	157,493	\$4.00	\$491 378	6.53%			\$673.186	
Steam & Condensate Piping Replacement (allow)	101,483		157,485	\$200.000.00	\$208,000	2.07%			\$286,960	
Replace and add domestic water valves and fittings (allow	1	1		\$100.000.00	\$104,000	1.04%			\$142,480	
Replace Pool pump, motor, filter, flow meter, valves, piping										
		100		E140.000.00	8145.000	1.405	\$145,000			
	1	t	3	\$140,000.00	\$145,600	1.45%	\$145,600			
PLUMBING SYSTEMS SUBTOTAL	,	ť	3	\$140.000.00	\$145,600	1.45%	\$145,600 \$145,600	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL	,	t	3	\$140,000.00				\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL		t	ĩ	\$140,000.00				\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL S.C.HVAC SYSTEMS Heating		1	1		\$1,604,149	16.09%	\$145,600	\$0	\$1.998,212	
PLUMBING SYSTEMS SUBTOTAL 5.0 HVAC SYSTEMS Heating Steam Bolers (1955, 24 years old)	2	1	2	\$160,000.00	\$1,604,149	16.0 <b>0%</b> 3.73%	\$145,600	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL 5.0 HVAC SYSTEMS Heating Steem Boliers (1955, 24 years old) Replace Steem Heating System Valves		1	1 2 1		\$1,604,149	16.09%	\$145,600	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL S.C. HVAC SYSTEMS Heating Biteam Bailers (1955, 24 years old) Biteam Bailers (1955, 24 years old) Replace January Noves Replace	2	1	1 2 1 14	\$180,000.00 \$80,000.00 \$20,000.00	\$1,604,149 \$374,400 \$83,200 \$291,200	16.03% 3.73% 0.83% 2.90%	\$145,600 \$374,400 \$83,200 \$291,200	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL 5.0 HVAC SYSTEMS Heating Steam Biolers (1955, 24 years old) Replace Steam Heating System Valves Replace Art Roor Units Verts Replace Art Roor Units Verts	2 1 14 1	1	1 14 1	\$180,000 03 \$80,000 03 \$20,000 00 \$20,000 00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$20,800	16.03% 3.73% 0.83% 2.90% 0.21%	\$145,600 \$374,400 \$83,200 \$291,200 \$29,800	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL S.C. HVAC SYSTEMS Heating Biteam Bailers (1955, 24 years old) Biteam Bailers (1955, 24 years old) Replace January Noves Replace	2 1	1	3	\$180,000.00 \$80,000.00 \$20,000.00	\$1,604,149 \$374,400 \$83,200 \$291,200	16.03% 3.73% 0.83% 2.90%	\$145,600 \$374,400 \$83,200 \$291,200	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL Es HvaC SYSTEMS Hoating Steem Biolers (1955, 24 years old) Replace Steem Healing System Valves Replace Join Hoot Units Verti Replace Join Hoot Units Verti Replace Art Revue Units Verti Replace Art Revue Units Verti	2 1 14 1	1	1 14 1	\$180,000.00 \$80,000.00 \$20,000.00 \$20,000.00 \$100,000.00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$20,800 \$312,000	16.03% 3.73% 0.83% 2.90% 0.21%	\$145,600 \$374,400 \$83,200 \$291,200 \$29,800	\$0	\$1.998,212	
PLUMBING SYSTEMS SUBTOTAL ENTRACE SYSTEMS Patting Patting Protocol Statem Healting System valit) Protocol Statem Healting System Visione Propositiona of Phone Links Vene Propositiona of Phone Links Vene Bencines (Inv. Al-Vene Bencines (I	2 1 14 1 3	1	1 14 1 3	\$180,000.00 \$80,000.00 \$20,000.00 \$20,000.00 \$100,000.00 \$50,000.00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$312,000 \$52,000	16.09% 3.73% 0.83% 2.90% 0.21% 3.11% 0.52%	\$145,600 \$374,400 \$83,200 \$291,200 \$20,800 \$312,000 \$52,000	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL SETVICE SYSTEMS SUBTOTAL Stant Bieler (1995, 24 years old) Bieler Bieler (1995, 24 years old) Replace Stant Testing System Vaves Replace Stant Testing System Vaves Replace Stant Testing (Lothiny 2001) Biole for Duressite Hell Water (Lothiny 2001) Biole for Duressite Hell Water (Lothiny 2001) Biole for Duressite Hell Water (Lothiny 2001)	2 1 14 1 3	1	1 14 1 3	\$180,000 00 \$80,000 00 \$20,000 00 \$100,000 00 \$100,000 00 \$50,000 00 \$50,000 00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$20,800 \$312,000 \$52,000 \$52,000	16.09% 3.73% 0.83% 2.90% 0.21% 3.11% 0.52% 0.52%	\$145,600 \$374,400 \$83,200 \$291,200 \$29,800 \$312,000 \$52,000 \$52,000	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL EL INVAC SYSTEMS Flasting Bisers Bisliner (1955, 24 years old) Biglaca Altano relating System Vaves Replaca Altano relating System Vaves Replaca Altano lutilis Verti Replaca (Joshina Linki Verti Bisline Into Preside (Joshinara, 2001) Bisline Into Preside Valara (Joshinara, 2001) Bisline Into Preside Valara (Joshinara, 2001)	2 1 14 1 3		1 14 1 3	\$180,000.00 \$80,000.00 \$20,000.00 \$20,000.00 \$100,000.00 \$50,000.00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$312,000 \$52,000	16.09% 3.73% 0.83% 2.90% 0.21% 3.11% 0.52%	\$145,600 \$374,400 \$83,200 \$291,200 \$20,800 \$312,000 \$52,000	\$0	\$1,998,212	
