

2022 GPPSS 10-Year Capital Plan



Condensing Boilers



Life Skills Renovation



Restroom Renovation



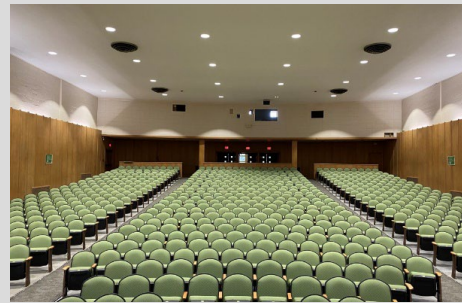
GP North Track



Hydronic Heating



Classroom Door Hardware



Auditorium Renovation



GP South Visitor Entry



Corridor Flooring



Classroom Smart Board



Classroom Millwork



New LED Lighting

Functional Building Utilization

2022

Functional Room Utilizations

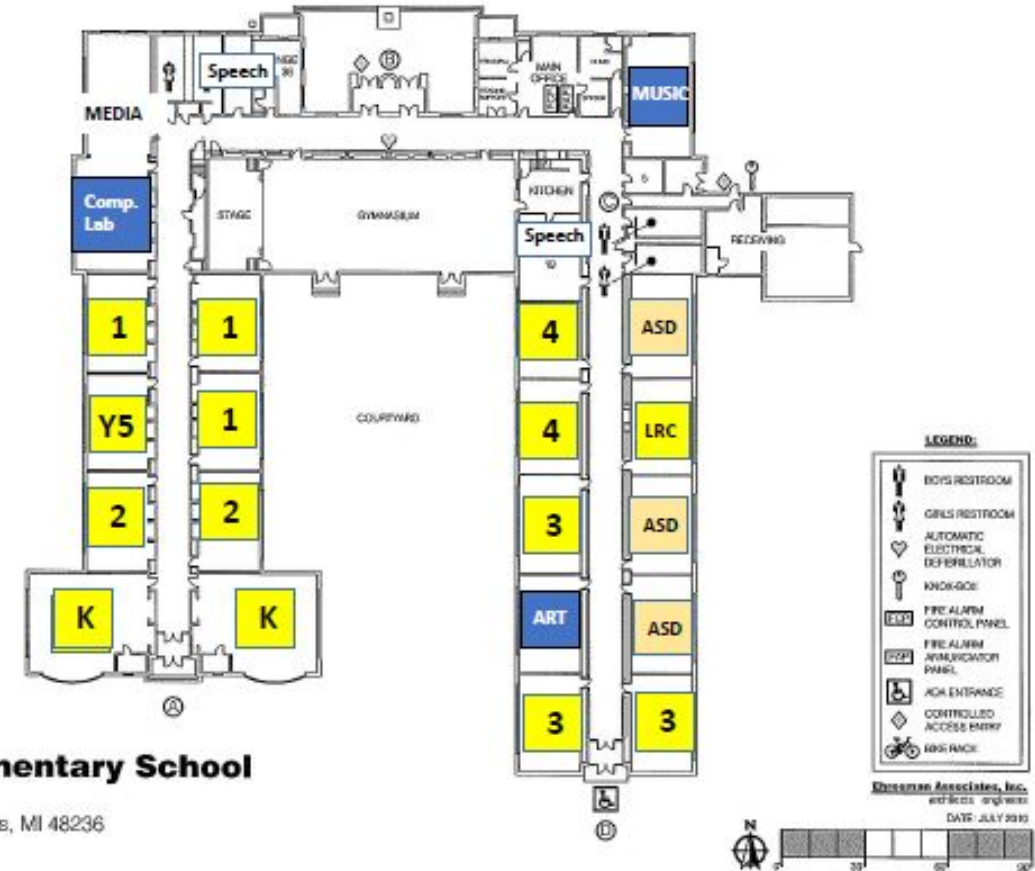
76,795 s.f.

Total Rooms: 20

Capacity: 371

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

ES: 25 students /room
MS: 26 students /room
HS: 28 students /room
ASD: 7 students
CI: 12 students



Functional Building Utilization

GROSSE POINTE PUBLIC SCHOOL SYSTEM - FACILITY SUMMARY TABLE									BUILDING CAPACITY (TARGET CLASS SIZE)		
Facility Name	Grade Configuration	General Education Classrooms (A)	Dedicated "Classrooms" (Art, Music, Comp.) (B)	Special Education /Support Rooms (Full-sized Classrooms used for: ECSE, ASD, Literacy, Etc.) (C)	Vacant/Non-Programmed Classrooms (D)	Total: All Classrooms (A+B+C+D)	Total Classrooms (General Ed. + Non-Programmed Classrooms) (A+C+D = E) (E)	Student Enrollment (FTE) (as of Jan 2022 Projection) (F)	Building Capacity [(Colm. A)*Class Size] (Target) (G)	Excess Capacity (Target) (G-F) (H)	Utilization % (Target = F/G) (I)
SCHOOLS:		25 Pupils at K-5 28 Pupils at 6-8 28 Pupils at 9-12		25 Pupils at K-5 28 Pupils at 6-8 28 Pupils at 9-12 7 Pupils at ASD 12 Pupils at CI					25 Pupils at K-5 28 Pupils at 6-8 28 Pupils at 9-12		
ELEMENTARY:		132	15	17	1	165	150	2402	3,562	1,160	67%
Defer Elementary	K-5	23	2	0	1	26	24	456	600	144	76%
Ferry Elementary	K-5	21	2	4	0	27	25	309	581	272	53%
Kerby Elementary	K-5	14	3	3	0	20	17	274	371	97	74%
Maire Elementary	K-5	15	2	1	0	18	16	227	382	155	59%
Mason Elementary	K-5	18	2	1	0	21	19	309	475	166	65%
Monteith Elementary	K-5	24	2	3	0	29	27	472	639	167	74%
Richard Elementary	K-5	17	2	5	0	24	22	355	514	159	69%
MIDDLE:		92	18	16	0	126	108	1,803	2675	872	67%
Brownell Middle	6-8	30	5	5	0	40	35	596	815	219	73%
Parcells Middle	6-8	33	7	7	0	47	40	699	1040	341	67%
Pierce Middle	6-8	29	6	4	0	39	33	508	820	312	62%
HIGH:		144	30	10	7	191	161	2,507	4361	1,854	57%
North High	9-12	78	13	6	0	97	84	1144	2289	1145	50%
South High	9-12	66	17	4	7	94	77	1363	2072	709	66%
TOTAL:		368	63	43	8	482	419	6,712	10,598	3,886	63%

Functional Building Utilization



North High School
342,148 s.f.
1,144 Students
2,289 Capacity
50%



South High School
436,691 s.f.
1,363 Students
2,072 Capacity
66%



Brownell MS
157,493 s.f.
596 Students
815 Capacity
73% Utilized



Parcels MS
208,855 s.f.
699 Students
1,040 Capacity
67% Utilized



Pierce MS
122,313 s.f.
508 Students
820 Capacity
62% Utilized



Defer ES
60,001 s.f.
456 Students
600 Capacity
76% Utilized



Ferry ES
68,016 s.f.
309 Students
581 Capacity
53% Utilized



Kerby ES
76,795 s.f.
274 Students
371 Capacity
74% Utilized



Maire ES
50,200 s.f.
227 Students
382 Capacity
59% Utilized



Mason ES
45,020 s.f.
309 Students
475 Capacity
65% Utilized



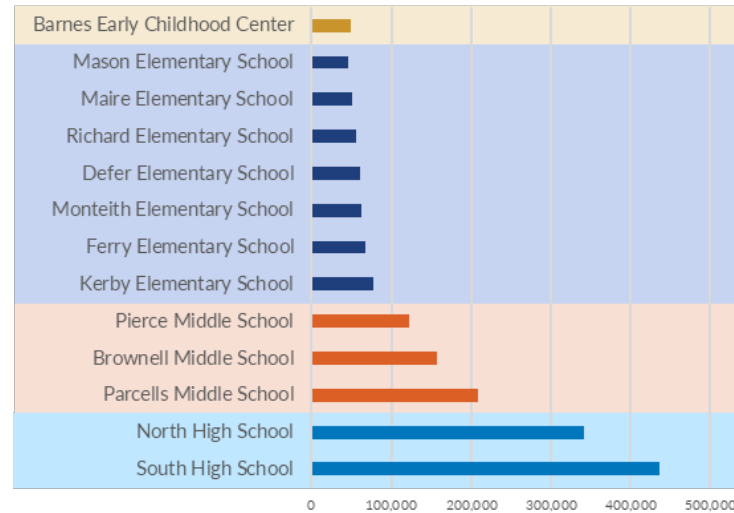
Monteith ES
63,239 s.f.
472 Students
639 Capacity
74% Utilized



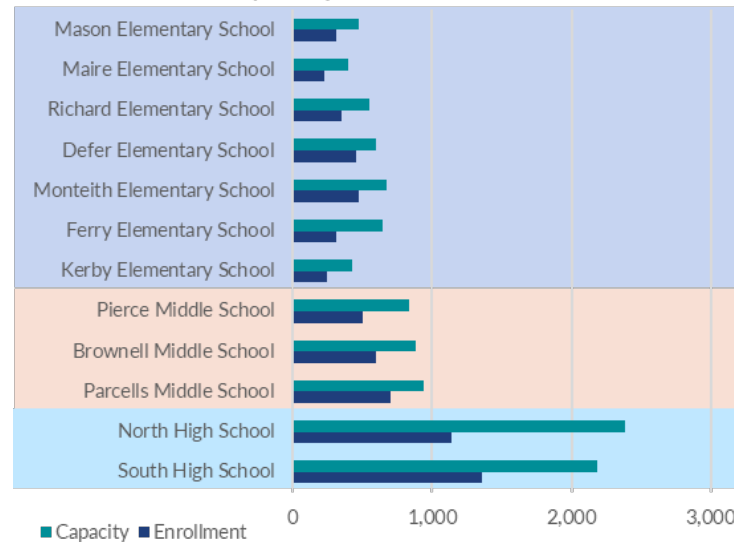
Richard ES
56,099 s.f.
355 Students
514 Capacity
69% Utilized

Functional Building Utilization

Square Feet



Capacity and Enrollment



Utilization

High Schools

North High School

50%

South High School

66%

Middle Schools

Brownell Middle School

73%

Parcells Middle School

67%

Pierce Middle School

62%

Elementary Schools

Defer Elementary School

76%

Ferry Elementary School

53%

Kerby Elementary School

74%

Marie Elementary School

59%

Mason Elementary School

65%

Monteith Elementary School

74%

Richard Elementary School

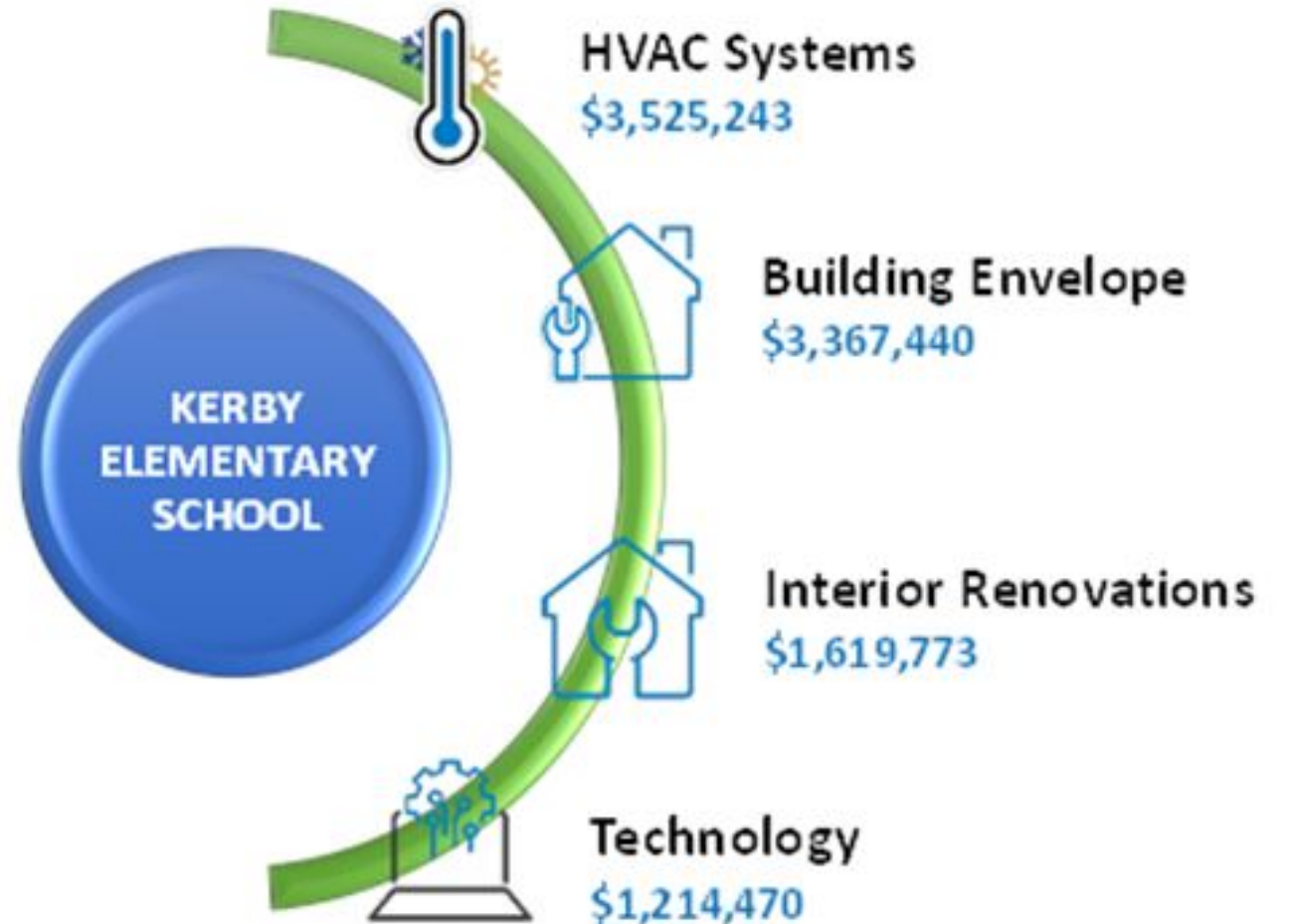
69%

Summary of Costs by Priority

GROSSE POINTE PUBLIC SCHOOL SYSTEM SUMMARY OF COSTS BY PRIORITIZATION					
Bldg #	Name of School Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Property Enhancement (7 - 10 Yrs.)	Complete Cost with Escalation
1	Defer Elementary School	\$8,338,993	\$1,114,822	\$1,801,150	\$11,254,965
2	Ferry Elementary School	\$10,449,432	\$3,875,804	\$1,671,596	\$15,996,832
3	Kerby Elementary School	\$14,045,363	\$430,386	\$2,368,830	\$16,844,580
4	Maire Elementary School	\$4,951,505	\$1,445,097	\$1,712,936	\$8,109,538
5	Mason Elementary School	\$5,372,649	\$2,052,922	\$2,185,310	\$9,610,881
6	Monteith Elementary School	\$7,322,277	\$1,889,806	\$2,496,482	\$11,708,565
7	Richard Elementary School	\$6,246,997	\$724,494	\$1,528,691	\$8,500,182
8	Brownell Middle School	\$9,633,653	\$3,570,134	\$3,860,892	\$17,064,679
9	Parcells Middle School	\$15,685,864	\$5,458,597	\$4,506,428	\$25,650,890
10	Pierce Middle School	\$13,497,971	\$2,287,706	\$2,717,559	\$18,503,237
11	North High School	\$33,977,947	\$5,149,501	\$6,731,169	\$45,858,617
12	South High School	\$37,585,750	\$4,713,641	\$10,776,914	\$53,076,305
13	Barnes Early Childhood Center	\$6,438,217	\$1,875,389	\$2,076,000	\$10,389,605
TOTAL BUILDINGS BUDGET		\$173,546,617	\$34,588,300	\$44,433,958	\$252,568,875

Escalation: 8% 1-3 years, 5% 4-6 years, 4% 7-10 years

Top 4 Cost Items



Building Data Sheets

Building 3 – Kerby Elementary School

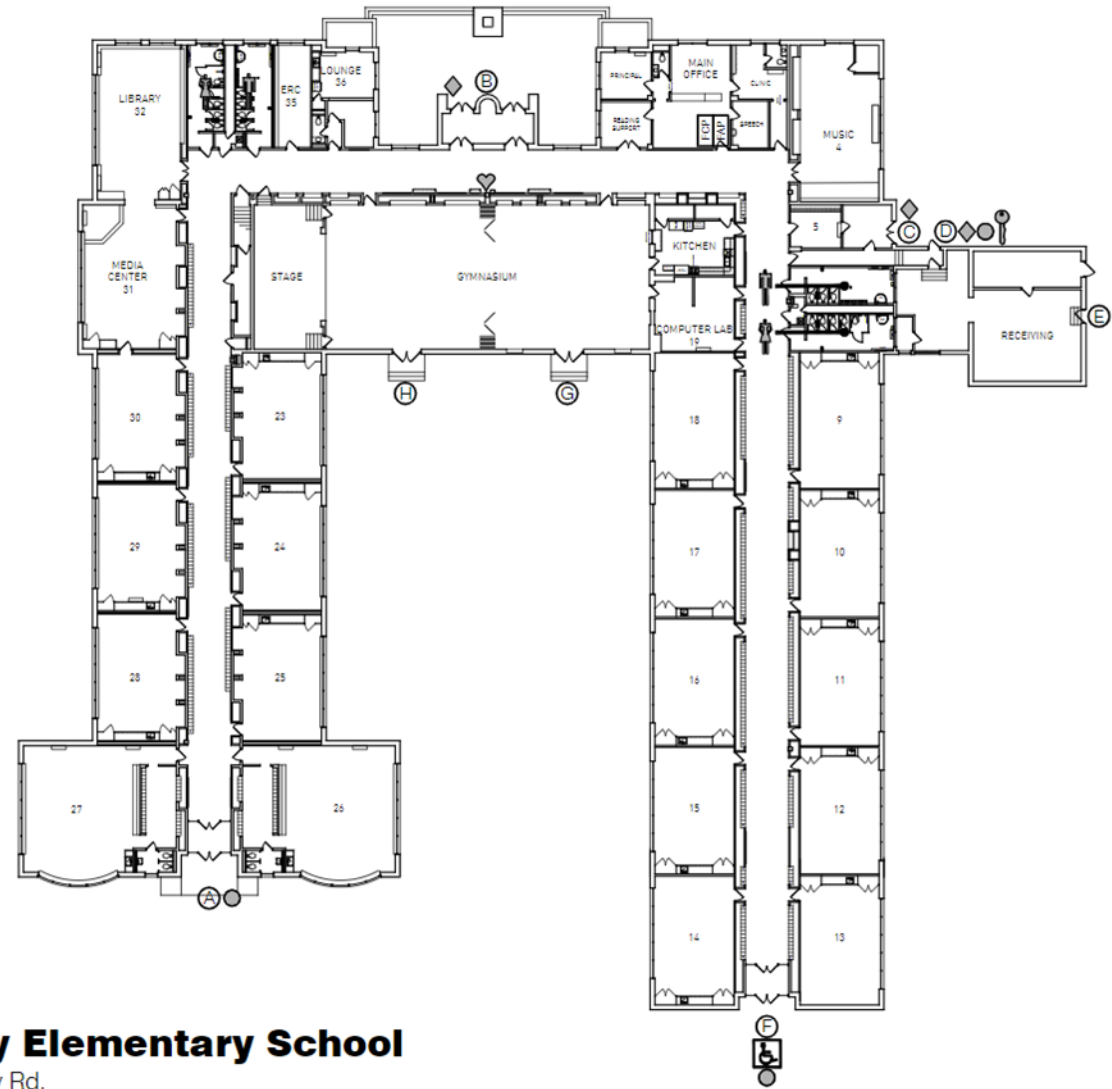


Address:	285 Kerby Road, Grosse Pointe Farms, MI 48236
Year Built:	1948
Square Footage:	76,795
Site Area:	5.01 Acres
Parking Spaces:	41
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Slate & EDPM
Fire Protection:	No

Site Plan:



Building Data Sheets



Kerby Elementary School

285 Kerby Rd.
Grosse Pointe Farms, MI 48236
313.432.4200

LEGEND:

	BOYS RESTROOM
	GIRLS RESTROOM
	AUTOMATIC ELECTRICAL DEFIBRILLATOR
	KNOX-BOX
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	ADA ENTRANCE PUSH BUTTON OPERATOR
	BIKE RACK
	DOOR INTERCOM
	PROXIMITY CARD READER ENTRY

EHRESMAN ARCHITECTS

DATE: DEC. 2020



Building Data Sheets

SECTION D | Individual Building Assessments

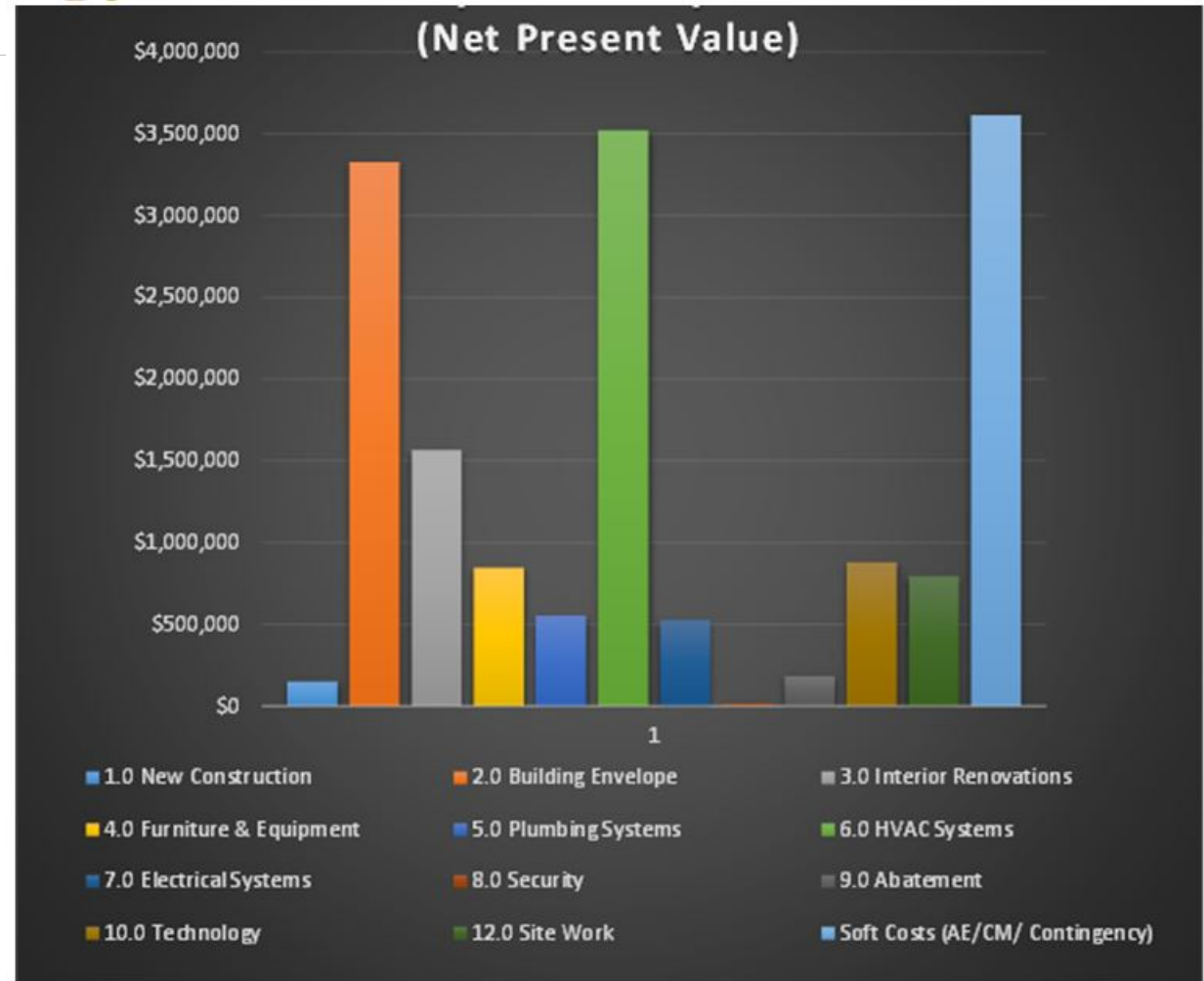
Building 3 - Kerby Elementary School

Summary of Budgets:

Kerby Elementary School		Cost Data		Specification Factor = 1.00 (Medium)		Design Factor = 1.00 (U.S. Median)		Cost Escalation Factor = 1.08 (Fall 2022)		Cost Escalation Factors		
Building SF		76,795								1.00	1.30	1.40
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (0 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)				
1.0 NEW CONSTRUCTION												
Building Additions												
Addition - Storage / Outbuilding	500	SF	1	500	0.66%	\$0	\$0	\$223,776				
NEW CONSTRUCTION SUBTOTAL					0.66%	\$0	\$0	\$223,776				
2.0 BUILDING ENVELOPE												
Roofing Work												
Roofing Work	1	Allowance	1	1	0.04%	\$0	\$0	\$7,992				
Area 1 (Concrete Deck, 2004) - 2004 Reinforced Poly-Asphalt	41,000	SF	1	41,000	19.33%	\$2,973,616	\$0	\$0				
Area 2 (Concrete Deck, 1st Floor, 2004) - 2004 Reinforced Poly-Asphalt	2,500	SF	1	2,500	0.44%	\$170,200	\$0	\$0				
Area 3 (Concrete Deck, 2nd Floor, 2004) - 2004 Reinforced Poly-Asphalt	1,900	SF	1	1,900	0.35%	\$152,252	\$0	\$0				
Exterior Walls												
Re-Caulk Expansion Joints	1	Allowance	1	1	0.14%	\$11,600	\$0	\$0				
Re-Caulk Windows	1	Allowance	1	1	0.33%	\$25,000	\$0	\$0				
Taskpasting (Aluminum)	1	Allowance	1	1	0.33%	\$25,000	\$0	\$0				
Chim Masonry	1	Allowance	1	1	0.11%	\$0	\$0	\$119,880				
Replace Siding at Gable Entries	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0				
BUILDING ENVELOPE SUBTOTAL					21.61%	\$3,229,568	\$0	\$129,760				
3.0 INTERIOR FINISHES												
Flooring												
Remove & Replace Classroom Flooring - LVT	34,000	SF	1	34,000	1.15%	\$330,480	\$0	\$0				
Paint												
Paint - Classroom	1,000	SF	20	22,000	0.23%	\$0	\$0	\$82,747				
Painting Allowance	40,000	SF	1	40,000	0.42%	\$0	\$0	\$95,804				
Signage												
Replace Interior Signage	76,795	SF	1	76,795	0.22%	\$30,174	\$0	\$0				
Restrooms												
Renovate - Toilet Room (Single / Staff)	1	EA	2	2	0.23%	\$24,500	\$0	\$0				
Renovate - Toilet Room (Gang) - 2 Stall	1	EA	2	2	0.49%	\$15,000	\$0	\$0				
Renovate - Toilet Room (Gang) - 4 Stall	1	EA	4	4	1.36%	\$367,880	\$0	\$0				
Auditorium / Little Theater												
Replace Main Stage Curtains	1	Allowance	1	1	0.06%	\$0	\$0	\$13,427				
Casework & Countertops												
Replace Casework - Classroom (Elementary)	1	EA	20	20	2.47%	\$380,100	\$0	\$0				
Other												
Renovate - Kitchen	750	SF	1	750	1.18%	\$181,440	\$0	\$0				
INTERIOR FINISHES SUBTOTAL					9.85%	\$1,390,295	\$0	\$163,079				
4.0 FURNITURE & EQUIPMENT												
General Furniture												
Classroom Furniture	1	Allowance	20	20	1.09%	\$475,200	\$0	\$0				
Other / Misc. Furniture	1	Allowance	1	1	0.15%	\$54,000	\$0	\$0				
Common Area Furniture	1	Allowance	1	1	0.15%	\$54,000	\$0	\$0				
Media Center Furniture	1	Allowance	1	1	0.79%	\$120,840	\$0	\$0				
Main Office Furniture	1	Allowance	1	1	0.15%	\$54,000	\$0	\$0				
Other FF&E												
Food Service Equipment - Elementary	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0				
Maintenance Custodial Equipment	1	Allowance	1	1	0.18%	\$72,000	\$0	\$19,940				
FURNITURE & EQUIPMENT SUBTOTAL					5.49%	\$918,640	\$0	\$39,940				
5.0 PLUMBING SYSTEMS												
Fire Protection												
Add / Modify Fire Suppression System for Improvements - Area Storage	1	Allowance	1	1	0.18%	\$27,000	\$0	\$0				
Equipment & Piping												
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902				
Piping												
Replace Piping, Valves & Unions	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902				
Horizontal H.V. / C.V. Piping Replacement (Main, Dry)	76,795	SF	1	76,795	1.82%	\$414,652	\$0	\$0				
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.46%	\$70,200	\$0	\$0				
PLUMBING SYSTEMS SUBTOTAL					3.48%	\$511,852	\$0	\$15,804				
6.0 HVAC SYSTEMS												
Equipment												
Replace Boilers: Existing Steam, York Shapley, 1989 - 2 Pipe System: Heat	73,295	SF	1	73,295	15.40%	\$2,274,756	\$0	\$0				
Replace Air Handler Unit (A/C) - Classroom (3 Master Units) Air	1	EA	1	1	0.00%	\$0	\$0	\$0				
Replace Air Handler Unit (A/C) - Gym	1	EA	1	1	0.00%	\$0	\$0	\$0				
Replace Unit Ventilator (Horizontal) - Heat & A/C (DX)	1	EA	25	25	1.83%	\$405,000	\$0	\$0				
Replace Kitchen Exhaust	1	Allowance	1	1	0.25%	\$27,600	\$0	\$0				
Piping												
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$12,787				
Other HVAC												
Air and Water Balance	76,795	SF	1	76,795	0.16%	\$24,882	\$0	\$0				
Commissioning	76,795	SF	1	76,795	0.11%	\$16,588	\$0	\$0				
Temperature Controls	76,795	SF	1	76,795	1.81%	\$232,226	\$0	\$0				
HVAC SYSTEMS SUBTOTAL					20.14%	\$3,091,255	\$0	\$12,787				

