



Grosse Pointe Public School System Bond Program | July 2019 Dashboard Report

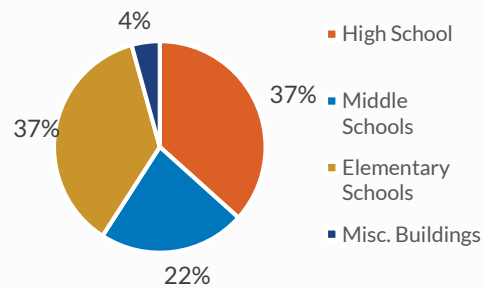
2018 Bond Program Overview

\$111,040,000 Voter-Approved Bond (November 6, 2018)

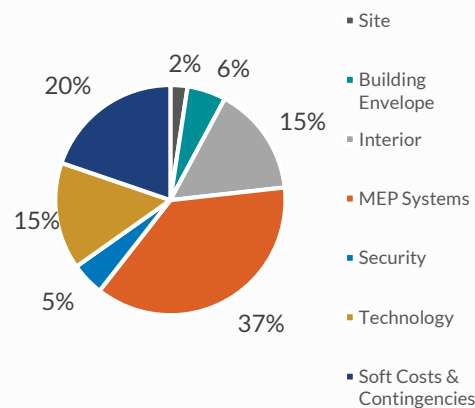
Why now?

- Strong economy with favorable interest rates
- Facilities have an average age of 78 years
- Safety and security enhancements
- Addresses facilities critical needs: roofs, mechanical systems and finishes
- Technology infrastructure and instructional technology for classrooms
- Reduction of energy costs through upgrades
- Increases community school building longevity

Bond Budgets per Building Type



Bond Budget Breakdown



Notable Bond Project Items

- Development of District-wide standards for materials and mechanical systems
- Evaluate and define project scope for each building based on bond team input
- Manage design to the budget and commit to schedules
- Manage construction to the budget and schedule
- 85% expenditure for Bond Series 1 within 3 years
- Decreased bid coverage due to labor shortage
- Tariff increase impact on materials
- High construction cost index
- State plan review and approval timeline
- Local first responder document review protocol

Proposed Bond Program Phasing

2019 Projects:

- South High School Track Replacement
- South High School Secured Vestibule
- Parcels MS Pool Equipment Replacement

2020 Projects:

- South High School Phase I
- Parcels Middle School
- Defer Elementary School
- Ferry Elementary School
- Monteith Elementary School