PLUMAING SYSTEMS SUBTOTAL PLIVAC SYSTEMS Hanting Biewe Biolieri (1955, 24 years old) Regisco 28am Friedmann (25 years Varea Regisco 27 years relating by years (25 years) Regisco 26 years (25 years) Regisco 26 years) Regisco 26 years (25 years) Regisco 26 years) Biolier (10 Downels (26 Years) Biolier (10 Downels (26 Years) PlivAIVI	2 1 14 1 3	1	1 14 1 3	\$180,000 00 \$80,000 00 \$20,000 00 \$100,000 00 \$100,000 00 \$50,000 00 \$50,000 00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$20,800 \$312,000 \$52,000 \$52,000	16.09% 3.73% 0.83% 2.90% 0.21% 3.11% 0.52% 0.52%	\$145,600 \$374,400 \$83,200 \$291,200 \$29,800 \$312,000 \$52,000 \$52,000	\$0	\$1,998,212	
PLUBBING SYSTEMS SUBTOTAL PLUBBING SYSTEMS SUBTOTAL Binary Bolers (1995, 24 years old) Regisce Stems Teacing Systems Vavees Regisces Stem Teaching Systems Vavees Regisces Stem Teaching Systems Regisces Stem Teaching Systems Binary Bolers (1995, 24 years old) Binary Bolers (	2 1 14 1 3 3 1 1	1	1 14 1 3 1 1	\$180,000,00 \$20,000,00 \$20,000,00 \$100,000,00 \$60,000,00 \$60,000,00 \$50,000,00 \$100,000,00	\$3,604,149 \$374,400 \$83,200 \$291,200 \$30,800 \$312,000 \$52,000 \$52,000 \$104,000	3.73% 0.33% 0.21% 3.11% 0.52% 0.52% 1.04%	\$145,600 \$374,400 \$53,200 \$20,800 \$312,000 \$52,000 \$52,000 \$104,000	50	\$1.998,212	
PLUMBING SYSTEMS SUBTOTAL ELPHYACE SYSTEMS Mann Binker (1995; 54 years old) Binker Binker (1995; 54 years old) Replace Sharn Heating System Varies Replace and How Lotts Years Replace and How Lotts Years Replace for Pole (Lochimar, 2001) Boller for Pole (Lochimar, 2003) Pole ANU Air Conditioning - Act DX webs	2 1 14 1 3	1	1 14 1 3	\$180,000 00 \$80,000 00 \$20,000 00 \$100,000 00 \$100,000 00 \$50,000 00 \$50,000 00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$20,800 \$312,000 \$52,000 \$52,000	16.09% 3.73% 0.83% 2.90% 0.21% 3.11% 0.52% 0.52%	\$145,600 \$374,400 \$83,200 \$291,200 \$29,800 \$312,000 \$52,000 \$52,000	50	\$1.996,212	
PLUBBING SYSTEMS SUBTOTAL PLUBBING SYSTEMS SUBTOTAL PLUTCE There Builters (1995; 24 years oil) Reglaces 20th Factor By System Reglaces 20th Factor Data Yant Reglaces 20th Factor Data Yant Boller for Danastic Hol Water (Lashimar, 2001) Boller for Prof. (Lashimar, 2009) Poll Allow Air Constitution (State State Stat	2 1 14 1 3 1 1 1 1 1	1	1 14 1 3 1 1 1 1 1 1 1 1 1 1 1	\$180,000.03 \$80,000.03 \$20,000.03 \$20,000.03 \$20,000.03 \$50,000.03 \$103,000.00 \$103,000.00	\$1,604,149 \$374,400 \$83,200 \$291,200 \$20,000 \$3372,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$33,000 \$34,0000\$34,0000\$34,0000\$34,000\$34,000\$34,000\$34,000\$34,000\$34,	16.09% 3.73% 0.83% 2.90% 3.11% 0.52% 1.04% 0.62%	\$145,600 \$374,400 \$83,200 \$291,200 \$3312,000 \$52,000 \$52,000 \$52,000 \$104,000 \$104,000	\$0	\$1,998,212	
PLUMBING SYSTEMS SUBTOTAL ELPINACE SYSTEMS Mann Binker (1955; 54 years old) Binker Binker (1955; 54 years old) Replace Sharn Heating Systems Vavies Replace Sharn Nethol Systems Replace Sharn Nethol Years Biolike for Domestic Hed Water (Loshinvar, 2001) Biolike for Domestic Hed Water (Los	2 1 14 1 3 3 1 1	1	1 14 1 3 1 1	\$180,000,00 \$20,000,00 \$20,000,00 \$100,000,00 \$60,000,00 \$60,000,00 \$50,000,00 \$100,000,00	\$3,604,149 \$374,400 \$83,200 \$291,200 \$30,800 \$312,000 \$52,000 \$52,000 \$104,000	3.73% 0.33% 0.21% 3.11% 0.52% 0.52% 1.04%	\$145,600 \$374,400 \$53,200 \$20,800 \$312,000 \$52,000 \$52,000 \$104,000	\$0	\$1,996,212	
PLUBBING SYSTEMS SUBTOTAL Section Control (1995, 24 years oil) Bisan Bislein (1995, 24 years oil) Replace Sharn Health System Naves Replace Sharn Health System Replace Sharn Health Water (Lostinvar, 2001) Bole for Durwstler Heil Water (Lostinvar, 2003) Pool ANU Air Conditioning - Assi DX write Verification Replace Rightson Desarch For (Los and or mains us all'	2 1 14 1 3 1 1 1 1 1 1 1 1	1	1 14 1 3 1 1 31	\$180,000,00 \$80,000,00 \$20,000,00 \$100,000,00 \$50,000,00 \$50,000,00 \$50,000,00 \$50,000,00 \$7,500,00 \$30,000,00	\$1,604,149 \$374,400 \$83,200 \$29,1200 \$20,800 \$3312,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$332,000 \$322,000 \$332,0000 \$332,000 \$332,000 \$332,000 \$332,000 \$332,000 \$	16.00% 3.75% 0.35% 2.90% 0.21% 3.11% 0.52% 1.04% 0.52% 0.00% 0.31%	\$145,600 \$374,400 \$291,200 \$3912,000 \$52,000 \$124,000 \$1241,800 \$311,200	\$0	\$1,996,212	