Building Data Sheets

10 YEAR CAPITAL NEED / s.f.								
School Facility	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DM) (4 - 6 Yrs.)	DM / s.f.	Property Enhancement (PE) (7 - 10)	PE / s.f.	Aggregate Cost / s.f.
Kerby Elementary	76,795	\$13,459,488	\$175	\$430,386	\$6	\$2,368,830	\$31	\$212



Building Data Sheets

SECTION D | Individual Building Assessments

Building 3 - Kerby Elementary School



Steam Boilers



Entry Plaza



Entry Plaza



Parking Lot



Water Staining on Brick



Storage Shed



Technology/Security
\$28.5M

Faraday Fire Alarm System Buildings:

- Barnes EC
- Brownell MS
- Defer ES
- Ferry ES
- Monteith ES
- GP North HS
- Richard ES
- GP South HS



Fire Alarm Replacement

Steam Boiler Buildings:

- GP North HS
- Parcels MS
- Pierce MS
- Defer ES
- Ferry ES
- Kerby ES
- Richard ES – new boilers 2021
- Barnes EC



Heating System Upgrades

Hydronic Boiler Buildings:

- GP South – 2023 conversion
- Brownell MS - 2021
- Maire ES - 2021
- Mason ES – 2022
- Monteith ES - 2020



Heating System Upgrades



Challenges:

- **Maintaining Architecturally Significant/Historic Building Façade**
- **Lack of Roof Area/Support for Condensing or Roof Top Units (RTU'S)**
- **Asbestos Containing Materials (Walls, Ceilings, Flooring)**
- **Existing Building Integration**
- **Meeting Mechanical Code Requirements**
- **Choosing the Best Option:**
 - **Mini-Split System**
 - **Vertical or Horizontal Unit Ventilators**
 - **Ducted RTU's**
 - **Chiller System**
 - **Variable Refrigerant Flow System (VRF)**



Air Conditioning



Infrastructure Storm, Sanitary and Interior Drainage, Hot and Cold Water Supply Piping Replacement



Furniture \$16.9M



Roofing – Slate & EDPM



Parking Lots/Site \$22M

Summary of Costs by Priority

GROSSE POINTE PUBLIC SCHOOL SYSTEM SUMMARY OF COSTS BY PRIORITIZATION					
Bldg #	Name of School Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Property Enhancement (7 - 10 Yrs.)	Complete Cost with Escalation
1	Defer Elementary School	\$8,338,993	\$1,114,822	\$1,801,150	\$11,254,965
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TOTAL BUILDINGS BUDGET		\$173,546,617	\$34,588,300	\$44,433,958	\$252,568,875

Escalation: 8% 1-3 years, 5% 4-6 years, 4% 7-10 years



PMCRESA.COM | 248.223.3500

Plante Moran Cresa
3000 Town Center, Suite 100
Southfield, MI 48075



 plante moran | cresa

2022 Capital Assessment Report

Grosse Pointe Public School System

June 23, 2022

June 23, 2022

Ms. Amanda Matheson
Deputy Superintendent for Business Operations
Grosse Pointe Public School System
20601 Morningside Dr.
Grosse Pointe Woods, MI 48236

via email: mathesa@gpschools.org

Re: Facility Assessment and Capital Planning Services

Dear Ms. Matheson:

Plante Moran Cresa (PMC) was engaged by Grosse Pointe Public Schools System (GPPSS) to conduct both an educational facility utilization study and a physical building assessment of thirteen (13) facilities currently in use by GPPSS. The goal of this assessment was to objectively evaluate current student enrollment, current facility student utilization percentages and to determine the cost of maintaining your District facilities over a ten-year period for capital planning purposes.

For the enrollment evaluation, PMC used current (2022-2026) student enrollment numbers provided by GPPSS as well as a focus on demographic, population, enrollment and housing trends within the district. In determining potential percentage of building's classroom utilization, we based our percentage on the class sizes identified by the GPPSS Administration. The building assessments were intended to be at a high level; they were not exhaustive, nor did they include any diagnostic or destructive investigation. We conducted our assessment through on-site visits at each building and grounds, conducted interviews with GPPSS staff and reviewed GPPSS-provided maintenance documentation. The following report details facility needs and associated preliminary estimates of costs. We wish to specifically acknowledge all GPPSS facilities staff for their time, assistance, and cooperation in providing information for the preparation of this assessment.

We understand GPPSS's intent to use the combination of these assessments as a guiding road map in determining the most practical, efficient and student focused application of your financial resources. It is our sincerest hope that this information will confidently arm you with objective facts in your quest for alignment and enable the Board of Education to make informed decisions beneficial to the District.

We would be happy to answer any questions that may arise as well as provide clarifications to any items found herein. Please feel free to contact me with any questions or concerns regarding this report.

Sincerely,

Plante Moran Cresa



Robert Stempien, AIA, Senior Vice President



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Facility Assessment

Grosse Pointe Public School
System

20601 Morningside Drive

Grosse Pointe Woods, Michigan

Contact:

Robert Stempien, AIA

email: robert.Stempien@plantemoran.com

phone: 248.766.0996

Plante Moran Cresa

3000 Town Center, Suite 100

Southfield, MI 48075



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Facility Assessment

Grosse Pointe Public School
System

20601 Morningside Drive

Grosse Pointe Woods, Michigan

Contact:

Robert Stempien, AIA

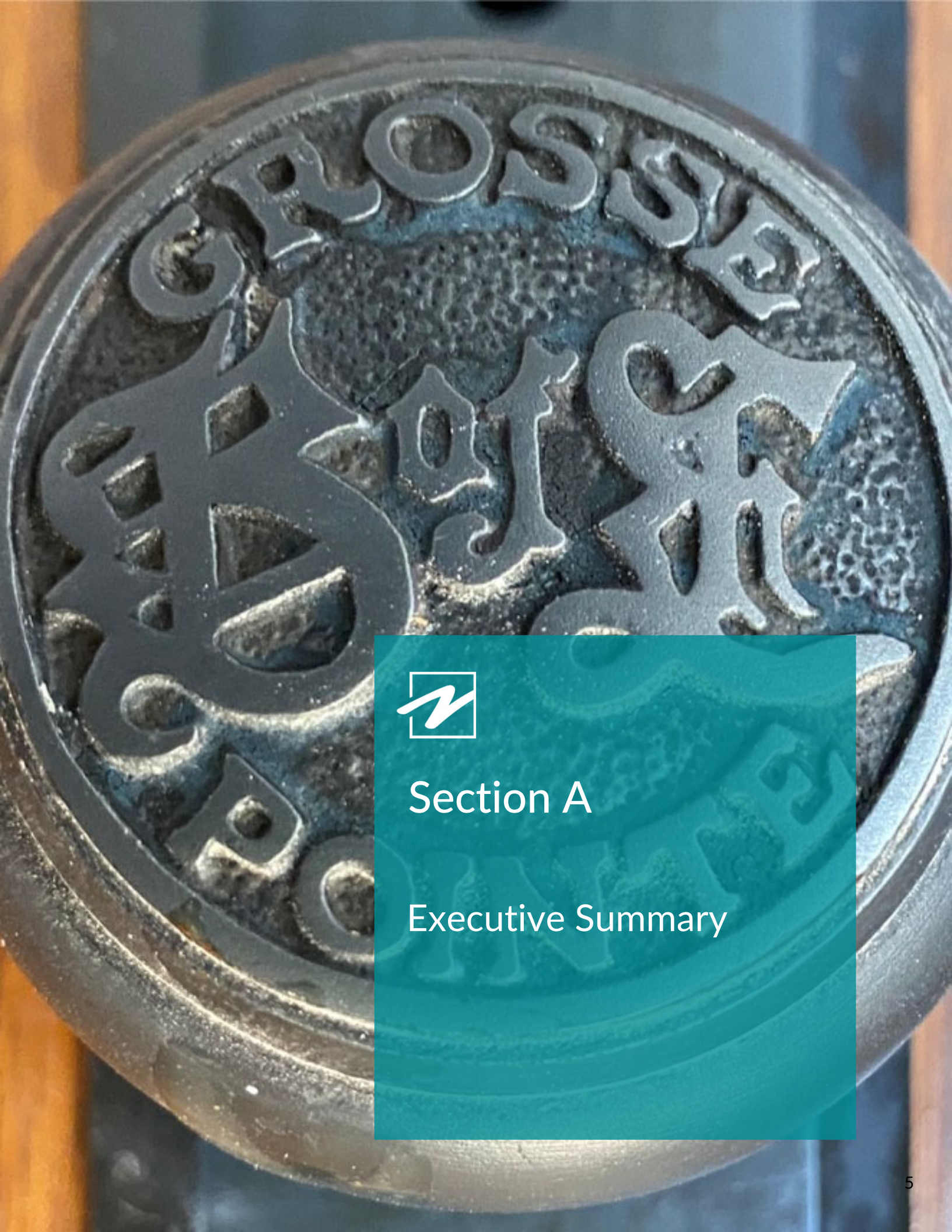
email: robert.stempien@plantemoran.com

phone: 248.766.0996

Plante Moran Cresa

3000 Town Center, Suite 100

Southfield, MI 48075



Section A

Executive Summary



Executive Summary

Overview

Plante Moran Cresa (PMC) performed this property assessment at the request of **Grosse Pointe Public Schools System (GPPSS)** for the district's instructional, support services, transportation, and/or administrative buildings.

Date(s) of Assessment:	January 2022 to June 2022
District Staff Present:	Ben Matteson, Chris Stanley, Amanda Matheson, Building School Principals and Building Engineers
PMC Staff Present:	Robert Stempien
Architect/Engineer Staff Present:	French/Ehresman Architects
Number of Buildings:	13
Average Building Age:	80 years

Acknowledgements

For their assistance and cooperation, we wish to acknowledge all district administrators, principals, teachers, custodians, and all additional user groups who provided information for the preparation of this assessment report and during PMC's visit to each individual property.

Purpose

The purpose of this assessment is as follows:

Observe and document readily visible building site conditions (roadways, walkways, surface parking, lighting, playgrounds and equipment and athletic facilities), building envelope conditions (roof systems, walls, windows and entry/exit doors) interior building conditions (walls, floors, ceilings, millwork/casework, restrooms, gymnasiums, lockers, pools, food service areas and equipment, etc.) as well as building system (heating, ventilating, air conditioning, plumbing, electrical) deficiencies that impact the function and value of the buildings and properties

Quantify and communicate the condition of each building and site component and assign a repair / replacement value within a future ten-year period. Withing this ten-year timeframe, building and site needs are identified as: Critical Needs (1 – 3 years), Deferrable Maintenance (4 – 6 years) and Property Enhancements (7 – 10 years). Projected replacement costs include an annual escalation factor. **PMC recommends costs be revisited, at a minimum, once a year to adjust for inflation/escalation.**

Assist Grosse Pointe Public School Systems leadership in understanding the costs of ownership of these facility for capital improvement planning.

Concurrently conduct a student demographic and building utilization study. This evaluates current and future Grosse Pointe Public School Systems student populations and the utilization of space in each school.

Scope

This assessment report is based on district provided information and site visit(s) during which PMC performed a visual, nonintrusive, and nondestructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. No diagnostic testing or invasive inspections took place. PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

PMC observed representative samples of the major building components and the physical conditions of the following:

- Site conditions
- Building envelope
- Building structure
- Architectural (interior finishes)
- Mechanical and electrical systems
- Plumbing system – observations did not include collection or testing of water samples
- Life safety, fire protection & fire alarm

The district provided PMC with the following documentation for each facility to aid in the creation of this report:

- Property site plans
- Floor plans
- Maintenance reports
- Current enrolment for each grade level and building

Conclusion

The Grosse Pointe Public School District, like most other school districts in the State of Michigan, have been and will continue to see a declining student population. This declining student population and proportionate revenue funding from the State, along with underutilized educational facilities and increased cost of ownership over time will continue to force the District to make some difficult, but necessary decisions. The need to right size the District is clear, but the determination of how to right size the District will be the challenge. School closures and consolidations have emotional, political and social implications, but to deny the necessity will be even more detrimental to the educational experience of students, teachers and the community at large.

Having benchmarked GPPSS to other comparable school districts in the State of Michigan, we know that the initial discomfort caused by the right decision can quickly dissipate by executing a transparent strategic vision for the future. The flip side is a more vibrant, efficient and functional school system for everyone concerned. We are confident, based on the facts contained within this report, GPPSS is on the right track to making informed decisions about their facilities and to attract and retain those students currently seeking other options.

Assumptions & Clarifications

GROSSE POINTE PUBLIC SCHOOL SYSTEM ASSUMPTIONS / CLARIFICATIONS
Existing roofing assessments taken from 2019, and revised in 2021, Spalding DeDecker Roofing Reports and identified as (SDA). Repair budgets as provided by SDA are also incorporated. Roofing replacement timelines should be reviewed and prioritized according to roofing conditions and funding availability. Color coding is coordinated to reflect SDA's roofing assessment Excel spreadsheet.
It is understood that the following buildings fall under a historical building statute and additional expenditures may be incurred to accommodate this designation: Defer Elementary, Maire Elementary, Richard Elementary, Pierce Middle and Grosse Pointe South High School
Defer: The existing fire escape has not been reviewed for operability and compliance and has been reviewed from a superficial standpoint only
It is recommended that the District consult with a licensed professional to analyze any location where significant building cracking is detected as these could be the result of more serious problems requiring significant capital expenditures * Mason El.- coal storage should be evaluated for structural integrity (beneath parking)
North High School: Flooring replacement scope (due to asbestos removal) identified by BDS Environmental that has not/is not scheduled to be completed in the current bond program has been incorporated into this capital plan and noted as (BDS Enviro-Scope#2)
Technology Information and costs were provided by Amy Sasina (Plante Moran) and incorporated into this report
Lighting to be replaced with 2 x 4 standard LED light fixtures

Condition Definitions

The following terms are used throughout the report and are defined as follows:

Excellent (E)

Observed to be new or like new.

Good (G)

Observed to be of average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair (F)

Observed to be of average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.

Poor (P)

Observed to be of below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.

Priority Definitions

Life Safety (LS)

Identified as an item of concern that should be addressed as soon as possible because may potentially affect the life safety of users.

Critical Need (CN)

Items that through our observations or discussions with the district may require capital expenditure **within the next 1 to 3 years** by virtue of current condition, remaining useful life, or the district's priorities.

Deferred Maintenance (DM)

These are items that through our observations or discussions with the district **may require capital expenditure within the next 4 to 6 years** by virtue of current condition, remaining useful life, or the district's priorities.

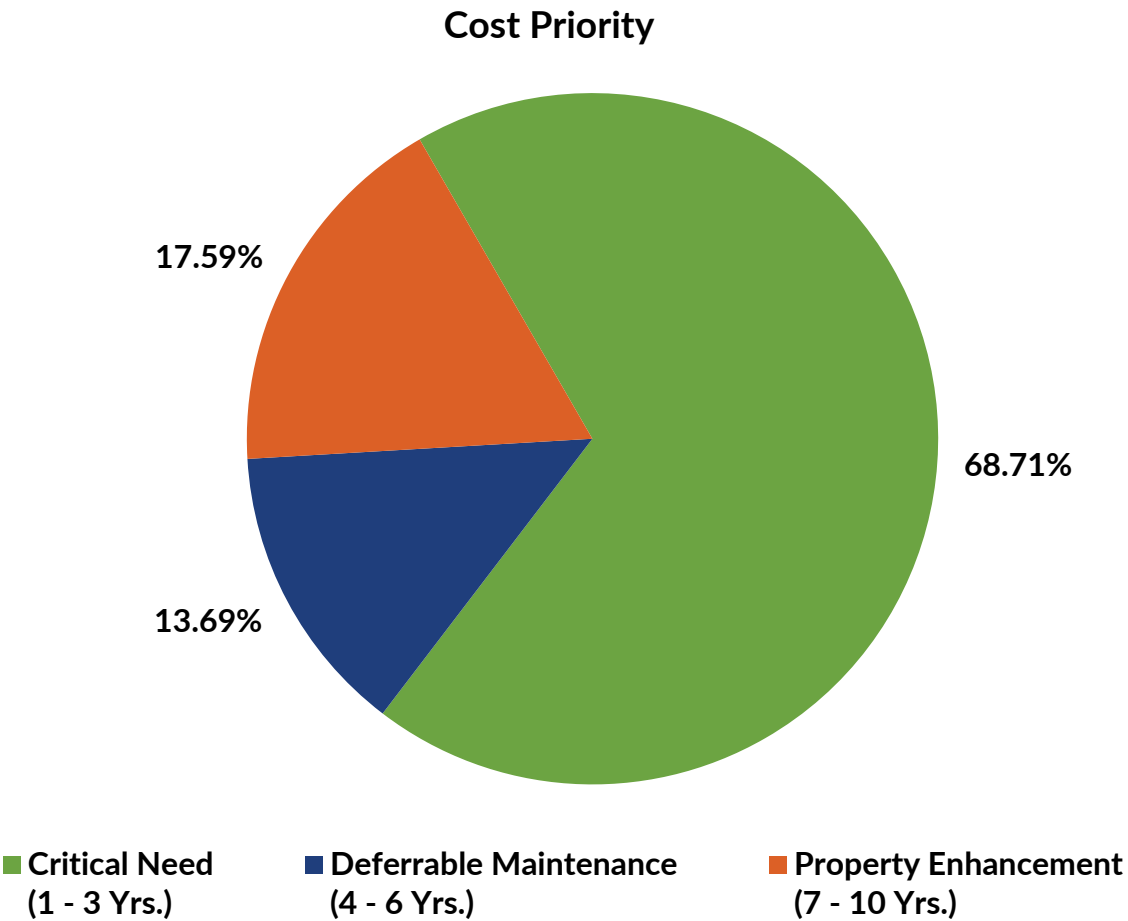
Property Enhancement (PE)

These are items that through our observations or discussions with the district **may require capital expenditure within the next 7 to 10 years** by virtue of current condition, remaining useful life, or the district's priorities.

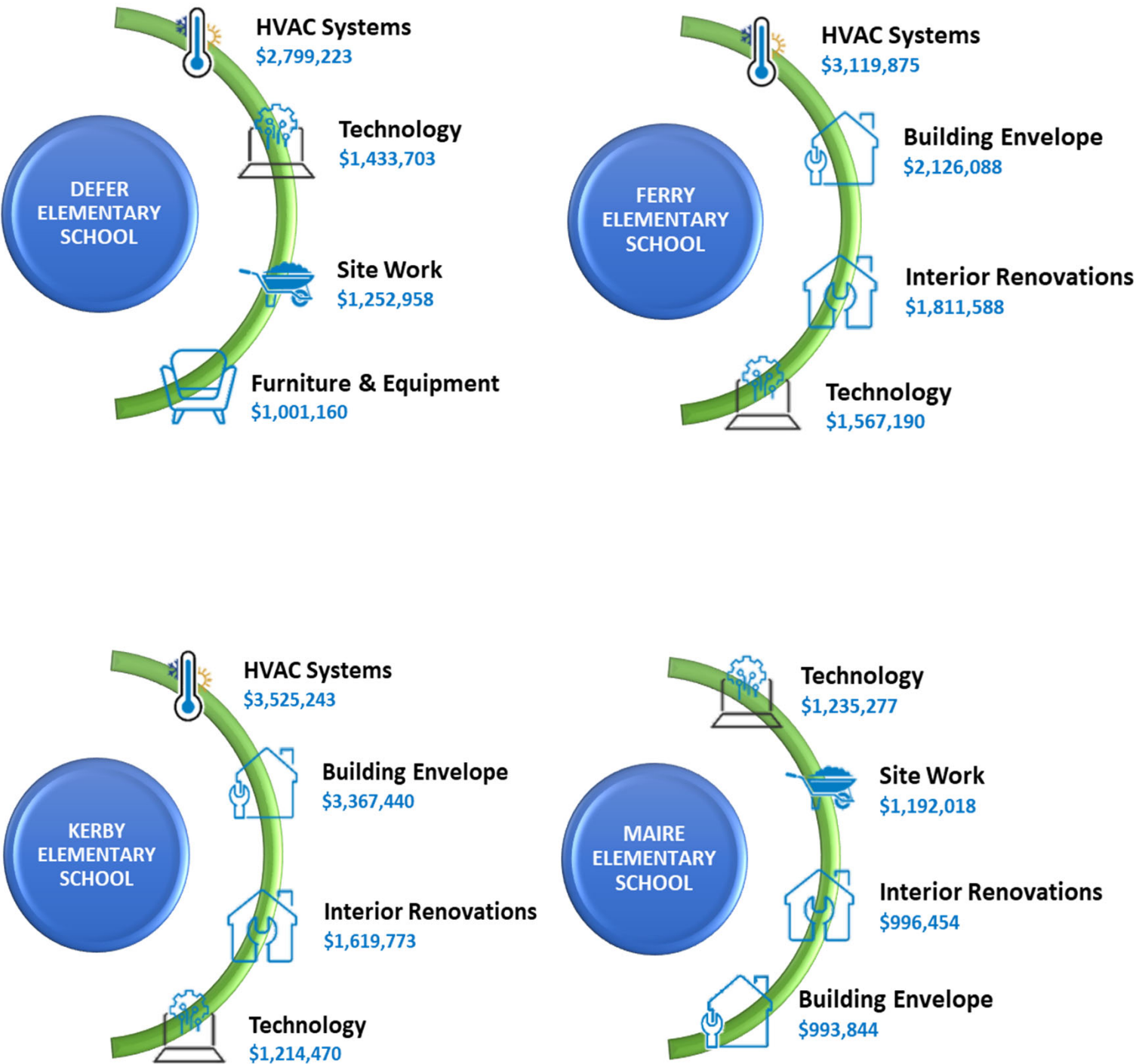
Summary of Costs by Priority

GROSSE POINTE PUBLIC SCHOOL SYSTEM					
SUMMARY OF COSTS BY PRIORITIZATION					
Bldg #	Name of School Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Property Enhancement (7 - 10 Yrs.)	Complete Cost with Escalation
1	Defer Elementary School	\$8,338,993	\$1,114,822	\$1,801,150	\$11,254,965
2	Ferry Elementary School	\$10,449,432	\$3,875,804	\$1,671,596	\$15,996,832
3	Kerby Elementary School	\$14,045,363	\$430,386	\$2,368,830	\$16,844,580
4	Maire Elementary School	\$4,951,505	\$1,445,097	\$1,712,936	\$8,109,538
5	Mason Elementary School	\$5,372,649	\$2,052,922	\$2,185,310	\$9,610,881
6	Monteith Elementary School	\$7,322,277	\$1,889,806	\$2,496,482	\$11,708,565
7	Richard Elementary School	\$6,246,997	\$724,494	\$1,528,691	\$8,500,182
8	Brownell Middle School	\$9,633,653	\$3,570,134	\$3,860,892	\$17,064,679
9	Parcells Middle School	\$15,685,864	\$5,458,597	\$4,506,428	\$25,650,890
10	Pierce Middle School	\$13,497,971	\$2,287,706	\$2,717,559	\$18,503,237
11	North High School	\$33,977,947	\$5,149,501	\$6,731,169	\$45,858,617
12	South High School	\$37,585,750	\$4,713,641	\$10,776,914	\$53,076,305
13	Barnes Early Childhood Center	\$6,438,217	\$1,875,389	\$2,076,000	\$10,389,605
TOTAL BUILDINGS BUDGET		\$173,546,617	\$34,588,300	\$44,433,958	\$252,568,875

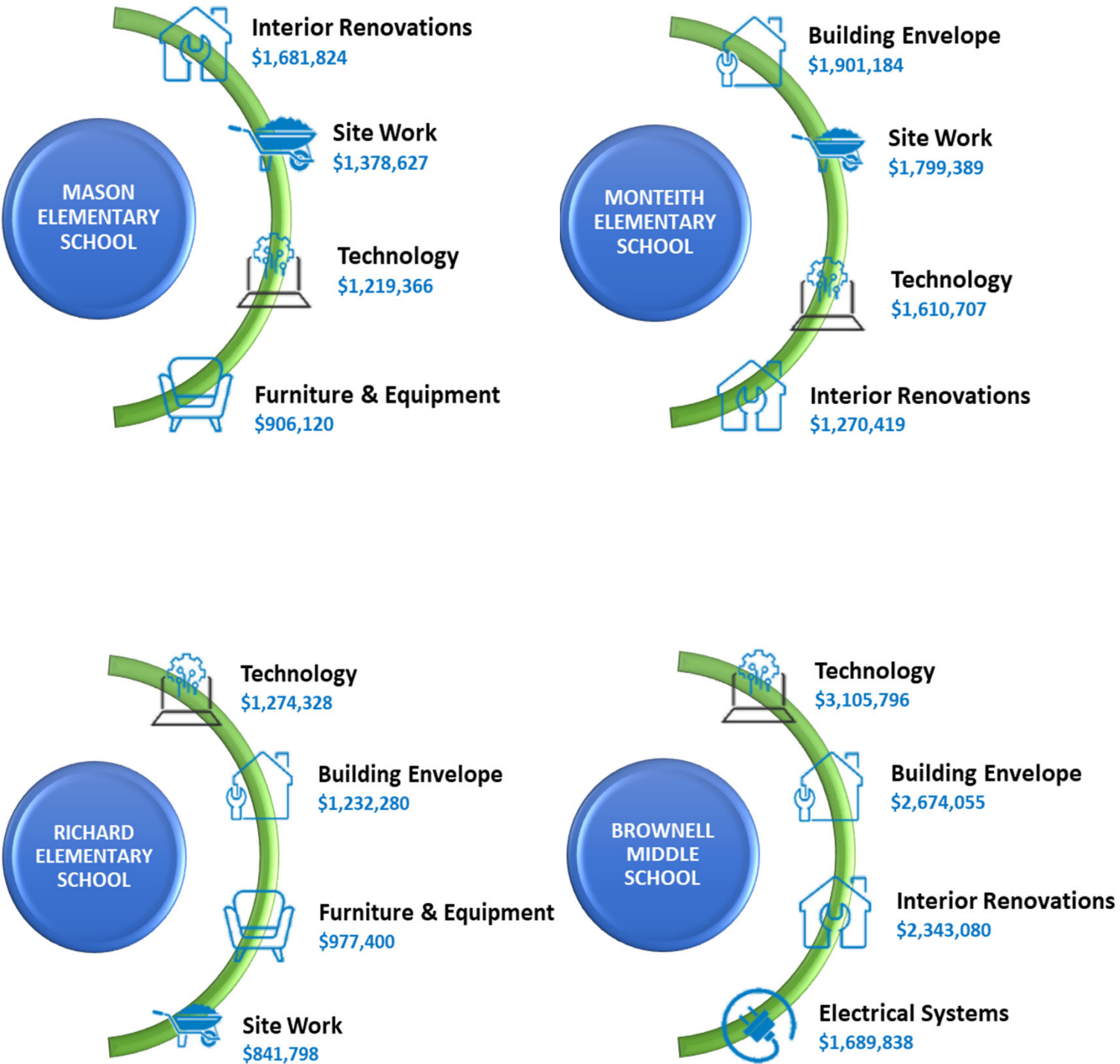
Summary of Costs by Priority



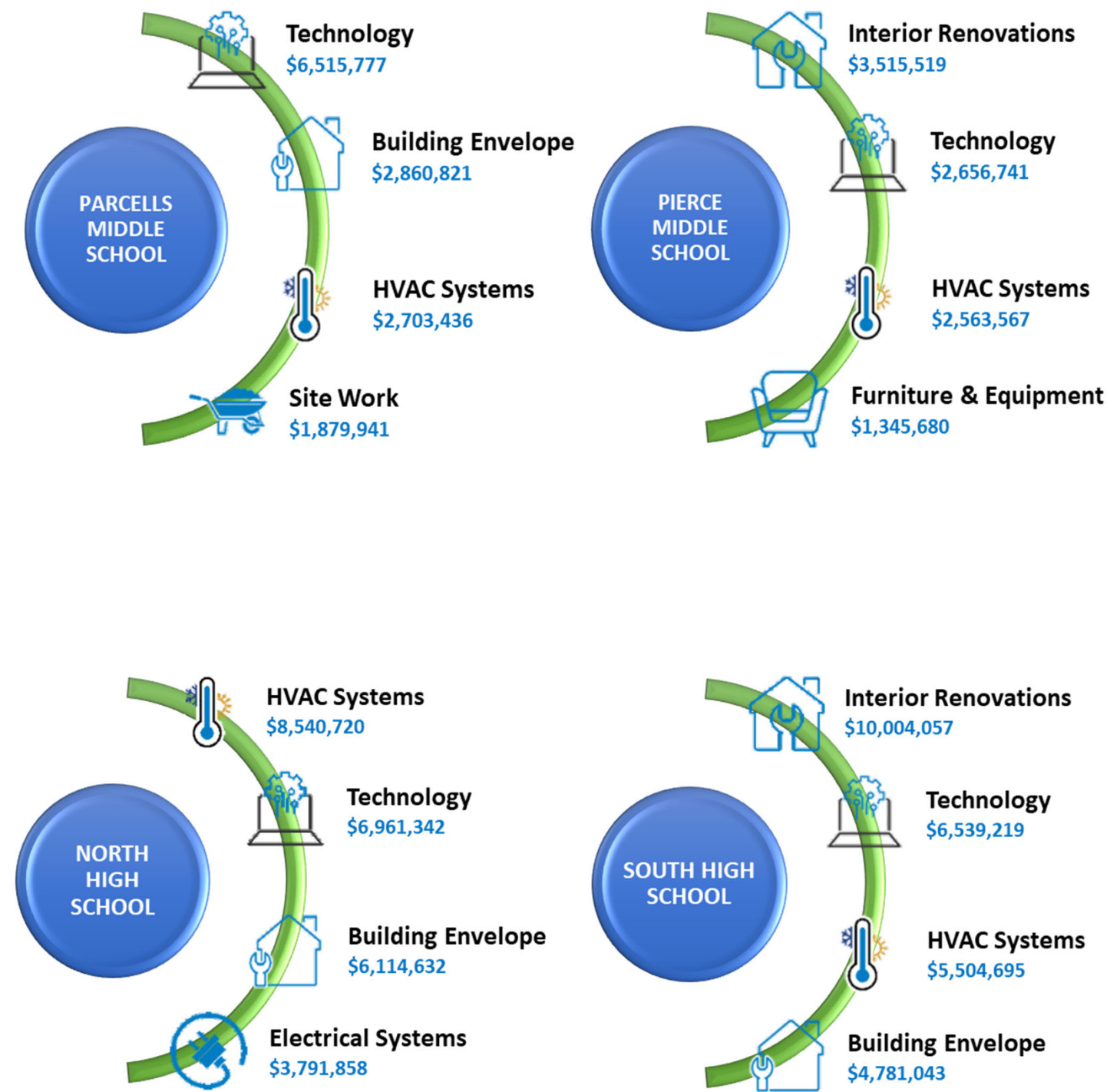
Summary of Costs by Priority - Top 4 Categories (Net Present Value)