2021 Projects:

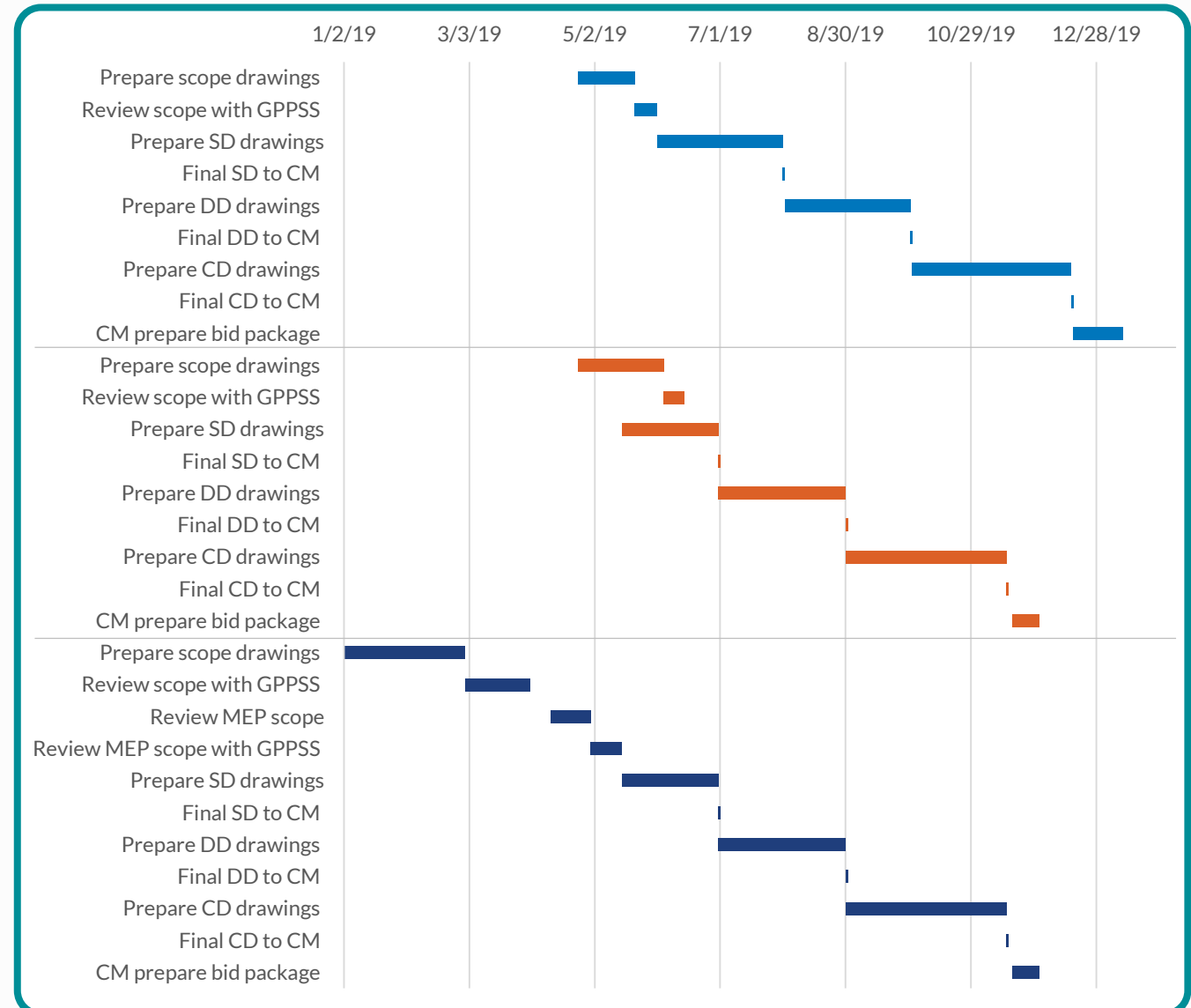
- South High School Phase 2
- North High School Phase 1
- (1) Middle School (TBD)
- (3) Elementary School (TBD)

2022 Projects:

- North High School Phase 2
- (1) Middle School (TBD)
- (1 - 3) Elementary Schools (TBD)
- Barnes Pre-K
- Administration Building

Project Summary – July 15, 2019

	Tasks	Duration (weeks)	Start Date	End Date
DEFERES & PARCELLS MS	Prepare scope drawings	4	4/24/2019	5/21/2019
	Review scope with GPPSS	2	5/21/2019	6/1/2019
	Prepare SD drawings	9	6/1/2019	7/31/2019
	Final SD to CM	0	7/31/2019	7/31/2019
	Prepare DD drawings	9	8/1/2019	9/30/2019
	Final DD to CM	0	9/30/2019	9/30/2019
	Prepare CD drawings	11	10/1/2019	12/16/2019
	Final CD to CM	0	12/16/2019	12/16/2019
	CM prepare bid package	3	12/17/2019	1/10/2020
	FERRY ES & MONTEITH ES	Prepare scope drawings	6	4/24/2019
Review scope with GPPSS		1	6/4/2019	6/14/2019
Prepare SD drawings		7	5/15/2019	6/30/2019
Final SD to CM		0	6/30/2019	6/30/2019
Prepare DD drawings		9	6/30/2019	8/30/2019
Final DD to CM		0	8/30/2019	8/30/2019
Prepare CD drawings		11	8/30/2019	11/15/2019
Final CD to CM		0	11/15/2019	11/15/2019
CM prepare bid package		2	11/18/2019	12/1/2019
GP-SOUTH HS		Prepare scope drawings	8	1/2/2019
	Review scope with GPPSS	4	3/1/2019	4/1/2019
	Review MEP scope	3	4/11/2019	4/30/2019
	Review MEP scope with GPPSS	2	4/30/2019	5/15/2019
	Prepare SD drawings	7	5/15/2019	6/30/2019
	Final SD to CM	0	6/30/2019	6/30/2019
	Prepare DD drawings	9	6/30/2019	8/30/2019
	Final DD to CM	0	8/30/2019	8/30/2019
	Prepare CD drawings	11	8/30/2019	11/15/2019
	Final CD to CM	0	11/15/2019	11/15/2019
CM prepare bid package	2	11/18/2019	12/1/2019	