PLUBBING SYSTEMS SUBTOTAL PLUBBING SYSTEMS SUBTOTAL PLUMCE TOTAL Desing Barn Balan (1995, 34 years oil) Reglace Statem Health Systems Reglace Ar Hown Losts Vent Reglace Ar Hown Losts Vent Reglace Ar Hown Losts Vent Reglace Ar Hown Losts Vent Barne for Densitivity (Lostinear, 2001) Barne for Parallel Lostener: 2009 Poil Article Art Conditioning - Asel CX west Net Art States Klosen Environment() Systems (States Environment)	2 1 14 3 3 1 1 1 3 1 1 1 3 1	1	1 14 1 3 1 1 31 31	\$160,000 00 \$60,000 00 \$20,000 00 \$100,000 00 \$50,000 00 \$50,000 00 \$50,000 00 \$57,500,00 \$77,500,00 \$10,000,00	\$1,604,149 \$374,400 \$83,200 \$29,800 \$312,000 \$312,000 \$54,000 \$54,0000 \$54,0000 \$54,0000 \$54,0000 \$54,0000 \$54,0000 \$54,00000 \$54,00000 \$54,00000 \$54,000000000000000000000000000000000000	16.03% 3.79% 0.83% 2.90% 0.21% 3.11% 0.52% 1.04% 0.00% 0.31% 0.41%	\$145,600 \$374,400 \$23,200 \$201,200 \$20,800 \$124,000 \$124,000 \$241,800 \$31,200 \$31,200 \$41,600	50	\$1,996,212	
PLUBBING SYSTEMS SUBTOTAL DEVINCE SYSTEMS SUBTOTAL DEVINCE SYSTEMS (1995, 24 years oil) Restloce Sitem Heating Systems Vaves Reploce Sitem Freeding Systems Vaves Reploce Sitem Freeding Vaves Reploce Sitem Ava/vs Bolie for Domesic Hell Water (Lochivar, 2001) Bolie for Devel, Lochivar, 2008) Pool Avd, Air Constioning - Asti DX write Vertificion Reploce Sitem Endext Fan (No annal or make up air opportation During the Site System)	2 1 14 1 3 1 1 1 1 1 1 1 1	1	1 14 1 3 1 1 31	\$180,000,00 \$80,000,00 \$20,000,00 \$100,000,00 \$50,000,00 \$50,000,00 \$50,000,00 \$50,000,00 \$7,500,00 \$30,000,00	\$1,604,149 \$374,400 \$83,200 \$29,1200 \$20,800 \$3312,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$322,000 \$332,000 \$322,000 \$332,0000 \$332,000 \$332,000 \$332,000 \$332,000 \$332,000 \$	16.00% 3.75% 0.35% 2.90% 0.21% 3.11% 0.52% 1.04% 0.52% 0.00% 0.31%	\$145,600 \$374,400 \$291,200 \$3912,000 \$52,000 \$124,000 \$1241,800 \$311,200	50	51,098,212	
PLUBBING SYSTEMS SUBTOTAL BLINKE STATES Hearting Bearts Boless (1995; 24 years old) Replace Solen Hearting Systems Values Replace Solen Hearting Systems Values Replace Solen Hearting Systems Values Replace Solen Hearting Values Replace Solen Hearting Values Replace Solen Hearting Values Air Consolenting - Aed CX works Ventiliation Replace States Exhaust Fain (Is annal or make up air appoint Jahren Solen Fain (Is annal or make up air protect Jahren Solen Fain (Is annal or make up air protect Jahren Solen Fain (Is annal or make up air protect Jahren Solen Fain (Is annal or make up air protect Jahren Solen Fain (Is annal or make up air protect Jahren Solen Fain (Is annal or make up air Pain Annal Solen (Is annal or make up air	2 1 14 3 3 1 1 1 31 31 1 4 4 157,493	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 14 1 3 1 1 31 1 1 167,493	\$180,000,00 \$40,000,00 \$20,000,00 \$100,000,00 \$5100,000,00 \$5100,000,00 \$5100,000,00 \$100,000,00 \$300,000,000 \$300,000,00 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000 \$300,000,000,000 \$300,000,000,000 \$300,000,000,000 \$300,000,000,000,000 \$300,000,000,000,000,000,000 \$300,000,000,000,000,000,000,000,000,000	\$1,604,149 \$374,400 \$89,200 \$29,1200 \$20,400 \$312,000 \$52,000 \$104,000 \$241,800 \$31,200 \$41,800	16.03% 3.73% 0.33% 2.90% 0.21% 0.52% 1.04% 0.00% 0.31% 0.41% 0.41%	\$145,600 \$374,400 \$50,800 \$20,800 \$312,000 \$52,000 \$104,000 \$1241,800 \$31,200 \$31,200 \$31,200 \$31,200	50	51,998,212	
PLUBING SYSTEMS SUBTOTAL DEIXAC STATISTICS DEIXAC	2 1 14 13 3 1 1 1 1 1 1 1 1 1 7,493 1 1 7,493		14 1 3 1 1 31 1 167,403 1157,403	\$160,000 00 \$60,000 00 \$20,000 00 \$100,000 00 \$100,000 00 \$100,000 00 \$100,000 00 \$100,000 00 \$100,000 00 \$2,50 \$2,50 \$10,000 00 \$10,000 00 \$10,000000000000000000000000000000000	\$1,664,149 \$374,460 \$83,200 \$291,200 \$20,600 \$310,000 \$104,000 \$104,000 \$241,600 \$31,200 \$41,600 \$41,600 \$41,600	16.03% 3.79% 0.83% 2.90% 0.21% 3.11% 0.52% 1.04% 0.31% 0.31% 0.31% 0.41% 4.06%	\$145,600 \$374,400 \$53,200 \$291,200 \$20,800 \$124,000 \$124,000 \$1241,800 \$31,200 \$31,200 \$41,600 \$31,200 \$41,600 \$31,200 \$41,600 \$41,600 \$41,600 \$42,000 \$40,0000 \$40,000 \$40,0000 \$40,0000 \$4	50	51,098,212	