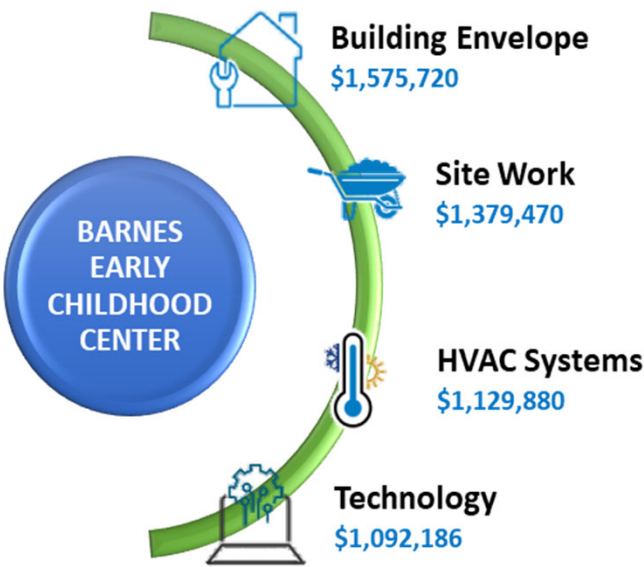
Summary of Costs by Priority - Top 4 Categories (Net Present Value)



Summary of Costs by Priority - Top 4 Categories (Net Present Value)



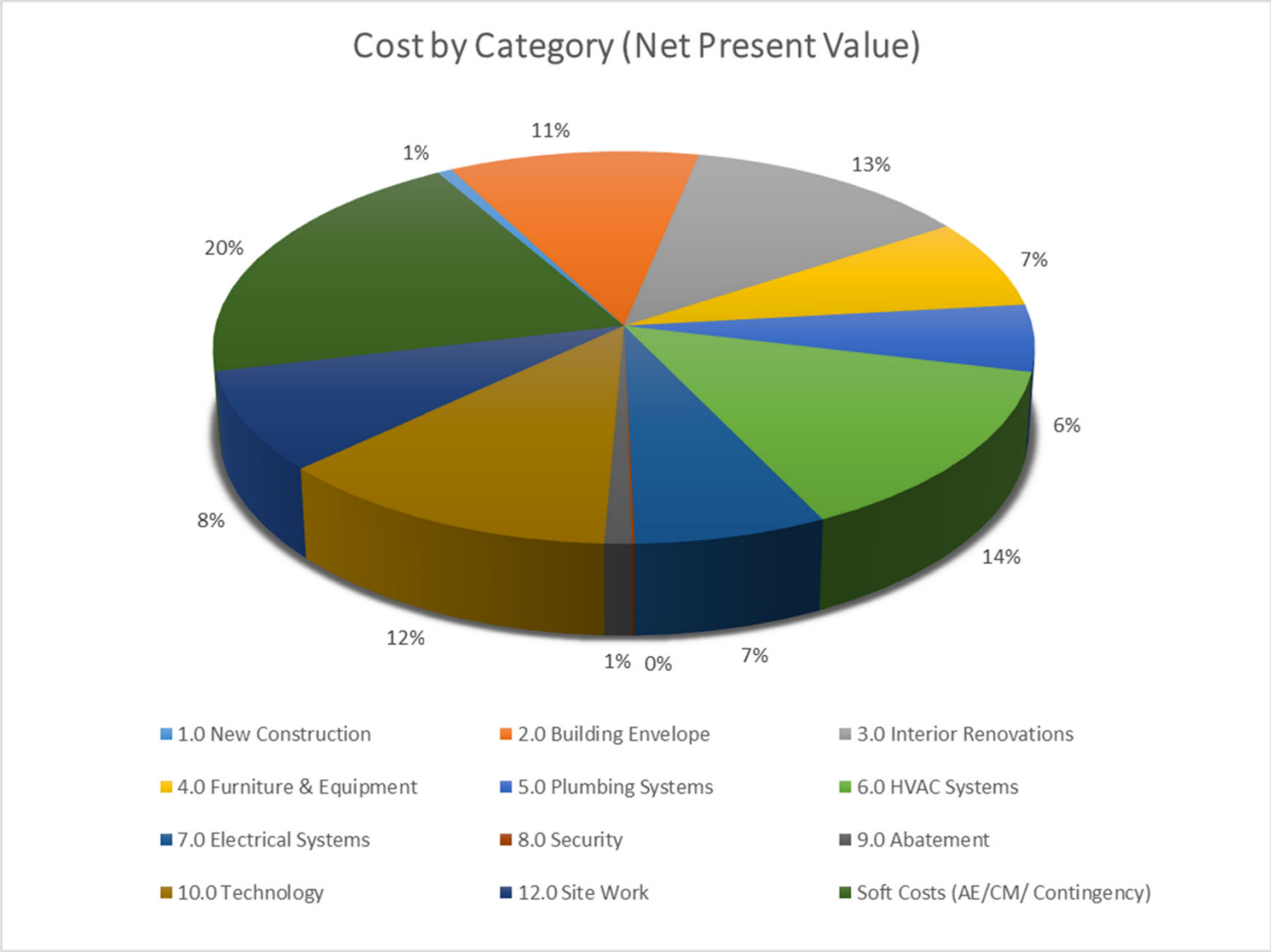
Summary of Costs by Priority - Top 4 Categories (Net Present Value)



Summary of Costs by Category: Net Present Value

SUMMARY OF COSTS BY SCOPE OF WORK (NET PRESENT VALUE)														
Bldg #	Name of School Facility	Net Present Value	1.0 New Construction	2.0 Building Envelope	3.0 Interior Renovations	4.0 Furniture & Equipment	5.0 Plumbing Systems	6.0 HVAC Systems	7.0 Electrical Systems	8.0 Security	9.0 Abatement	10.0 Technology	12.0 Site Work	Soft Costs (AE/CM/Contingency)
1	Defer Elementary School	\$10,413,542	\$0	\$340,200	\$720,598	\$988,200	\$449,264	\$2,795,076	\$645,972	\$11,880	\$142,562	\$1,106,118	\$1,104,758	\$2,108,914
2	Ferry Elementary School	\$14,560,277	\$0	\$1,771,373	\$1,624,676	\$1,059,480	\$511,272	\$3,115,727	\$844,378	\$19,170	\$161,606	\$1,205,216	\$1,130,462	\$3,116,916
3	Kerby Elementary School	\$15,976,991	\$151,200	\$3,325,968	\$1,567,207	\$845,640	\$552,285	\$3,521,095	\$525,903	\$15,390	\$182,465	\$880,504	\$796,759	\$3,612,574
4	Maire Elementary School	\$7,220,507	\$0	\$869,422	\$975,968	\$798,120	\$412,997	\$332,640	\$351,745	\$18,900	\$108,000	\$955,166	\$1,011,614	\$1,385,934
5	Mason Elementary School	\$8,428,380	\$0	\$578,692	\$1,478,762	\$893,160	\$332,100	\$697,684	\$655,369	\$12,960	\$54,000	\$882,008	\$1,157,063	\$1,686,582
6	Monteith Elementary School	\$10,462,786	\$0	\$1,768,694	\$1,230,891	\$964,440	\$346,137	\$575,640	\$741,618	\$21,600	\$60,480	\$1,238,816	\$1,420,687	\$2,093,782
7	Richard Elementary School	\$7,837,199	\$0	\$1,190,808	\$717,286	\$964,440	\$486,967	\$548,640	\$486,548	\$12,150	\$216,000	\$983,734	\$737,765	\$1,492,862
8	Brownell Middle School	\$14,988,621	\$0	\$2,250,547	\$2,148,878	\$1,401,840	\$638,207	\$176,849	\$1,571,643	\$13,500	\$120,960	\$2,448,488	\$1,394,163	\$2,823,545
9	Parcells Middle School	\$22,929,670	\$540,000	\$2,468,599	\$1,828,375	\$1,439,640	\$1,712,183	\$2,699,289	\$1,008,884	\$16,200	\$270,000	\$5,122,030	\$1,675,199	\$4,149,270
10	Pierce Middle School	\$17,093,934	\$0	\$1,046,412	\$3,492,191	\$1,310,040	\$1,019,266	\$2,559,420	\$991,595	\$12,960	\$162,000	\$2,021,005	\$990,168	\$3,488,877
11	North High School	\$42,487,188	\$0	\$5,495,463	\$2,470,773	\$2,718,360	\$2,640,751	\$8,527,760	\$3,651,890	\$21,600	\$270,000	\$5,444,877	\$2,544,631	\$8,701,084
12	South High School	\$48,493,326	\$756,000	\$3,556,008	\$9,560,475	\$2,761,560	\$3,135,299	\$5,491,735	\$3,511,811	\$21,600	\$378,000	\$5,230,484	\$3,823,323	\$10,267,030
13	Barnes Early Childhood Center	\$9,283,526	\$0	\$1,300,190	\$981,411	\$798,120	\$367,875	\$1,125,733	\$689,267	\$11,880	\$81,000	\$840,144	\$1,149,840	\$1,938,065
	TOTAL	\$230,175,946	\$1,447,200	\$25,962,377	\$28,797,491	\$16,943,040	\$12,604,604	\$32,167,289	\$15,676,623	\$209,790	\$2,207,073	\$28,358,590	\$18,936,432	\$46,865,435

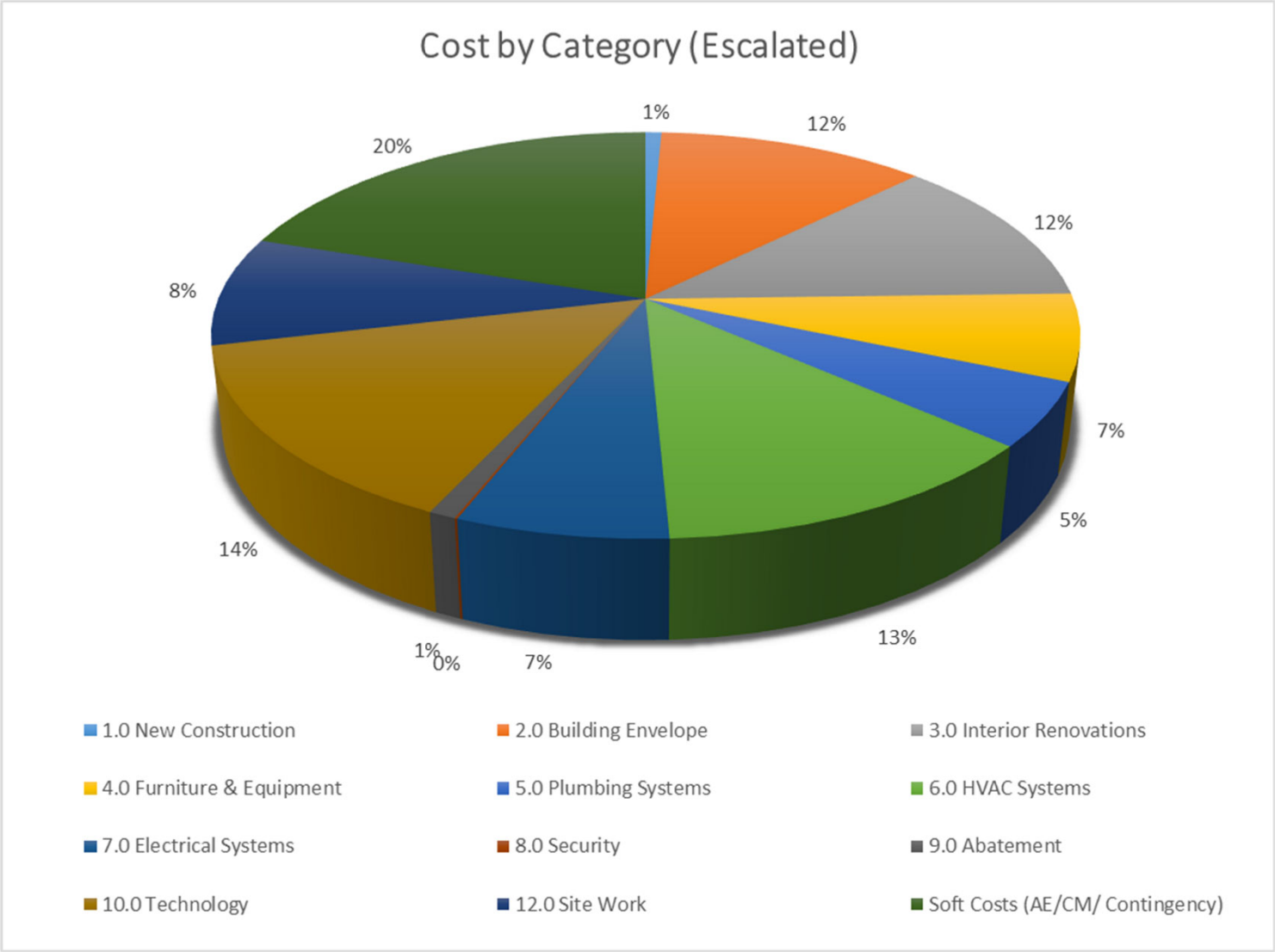
Summary of Costs by Category: Net Present Value



Summary of Costs by Category: Escalated

SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)															
Bldg #	Name of School Facility	Net Present Value	1.0 New Construction	2.0 Building Envelope	3.0 Interior Renovations	4.0 Furniture & Equipment	5.0 Plumbing Systems	6.0 HVAC Systems	7.0 Electrical Systems	8.0 Security	9.0 Abatement	10.0 Technology	12.0 Site Work	Soft Costs (AE/CM/Contingency)	Total Cost (Escalated)
1	Defer Elementary School	\$10,413,542	\$0	\$396,252	\$790,605	\$1,001,160	\$460,876	\$2,799,223	\$729,860	\$11,880	\$142,562	\$1,433,703	\$1,252,958	\$2,235,886	\$11,254,965
2	Ferry Elementary School	\$14,560,277	\$0	\$2,126,088	\$1,811,588	\$1,072,440	\$524,699	\$3,119,875	\$920,583	\$19,170	\$161,606	\$1,567,190	\$1,287,558	\$3,386,036	\$15,996,832
3	Kerby Elementary School	\$15,976,991	\$223,776	\$3,367,440	\$1,619,773	\$858,600	\$563,897	\$3,525,243	\$602,108	\$15,390	\$182,465	\$1,214,470	\$926,857	\$3,744,561	\$16,844,580
4	Maire Elementary School	\$7,220,507	\$0	\$993,844	\$996,454	\$837,000	\$424,610	\$336,787	\$436,209	\$18,900	\$108,000	\$1,235,277	\$1,192,018	\$1,530,439	\$8,109,538
5	Mason Elementary School	\$8,428,380	\$0	\$683,327	\$1,681,824	\$906,120	\$343,712	\$701,832	\$731,574	\$12,960	\$54,000	\$1,219,366	\$1,378,627	\$1,897,539	\$9,610,881
6	Monteith Elementary School	\$10,462,786	\$0	\$1,901,184	\$1,270,419	\$977,400	\$357,749	\$579,787	\$817,823	\$21,600	\$60,480	\$1,610,707	\$1,799,389	\$2,312,026	\$11,708,565
7	Richard Elementary School	\$7,837,199	\$0	\$1,232,280	\$748,131	\$977,400	\$498,579	\$552,787	\$562,753	\$12,150	\$216,000	\$1,274,328	\$841,798	\$1,583,976	\$8,500,182
8	Brownell Middle School	\$14,988,621	\$0	\$2,674,055	\$2,343,080	\$1,427,760	\$652,308	\$180,996	\$1,689,838	\$13,500	\$120,960	\$3,105,796	\$1,679,760	\$3,176,626	\$17,064,679
9	Parcells Middle School	\$22,929,670	\$799,200	\$2,860,821	\$1,871,143	\$1,465,560	\$1,726,284	\$2,703,436	\$1,063,316	\$16,200	\$270,000	\$6,515,777	\$1,879,941	\$4,479,212	\$25,650,890
10	Pierce Middle School	\$17,093,934	\$0	\$1,329,906	\$3,515,519	\$1,345,680	\$1,033,367	\$2,563,567	\$1,104,607	\$12,960	\$162,000	\$2,656,741	\$1,102,951	\$3,675,941	\$18,503,237
11	North High School	\$42,487,188	\$0	\$6,114,632	\$2,565,588	\$2,809,080	\$2,665,323	\$8,540,720	\$3,791,858	\$21,600	\$270,000	\$6,961,342	\$2,970,156	\$9,148,317	\$45,858,617
12	South High School	\$48,493,326	\$756,000	\$4,781,043	\$10,004,057	\$2,852,280	\$3,159,872	\$5,504,695	\$3,719,171	\$21,600	\$378,000	\$6,539,219	\$4,286,317	\$11,074,050	\$53,076,305
13	Barnes Early Childhood Center	\$9,283,526	\$0	\$1,575,720	\$1,012,152	\$811,080	\$379,487	\$1,129,880	\$765,472	\$11,880	\$81,000	\$1,092,186	\$1,379,470	\$2,151,278	\$10,389,605
	TOTAL	\$230,175,946	\$1,778,976	\$30,036,592	\$30,230,335	\$17,341,560	\$12,790,762	\$32,238,828	\$16,935,170	\$209,790	\$2,207,073	\$36,426,102	\$21,977,799	\$50,395,888	\$252,568,875

Summary of Costs by Category: Escalated



Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with building users, which for the purpose of this report was deemed reliable, PMC prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as property enhancements. Costs provided are based on mid-level commercial pricing.

Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately \$1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the district. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Budgets were derived using Metro Detroit area material and labor costs. As this report projects costs over the next 10 years, PMC utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that the budget values in this report are conceptual values only, and do not represent hard bid market pricing our opinions of probable costs will likely vary from actual market conditions. These conceptual budget values are intended for a high-level planning approach by the district in consideration for future renovations of the aforementioned buildings. We highly recommend that, if any of the recommendations are to move forward accordingly, the district (a) have a formal design completed by a registered architectural or engineering firm and (b) in conjunction with its registered architectural or engineering firm and construction professional develop a refined preliminary budgets and (c) undergo the formal competitive bid process per the requirements set forth.

Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMC's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by Abbrev and other third parties. PMC cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment may identify items by third party architect that do not appear to be in general conformance with the Title III requirements; correction of these reported items may not bring the property into total compliance with ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by ADA. The owner must determine this issue. Such opinions are subject to the limitations on opinions of probable cost set forth in Section A (Opinion of Probable Cost). While PMC will communicate items of concern regarding compliance with title III and/or other codes it has observed, PMC makes no representation that the identified items of concern are actual code violations or are inclusive of any and all potential code violations. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for and intended solely for the information use of Abbrev and may not be used or relied upon by another party without the express written authorization of PMC.

The contents of the report are based on the relevant information available, and the condition observed at the time of issuance. Information and conditions are subject to change, and PMC assumes, no responsibility to update this report in the event of such change.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and, in some instances, provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.



Section B

Property Summary



SECTION B

Property Summary

Property Listing

GROSSE POINTE PUBLIC SCHOOL SYSTEM FACILITY LIST									
Bldg #	Name of School Facility	Address	City	State	Zip	Year Built	Year(s) Remodeled	Site Size (acres)	Total SF
ELEMENTARY SCHOOLS:									
1	Defer Elementary School	15425 Kercheval	Grosse Pointe Park	Michigan	48230	1924	1928 addition 2020	6.32	60,001
2	Ferry Elementary School	748 Roslyn	Grosse Pointe Woods	Michigan	48236	1953	1961 addition 2020	8.02	68,016
3	Kerby Elementary School	285 Kerby Road	Grosse Pointe Farms	Michigan	48236	1948	2023	5.01	76,795
4	Maire Elementary School	740 Cadieux	Grosse Pointe	Michigan	48230	1936	2021	4.9	50,200
5	Mason Elementary School	1640 Vernier	Grosse Pointe Woods	Michigan	48236	1928	2023	7.3	45,020
6	Monteith Elementary School	1275 Cook	Grosse Pointe Woods	Michigan	48236	1951	2020	9.35	63,239
7	Richard Elementary School	176 McKinley	Grosse Pointe Farms	Michigan	48236	1930	2021	3.63	56,099
MIDDLE SCHOOLS:									
8	Brownell Middle School	260 Chalfonte	Grosse Pointe Farms	Michigan	48236	1956	2021-22	15.2	157,493
9	Parcells Middle School	20600 Mack Ave.	Grosse Pointe Woods	Michigan	48236	1951	2020	14.7	208,855
10	Pierce Middle School	15439 Kercheval	Grosse Pointe Park	Michigan	48230	1939	2023	5.41	122,313
HIGH SCHOOLS:									
11	North High School	707 Vernier	Grosse Pointe Woods	Michigan	48236	1966	2021-22	31.3	342,148
12	South High School	11 Grosse Pointe Blvd.	Grosse Pointe Farms	Michigan	48236	1927	2020-21	23.7	436,691
OTHER:									
13	Barnes Early Childhood Center	20020 Morningside	Grosse Pointe Woods	Michigan	48236	1955	2023	11.6	49,445
TOTALS:								146.4	1,736,315

See Building Location Map on slide 24 for building # key

Building Locations Map



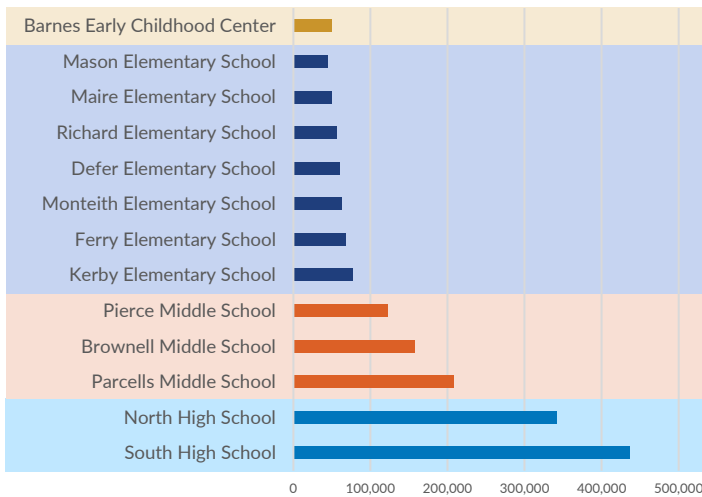


SECTION B

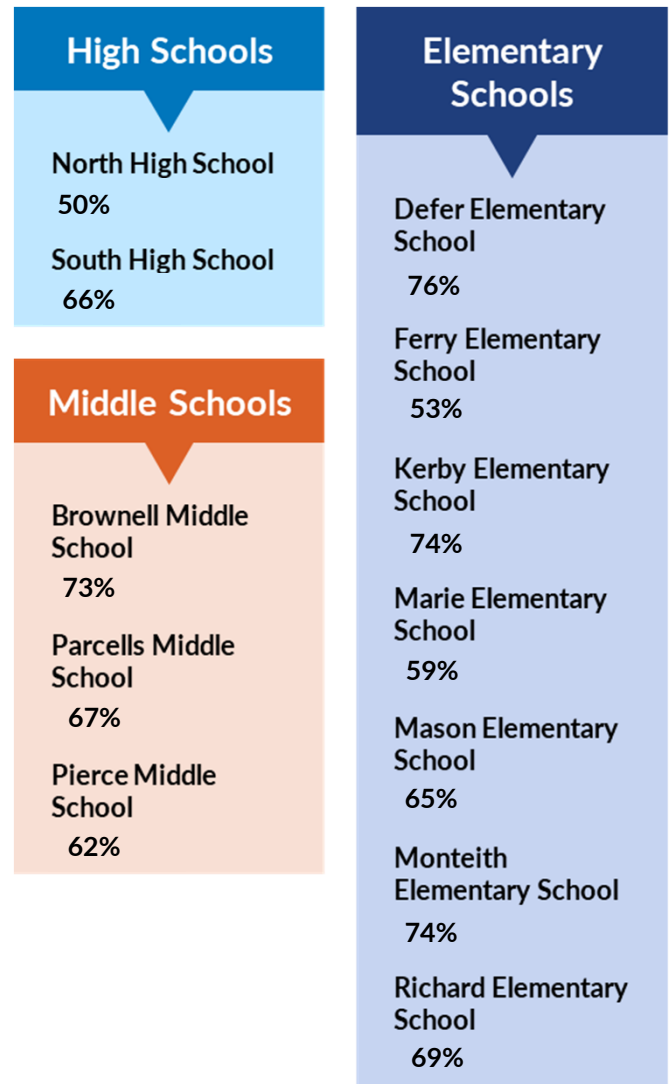
Property Summary

Property Listing

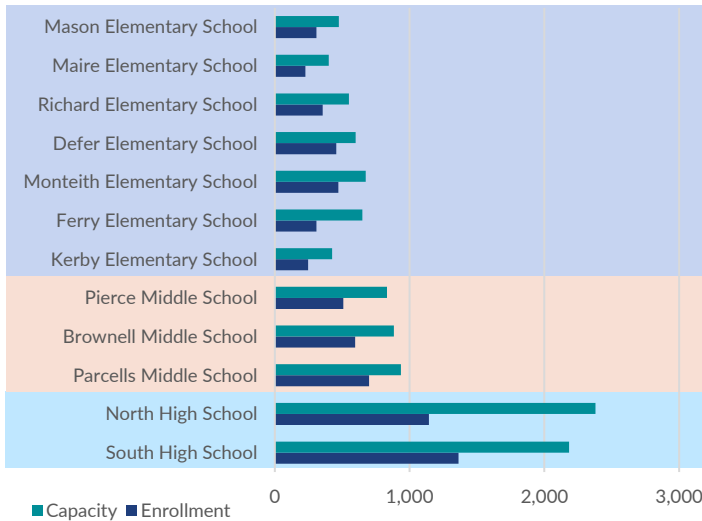
Square Feet

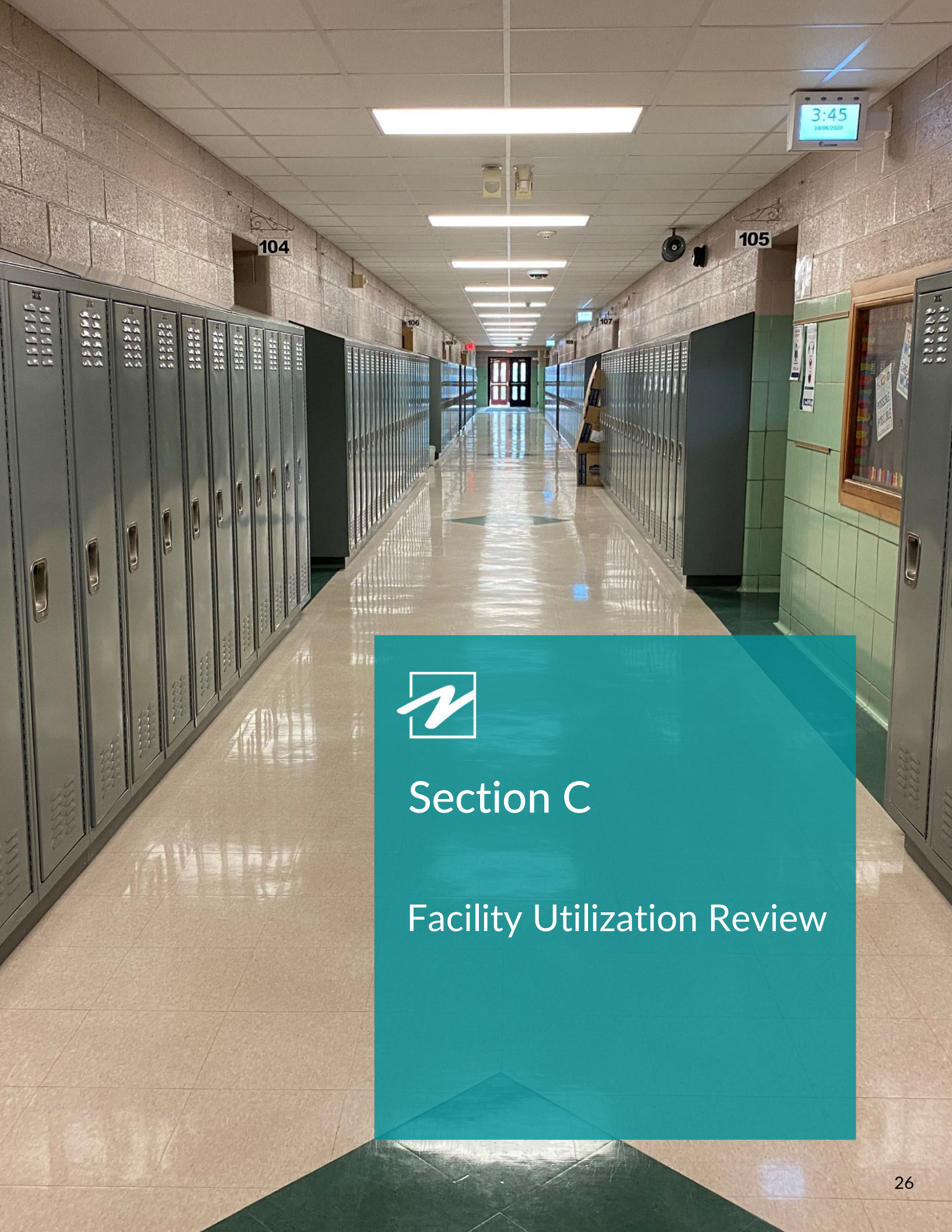


Utilization



Capacity and Enrollment





Section C

Facility Utilization Review

Utilization Process

- Plante Moran Cresa (PMC) was engaged by Grosse Pointe Public School System (GPPSS) to review its current utilization and capacity based on enrollment and current programming. The goal of this assessment was to provide GPPSS with a planning template with consideration of its current facilities and opportunities and challenges for educational programming.
- PMC conducted the assessment through multiple on-site visits, during which over 1.7 million square feet of GPPSS facility footprint was toured. Interviews were also conducted with GPPSS Administration as well as a review of GPPSS-provided documentation.
- Review of School Enrollment Capacities:
 - Per Classroom by Grade Level – review two densities
 - State qualification standard (85% utilization)
 - Current GPPSS building counts
- Enrollment Capacities DO include:
 - General Classroom spaces of approximately +/-750 square feet or more
 - Vacant or Non-Programmed Classrooms
 - Young 5 & Pre-K
 - Special Ed., ASD, CI, LRC, T1 Classrooms
 - Classrooms meeting the above requirements and occupied 4 hours or more per day
- Enrollment Capacities DO NOT include:
 - Gym and Multipurpose Room
 - Art Room
 - Music Room
 - Media Centers
 - Computer Lab / STEM Lab
 - Teacher Lounges