SD = Schematic Design
 DD = Design Development
 CD = Construction Document
 CM = Construction Manager
 MEP = Mechanical/Electrical/Plumbing



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Value-Add Items

- Professional Fee Negotiations – District saved \$310,500
- Prime Contracts for roofing, paving, site work – District saved \$555,500
- Technology consultant bid process – District saved \$400,000
- Minimized project risk by allocating an owner-controlled subcontractor default contingency of \$888,716
- Negotiated and executed District Bond Program contracts for Architect/Engineer, Construction Manager, Environmental Consultant & Roofing Consultant
- Issued Bond Series 1 (February 2019)
- Implemented bond budgets for e-builder software
- Established District-wide design standards
- Established bond program accounting procedures
- Established Bond Oversight Committee
- Established GPPSS building review committee team representation

Photos – Parcels MS Pool Equipment & GP South High School Track



Bond Issuance

First Issuance

School	Current Budget
North High School Phase 1	\$8,606,767
North High School Phase 1 Technology	\$1,546,220
South High School Phase 1	\$8,953,778
South High School Phase 1 Technology	\$1,022,580
South High School Phase 2	\$9,174,642
South High School Phase 2 Technology	\$1,022,580
South High School - Track Improvements	\$220,864
Parcels Middle School	\$6,785,745
Parcels Middle School Technology	\$1,023,152
Parcels Middle School - Pool Equipment	\$500,000
(1) Middle School (TBD)	\$5,445,800
(1) Middle School Technology (TBD)	\$1,900,000
Defer Elementary School	\$3,770,166
Defer Elementary School Technology	\$865,696
Ferry Elementary School	\$4,007,750
Ferry Elementary School Technology	\$833,248
Monteith Elementary	\$4,621,647
Monteith Elementary Technology	\$759,616
(3) Elementary Schools (TBD)	\$12,000,000
(3) Elementary Schools Technology (TBD)	\$2,250,000
Total First Issuance	\$75,310,251

Second Issuance

School	Current Budget
North High School Phase 2	\$8,606,767
North High School Phase 2 - Technology	\$1,546,220
(1) Middle School (TBD)	\$4,655,753
(1) Middle School Technology (TBD)	\$1,900,000
(1-3) Elementary Schools (TBD)	\$12,000,000
(1-3) Elementary Schools Technology (TBD)	\$2,250,000
Barnes Pre-K	\$2,881,681
Barnes Pre-K Technology	\$728,416
Administration Building (Potential Sale)	\$552,096
Administration Building Technology (Potential Sale)	\$608,816
Total Second Issuance	\$35,120,933
Total Bond Amount	\$111,040,000

Look-Ahead Activities

MAY 2019 Activities:

- Received bids for South High School secured vestibule
- Conducted post-bid interviews for environmental consultant
- Completed District bond governance and accounting structure
- Preparation of South High School media center roofing project construction documents
- Negotiated contract for District-wide roofing consultant
- District-wide building standards development
- District-wide technology kick-off meeting
- Mechanical/Electrical/Plumbing (MEP) assessments at Defer, Ferry, Monteith, Parcels and South High School
- Bond oversight committee review of South High School secured vestibule and intercom system

JUNE 2019 Activities:

- 2020 Project MEP design development
- Environmental consultant engagement
- Roofing consultant District-wide project engagement
- 2019 projects kick-off meetings
- South HS Schematic Design due 6.30.19
- Ferry ES Schematic Design due 6.30.19
- Monteith ES Schematic Design due 6.30.19
- Develop abatement protocol
- BOE approval of Grosse Pointe South HS Secured Vestibule
- Receive Parcels MS pool equipment replacement bids

JULY 2019 Activities:

- Schematic design development for Parcels and Ferry
- Parcels MS pool equipment replacement
- Parcels MS Schematic Design due 7.31.19
- Defer ES Schematic Design due 7.31.19
- South High School athletic track replacement (sinking fund and bond fund)
- South HS Secured Vestibule construction