plante moran cresa

Summary of Costs Brownell MS

157.	vnell Middle School 493 s.f. 2-story Building 1: 1986		Geogr	Cost Data ation Factor = aphic Factor = ation Factor =	1.00 1.00 1.04	(Medium) (US Median) Spring 2017		1.04	Cost Escala 1.22	ation Factors	1.04
Line	Draft 6-28-17	Area Required (in Sq. Ft.)	No. of Rms. / Units	Total Area (in Sc. Ft.)	Base Unit Cost (S)	Effective Program Area Cost (S)	As % of Total Cost	Critical Needs (1 - 3 years)	Deferrable Maintenance	Ital Priorities Property Enhancement (7 - 10 years)	Other
87		(in set, ris)	Hadnised	(in eq. Pt.)	Cost (a)	COSt (5)	0.051	(1-3 years)	(4 - o Jeans)	(r - to fearly	
89 90 91 92 93	Replace Lighting with LED's Replace exterior building lights	35 157,493 157,493 40 1 L	1 1 1	35 157,493 157,493 40 1	\$1,200.00 \$0.25 \$0.25 \$5,000.00 \$150,000.00	\$43,650 \$40,948 \$40,948 \$208,000 \$156,000 \$489,576	0.44% 0.41% 0.41% 2.07% 1.58% 4.88%	\$43,680 \$40,948 \$40,948 \$208,000 \$333,576	\$0	\$213,720 \$213,720	\$
	7.0 SECURITY (Wright & Hunter) Door Access System				\$50,000.00	\$52,000	0.52%	\$52,000			
99	Surveillance System	i	i	i	\$87,000.00	\$90,480	0.90%	\$90,480			
101	SECURITY SYSTEMS SUBTOTA	L				\$142,480	1.42%	\$142,480	\$0	\$0	\$
104	E.O NOT USED										
105	OTHER SUBTOTAL	L				\$0	0.00%	\$0	\$0	\$0	\$1
109 110 111 112	Other furniture (Office, lobby, etc.) Media Center Furniture	1	20 8 1	20 8 1	\$15,000.00 \$6,000.00 \$20,000.00	\$312.000 \$56,560 \$20,800	3.11% 0.66% 0.21%			\$427.440 \$91.187 \$28.496	
113 114 115	FURNITURE & EQUIPMENT SUBTOTAL	L				\$399,360	3.98%	50	\$0	\$547,123	\$4
117 118 119 120 121 122 123	Network Cabling Network Wireless and Switches Telephone System Public Address Systems Fiber WAN TECHNOLOGY SUBTOTAI			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$825,000.00 \$750,000.00 \$350,000.00 \$100,800.00 \$75,000.00 \$76,000.00 \$80,000.00	\$858.000 \$780.000 \$364.000 \$104.832 \$78,000 \$83,200 \$2,268,032	8.56% 7.78% 3.63% 1.05% 0.78% 0.83% 22.62%	\$858,000 \$780,000 \$364,000 \$104,832 \$78,000 \$83,200 \$2,268,032	\$0	\$0	\$6
124 125 120 127	Building Infrastructure Improvement Total: Project Contingency: Permits, Testing & Printing:	10.00% 2.50% 8.00%	Of Buildin	157,493 g & Site Budget g & Site Budget g & Site Budget		\$8,262,833 \$559,544 \$153,875	82.41% 5.58% 1.53%	\$5,510,615 \$324,258 \$89,171	\$869,016 \$86,902 \$23,898	\$2,794,675 \$224,755 \$61,808	\$0 \$0 \$0
129	Construction Manager Fee and Costs: Professional Fees & Costs: PROJECT TOTAL	8.00%	Of Buildin	g & Site Budget	& Contingence	\$545.085 \$10,025,045	5.44%	\$315.879 \$6,532,405	\$84.656 \$1,142,857	\$218.948 \$3,502,915	\$0 \$0
		/									\$11,178,173
_											
40	5 \$1,142,	85	7		\$3,	502	2,9	15			
-	THE OWNER AND ADDRESS OF TAXABLE PARTY.			_		-				_	
-									61	1,1	70

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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## Sample – High School

plante moran cRESA



2017 Facilities Assessment



### 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 Parcells MS students.

### 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 replace 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 replace 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 replace 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.