Utilization Summary

GROSSE POINTE PUBLIC SCHOOL SYSTEM - FACILITY SUMMARY TABLE									BUILDING CAPACITY (TARGET CLASS SIZE)		
Facility Name	Grade Configuration	General Education Classrooms (A)	Dedicated "Classrooms" (Art, Music, Comp.) (B)	Special Education /Support Rooms (Full-sized Classrooms used for: ECSE, ASD, Literacy, Etc.) (C)	Vacant/Non-Programmed Classrooms (D)	Total: All Classrooms (A+B+C+D)	Total Classrooms (General Ed. + Non-Programmed Classrooms) (A+C+D = E)	Student Enrollment (FTE) (as of Jan 2022 Projection) (F)	Building Capacity [(Colm. A)*Class Size] (Target) (G)	Excess Capacity (Target) (G-F) (H)	Utilization % (Target = F/G) (I)
SCHOOLS:		25 Pupils at K-5 26 Pupils at 6-8 28 Pupils at 9-12		25 Pupils at K-5 26 Pupils at 6-8 28 Pupils at 9-12 7 Pupils at ASD 12 Pupils at CI					25 Pupils at K-5 26 Pupils at 6-8 28 Pupils at 9-12		
ELEMENTARY:		132	15	17	1	165	150	2402	3,562	1,160	67%
Defer Elementary	K-5	23	2	0	1	26	24	456	600	144	76%
Ferry Elementary	K-5	21	2	4	0	27	25	309	581	272	53%
Kerby Elementary	K-5	14	3	3	0	20	17	274	371	97	74%
Maire Elementary	K-5	15	2	1	0	18	16	227	382	155	59%
Mason Elementary	K-5	18	2	1	0	21	19	309	475	166	65%
Monteith Elementary	K-5	24	2	3	0	29	27	472	639	167	74%
Richard Elementary	K-5	17	2	5	0	24	22	355	514	159	69%
MIDDLE:		92	18	16	0	126	108	1,803	2675	872	67%
Brownell Middle	6-8	30	5	5	0	40	35	596	815	219	73%
Parcells Middle	6-8	33	7	7	0	47	40	699	1040	341	67%
Pierce Middle	6-8	29	6	4	0	39	33	508	820	312	62%
HIGH:		144	30	10	7	191	161	2,507	4361	1,854	57%
North High	9-12	78	13	6	0	97	84	1144	2289	1145	50%
South High	9-12	66	17	4	7	94	77	1363	2072	709	66%
TOTAL:		368	63	43	8	482	419	6,712	10,598	3,886	63%

Utilization Floor Plans

2022

Functional Room Utilizations

60,001 s.f.

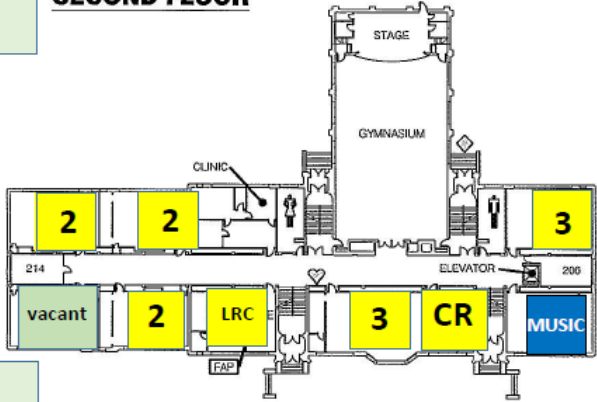
Total Rooms: 26

Capacity: 600

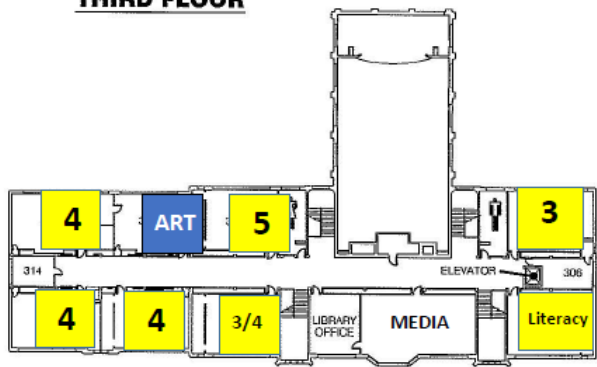
GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

ES: 25 students /room
MS: 26 students /room
HS: 28 students /room
ASD: 7 students
CI: 12 students

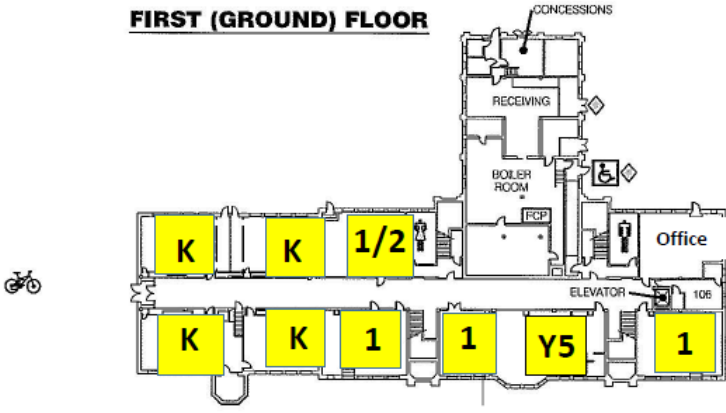
SECOND FLOOR



THIRD FLOOR



FIRST (GROUND) FLOOR



LEGEND:

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

Defer Elementary School

15425 Kercheval
Grosse Pointe Park, MI 48230
313.432.4000

Ehresman Associates, Inc.
architects engineers
DATE: JULY 2010

0 30 60 90

Utilization Floor Plans

2022

Functional Room Utilizations

68,016 s.f.

Total Rooms: 27

Capacity: 581

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

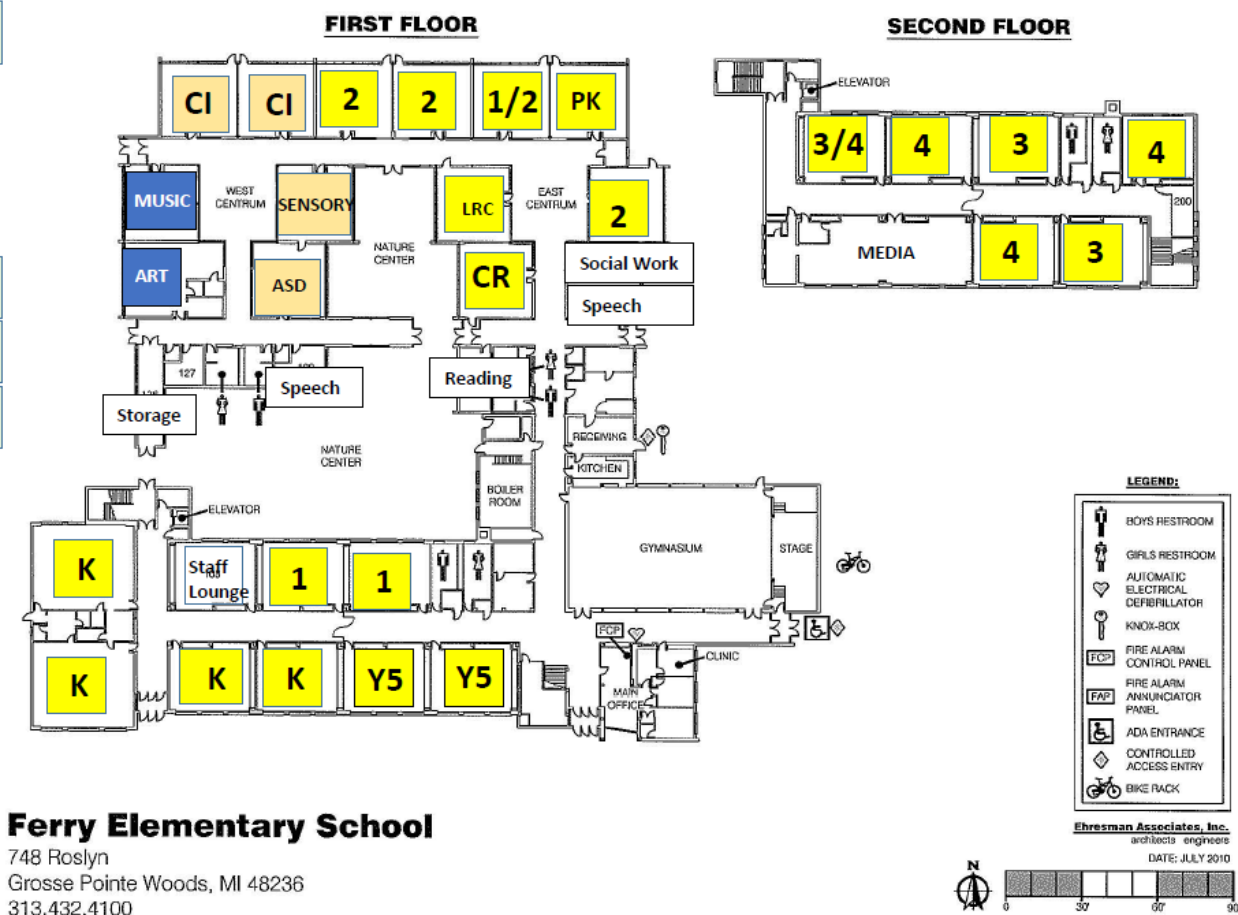
ES: 25 students /room

MS: 26 students /room

HS: 28 students /room

ASD: 7 students

CI: 12 students



Utilization Floor Plans

2022

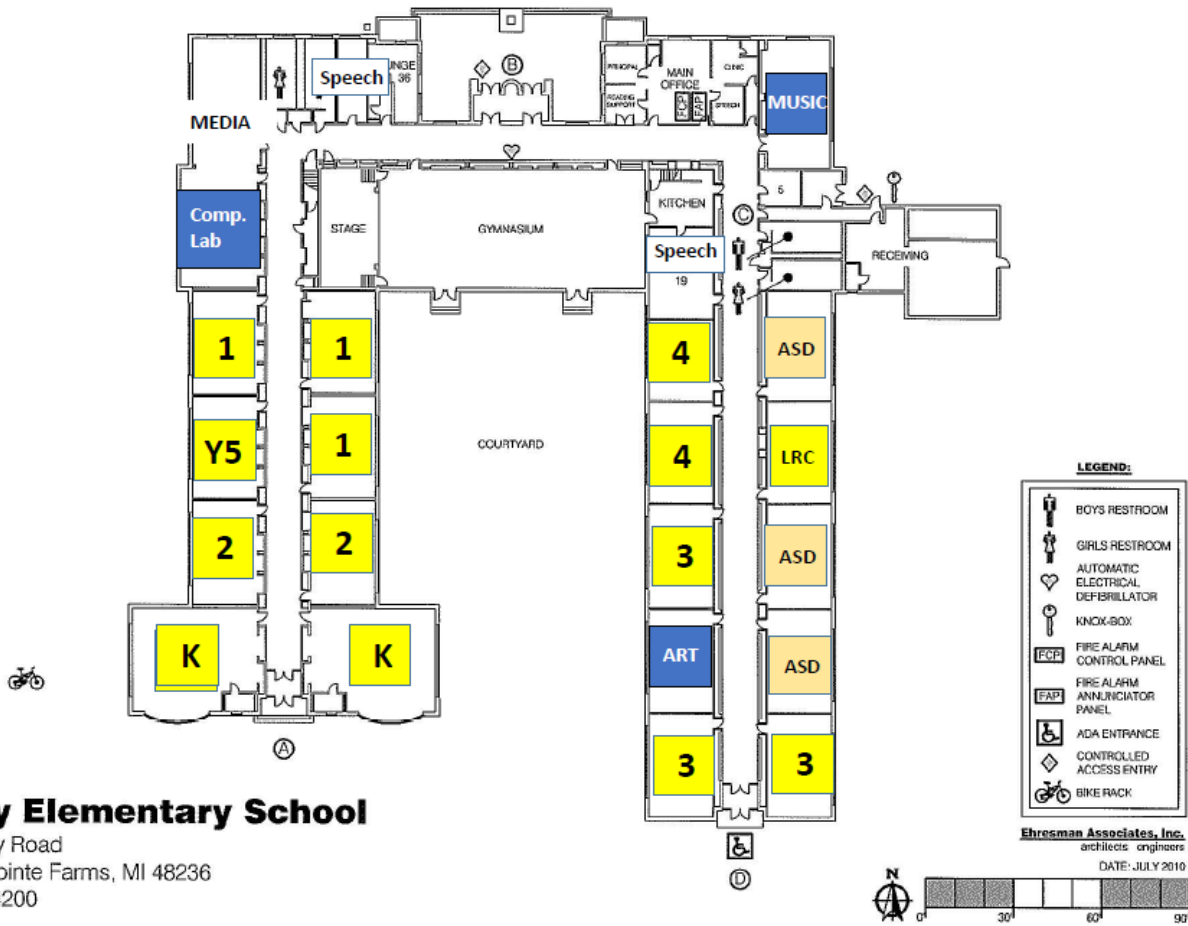
Functional Room Utilizations

76,795 s.f.

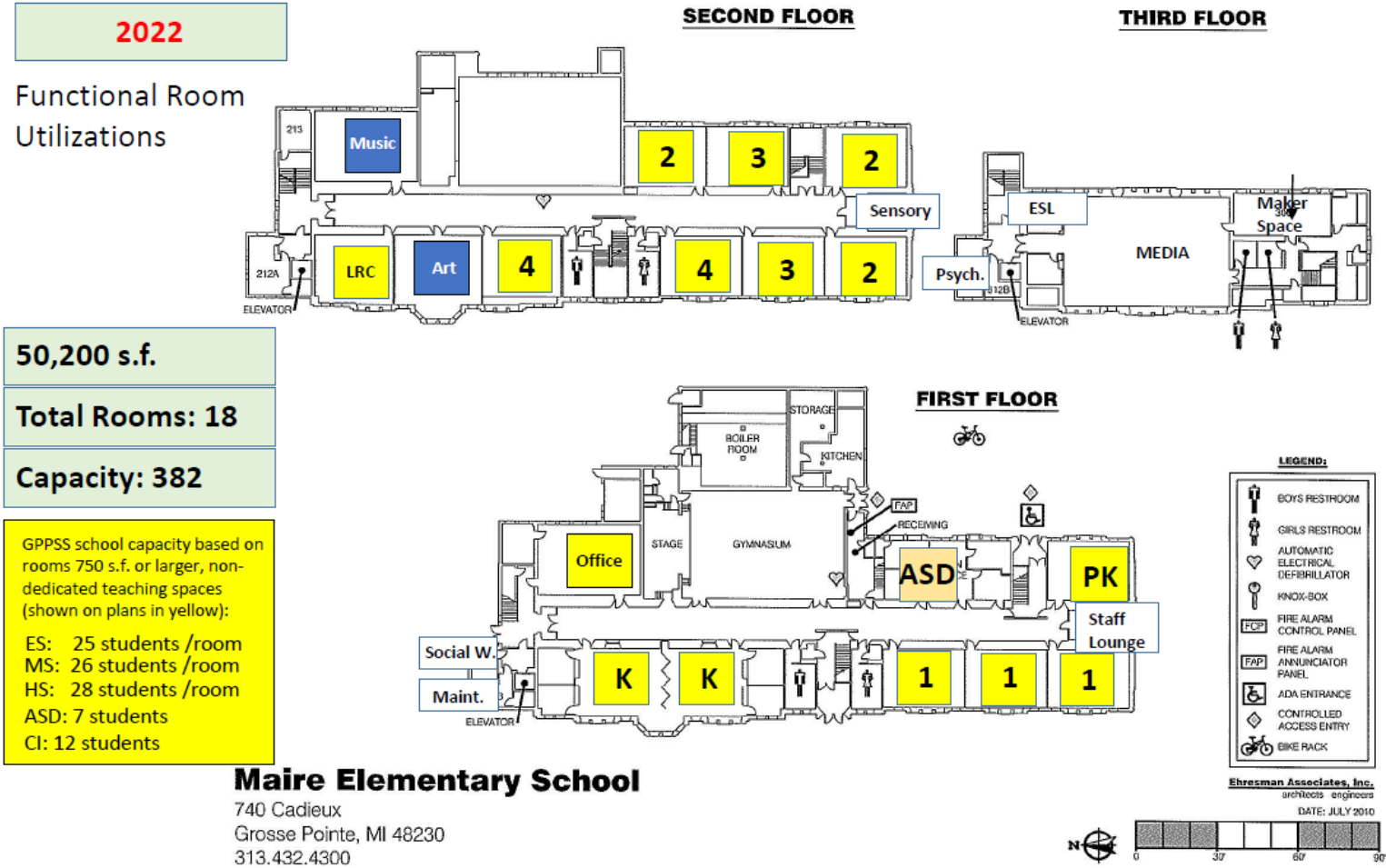
Total Rooms: 20

Capacity: 371

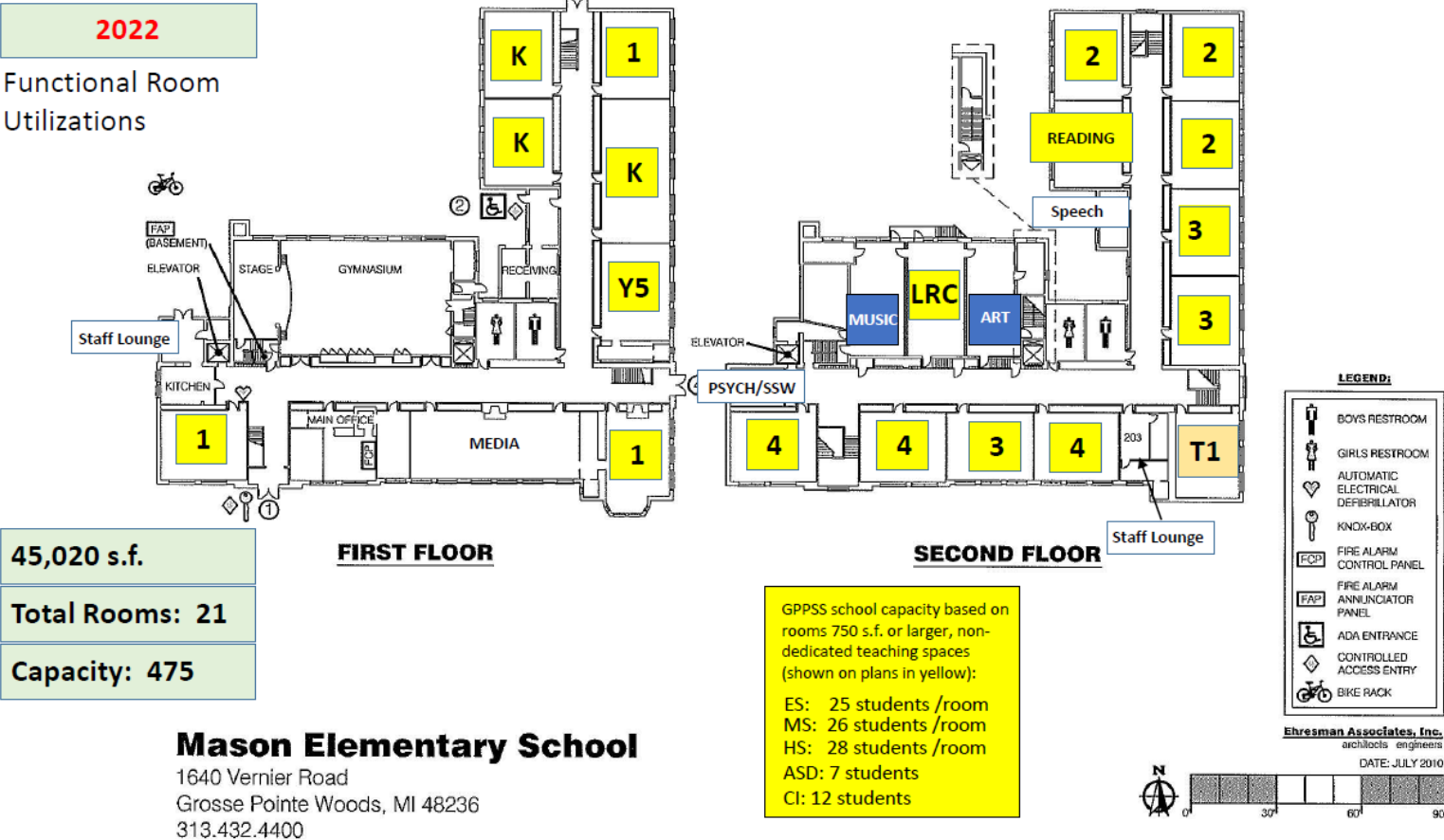
GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):
ES: 25 students /room
MS: 26 students /room
HS: 28 students /room
ASD: 7 students
CI: 12 students



Utilization Floor Plans



Utilization Floor Plans



Utilization Floor Plans

2022

Functional Room Utilizations

63,239 s.f.

Total Rooms: 29

Capacity: 639

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

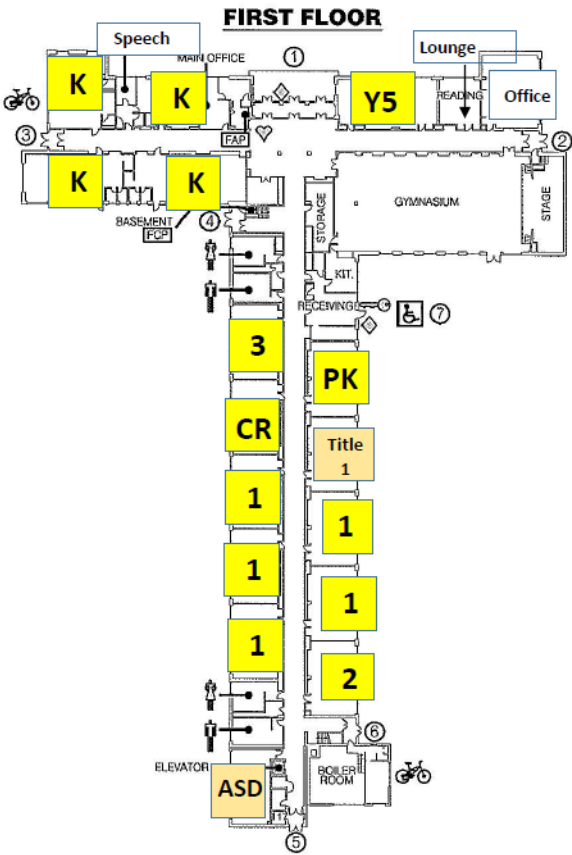
ES: 25 students /room

MS: 26 students /room

HS: 28 students /room

ASD: 7 students

CI: 12 students



LEGEND:

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

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architects engineers
DATE: JULY 2010

0 30 60 90

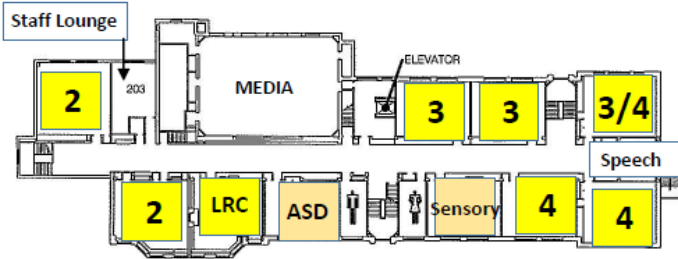
Monteith Elementary School
1275 Cook Road
Grosse Pointe Woods, MI 48236
313.432.4500

Utilization Floor Plans

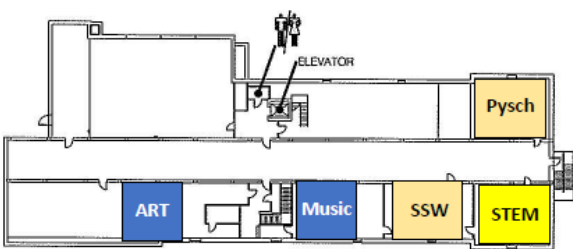
2022

Functional Room Utilizations

SECOND FLOOR



THIRD FLOOR

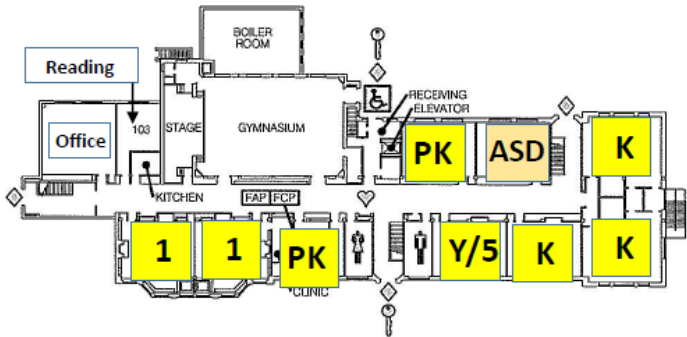


56,099 s.f.