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

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2017 Facilities Assessment











**Original Building Controls** 



Original Electrical Switchgear



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

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2017 Facilities Assessment



North High School	342,148 s.f.
	31.3 Acres





2017 Facilities Assessment











**Open Stairwell** 

Typical Toilet Room

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

## plante moran CRESA REAL ESTATE CONSULTANTS

# Sample – High School

					CONTRACTOR OF THE	opring 2017		1.04	1.22	ation Factors 1.37	1
							_		Ranked Cap	pital Priorities	
ne o.	Draft 6-28-17 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)		Property Enhancement (7 - 10 years)	0
5		(in sq. PL)	Required	(in sq. rc)	0051(8)	C051 (8)	COSt	(1 · 3 years)	(4 · o yeard)	(1 - 10 Jouro)	-
6 7	3.0 INTERIOR/FINISHES										
8	Abatement										
59 70	Remove 3rd floor ACT Tile Remove 3rd floor ACT Ceiling	30,000	1	30,000	\$3.00 \$3.00	\$93,600 \$93,600	0.32%	\$93,600 \$93,600			
71	Remove Spray on Asbest. At removed lockers	30,000	1	30,005	\$20,000.00	\$20,800	0.02%	\$20,800			
2		1		1	\$250.000.00	\$260.000	0.89%	\$260.000			
74	PAC Elevator	1	1	1	\$250,000.00	5260,000	0.89%	\$260,000			
76	Doors & Hardware Replace door hardware (locksets only)	500	1	500	\$500.00	\$260,000	0.89%	\$260,000			
8	Heplace door naroware (locksets only)	200	L.	500	3000.00	3200,000	0.09%	\$200,000			
9	Ceilings Replace Corridor and CR Ceilings (due to new MRP/IT work	30,000	1.2	30,000	\$4.00	\$124,800	0.43%	\$124,800			
11	at 3rd floor	30,000	1	30,000	\$4.00	5124,600	0.43%	\$124,000			
32											
34	Flooring										
35 36	Corridor and Classrooms 3rd floor	30,000	1	30,000	\$4.00	\$124,800	0.43%	\$124,800			
37 38	Paint Areas Disturbed by Construction	30,000	1	30,000	\$1.00	\$31,200	0.11%		\$38,064		
9											
91	Replace Toilet Partitions (metal or plastic)	1	12	12	\$25,000.00	\$312,000	1.07%		\$380,640		
12	Replace Toilet Accessories (TP, PT, soap, mirror, grab bars, -	1	12	12	\$600.00	\$7,488	0.03%		\$9,135		
94	Lockers Replace student confidor lockers 3rd Floor		300	300	\$175.00	\$54.600	0.19%		\$66.612		
6	Replace athletic lockers	1	80	80	\$175.00	\$14,560	0.05%		\$17,763		
8	Replace gym lockers	1	80	80	\$175.00	\$14,560	0.05%		\$17,763		
8	Replace Walk-in Freezer	1	1	1	\$100,000.00	\$104,000	0.36%		\$126,880		
0	Replace Serving Lines in Cafeteria	1	1	1	\$50,000.00	\$52,000	0.18%		\$63,440		
12											
14	INTERIOR/FINISHES SUBTOTAL					\$1,568,008	5.36%	\$977,600	\$720,298	\$0	
06 07	4.0 PLUMBING SYSTEMS										
18 19	Production in the fact of the second data and the second				\$5,000.00	\$72,800	0.25%	\$72,800			
10	Replace circulation pumps in each fan room Replace 6' Back Flow Preventer	14	1	14	\$10,000.00	\$10,400	0.25%	\$10,400			
1										\$1,949,970	
23	Horizontal HW/CW Piping Replacement (mains only) Sanitary & Storm Drain Replacement (mains only)	342,148 342,148	1	342,148 342,148	\$4.00 \$3.00	\$1,423,336 \$1,067,502	4.87%			\$1,949,970 \$1,462,477	
4	Steam & Condensate Piping Replacement (allow)	1	1		\$400,000.00	\$416,000	1.42%			\$569,920	
5				1	3400,000.00	9410,000	1.06.70				
6	Hot Water Boller (2000)	1	1	1	\$50,000.00	\$52,000	0.18%		\$63,440		
7	Replace pool equipment	1	1					\$33,280	\$63,440		
7	Replace pool equipment Plumbing Fixtures	1		1	\$50,000.00 \$32,000.00	\$52,000 \$33,280	0.18% 0.11%	\$33,280			
7 8 9	Replace pool equipment Plumbing Fixtures Replace tollets/urinals/lavatories	1 1 1	1	1	\$50,000.00	\$52,000 \$33,280 \$149,760	0.18% 0.11% 0.51%		\$182,707	\$3,982,367	
789012	Replace pool equipment Plumbing Fixtures Replace toilets/urinals/lavatories PLUMBING SYSTEMS SUBTOTAL	1 1 1	1	1	\$50,000.00 \$32,000.00	\$52,000 \$33,280	0.18% 0.11%	\$33,280 \$116,480		\$3,982,367	