Total Rooms: 24

Capacity: 514

FIRST FLOOR



GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

- ES: 25 students /room
- MS: 26 students /room
- HS: 28 students /room
- ASD: 7 students
- CI: 12 students

LEGEND:

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

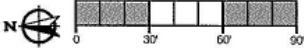
Ehresman Associates, Inc.

architects engineers

DATE: JULY 2010

Richard Elementary School

176 McKinley
Grosse Pointe Farms, MI 48236
313.432.4900



Utilization Floor Plans

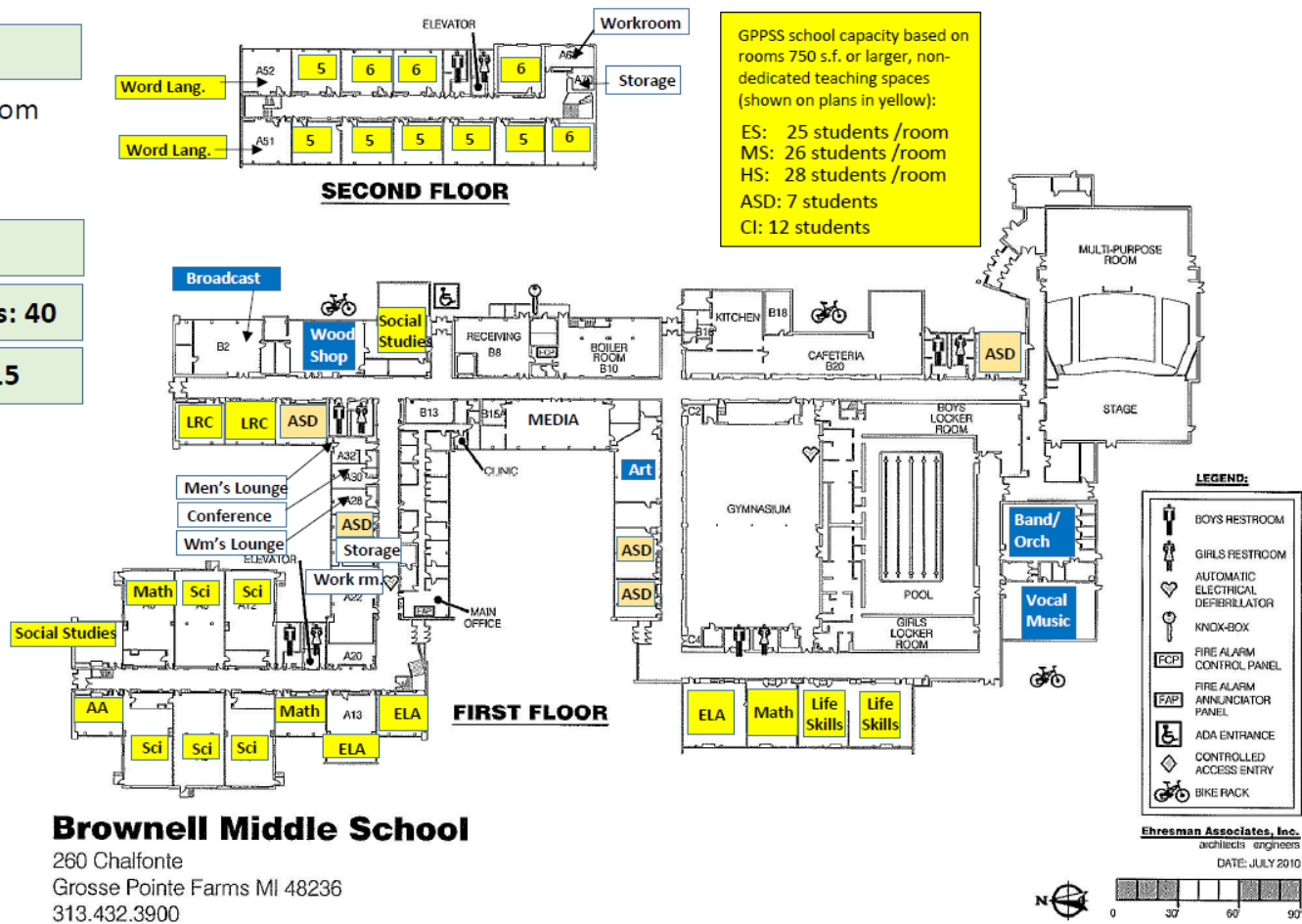
2022

Functional Room Utilizations

157,493 s.f.

Total Rooms: 40

Capacity: 815



Utilization Floor Plans

2022

Functional Room Utilizations

208,855 s.f.

Total Rooms: 47

Capacity: 10410

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):

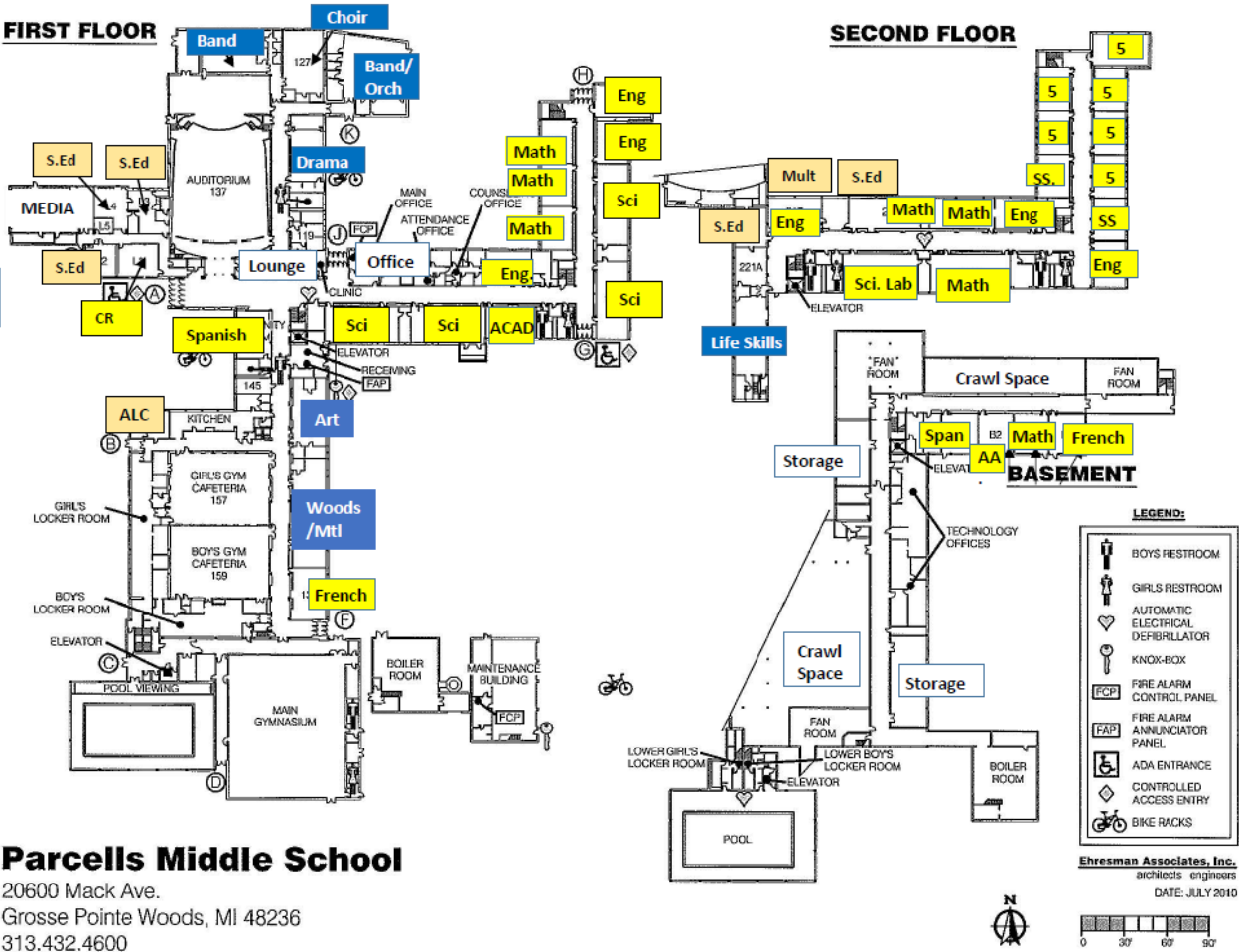
ES: 25 students /room

MS: 26 students /room

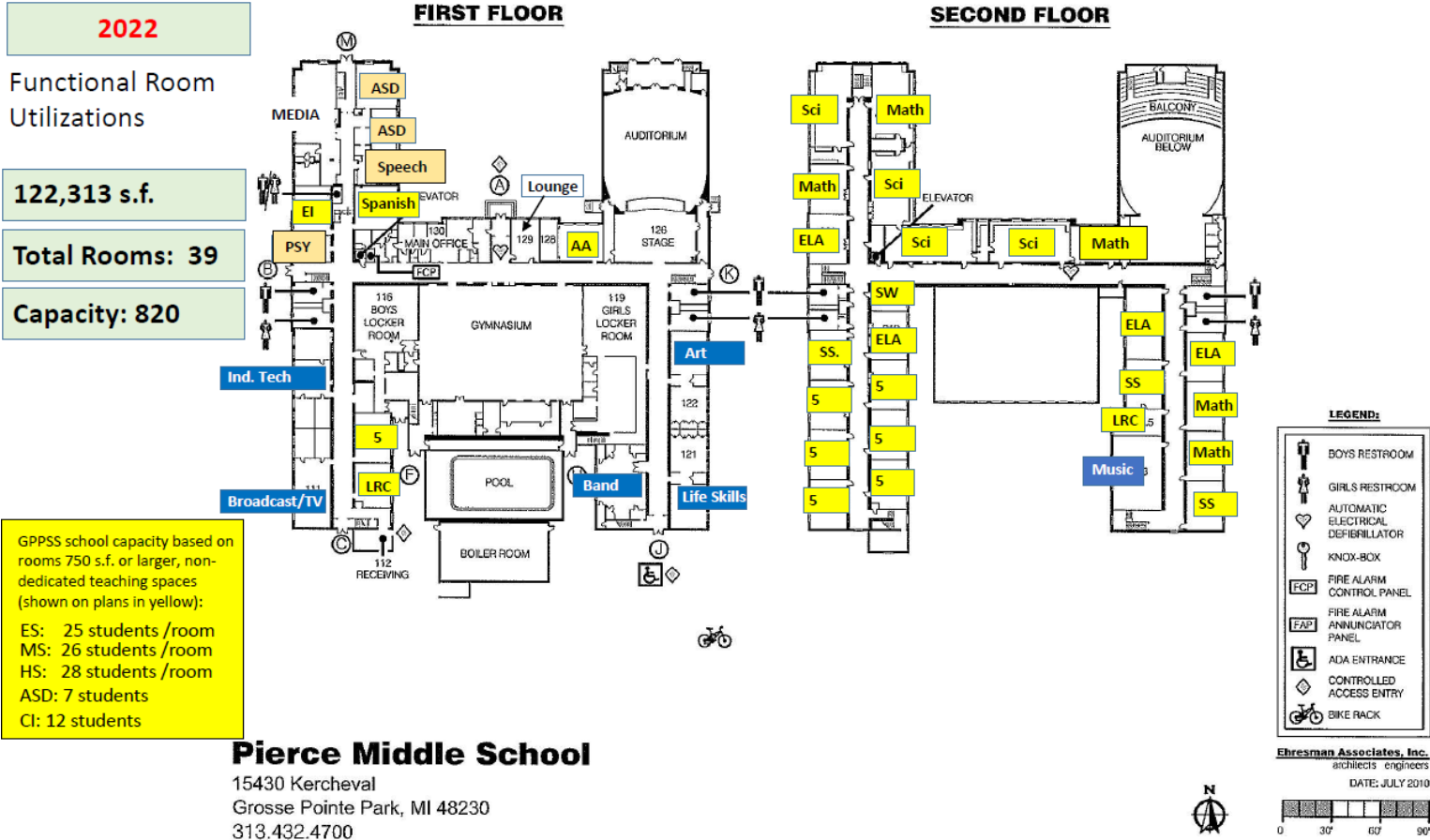
HS: 28 students /room

ASD: 7 students

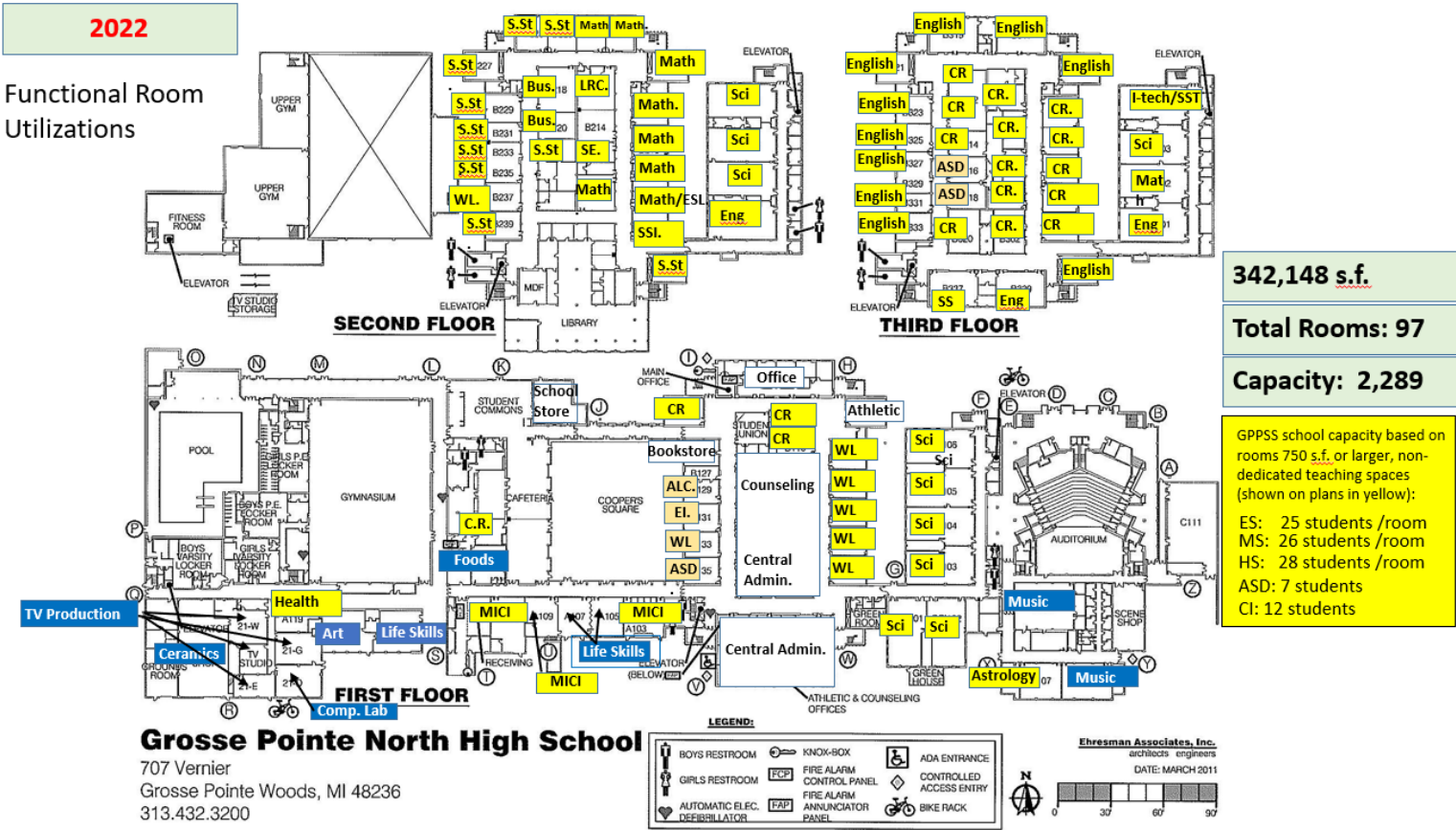
CI: 12 students



Utilization Floor Plans



Utilization Floor Plans



Utilization Floor Plans

2022

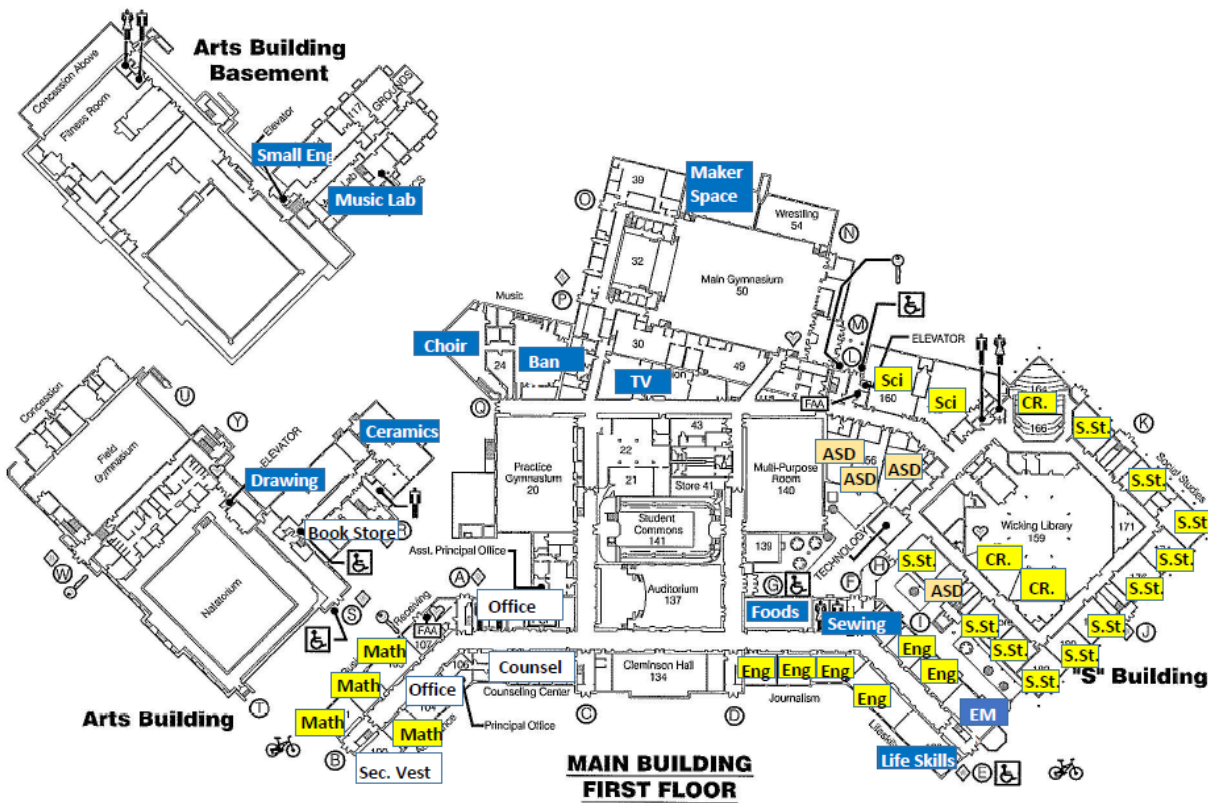
Functional Room Utilizations

436,691 s.f.

Total Rooms: 94

Capacity: 2,072

GPPSS school capacity based on rooms 750 s.f. or larger, non-dedicated teaching spaces (shown on plans in yellow):
ES: 25 students /room
MS: 26 students /room
HS: 28 students /room
ASD: 7 students
CI: 12 students



Grosse Pointe South High School
11 Grosse Pointe Blvd.
Grosse Pointe Farms, MI 48236
313.432.3500

LEGEND:

BOYS RESTROOM

GIRLS RESTROOM

AUTOMATIC ELEC. DEFEIBILLATOR

KNOX-BOX

FIRE ALARM CONTROL PANEL

FIRE ALARM ANNUNCIATOR PANEL

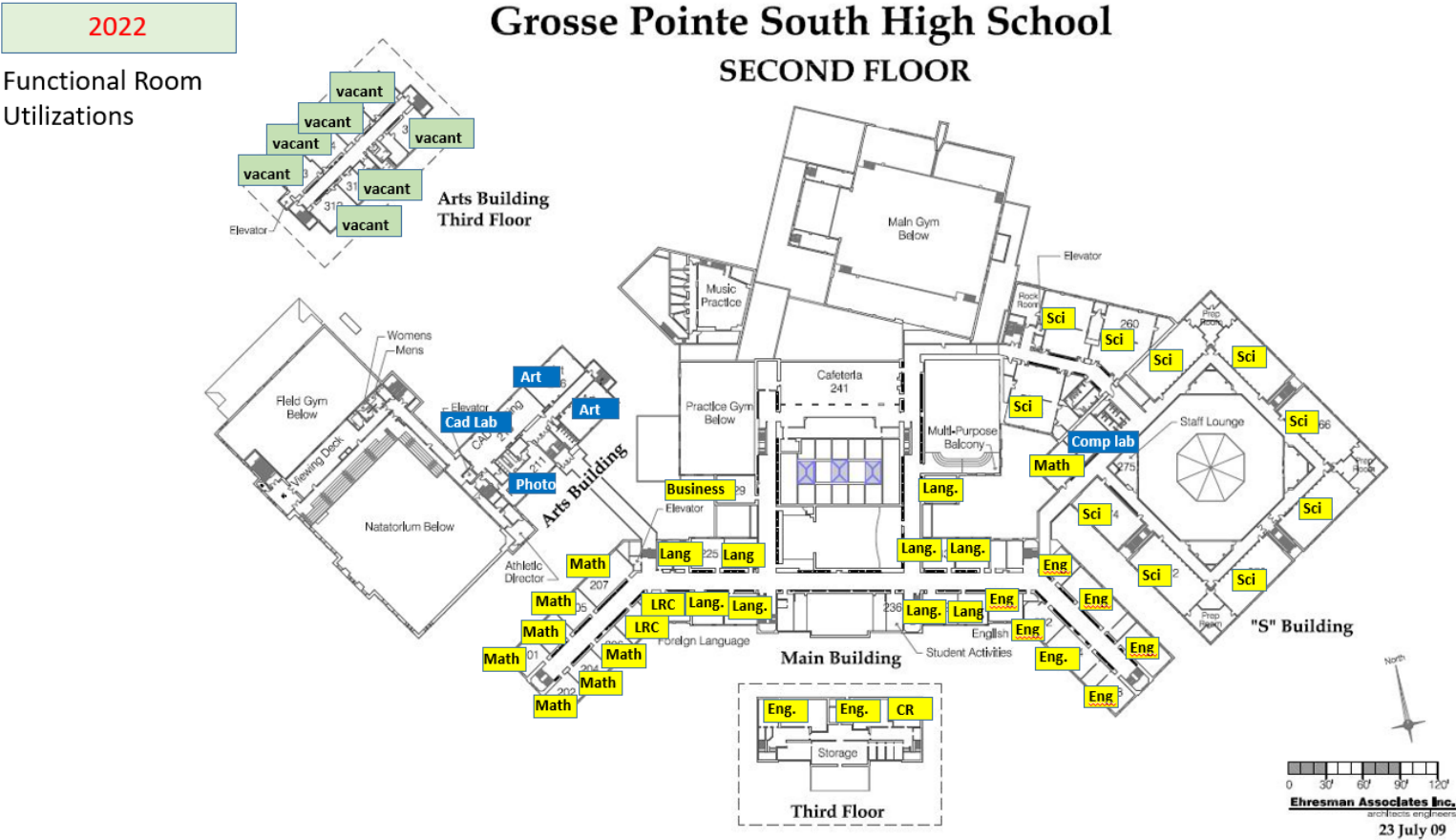
ADA ENTRANCE

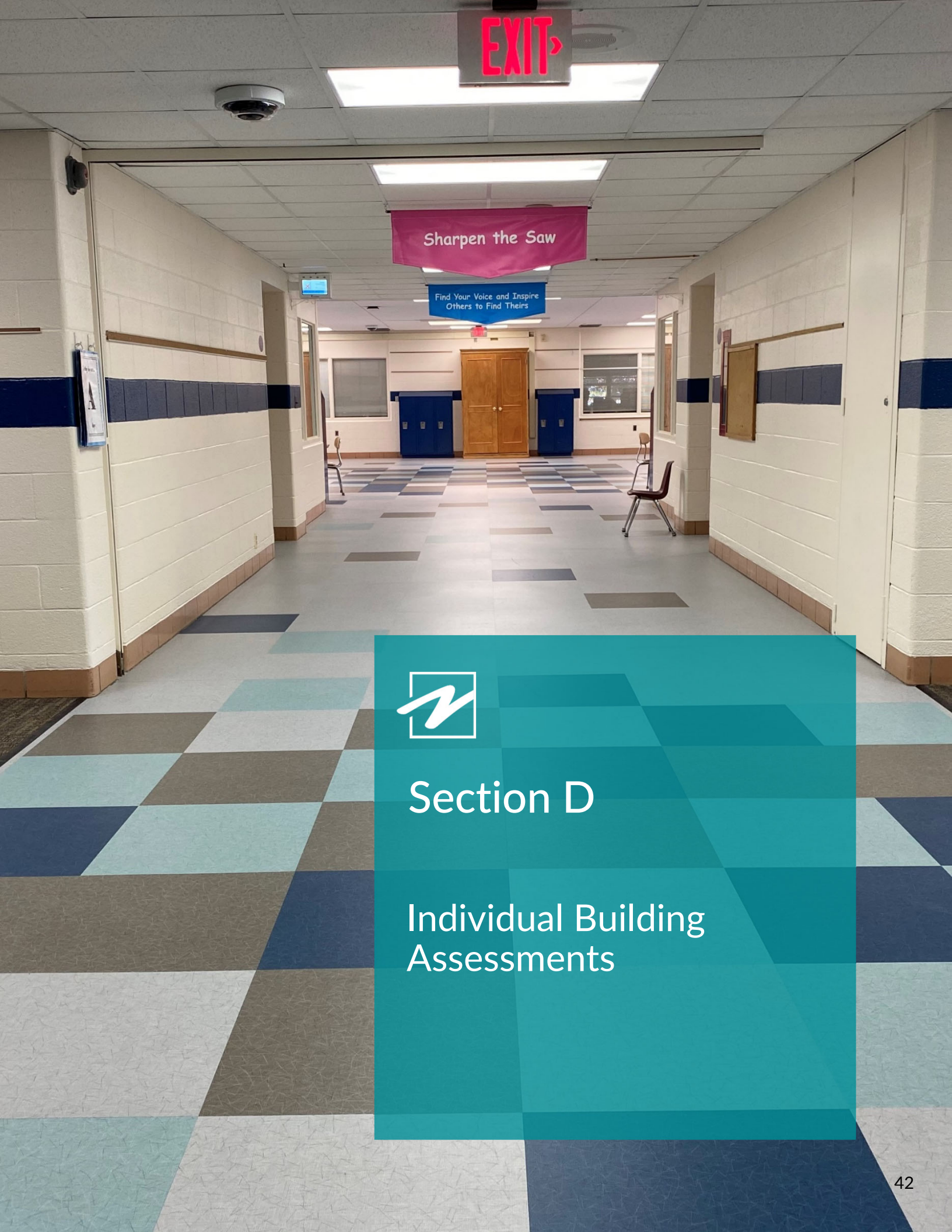
CONTROLLED ACCESS ENTRY

BIKE RACK

Ehresman Associates, Inc.
architects engineers
DATE: JULY 2010

Utilization Floor Plans





Section D

Individual Building Assessments

Building 1 – Defer Elementary School



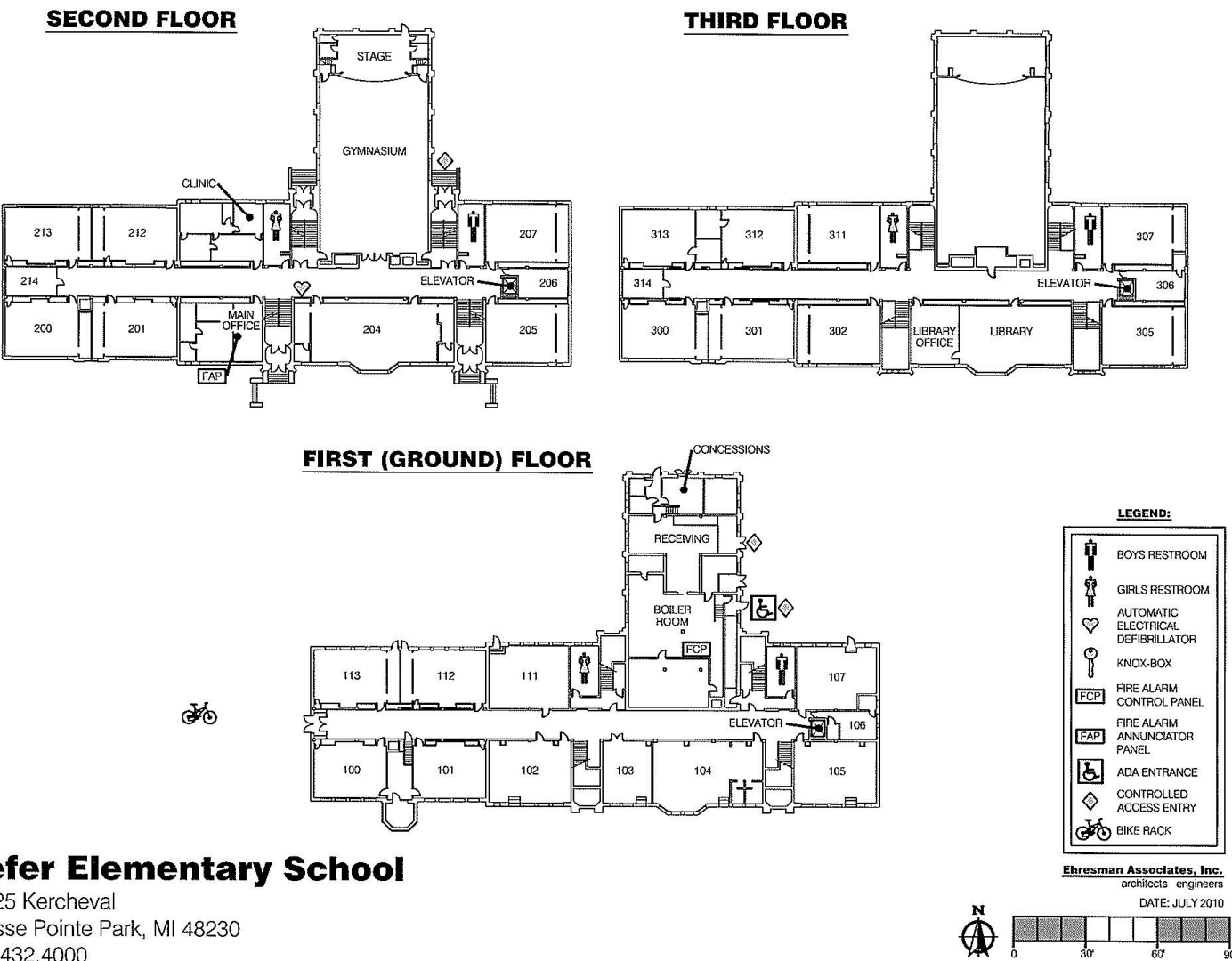
Address:	15425 Kercheval Ave., Grosse Pointe Park, MI 48230
Year Built:	1925 – Addition 1928
Square Footage:	60,001
Site Area:	6.32 Acres
Parking Spaces:	68
Stories:	3
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	EDPM
Fire Protection:	No