78901234	Replace pool equipment Plumbing Floures Replace toles/urinals/lavatories PLUMBING SYSTEMS SUBTOTAL 5.0 HVAC SYSTEMS	1	1	1	\$50,000.00 \$32,000.00	\$52,000 \$33,280 \$149,760	0.18% 0.11% 0.51%		\$182,707	\$3,982,367	
7 8 9 10 1 2 3 4 15	Replace pool equipment Pluming River and Stavards Replace toletriurinalsitevatories PLUMBING SYSTEMS SUBTOTAL S. HVAC SYSTEMS Heating		1	1 1 12	\$50,000.00 \$32,000.00 \$12,000.00	\$52,000 \$33,280 \$149,760 \$3,225,077	0.18% 0.11% 0.51% 11.03%		\$182,707 \$246,147	\$3,982,367	
7 8 9 10 1 2 3 4 15 16	Replace pool equipment Plumbing Floures Replace toles/urinals/lavatories PLUMBING SYSTEMS SUBTOTAL 5.0 HVAC SYSTEMS	1 1 2	1	1	\$50,000.00 \$32,000.00	\$52,000 \$33,280 \$149,760	0.18% 0.11% 0.51%		\$182,707	\$3,982,367	
789012345878	Papiace pool equipment Punning Rout Replace tolers/urinatis/hwata/site PLUMBING SYSTEMS SUBTOTAL 5.0 HVAC SYSTEMS Healting Steam Bioless (2002 Johnson Low Pressure)		1	1 1 12	\$50,000.00 \$32,000.00 \$12,000.00	\$52,000 \$33,280 \$149,760 \$3,225,077	0.18% 0.11% 0.51% 11.03%		\$182,707 \$246,147	\$3,982,367	
17 18 19 10 11 12 13 14 15 16 17 18 19	Replace pool equipment Pumentor Fokuus Peptace tolens/undelSavatories PLUMBING SYSTEMS SUBTOTAL <u>6.0 HYAC SYSTEMS</u> Heating Sixam Boilers (202 Johnson Low Pressure) Assoc. equy. comb. Alc. energ. Gas tops	2	1 12 1	1 1 12 2	\$50,000.00 \$32,000.00 \$12,000.00 \$250,000.00	\$52,000 \$33,280 \$149,760 <b>\$3,225,077</b> \$520,000	0.18% 0.11% 0.51% 11.03%		\$182,707 \$246,147 \$634,400	\$3,982,367	
789012345878901	Replace pool existential Purturen pravue Replaces lokins/undalshavatoriks PURMENG SYSTEMS SUBTOTAL SUMAC SYSTEMS Swam Bollens (2002 Johnson Low Pressure) Assoc. carpcomb. Alic, emerg. Gas stops Replace Stam Housing System Valves	2 1 50	1 12 1 1 1	1 12 2 1 50	\$50,000.00 \$32,000.00 \$12,000.00 \$250,000.00 \$100,000.00 \$1,000.00	\$52,000 \$33,280 \$149,760 <b>\$3,225,077</b> \$520,000 \$104,000 \$52,000	0.18% 0.11% 0.51% 11.03% 1.78% 0.36% 0.18%		\$182,707 \$246,147 \$634,400 \$126,880	\$3,982,367	
78901234587890123	Replace gool existenti Putunter (Folux) Replace tolers/unnalfibratorias PLUMBING SYSTEMS SUBTOTAL 5.01 VAC SYSTEMS Heating Seam Bellers (2020 Johnson Low Pressure) Assoc: espo. Cetto, All, energi, Gas teops Replace Steam Heating System Valves	2 1 325,000	1 12 1 1	1 1 12 2 1	\$50,000.00 \$32,000.00 \$12,000.00 \$250,000.00 \$100,000.00	\$52,000 \$33,280 \$149,760 <b>\$3,225,077</b> \$520,000 \$104,000	0.18% 0.11% 0.51% 11.03% 1.78% 0.36%	\$116,480	\$182,707 \$246,147 \$634,400	\$3,982,367	
7890123458789012345	Reptace pool equipment Provemon produce Reptace Determinationautorites PLUMEINO SYSTEMS SUBTOTAL SUMMING SUPPACE Service Statement Suppace Reptace Stream Heading System Valves Install nove seam Hope Reptace Alternating (sea Pool)	2 1 325,000	1 12 1 1 1	1 12 2 1 50	\$50,000.00 \$32,000.00 \$12,000.00 \$250,000.00 \$100,000.00 \$1,000.00	\$52,000 \$33,280 \$149,760 <b>\$3,225,077</b> \$520,000 \$104,000 \$52,000	0.18% 0.11% 0.51% 11.03% 1.78% 0.36% 0.18%	\$116,480	\$182,707 \$246,147 \$634,400 \$126,880	\$3,982,367	
78901234567890123456	Replace good rejupmint Produces Dollar Strategy Replaces Dollar Strategy PLUMENS SYSTEMS Seam Bollers Sama Bo	2 1 50 325,000 3)	1 12 1 1 1 1	1 1 12 2 1 325,000	\$50,000.00 \$32,000.00 \$12,000.00 \$250,000.00 \$100,000.00 \$11,000.00 \$15,00	\$52,000 \$33,280 \$149,760 <b>\$3,225,077</b> \$520,000 \$104,000 \$52,000 \$5,070,000	0.18% 0.51% 11.03% 1.78% 0.36% 0.18% 17.33%	\$116,480 \$52,000	\$182,707 \$246,147 \$634,400 \$126,880	\$3,982,367	
7890123456789012345678	Replace pool equipment Partener Forburg Replace Iolens Unhald Bavatories <b>EUWENG SYSTEMS SUBTOTAL</b> <b>5.1 WAC SYSTEMS</b> Swam Bellen (2002 Johnson Low Pressure) Assoc equip. comb. Ari, comerg. Gas stops Replace Steam Heating System Valves Iontali nore swam hoas Aritu Man Offance, (1), sep 60) Aritu Goditumint) Aur Conditioning -100%	2 1 50 325,000 3)	1 12 1 1 1 1	1 1 12 2 1 325,000 1	\$50,000.00 \$32,000.00 \$12,000.00 \$100,000.00 \$1,000.00 \$1,000.00 \$100,000.00	\$52,000 \$33,280 \$149,760 \$3,225,077 \$520,000 \$104,000 \$52,000 \$55,070,000 \$104,000	0.18% 0.11% 0.51% 11.03% 0.36% 0.18% 17.33% 0.36%	\$116,480 \$52,000	\$182,707 \$246,147 \$634,400 \$126,880 \$6,185,400	\$3,982,357	
78901234587890123456789	Replace good registment Pursmany Faulue Pursmany Faulue Pursmany Faulue Pursmany Faulue Status S	2 1 50 325,000 3)	1 12 1 1 1 1	1 1 12 2 1 325,000	\$50,000.00 \$32,000.00 \$12,000.00 \$10,000.00 \$1,000.00 \$100,000.00 \$250,000.00	\$52,000 \$33,280 \$149,760 \$3,225,077 \$520,000 \$104,000 \$52,000 \$104,000 \$104,000	0.18% 0.51% 11.03% 1.78% 0.36% 0.18% 17.33% 0.36% 0.88%	\$116,480 \$52,000	\$182,707 \$246,147 \$634,400 \$126,880	\$3,982,367	
7890123456789012345678901	Replace pool equipment Partener Forburg Replace Iolens Unhald Bavatories <b>EUWENG SYSTEMS SUBTOTAL</b> <b>5.1 WAC SYSTEMS</b> Swam Bellen (2002 Johnson Low Pressure) Assoc equip. comb. Ari, comerg. Gas stops Replace Steam Heating System Valves Iontali nore swam hoas Aritu Man Offance, (1), sep 60) Aritu Goditumint) Aur Conditioning -100%	2 1 50 325,000 3)	1 12 1 1 1 1	1 1 12 2 1 325,000 1 1	\$50,000.00 \$32,000.00 \$12,000.00 \$100,000.00 \$1,000.00 \$1,000.00 \$100,000.00	\$52,000 \$33,280 \$149,760 \$3,225,077 \$520,000 \$104,000 \$52,000 \$55,070,000 \$104,000	0.18% 0.11% 0.51% 11.03% 0.36% 0.18% 17.33% 0.36%	\$116,480 \$52,000	\$182,707 \$246,147 \$634,400 \$126,880 \$6,185,400 \$6,185,400	\$3,962,367	
789012345678901234567890123	Paglace pool equipment Partance produces Produces to better under the second	2 1 325,000 3) 1 1 1 342,148	1 12	1 1 12 2 1 325,000 1 1 1 1 1 342,148	\$50,000.00 \$32,000.00 \$12,000.00 \$100,000.00 \$100,000.00 \$100,000.00 \$15.00 \$20,000.00 \$20,000.00 \$50,000 \$50,0000 \$50,000 \$50,000 \$50,000 \$50,000 \$50,0000 \$50,000 \$50,000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,00000 \$50,0000 \$50,00000 \$50,00000 \$50,0000000 \$50,000000 \$50,0000000 \$50,0000000000	\$52,000 \$33,280 \$149,760 \$3,225,077 \$5520,000 \$104,000 \$55,070,000 \$104,000 \$104,000 \$200,000 \$200,000 \$52,000 \$35,563	0.18% 0.51% 0.51% 11.03% 1.78% 0.36% 0.36% 0.36% 0.36% 0.36% 0.08% 0.18% 0.18%	\$116,480 \$52,000 \$104,000 \$35,583	\$182,707 \$246,147 \$634,400 \$126,880 \$6,185,400 \$317,200 \$25,376	\$3,982,367	
7890123456789012346678901234	Replace pool equipment Provemon Produces Provemon Produces Provemon Produces Seam Bollers Same	2 1 325,000 3) 1 1 1 1 1	1 12	1 1 12 2 1 1 50 325,000 1 1 1 1 1	\$50,000.00 \$32,000.00 \$12,000.00 \$100,000.00 \$100,000.00 \$100,000.00 \$100,000.00 \$50,000.00 \$50,000.00	\$52,000 \$33,280 \$149,760 \$3,225,077 \$520,000 \$104,000 \$5,070,000 \$104,000 \$104,000 \$5,070,000 \$104,000 \$5,070,000 \$52,0,000	0.18% 0.51% 11.03% 1.78% 0.36% 0.36% 0.36% 0.36% 0.38% 0.38% 0.07% 0.18%	\$116,480 \$52,000 \$104,000	\$182,707 \$246,147 \$634,400 \$126,880 \$6,185,400 \$317,200 \$25,376	\$3,982,367	
	Paglace pool equipment Partance produces Produces to better under the second	2 1 325,000 3) 1 1 1 342,148	1 12	1 1 12 2 1 325,000 1 1 1 1 1 342,148	\$50,000.00 \$32,000.00 \$12,000.00 \$100,000.00 \$100,000.00 \$100,000.00 \$15.00 \$20,000.00 \$20,000.00 \$50,000 \$50,0000 \$50,000 \$50,000 \$50,000 \$50,000 \$50,0000 \$50,000 \$50,000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,0000 \$50,00000 \$50,0000 \$50,00000 \$50,00000 \$50,0000000 \$50,000000 \$50,0000000 \$50,0000000000	\$52,000 \$33,280 \$149,760 \$3,225,077 \$5520,000 \$104,000 \$55,070,000 \$104,000 \$104,000 \$200,000 \$200,000 \$52,000 \$35,563	0.18% 0.51% 0.51% 11.03% 1.78% 0.36% 0.36% 0.36% 0.36% 0.36% 0.08% 0.18% 0.18%	\$116,480 \$52,000 \$104,000 \$35,583	\$182,707 \$246,147 \$634,400 \$126,880 \$6,185,400 \$317,200 \$25,376	\$3,982,367	