Site Plan:



Building 1 - Defer Elementary School

Floor Plans:



SECTION D | Individual Building Assessments

Building 1 – Defer Elementary School

Summary of Budgets:

Defer Elementary School					Cost Data							
Building SF					Specification Factor = 1.00 (Medium)							
60,001					Geographic Factor = 1.00 (U.S. Median)							
					Cost Escalation Factor = 1.08		Fall 2022		Cost Escalation Factors			
							1.08		1.30		1.48	
Program Area					Quantity	# of	As % of	Critical Needs	Deferrable	Property		
					Per Unit	Unit	Total Units	Cost	Cost	Maintenance	Enhancement	
						Units			(1 - 3 years)	Cost	Cost	
									(7 - 10 years)			
1.0 NEW CONSTRUCTION												
Building Additions												
NEW CONSTRUCTION SUBTOTAL								0.00%	\$0	\$0	\$0	
2.0 BUILDING ENVELOPE												
Roofing Work												
Roofing Work					1	Allowance	1	1	0.10%	\$0	\$7,020	\$7,992
Area 2 (Existing BUR) - .90Mil/Reinforced/Fully-Adhered - North Entry Vestibules					1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
Area 1 (Existing EPDM) (SDA) - Warranty Expires 2048					4550	SF			0.00%	\$0	\$0	\$0
Area 2 (Existing EPDM) (SDA) - Warranty Expires 2048					9800	SF			0.00%	\$0	\$0	\$0
Area 3 (Existing EPDM) (SDA) - Warranty Expires 2048					4725	SF			0.00%	\$0	\$0	\$0
Add Entry Canopy to West Entry					1	Allowance	1	1	0.26%	\$0	\$0	\$39,960
Exterior Walls												
Re-Caulk Expansion Joints					1	Allowance	1	1	0.21%	\$21,600	\$0	\$0
Re-Caulk Windows					1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Prep & Paint Lintels					1	Allowance	1	1	0.26%	\$27,000	\$0	\$0
Tuckpointing (Allowance)					1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Clean Masonry/Stone					1	Allowance	1	1	0.78%	\$0	\$0	\$119,880
Replace Fire Escape - North					1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Remove / Repair Concrete Steps - Northwest Entry					1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
BUILDING ENVELOPE SUBTOTAL								3.27%	\$221,400	\$7,020	\$167,832	
3.0 INTERIOR/FINISHES												
Interior Doors & Hardware												
Replace/Refurbish Stage Front - Doors					1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Walls & Partitions												
Replace Wall Tile @ Drinking Fountain Alcoves					300	SF	1	300	0.07%	\$7,128	\$0	\$0
Clean Interior Brick - Gymnasium					1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Plaster Repair - North Stairwell					1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
Replace Grilles					1	Allowance	1	1	0.41%	\$43,200	\$0	\$0
Replace Sills					1	Allowance	1	1	0.41%	\$43,200	\$0	\$0
Ceilings												
Remove Existing & Install New Acoustic Tile Ceiling - Corridors (1st Floor)					3000	SF	1	3000	0.23%	\$23,652	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Corridors (2nd Floor)					3000	SF	1	3000	0.23%	\$23,652	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Corridors (3rd Floor)					3000	SF	1	3000	0.23%	\$23,652	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Classroom 101					700	SF	1	700	0.05%	\$5,519	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Media Center					1700	SF	1	1700	0.13%	\$13,403	\$0	\$0
Flooring												
Remove & Replace Classroom Flooring - LVT					16,000	SF	1	16,000	1.49%	\$155,520	\$0	\$0
Gym Flooring - Refinish Wood					3,400	SF	1	3,400	0.10%	\$0	\$0	\$15,217
Address Terrazzo Flooring - Grind & Polish - Toilet Rooms					1	Allowance	1	1	0.52%	\$0	\$70,200	\$0
Windows												
Remove & Replace Window Treatments (Elementary)					1	Allowance	1	1	0.78%	\$0	\$105,300	\$0
Paint												
Paint - Classrooms					26000	SF	1	26000	0.40%	\$0	\$0	\$62,338
Paint - Media Center					2000	SF	1	2000	0.03%	\$3,240	\$0	\$0
Paint - Ancillary					5000	SF	1	5000	0.08%	\$8,100	\$0	\$0
Signage												
Replace Interior Signage - Fire - Pull Stations, Fire Extinguishers					1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
Install Window Room & Exit Door Identification					1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Restrooms												
Renovate - Toilet Room (Single / Staff) - Kindergarten					1	EA	3	3	0.26%	\$27,540	\$0	\$0
Auditorium												
Replace Main Stage Curtain					1	Allowance	1	1	0.09%	\$0	\$0	\$13,427
Other												
Renovate - Kitchen					270	SF	1	270	0.63%	\$65,318	\$0	\$0
Renovate - Renovate Staff Lounge (Kitchenette, Toilet Room)					1	Allowance	1	1	0.36%	\$37,800	\$0	\$0
INTERIOR/FINISHES SUBTOTAL								6.92%	\$524,124	\$175,500	\$90,981	
4.0 FURNITURE & EQUIPMENT												
General Furniture												
Classroom Furniture					1	Allowance	26	26	5.93%	\$617,760	\$0	\$0
Other/Misc. Furniture					1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Commons Area Furniture					1	Allowance	1	1	0.58%	\$60,480	\$0	\$0
Media Center Furniture					1	Allowance	1	1	1.16%	\$120,960	\$0	\$0
Main Office Furniture					1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Other FF&E												
Food Service Equipment - Elementary					1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Maintenance/Custodial Equipment					1	Allowance	1	1	0.26%	\$0	\$0	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL								9.49%	\$961,200	\$0	\$39,960	

SECTION D | Individual Building Assessments

Building 1 – Defer Elementary School

Summary of Budgets:

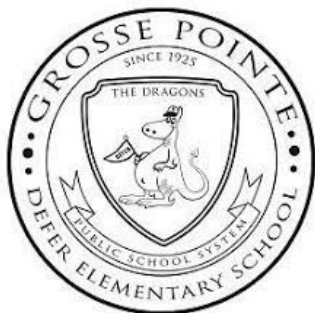
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Drinking Fountain	1	EA	6	6	0.28%	\$29,030	\$0	\$0
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.12%	\$0	\$0	\$17,902
Replace Additional Bottle Filling Stations at Existing Drinking Fountains	1	EA	1	1	0.07%	\$7,236	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.12%	\$0	\$0	\$17,902
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.62%	\$64,800	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	60,001	SF	1	60,001	3.11%	\$324,005	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					4.31%	\$425,072	\$0	\$35,804
6.0 HVAC SYSTEMS								
Equipment								
Replace Existing Boiler (Steam - Weil McLain 1997) w/ 2 Pipe System: Heat	55,001	SF	1	55,001	17.11%	\$1,782,032	\$0	\$0
Refurbish Air Handler Units (AHU) - Basement Units	1	Allowance	1	1	1.30%	\$135,000	\$0	\$0
Replace Roof Top Unit (RTU) - Gymnasium	1	Allowance	1	1	1.24%	\$129,600	\$0	\$0
Replace Roof Top Unit (RTU) - Media Center	1	EA	1	1	0.23%	\$23,760	\$0	\$0
Replace Split System Cooling Unit(s) - Sanyo Existing	1	EA	28	28	4.36%	\$453,600	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.08%	\$0	\$0	\$12,787
Other HVAC								
Air and Water Balance	60,001	SF	1	60,001	0.19%	\$19,440	\$0	\$0
Commissioning	60,001	SF	1	60,001	0.12%	\$12,960	\$0	\$0
Temperature Controls	60,001	SF	1	60,001	1.74%	\$181,443	\$0	\$0
Replace Kitchen Exhaust Fan	1	Allowance	1	1	0.47%	\$48,600	\$0	\$0
HVAC SYSTEMS SUBTOTAL					26.84%	\$2,786,436	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	60	60	0.70%	\$72,576	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.21%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.26%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.58%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	60,001	SF	1	60,001	0.25%	\$25,920	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.26%	\$27,000	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (1st Floor)	3,600	SF	1	3,600	0.27%	\$28,382	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (2nd Floor)	3,600	SF	1	3,600	0.27%	\$28,382	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (3rd Floor)	3,600	SF	1	3,600	0.27%	\$28,382	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Classroom 104	700	SF	1	700	0.05%	\$5,519	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium	3,400	SF	1	3,400	0.26%	\$0	\$0	\$39,672
Replace Lighting with LED's (New OS, Switching, etc.) - Media Center	1,700	SF	1	1,700	0.13%	\$13,403	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Classroom Closet (Surface Mt. Exist.)	1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Replace Emergency & Exit Lights	10,800	SF	1	10,800	0.03%	\$3,499	\$0	\$0
Replace Exit Signs	1	Allowance	1	1	0.03%	\$2,700	\$0	\$0
Fire Alarm System - ESS								
Replace Fire Alarm System - Faraday Existing	60,001	SF	1	60,001	1.37%	\$142,562	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	1.16%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					6.20%	\$471,207	\$0	\$258,653
8.0 SECURITY								
Security								
Radios	1	EA	4	4	0.01%	\$1,080	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF	1		0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance	1		0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.11%	\$11,880	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement	60,001	SF BLDG.	1	60,001	1.37%	\$142,562	\$0	\$0
ABATEMENT SUBTOTAL					1.37%	\$142,562	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.02%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	0.86%	\$0	\$116,200	\$0
Infrastructure	1	Allowance	1	1	0.24%	\$0	\$0	\$37,400
Instructional Technology	1	Allowance	1	1	1.30%	\$135,500	\$0	\$0
Instructional Technology	1	Allowance	1	1	3.00%	\$0	\$406,550	\$0
Instructional Technology	1	Allowance	1	1	1.39%	\$0	\$0	\$213,850
Instructional Support Technology	1	Allowance	1	1	0.03%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.55%	\$0	\$75,000	\$0
Instructional Support Technology	1	Allowance	1	1	0.24%	\$0	\$0	\$36,550
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	0.84%	\$0	\$113,250	\$0
Safety & Security	1	Allowance	1	1	0.20%	\$0	\$0	\$31,450

SECTION D | Individual Building Assessments

Building 1 – Defer Elementary School

Summary of Budgets:

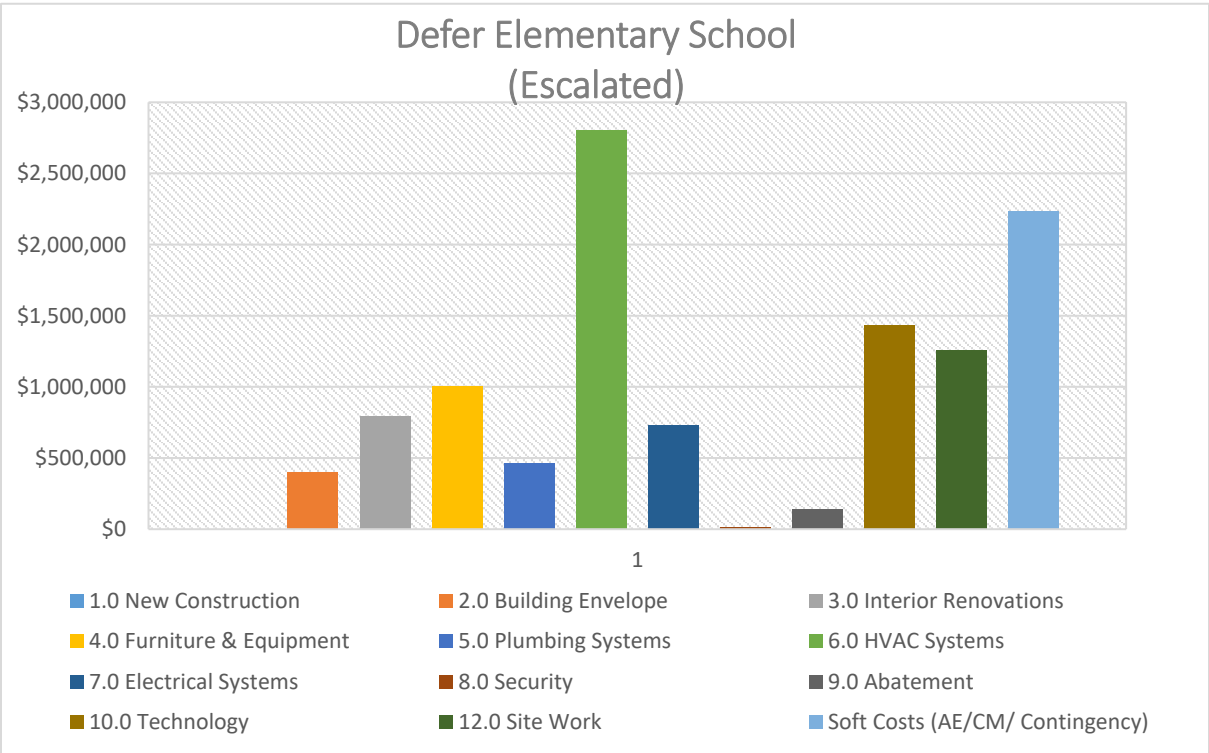
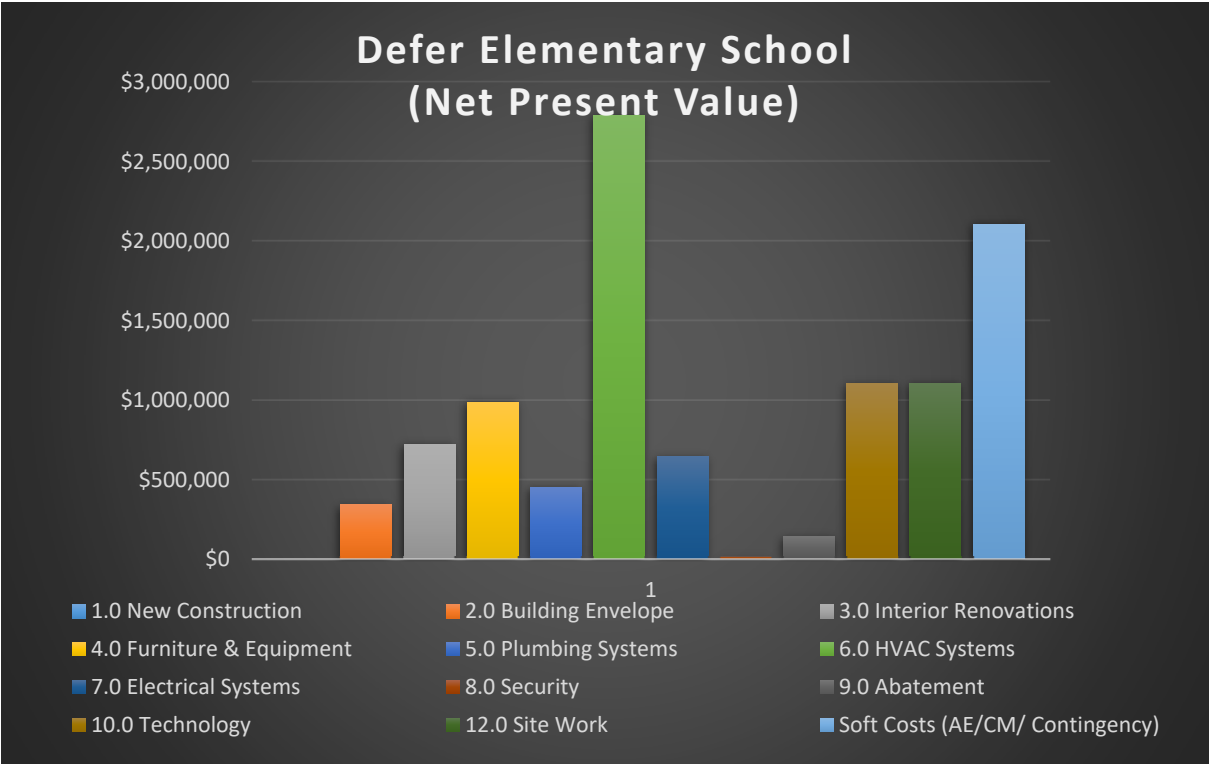
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Contingency	1	Allowance	1	1	0.14%	\$14,100	\$0	\$0
Contingency	1	Allowance	1	1	0.53%	\$0	\$71,100	\$0
Contingency	1	Allowance	1	1	0.21%	\$0	\$0	\$31,925
Tech Design Fees	1	Allowance	1	1	0.10%	\$10,857	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.40%	\$0	\$54,747	\$0
Tech Design Fees	1	Allowance	1	1	0.16%	\$0	\$0	\$24,582
Cost Escalator	1	Allowance	1	1	0.06%	\$6,638	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.25%	\$0	\$33,474	\$0
Cost Escalator	1	Allowance	1	1	0.10%	\$0	\$0	\$15,030
TECHNOLOGY SUBTOTAL					10.62%	\$172,595	\$870,321	\$390,786
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): East Lot	30,000	SF	1	30,000	1.00%	\$103,680	\$0	\$0
Remove & Replace Sidewalks	5,000	SF	1	5,000	0.58%	\$0	\$0	\$89,510
Remove & Replace Two Lane Concrete Drop-Off Drive	10,000	SF	1	10,000	1.16%	\$120,960	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
Issue w/ West Entry Water Infiltration - Existing Conc. Sloped Toward Bldg.	1	Allowance	1	1	0.31%	\$32,400	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Replace Play Surfacing (Rubber Mulch) - Wood Chips Existing	420	CYD	1	420	0.52%	\$0	\$0	\$80,559
Remove & Replace Asphalt Play Pad	8000	SF	1	8000	0.46%	\$48,384	\$0	\$0
Grade Ballfields		O			0.00%	\$0	\$0	\$0
Replace Basketball Hoops & Pole	1	EA	1	1	0.05%	\$0	\$0	\$7,161
Landscaping								
Improve Landscaping - Elementary	1	Allowance	1	1	0.52%	\$0	\$0	\$79,920
Utilities								
Sanitary & Storm Drain Replacement (Mains Only)	60,001	SF	1	60,001	2.49%	\$259,204	\$0	\$0
Utilities	1	Allowance	1	1	1.04%	\$0	\$0	\$159,840
Misc.								
Monument Sign - No Power	1	EA	1	1	0.26%	\$0	\$0	\$39,960
Add Site Lighting Pole (Base / Pole / LED Fixture): Parking Lot(s)	1	EA	12	12	0.87%	\$90,979	\$0	\$0
Clad Concrete Entry Ramp With Brick & Cap - North East	1	Allowance	1	1	0.78%	\$81,000	\$0	\$0
SITE SUBTOTAL					10.61%	\$796,008	\$0	\$456,951
Building Infrastructure Improvement Total:				\$138.41	79.75%	\$6,512,483	\$1,052,841	\$1,453,754
Project Contingency:	10.00%				5.96%	\$537,869	\$18,252	\$102,301
Permits, Testing & Printing:	2.50%				1.64%	\$147,914	\$5,019	\$28,133
Professional Fees & Costs:	9.00%				6.60%	\$594,925	\$20,188	\$113,153
Construction Manager Fee & Costs:	9.00%				6.05%	\$545,802	\$18,521	\$103,810
PROJECT TOTAL					100.00%	\$8,338,993	\$1,114,822	\$1,801,150



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Defer Elementary	60,001	\$8,338,993	\$139	\$1,114,822	\$19	\$1,801,150	\$30	\$188

Building 1 – Defer Elementary School

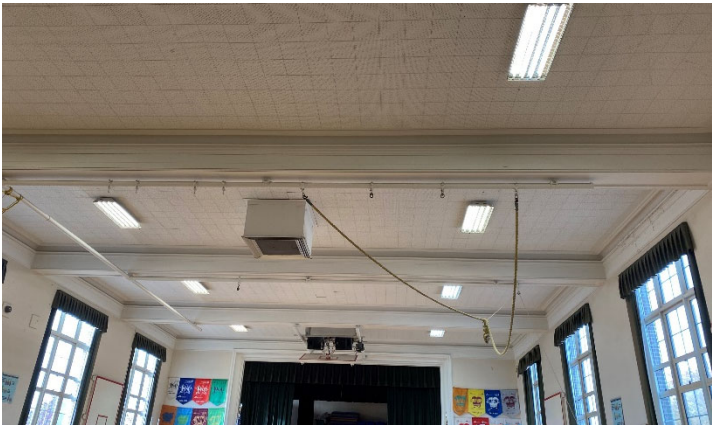
Summary of Budgets:



Building 1 – Defer Elementary School



First Floor Corridor



Gymnasium Ceiling



Gymnasium Radiators



Media Center

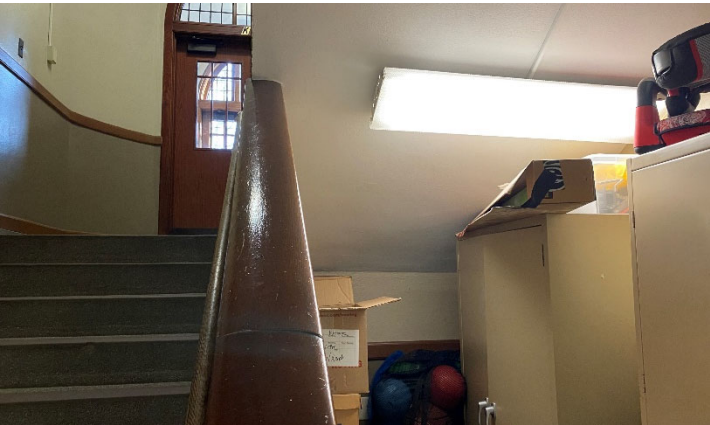


Media Center Ceiling



Staff Kitchen

Building 1 – Defer Elementary School



Stair Lighting



Stair Ceiling



Third Floor Corridor



Toilet Room



Steam Fin Tube Exterior Wall Heating



Janitor Sinks in Toilet Room

Building 1 – Defer Elementary School



Mechanical Room Water



Park Switch Gear



Steam Boilers



Water Main



Air Handling Unit



Air Handling Unit

Building 1 – Defer Elementary School



Asphalt Play Area



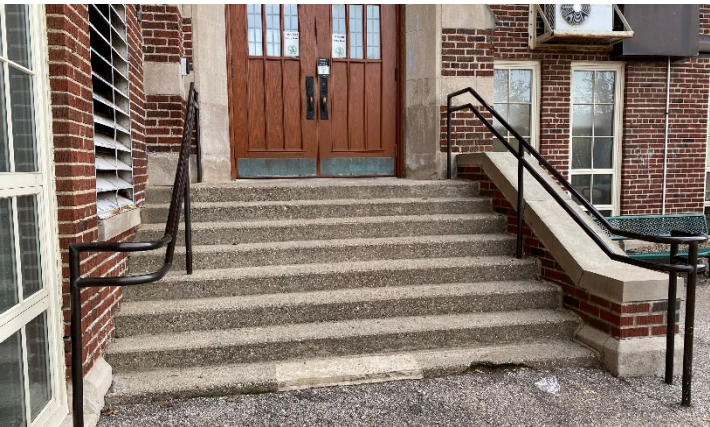
Fire Escape



Building Fiber Install Patch



Main Parking Lot



Playground Entry



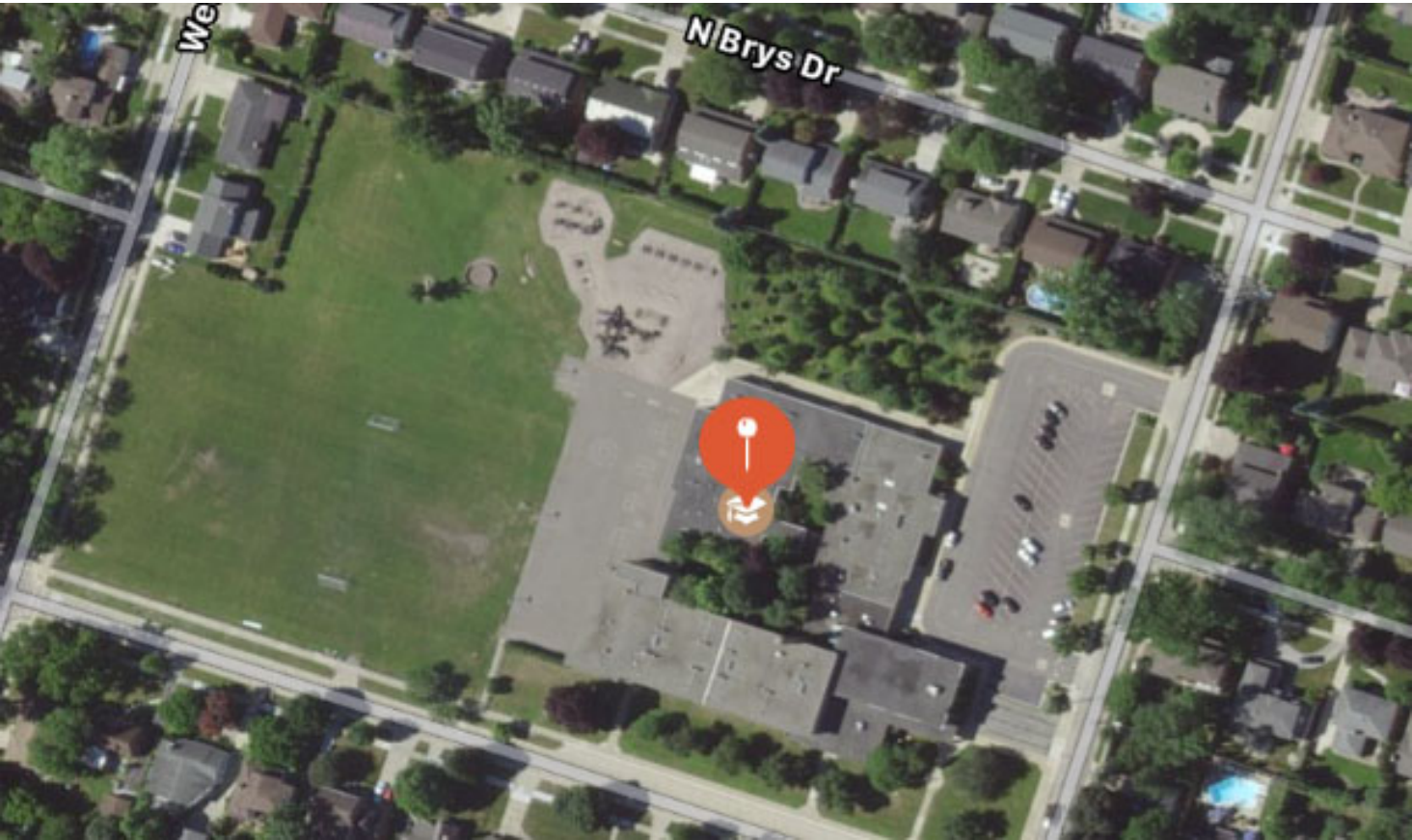
Lintel

Building 2 – Ferry Elementary School



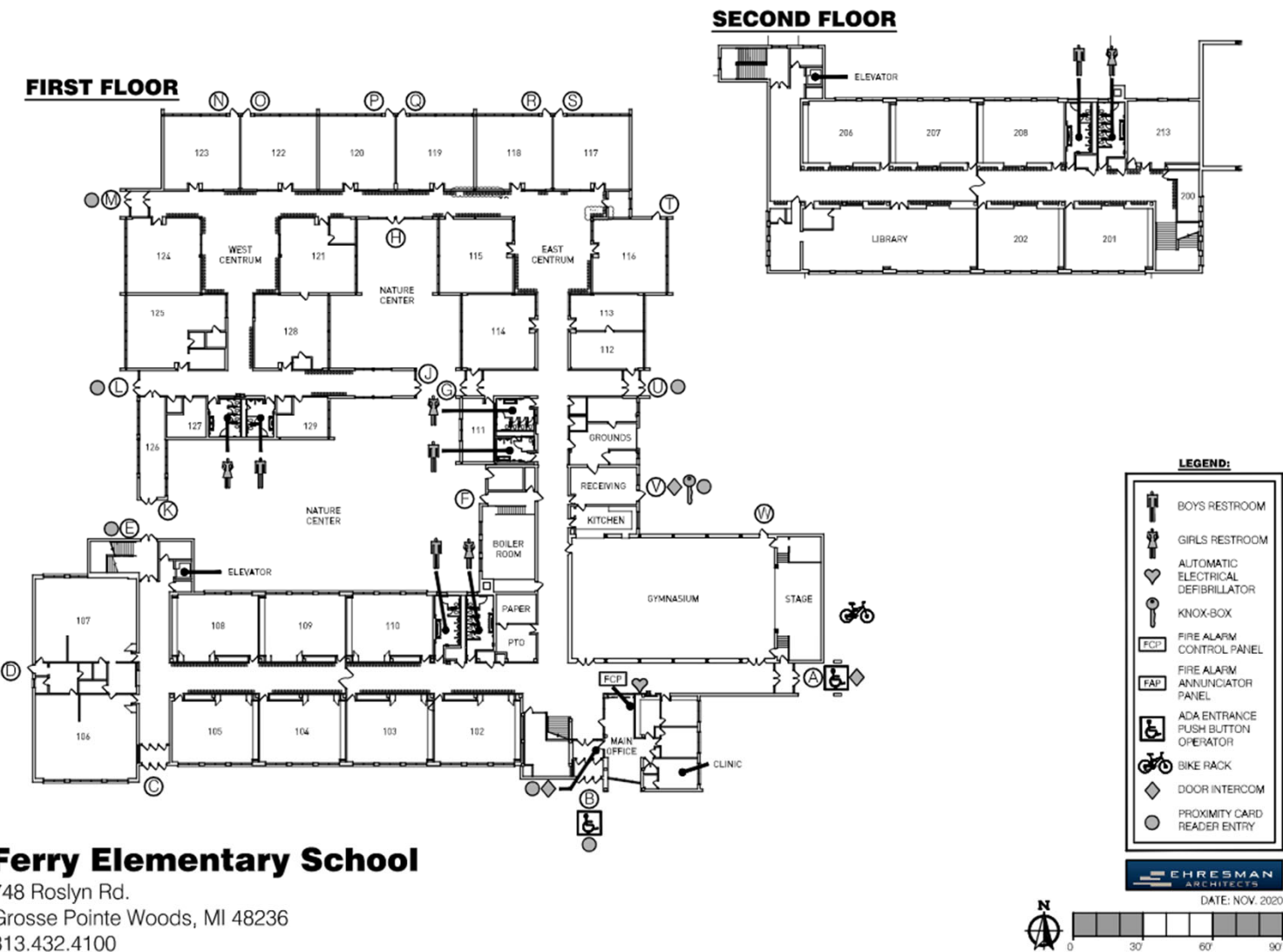
Address:	748 Roslyn Road, Grosse Pointe Woods, MI 48236
Year Built:	1953 - Addition 1961
Square Footage:	68,016
Site Area:	8.02 Acres
Parking Spaces:	55
Stories:	2
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	Built- up
Fire Protection:	No