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Summary of Costs North HS

	igh School s.f. 3-story Building 666		Geogra	Cost Data ation Factor = phic Factor = ation Factor =	1.00 1.00 1.04	(Medium) (US Median) Spring 2017		1.04	Cost Escal 1,22	ation Factors 1.37	1.04
Line	Draft 6-28-17	Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Deferrable	Property Enhancement	Othe
No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (S)	Cost (S)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
151 152 F	<u>o ELECTRICAL SYSTEMS</u> Powar Original Switch Gear Replace Existing Panela	1	4	4	\$50,000.00	\$208,000	0.71%	\$208,000			
155 156 l 157 158	Ughting Heplace Lighting with LED's (New OS, Switching, etc.) Replace all omergency and exit lights d electrical upgrade for T(classrooms)	342,148 342,148 108	1	342,148 342,148 108	\$2.00 \$0.25 \$5.000.00	\$711,668 \$88,958 \$561,600	2.43% 0.30% 227.85%	\$711,668 \$88,958 \$561,600			
159 Ad	dd Generator	1	1	1	\$250,000.00		0.89%			\$356,200	
161	ELECTRICAL SYSTEMS SUBTOTAL					\$1,830,226	6.26%	\$1,570,226	\$0	\$356,200	
164 [	<u>o SECURITY (Wright &amp; Hunter)</u> Door Access System Surveillance System	1	1	1	\$100,000.00 \$237,000.00	\$104.000 \$246.480	0.36% 0.84%	\$104,000 \$246,480			
167	SECURITY SYSTEMS SUBTOTAL					\$350,480	1.20%	\$350,480	\$0	\$0	
	0 NOT USED					\$0	0.00%	50	\$0	\$0	
173	0 FURNITURE & EQUIPMENT										
179	FURNITURE & EQUIPMENT SUBTOTAL					\$0	0.00%	\$0	\$0	\$0	
181 <u>10</u> 182 ( 183 ) 184 ) 185 ] 186 F	10. TECHNOLOGY (Wright & Hunter) Classroom Technology (MZ, Desktop, Laptops, Tablets) Network K liefees and Switches Telephone System Telephone Systems Fiber WAN TECHNOLOGY SUBTOTAL	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	\$1,852,000.00 \$900,000.00 \$500,000.00 \$264,000.00 \$100,000.00 \$102,500.00	\$1,926,080 \$936,000 \$520,000 \$274,560 \$104,000 \$106,600 \$3,867,240	6.58% 3.20% 1.78% 0.94% 0.36% 0.36% 13.22%	\$1,926,080 \$936,000 \$520,000 \$274,560 \$104,000 \$106,600 \$3,867,240	\$0	\$0	
190 191 E 192 F 193 F 194 C	Building Infrastructure Improvement Total: Project Contingency; Permits, Testing & Printing; Construction Manager Fee and Costs: Professional Fees & Costs;	10.00% 2.50% 8.00% 8.00%	Of Building Of Building	342,148 a & Site Budge a & Site Budge a & Site Budge	et et	\$23,168,474 \$1,930,123 \$530,784 \$1,740,971	79.21% 6.60% 1.81% 5.95%	\$9,667,484 \$580,024 \$159,507 \$523,182	\$11,694,129 \$1,169,413 \$321,589 \$1,054,810	\$5,364,423 \$536,442 \$147,522 \$483,871	
	Professional Fees & Costs: ROJECT TOTAL	8.00%	Of Building	a site Budgi	n a Contingenc	\$29, 50,601	100.00%	\$11,495,234	\$15,379,137	\$7,054,839	
				/							\$33,929,



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Facility Assessment Report Benchmarking and Findings**

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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## **Facility Assessment Report Benchmarking**

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

	Item	Low	<u>High</u>
•	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**

<b>Detroit Public Schools</b>	\$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



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



## **Facility Assessment Report Benchmarking**

## **Comparative Capital Costs (per student and facility area)**

	Proposed /	# of	Educational	Cost your	Cost per	Year of
School District Name	Approved Bond Budgets	# of Students	Educational Square Feet	Cost per Student	Educational S.F.	Previous Bond/Amount
	Duugets	Students	Square reer	Student	5.1.	Bonu/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

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **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
•	Support Buildings	\$99.21
	Average:	\$92.83

## □ Summary of Capital Costs (over next 10 years)

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



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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## **Grosse Pointe Public School System**

## SUMMARY OF COSTS BY PRIORITIZATION

Bldg #	Name of School Facility	Т	otal 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

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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## **Major Items**

## **Grosse Pointe Public School System**

## Major Items (exludes soft costs)

Bldg <u>#</u>	<u>Name of School Facility</u>	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



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Table Top Discussion**



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Tour of Facility**



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Table Top Discussion**



Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>



## **Formation of Priorities/Core Values Homework**

Project Feasibility A Bond Issue/Millage Campaign A Project Management A plante moran CRESA

# **Guiding Principles**

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

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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# 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.

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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# **Key Focus Areas**

CHOO

## Curriculum, Instruction and Assessment

## Infrastructure and Technology

Embedded Professional Development

## **Community Connections**



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



## **Upcoming Meeting Dates**

- Thursday, October 12<sup>th</sup> Pierce Middle School's Library
- Thursday, October 26<sup>th</sup> Parcells Middle School's Library
- Thursday, November 16<sup>th</sup> Monteith Elementary School's Gymnasium
- Thursday, November 30<sup>th</sup> Brownell Middle School's Multi-Purpose Room

Project Feasibility A<sup>+</sup> Bond Issue/Millage Campaign A<sup>+</sup> Project Management A<sup>+</sup>

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