Site Plan:



Building 2 – Ferry Elementary School

Floor Plans:



SECTION D | Individual Building Assessments

Building 2 – Ferry Elementary School

Summary of Budgets:

Ferry Elementary School					Cost Data					
Building SF		Specification Factor = 1.00 (Medium)			Geographic Factor = 1.00 (U.S. Median)			Cost Escalation Factors		
68,016		Cost Escalation Factor = 1.08 Fall 2022			1.08			1.30		
					1.48					
Program Area		Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)	
1.0 NEW CONSTRUCTION										
Building Additions										
NEW CONSTRUCTION SUBTOTAL						0.00%	\$0	\$0	\$0	
2.0 BUILDING ENVELOPE										
Roofing Work										
Roofing Work (SDA)		1	Allowance	1	1	0.22%	\$32,400	\$0	\$0	
Roofing Work		1	Allowance	1	1	0.04%	\$0	\$0	\$7,992	
Area 1 & 1a (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		14400	SF	1	14400	2.78%	\$0	\$525,658	\$0	
Area 2 (Existing Cold Applied BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		10400	SF	1	10400	2.01%	\$0	\$379,642	\$0	
Area 3 (Existing Asphalt BUR) (SDA) - Replaced 2021, Warranty Expires 2051		2500	SF			0.00%	\$0	\$0	\$0	
Area 4 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		5750	SF	1	5750	1.11%	\$161,460	\$0	\$0	
Area 5 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		3800	SF	1	3800	0.73%	\$106,704	\$0	\$0	
Area 6 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		13700	SF	1	13700	2.64%	\$0	\$500,105	\$0	
Area 7 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		3300	SF	1	3300	0.64%	\$0	\$120,463	\$0	
Area 8 a-f (Existing Modified Roof Systems) (SDA) - Warranty Expires 2029		550	SF			0.00%	\$0	\$0	\$0	
Windows										
Replace Select Windows		1	Allowance	1	1	0.48%	\$70,200	\$0	\$0	
Exterior Walls										
Replace Exterior Soffits - Southwest & North Classrooms		60	SF	4	240	0.07%	\$10,368	\$0	\$0	
Repair Building Soffits		1	Allowance	1	1	0.37%	\$54,000	\$0	\$0	
Re-Caulk Expansion Joints		1	Allowance	1	1	0.15%	\$21,600	\$0	\$0	
Re-Caulk Windows		1	Allowance	1	1	0.37%	\$54,000	\$0	\$0	
Tuckpointing (Allowance)		1	Allowance	1	1	0.37%	\$54,000	\$0	\$0	
Replace North Canopy Columns - Pair		1	Allowance	3	3	0.12%	\$17,820	\$0	\$0	
Exterior Doors										
Exterior FRP Doors/Frames/Hardware - Double Door		1	EA	1	1	0.07%	\$9,677	\$0	\$0	
BUILDING ENVELOPE SUBTOTAL						12.17%	\$592,229	\$1,525,867	\$7,992	
3.0 INTERIOR/FINISHES										
Walls & Partitions										
Replace Wall Tile @ Drinking Fountain Alcoves		250	SF	1	250	0.04%	\$5,940	\$0	\$0	
Ceilings										
Remove Existing & Install New Acoustic Tile Ceiling - Corridors (1st Floor)		14500	SF	1	14500	0.79%	\$114,318	\$0	\$0	
Remove Existing & Install New Acoustic Tile Ceiling - Classrooms		12000	SF	1	12000	0.65%	\$94,608	\$0	\$0	
Flooring										
Remove & Replace Classroom Flooring - LVT		20,000	SF	1	20,000	1.34%	\$194,400	\$0	\$0	
Remove & Replace Corridor Flooring - Hard Tile		1,000	SF	1	1,000	0.28%	\$41,040	\$0	\$0	
Gym Flooring - Refinish Wood		6,100	SF	1	6,100	0.13%	\$0	\$0	\$27,301	
Windows										
Remove & Replace Window Treatments (Elementary)		1	Allowance	1	1	0.41%	\$0	\$77,220	\$0	
Paint										
Paint - Classrooms		28,000	SF	1	28,000	0.31%	\$0	\$0	\$67,133	
Paint - Gymnasium		4,300	SF	1	4,300	0.05%	\$0	\$0	\$10,310	
Paint - Receiving & Grounds		1,500	SF	1	1,500	0.02%	\$0	\$0	\$3,596	
Paint - Ancillary		5,000	SF	1	5,000	0.06%	\$8,100	\$0	\$0	
Restrooms										
Renovate - Toilet Room (Single / Staff) - Kindergarten		1	EA	3	3	0.19%	\$27,540	\$0	\$0	
Auditorium										
Replace Main Stage Curtain		1	Allowance	1	1	0.06%	\$0	\$0	\$13,427	
Casework & Countertops										
Replace Casework - Classroom (Elementary)		1	EA	28	28	3.32%	\$483,840	\$0	\$0	
Replace Casework - Receiving		1	Allowance	1	1	0.06%	\$8,640	\$0	\$0	
Other										
Elevator Addition &/or Modification		1	Allowance	1	1	2.97%	\$0	\$561,600	\$0	
Renovate - Kitchen		300	SF	1	300	0.50%	\$72,576	\$0	\$0	
INTERIOR/FINISHES SUBTOTAL						11.16%	\$1,051,002	\$638,820	\$121,766	
4.0 FURNITURE & EQUIPMENT										
General Furniture										
Classroom Furniture		1	Allowance	29	29	4.73%	\$689,040	\$0	\$0	
Other/Misc. Furniture		1	Allowance	1	1	0.37%	\$54,000	\$0	\$0	
Commons Area Furniture		1	Allowance	1	1	0.42%	\$60,480	\$0	\$0	
Media Center Furniture		1	Allowance	1	1	0.83%	\$120,960	\$0	\$0	
Main Office Furniture		1	Allowance	1	1	0.37%	\$54,000	\$0	\$0	
Other FF&E										
Food Service Equipment - Elementary		1	Allowance	1	1	0.37%	\$54,000	\$0	\$0	
Maintenance/Custodial Equipment		1	Allowance	1	1	0.19%	\$0	\$0	\$39,960	
FURNITURE & EQUIPMENT SUBTOTAL						7.28%	\$1,032,480	\$0	\$39,960	

SECTION D | Individual Building Assessments

Building 2 – Ferry Elementary School

Summary of Budgets:

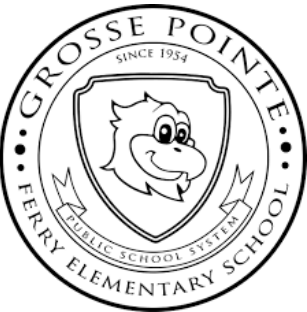
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Hot Water Heater (Kitchen)	1	EA	1	1	0.04%	\$0	\$7,862	\$0
Replace Drinking Fountain	1	EA	9	9	0.30%	\$43,546	\$0	\$0
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902
Horizontal HW/CW Piping Replacement (Mains Only)	68,016	SF	1	68,016	2.52%	\$367,286	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	6.91%	\$70,200	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					3.51%	\$481,032	\$7,862	\$35,804
6.0 HVAC SYSTEMS								
Equipment								
Replace Existing Boiler (Steam - Weil McLain 1994) - 2 Pipe System	64,516	SF	1	64,516	14.36%	\$2,090,318	\$0	\$0
Replace Roof Top Unit (RTU) - Gymnasium	1	Allowance	1	1	0.56%	\$81,000	\$0	\$0
Replace Roof Top Unit (RTU) - Office	1	Allowance	1	1	0.16%	\$23,760	\$0	\$0
Replace Unit Ventilator (Horizontal) - Heat & A/C (DX)	1	EA	31	31	4.60%	\$669,600	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$12,787
Other HVAC								
Air and Water Balance	68,016	SF	1	68,016	0.15%	\$22,037	\$0	\$0
Commissioning	68,016	SF	1	68,016	0.10%	\$14,691	\$0	\$0
Temperature Controls - Metasys Existing	68,016	SF	1	68,016	1.41%	\$205,680	\$0	\$0
HVAC SYSTEMS SUBTOTAL					21.40%	\$3,107,087	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	60	60	0.50%	\$72,576	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.15%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.19%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.42%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	68,016	SF	1	68,016	0.20%	\$29,383	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.07%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	12,000	SF	1	12,000	0.65%	\$94,608	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (1st Floor)	14,500	SF	1	14,500	0.79%	\$114,318	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium	6,100	SF	1	6,100	0.33%	\$48,092	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Receiving & Grounds	900	SF	1	900	0.05%	\$7,096	\$0	\$0
Replace Exterior Wall Packs	1	EA	6	6	0.04%	\$5,443	\$0	\$0
Replace Emergency & Exit Lights	20,000	SF	1	20,000	0.04%	\$6,480	\$0	\$0
Building Exterior/Site Lighting Allowance - Courtyard Lighting	1	Allowance	1	1	0.41%	\$59,400	\$0	\$0
Replace Soffit Lighting - North, Southeast & Southwest	1	EA	5	5	0.03%	\$4,536	\$0	\$0
Fire Alarm System - ESS								
Replace Fire Alarm System	68,016	SF	1	68,016	1.11%	\$161,606	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	0.83%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					5.80%	\$685,618	\$0	\$234,965
8.0 SECURITY								
Security								
Radios	1	EA	31	31	0.06%	\$8,370	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add iPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.13%	\$19,170	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement	68,016	SF BLDG.	1	68,016	1.11%	\$161,606	\$0	\$0
ABATEMENT SUBTOTAL					1.11%	\$161,606	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.02%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	0.89%	\$0	\$132,300	\$0
Infrastructure	1	Allowance	1	1	0.25%	\$0	\$0	\$43,100
Instructional Technology	1	Allowance	1	1	1.18%	\$135,500	\$0	\$0
Instructional Technology	1	Allowance	1	1	2.90%	\$0	\$430,800	\$0
Instructional Technology	1	Allowance	1	1	1.36%	\$0	\$0	\$231,100
Instructional Support Technology	1	Allowance	1	1	0.03%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.51%	\$0	\$75,650	\$0
Instructional Support Technology	1	Allowance	1	1	0.22%	\$0	\$0	\$36,550

SECTION D | Individual Building Assessments

Building 2 – Ferry Elementary School

Summary of Budgets:

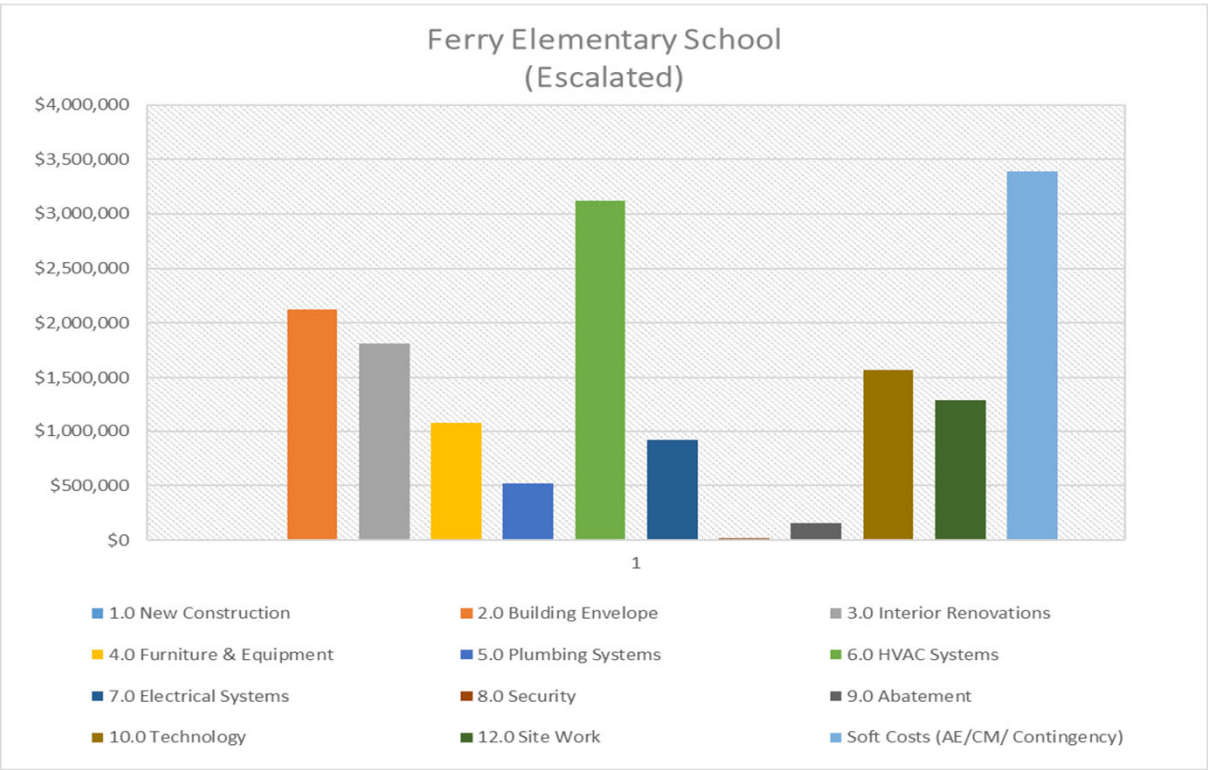
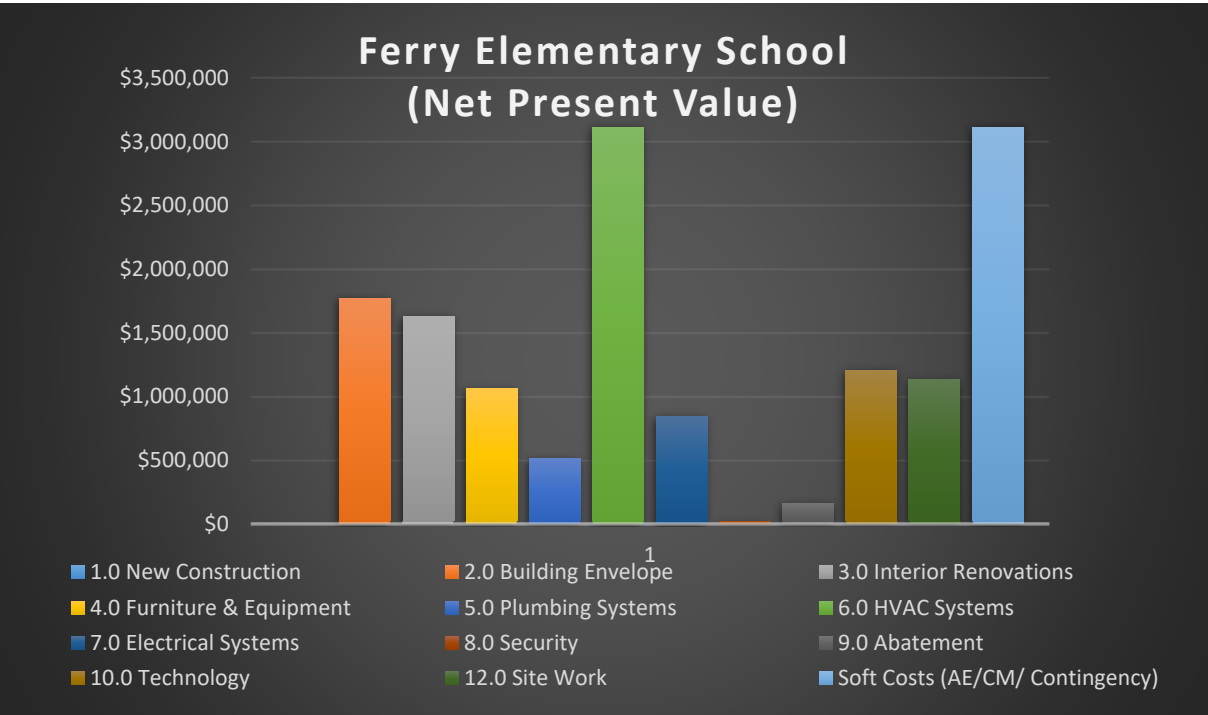
Program Area	Quantity	Unit	# of	Total Units	As % of	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
	Per Unit		Units		Total Cost			
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	1.01%	\$0	\$150,000	\$0
Safety & Security	1	Allowance	1	1	0.24%	\$0	\$0	\$39,800
Contingency	1	Allowance	1	1	0.12%	\$14,100	\$0	\$0
Contingency	1	Allowance	1	1	0.53%	\$0	\$78,875	\$0
Contingency	1	Allowance	1	1	0.21%	\$0	\$0	\$35,055
Tech Design Fees	1	Allowance	1	1	0.09%	\$10,857	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.41%	\$0	\$60,734	\$0
Tech Design Fees	1	Allowance	1	1	0.16%	\$0	\$0	\$26,992
Cost Escalator	1	Allowance	1	1	0.06%	\$6,638	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.25%	\$0	\$37,134	\$0
Cost Escalator	1	Allowance	1	1	0.10%	\$0	\$0	\$16,504
TECHNOLOGY SUBTOTAL					8.28%	\$172,595	\$965,494	\$429,102
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): East Lot	32,750	SF	1	32,750	0.78%	\$113,184	\$0	\$0
Remove & Replace Sidewalks	5,600	SF	1	5,600	0.47%	\$67,738	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	3	3	0.11%	\$16,200	\$0	\$0
North Classroom Exit Stoops - Remove & Replace w/ Accessible Entry	1	Allowance	4	4	0.30%	\$43,200	\$0	\$0
Southwest Classroom Exit Stoop - Remove & Replace w/ Accessible Entry	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.37%	\$54,000	\$0	\$0
Replace Play Surfacing (Rubber Mulch) - Wood Chips Existing	300	CYD	1	300	0.27%	\$0	\$0	\$57,542
Remove & Replace Asphalt Play Pad	22,500	SF	1	22,500	0.93%	\$136,080	\$0	\$0
Replace Basketball Hoops & Pole	1	EA	3	3	0.10%	\$0	\$0	\$21,482
Landscaping								
Chain Link Fencing - 6' (Galvanized): West & South	1000	LF	1	1000	0.28%	\$41,148	\$0	\$0
Improve Landscaping - Elementary	1	Allowance	1	1	0.37%	\$0	\$0	\$79,920
Utilities								
Sanitary & Storm Drain Replacement - Mains	68,016	SF	1	68,016	2.02%	\$293,829	\$0	\$0
Utilities	1	Allowance	1	1	0.74%	\$0	\$0	\$159,840
Misc.								
Monument Sign - No Power	1	EA	1	1	0.19%	\$27,000	\$0	\$0
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	10	10	0.52%	\$0	\$0	\$111,888
Dumpster Enclosure - Masonry	1	EA	1	1	0.25%	\$0	\$0	\$53,706
SITE SUBTOTAL					7.76%	\$803,179	\$0	\$484,379
Building Infrastructure Improvement Total:				\$168.25	78.59%	\$8,105,998	\$3,138,043	\$1,366,755
Project Contingency:	10.00%				6.30%	\$690,092	\$217,255	\$89,769
Permits, Testing & Printing:	2.50%				1.73%	\$189,775	\$59,745	\$24,687
Professional Fees & Costs:	9.00%				6.97%	\$763,296	\$240,301	\$99,292
Construction Manager Fee & Costs:	9.00%				6.40%	\$700,271	\$220,459	\$91,093
PROJECT TOTAL					100.00%	\$10,449,432	\$3,875,804	\$1,671,596



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Ferry Elementary	68,016	\$10,449,432	\$154	\$3,875,804	\$57	\$1,671,596	\$25	\$235

Building 2 – Ferry Elementary School

Summary of Budgets:



Building 2 – Ferry Elementary School



Gymnasium



First Floor Lockers



Kitchen



Room 129



Drinking Fountain



Corridor near Gymnasium

Building 2 – Ferry Elementary School



Controls



Controls



Boiler Room



Electric Panel



Breezeway Lighting



North Sidewalk and Classroom Exits

Building 2 – Ferry Elementary School



Perimeter Fence



Asphlat Play Pad



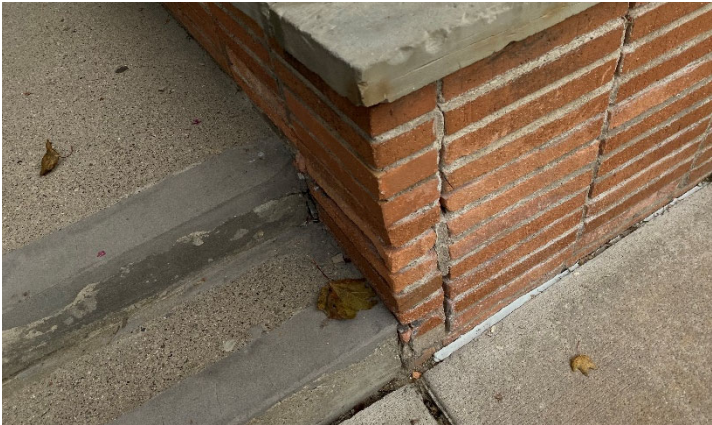
Playground Equipment with Wood Chips



North Classroom Exit



South Entry



South Entry

Building 2 – Ferry Elementary School



Exterior Light



West Entry



Tuckpoint



East Parking Lot



Soffit



Broken Window Seal

Building 3 – Kerby Elementary School



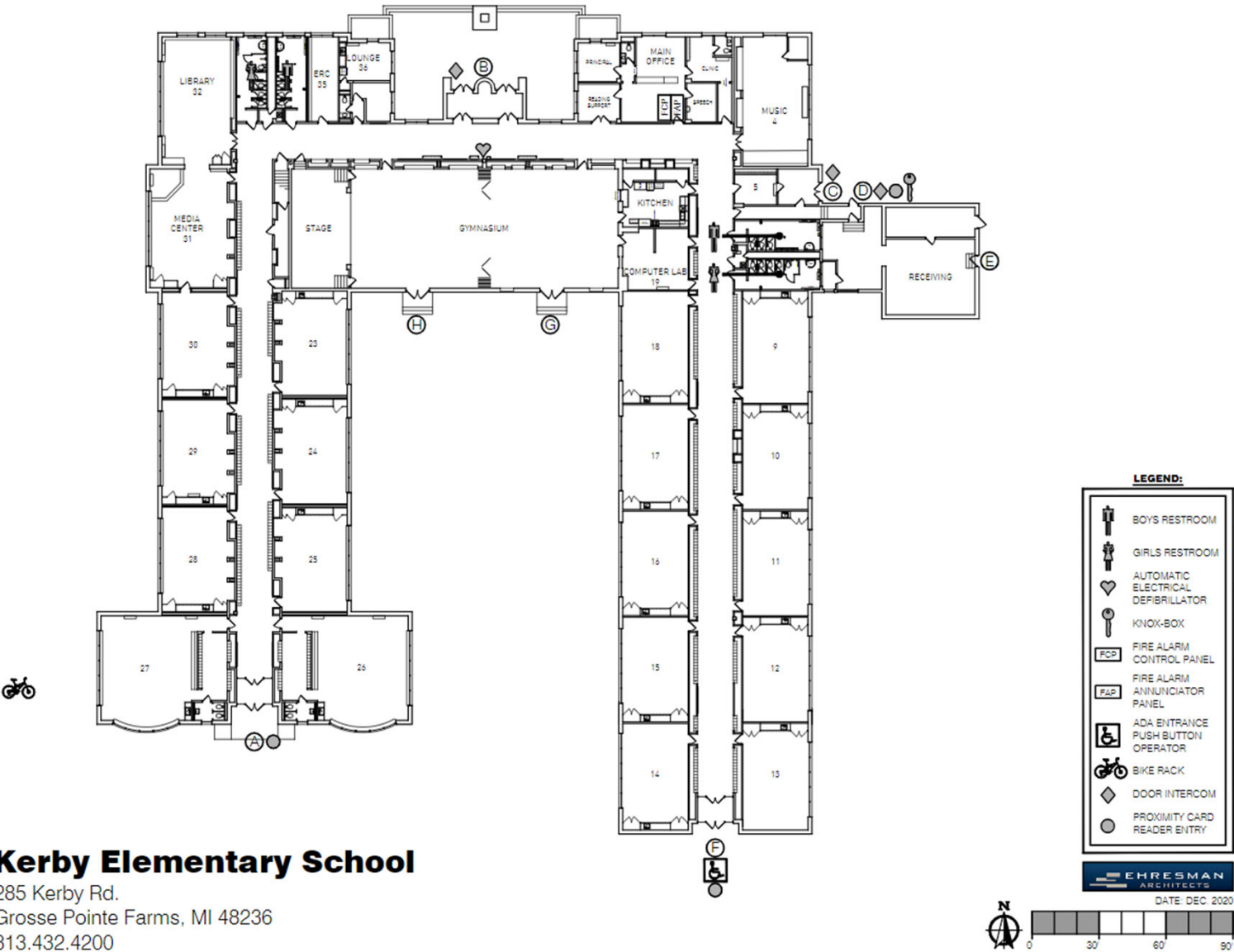
Address:	285 Kerby Road, Grosse Pointe Farms, MI 48236
Year Built:	1948
Square Footage:	76,795
Site Area:	5.01 Acres
Parking Spaces:	41
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Slate & EDPM
Fire Protection:	No

Site Plan:



Building 3 – Kerby Elementary School

1st Floor Plan:



Kerby Elementary School

285 Kerby Rd.
Grosse Pointe Farms, MI 48236
313.432.4200

SECTION D | Individual Building Assessments

Building 3 – Kerby Elementary School

Summary of Budgets:

Kerby Elementary School						Cost Data		
Building SF		Specification Factor = 1.00 (Medium)		Geographic Factor = 1.00 (U.S. Median)		Cost Escalation Factors		
76,795		Cost Escalation Factor = 1.08		Fall 2022		1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
1.0 NEW CONSTRUCTION								
Building Additions								
Addition - Storage / Outbuilding	500	SF	1	500	0.95%	\$0	\$0	\$223,776
NEW CONSTRUCTION SUBTOTAL					0.95%	\$0	\$0	\$223,776
2.0 BUILDING ENVELOPE								
Roofing Work								
Roofing Work	1	Allowance	1	1	0.03%	\$0	\$0	\$7,992
Area 1 (Existing Slate Tile) (SDA) - .90Mil/Reinforced/Fully-Adhered	41000	SF	1	41000	18.62%	\$2,975,616	\$0	\$0
Area 2 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2500	SF	1	2500	0.44%	\$70,200	\$0	\$0
Area 3 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1900	SF	1	1900	0.33%	\$53,352	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.14%	\$21,600	\$0	\$0
Re-Caulk Windows	1	Allowance	1	1	0.34%	\$54,000	\$0	\$0
Tuckpointing (Allowance)	1	Allowance	1	1	0.34%	\$54,000	\$0	\$0
Clean Masonry	1	Allowance	1	1	0.51%	\$0	\$0	\$119,880
Replace Siding at Gable Entries	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					20.82%	\$3,239,568	\$0	\$127,872
3.0 INTERIOR/FINISHES								
Flooring								
Remove & Replace Classroom Flooring - LVT	34,000	SF	1	34,000	2.07%	\$330,480	\$0	\$0
Remove & Replace Window Treatments (Elementary)	1	Allowance	1	1	0.37%	\$59,400	\$0	\$0
Paint								
Paint - Classrooms	1,000	SF	22	22,000	0.22%	\$0	\$0	\$52,747
Painting Allowance	40,000	SF	1	40,000	0.41%	\$0	\$0	\$95,904
Signage								
Replace Interior Signage	76,795	SF	1	76,795	0.21%	\$33,175	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	2	2	0.22%	\$34,560	\$0	\$0
Renovate - Toilet Room (Gang) - 2 Stall	1	EA	2	2	0.47%	\$75,600	\$0	\$0
Renovate - Toilet Room (Gang)	1	EA	4	4	2.27%	\$362,880	\$0	\$0
Auditorium								
Replace Main Stage Curtain	1	Allowance	1	1	0.06%	\$0	\$0	\$13,427
Casework & Countertops								
Replace Casework - Classroom (Elementary)	1	EA	22	22	2.38%	\$380,160	\$0	\$0
Other								
Renovate - Kitchen	750	SF	1	750	1.14%	\$181,440	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					9.81%	\$1,457,695	\$0	\$162,078
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	20	20	2.97%	\$475,200	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.34%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.38%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	0.76%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.34%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - Elementary	1	Allowance	1	1	0.34%	\$54,000	\$0	\$0
Maintenance/Custodial Equipment	1	Allowance	1	1	0.17%	\$0	\$0	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL					5.29%	\$818,640	\$0	\$39,960
5.0 PLUMBING SYSTEMS								
Fire Protection								
Add / Modify Fire Suppression System for Improvements - Attic Storage	1	Allowance	1	1	0.27%	\$43,200	\$0	\$0
Equipment & Fixtures								
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902
Horizontal HW/CW Piping Replacement (Mains Only)	76,795	SF	1	76,795	2.60%	\$414,693	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.44%	\$70,200	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					3.46%	\$528,093	\$0	\$35,804
6.0 HVAC SYSTEMS								
Equipment								
Replace Boilers: Existing Steam, York Shepley, 1989 - 2 Pipe System: Heat	73,295	SF	1	73295	14.86%	\$2,374,758	\$0	\$0
Replace Air Handler Unit (AHU) - Classrooms (3 Major Units) Attic	1	Allowance	1	1	0.68%	\$108,000	\$0	\$0
Replace Unit Ventilator (Horizontal) - Heat & A/C (DX)	1	EA	25	25	3.38%	\$540,000	\$0	\$0
Replace Split System Cooling Unit	1	EA	11	11	1.12%	\$178,200	\$0	\$0
Replace Kitchen Exhaust	1	Allowance	1	1	0.24%	\$37,800	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.05%	\$0	\$0	\$12,787
Other HVAC								
Air and Water Balance	76,795	SF	1	76,795	0.16%	\$24,882	\$0	\$0
Commissioning	76,795	SF	1	76,795	0.10%	\$16,588	\$0	\$0
Temperature Controls	76,795	SF	1	76,795	1.45%	\$232,228	\$0	\$0
HVAC SYSTEMS SUBTOTAL					22.04%	\$3,512,455	\$0	\$12,787

SECTION D | Individual Building Assessments

Building 3 – Kerby Elementary School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	44	44	0.33%	\$53,222	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.14%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.17%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.38%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	76,795	SF	1	76,795	0.21%	\$33,175	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.07%	\$0	\$0	\$15,984
Auditorium Stage Lighting	1	Allowance	1	1	0.10%	\$16,200	\$0	\$0
Fire Alarm System - ESS								
Replace Fire Alarm System	76,795	SF	1	76,795	1.14%	\$182,465	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	0.76%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					3.29%	\$367,143	\$0	\$234,965
8.0 SECURITY								
Security								
Radios	1	EA	17	17	0.03%	\$4,590	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.10%	\$15,390	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement	76,795	SF BLDG.	1	76,795	1.14%	\$182,465	\$0	\$0
ABATEMENT SUBTOTAL					1.14%	\$182,465	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.01%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	0.47%	\$0	\$96,650	\$0
Infrastructure	1	Allowance	1	1	0.19%	\$0	\$0	\$44,900
Instructional Technology	1	Allowance	1	1	0.28%	\$44,000	\$0	\$0
Instructional Technology	1	Allowance	1	1	0.78%	\$0	\$161,450	\$0
Instructional Technology	1	Allowance	1	1	1.69%	\$0	\$0	\$400,500
Instructional Support Technology	1	Allowance	1	1	0.02%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.29%	\$0	\$59,250	\$0
Instructional Support Technology	1	Allowance	1	1	0.16%	\$0	\$0	\$38,550
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	0.16%	\$0	\$34,250	\$0
Safety & Security	1	Allowance	1	1	0.45%	\$0	\$0	\$107,100
Contingency	1	Allowance	1	1	0.03%	\$4,950	\$0	\$0
Contingency	1	Allowance	1	1	0.17%	\$0	\$35,160	\$0
Contingency	1	Allowance	1	1	0.25%	\$0	\$0	\$59,105
Tech Design Fees	1	Allowance	1	1	0.02%	\$3,812	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.13%	\$0	\$27,073	\$0
Tech Design Fees	1	Allowance	1	1	0.19%	\$0	\$0	\$45,511
Cost Escalator	1	Allowance	1	1	0.01%	\$2,330	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.08%	\$0	\$16,553	\$0
Cost Escalator	1	Allowance	1	1	0.12%	\$0	\$0	\$27,827
TECHNOLOGY SUBTOTAL					5.51%	\$60,591	\$430,386	\$723,493
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0

SECTION D | Individual Building Assessments

Building 3 – Kerby Elementary School

Summary of Budgets:

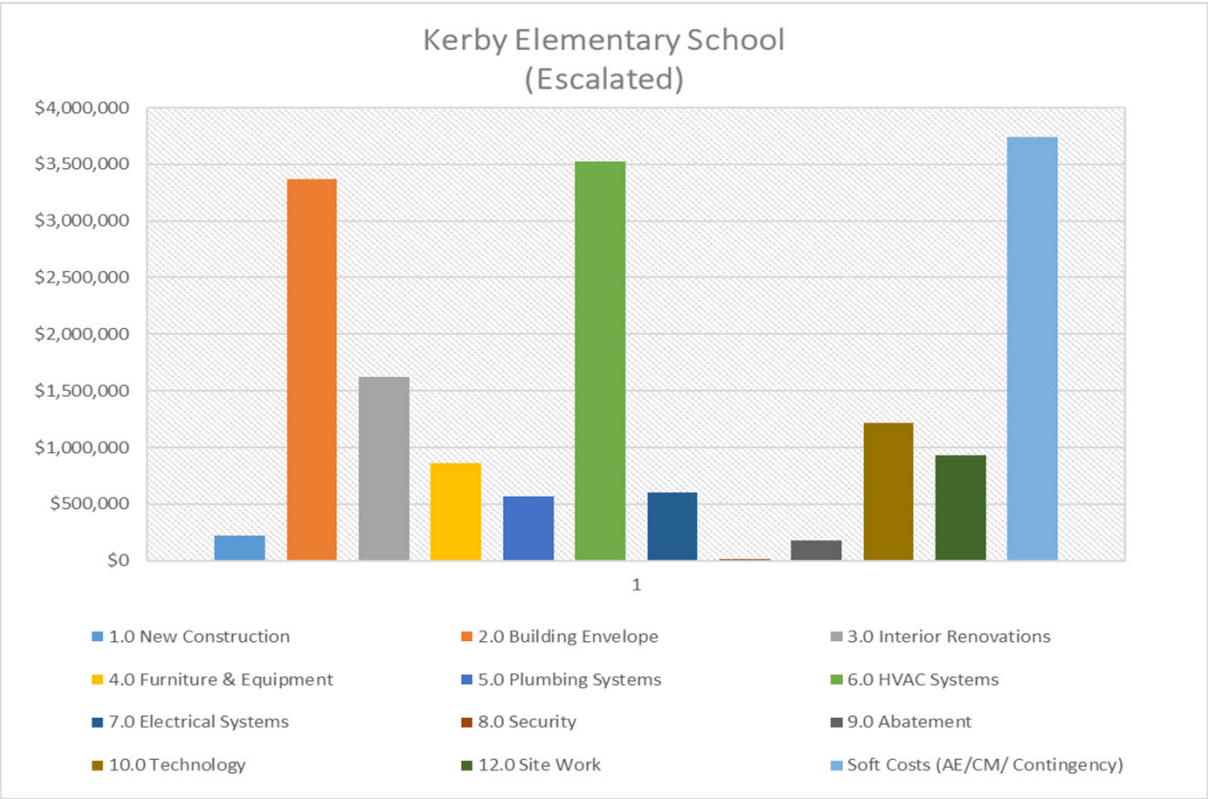
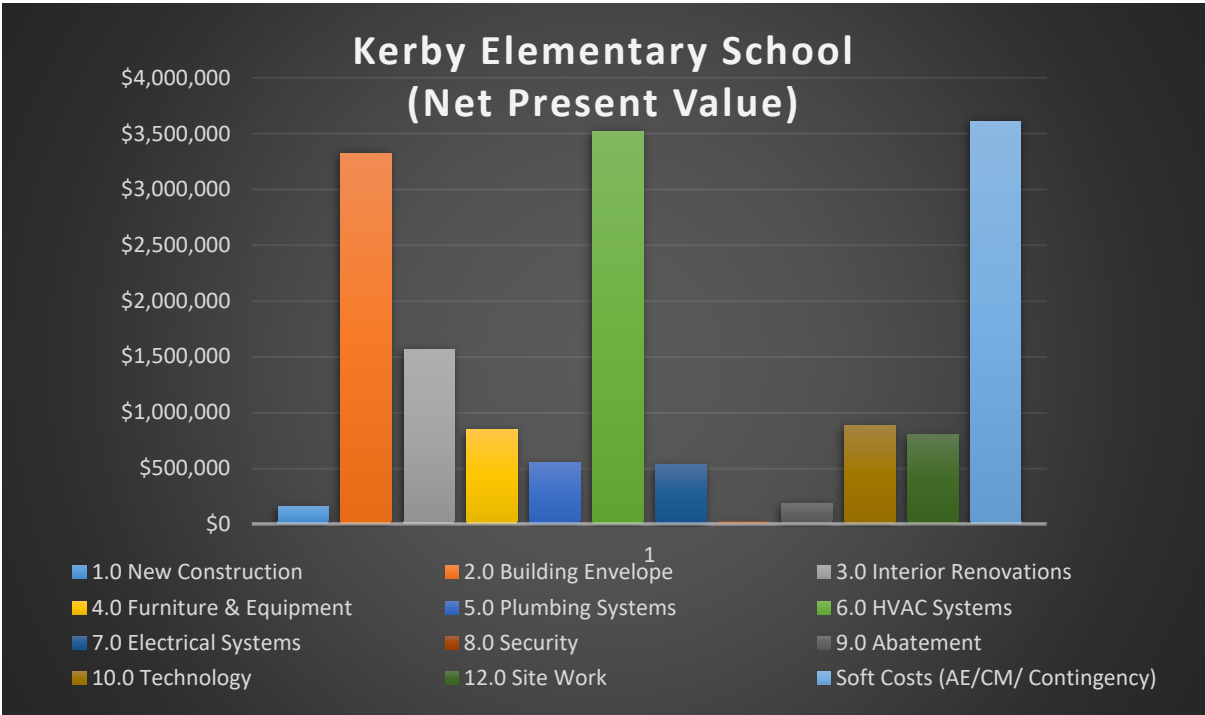
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): East Lot	22,000	SF	1	22,000	0.48%	\$76,032	\$0	\$0
Replace Concrete Approach	500	SF	1	500	0.05%	\$7,884	\$0	\$0
Selective Sidewalk & Curb Replacement Allowance	1	Allowance	1	1	0.34%	\$54,000	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.34%	\$0	\$0	\$79,920
Replace Basketball Hoops & Pole	1	EA	2	2	0.06%	\$0	\$0	\$14,322
Landscaping								
Chain Link Fencing - 4' (Galvanized): Around Playscape	200	LF	1	200	0.04%	\$6,048	\$0	\$0
Chain Link Fencing - 8' (Galvanized): West	500	LF	1	500	0.14%	\$23,004	\$0	\$0
Improve Landscaping - Elementary	1	Allowance	1	1	0.34%	\$0	\$0	\$79,920
Utilities								
Sanitary & Storm Drain Replacement - Mains	76,795	SF	1	76,795	2.08%	\$331,754	\$0	\$0
Utilities	1	Allowance	1	1	0.68%	\$0	\$0	\$159,840
Misc.								
Monument Sign - No Power	1	EA	1	1	0.17%	\$27,000	\$0	\$0
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	6	6	0.28%	\$0	\$0	\$67,133
SITE SUBTOTAL					4.99%	\$525,722	\$0	\$401,134
Building Infrastructure Improvement Total:				\$161.01	77.39%	\$10,707,763	\$430,386	\$1,961,869
Project Contingency:	10.00%				6.66%	\$982,853	\$0	\$119,842
Permits, Testing & Printing:	2.50%				1.83%	\$270,285	\$0	\$32,956
Professional Fees & Costs:	9.00%				7.36%	\$1,087,112	\$0	\$132,554
Construction Manager Fee & Costs:	9.00%				6.76%	\$997,350	\$0	\$121,609
PROJECT TOTAL					100.00%	\$14,045,363	\$430,386	\$2,368,830



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Kerby Elementary	76,795	\$14,045,363	\$183	\$430,386	\$6	\$2,368,830	\$31	\$219

Building 3 – Kerby Elementary School

Summary of Budgets:



Building 3 – Kerby Elementary School



Classroom



Classroom



Corridor



Corridor Wall Heater



Cabinets and Sink



Library

Building 3 – Kerby Elementary School



Gymnasium



Gymnasium Divider



Renovated Classroom



Exterior Wall Unit Heater



Exit Sign - Old



Wood Windows

Building 3 – Kerby Elementary School



Steam Boilers



Entry Plaza



Entry Plaza



Parking Lot



Water Staining on Brick



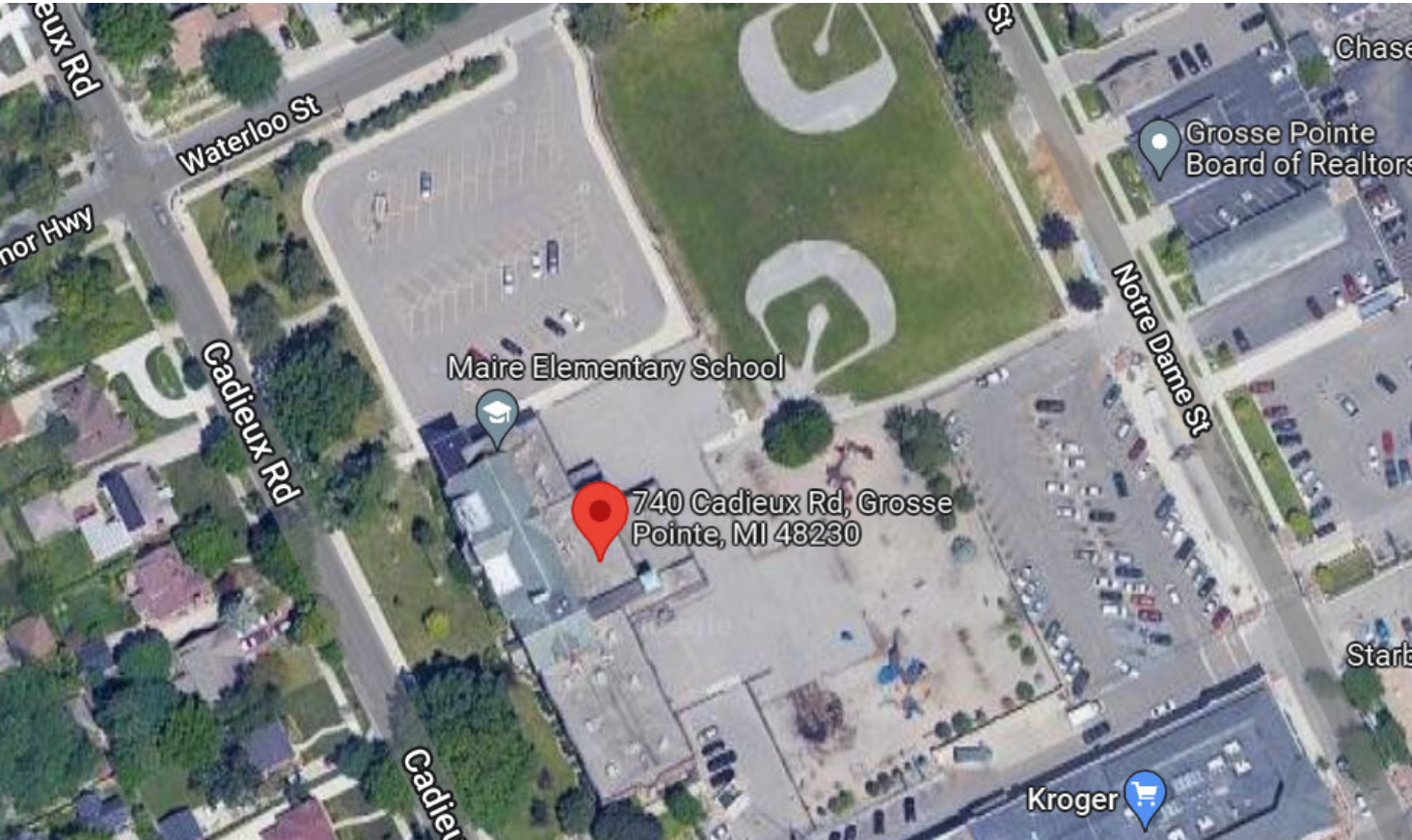
Storage Shed

Building 4 – Maire Elementary School



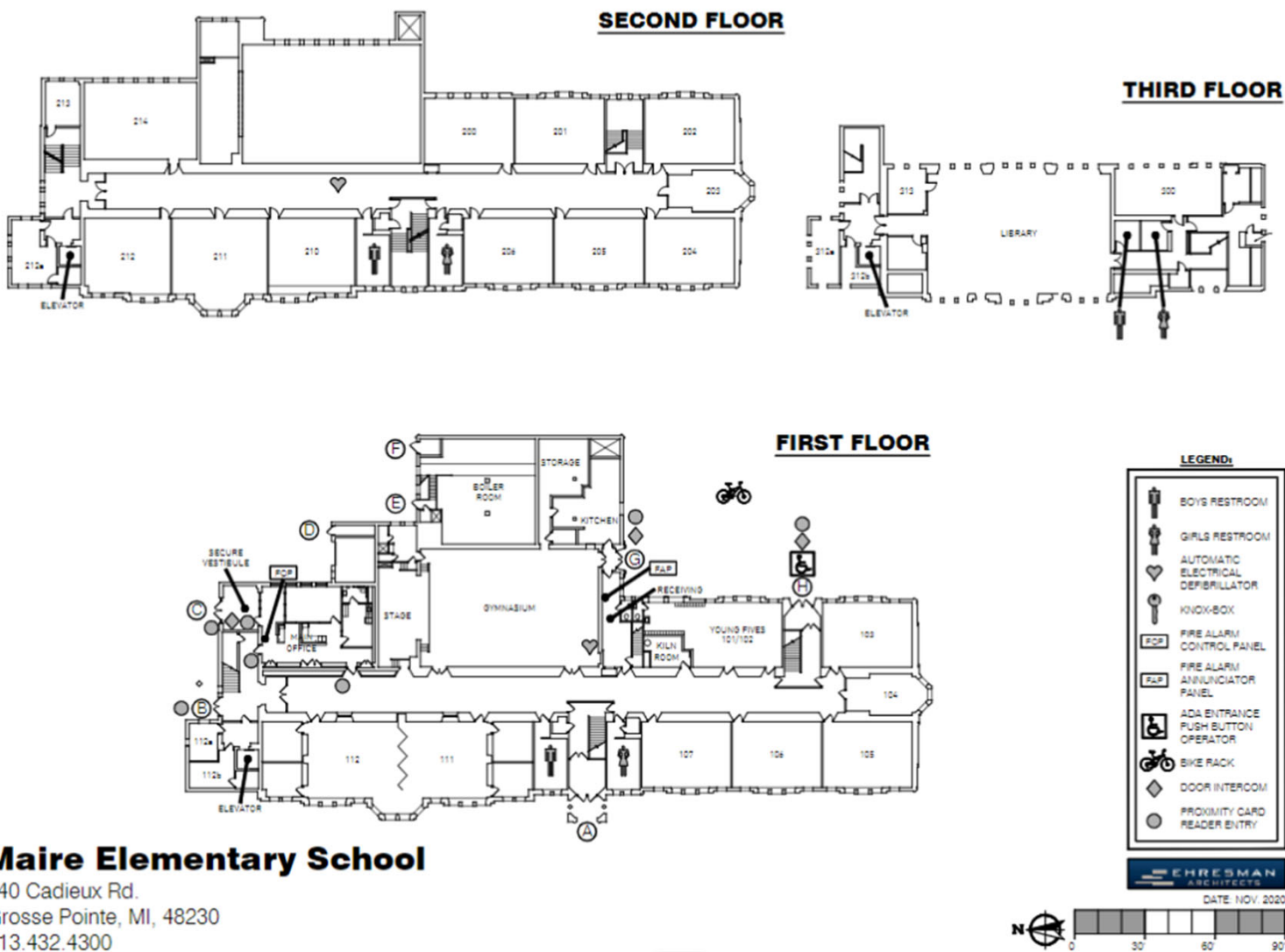
Address:	740 Cadieux Road, Grosse Pointe, MI 48230
Year Built:	1935
Square Footage:	50,200
Site Area:	4.9 Acres
Parking Spaces:	65
Stories:	3
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	Slate & Built-up Roofing
Fire Protection:	No

Site Plan:



Building 4 – Maire Elementary School

Floor Plans:



Maire Elementary School

740 Cadieux Rd.
Grosse Pointe, MI, 48230
313.432.4300

SECTION D | Individual Building Assessments

Building 4 – Maire Elementary School

Summary of Budgets:

Maire Elementary School					Cost Data					
Building SF					Specification Factor = 1.00 (Medium)					
50,200					Geographic Factor = 1.00 (U.S. Median)					
					Cost Escalation Factor = 1.08 Fall 2022					
					Cost Escalation Factors					
					1.08		1.30		1.48	
Program Area					Quantity	# of	As % of	Critical Needs	Deferrable	Property
					Per Unit	Unit	Total Units	Total	Cost	Enhancement
						Units		Cost	(1 - 3 years)	Cost
									(4 - 6 years)	Cost
									(7 - 10 years)	
1.0 NEW CONSTRUCTION										
Building Additions										
NEW CONSTRUCTION SUBTOTAL								0.00%	\$0	\$0
2.0 BUILDING ENVELOPE										
Roofing Work										
Roofing Work (SDA)					1	Allowance	1	0.54%	\$38,880	\$0
Area 1 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					6100	SF	1	6100	2.37%	\$0
Area 2 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					430	SF	1	430	0.17%	\$0
Area 3 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					4290	SF	1	4290	1.67%	\$0
Area 4 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					2020	SF	1	2020	0.79%	\$0
Area 5 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					680	SF	1	680	0.26%	\$0
Area 6 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					1250	SF	1	1250	0.49%	\$0
Area 7 (Existing Slate) (SDA) - Slate					2200	Allowance	1	1	0.37%	\$27,000
Add Entry Canopy to Secure Vestibule					1	Allowance	1	1	1.12%	\$81,000
Windows										
Replace Select Windows					1	Allowance	1	1	0.75%	\$54,000
Exterior Walls										
Re-Caulk Expansion Joints					1	Allowance	1	1	0.15%	\$10,800
Tuckpointing (Allowance)					1	Allowance	1	1	1.12%	\$81,000
Clean Masonry					1	Allowance	1	1	1.12%	\$81,000
Remove & Replace Lintels					1	Allowance	1	1	1.12%	\$81,000
Exterior Doors										
BUILDING ENVELOPE SUBTOTAL								12.04%	\$454,680	\$539,164
3.0 INTERIOR/FINISHES										
Interior Doors & Hardware										
Replace Classroom Doors & Hardware					1	EA	12	12	0.37%	\$26,853
Walls & Partitions										
Plaster Work - Gymnasium					1	Allowance	1	1	0.07%	\$5,400
Remove Map Brackets - Patch & Paint					1	Allowance	1	1	0.07%	\$5,400
Ceilings										
Remove Existing & Install New Acoustic Tile Ceiling - Corridors (2nd Floor)					3800	SF	1	3800	0.41%	\$29,959
Remove Existing & Install New Acoustic Tile Ceiling - Classrooms					2800	SF	1	2800	0.31%	\$22,075
Remove Existing & Install New Acoustic Tile Ceiling - Ancillary					1100	SF	1	1100	0.12%	\$0
Flooring										
Remove & Replace Classroom Flooring - LVT					5,000	SF	1	5,000	0.67%	\$48,600
Remove & Replace Stairwell Flooring - Hard Tile (North)					800	SF	1	800	0.45%	\$32,832
Remove & Replace Ancillary Flooring - LVT (312a, 312b, 212a)					800	SF	1	800	0.11%	\$7,776
Replace Rubber Stair Treads (North)					1	Flight	2	2	0.09%	\$6,480
Windows										
Remove & Replace Window Treatments (Elementary)					1	Allowance	1	1	0.82%	\$59,400
Paint										
Paint - Classrooms					18,000	SF	1	18,000	0.40%	\$0
Paint - Gymnasium					3,000	SF	1	3,000	0.07%	\$0
Paint - Media Center					2,000	SF	1	2,000	0.04%	\$0
Paint - Ancillary					5,000	SF	1	5,000	0.11%	\$8,100
Signage										
Install Window Room & Exit Door Identification					1	Allowance	1	1	0.15%	\$10,800
Restrooms										
Renovate - Toilet Room (Single / Staff) - Staff & Kindergarten					1	EA	6	6	0.76%	\$55,080
Auditorium										
Replace Main Stage Curtain					1	Allowance	1	1	0.13%	\$9,072
Casework & Countertops										
Replace Casework - Classroom (Elementary)					1	EA	15	15	3.59%	\$259,200
Replace Misc Millwork - Rooms 300, 203, 212a, Staff Lounge					1	Allowance	1	1	0.22%	\$16,200
Replace Media Center Millwork					1	Allowance	1	1	0.75%	\$54,000
Other										
Renovate - Media Center (Replace Media Desk, Millwork, Remove Divider)					1	Allowance	1	1	0.90%	\$64,800
Renovate - Kitchen					525	SF	1	525	1.76%	\$127,008
Water Mitigation - Coal Pit					1	Allowance	1	1	1.12%	\$81,000
INTERIOR/FINISHES SUBTOTAL								13.52%	\$930,036	\$11,274
4.0 FURNITURE & EQUIPMENT										
General Furniture										
Classroom Furniture					1	Allowance	18	18	5.92%	\$427,680
Other/Misc. Furniture					1	Allowance	1	1	0.75%	\$54,000
Commons Area Furniture					1	Allowance	1	1	0.84%	\$60,480
Media Center Furniture					1	Allowance	1	1	1.68%	\$120,960
Main Office Furniture					1	Allowance	1	1	0.75%	\$54,000
Other FF&E										
Food Service Equipment - Elementary					1	Allowance	1	1	0.75%	\$0
Maintenance/Custodial Equipment					1	Allowance	1	1	0.37%	\$0
FURNITURE & EQUIPMENT SUBTOTAL								11.05%	\$717,120	\$0

SECTION D | Individual Building Assessments

Building 4 – Maire Elementary School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.17%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.17%	\$0	\$0	\$17,902
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.90%	\$64,800	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	50,200	SF	1	50,200	4.49%	\$324,005	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					5.72%	\$388,805	\$0	\$35,804
6.0 HVAC SYSTEMS								
Equipment								
Existing Boiler: Benchmark Aerco #1; 2021		EA			0.00%	\$0	\$0	\$0
Existing Boiler: Benchmark Aerco #2; 2021		EA			0.00%	\$0	\$0	\$0
Replace Split System Cooling Unit(s) - Sanyo Existing	1	EA	20	20	4.49%	\$324,000	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.12%	\$0	\$0	\$12,787
HVAC SYSTEMS SUBTOTAL					4.61%	\$324,000	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	40	40	0.67%	\$48,384	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.30%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.37%	\$0	\$0	\$39,960
Miscellaneous Power Allowance	50,200	SF	1	50,200	0.30%	\$21,686	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.15%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	2,800	SF	1	2,800	0.31%	\$22,075	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (2nd Floor)	3,800	SF	1	3,800	0.41%	\$29,959	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Ancillary	1,300	SF	1	1,300	0.14%	\$0	\$13,324	\$0
Replace Emergency & Exit Lights	3,800	SF	1	3,800	0.02%	\$1,231	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	0.37%	\$27,000	\$0	\$0
Fire Alarm System - National Time								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.15%	\$0	\$0	\$15,984
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	1.68%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					4.87%	\$171,936	\$13,324	\$250,949
8.0 SECURITY								
Security								
Radios	1	EA	30	30	0.11%	\$8,100	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.26%	\$18,900	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement	1	Allowance	1	1	1.50%	\$108,000	\$0	\$0
ABATEMENT SUBTOTAL					1.50%	\$108,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.54%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	19.60%	\$0	\$105,550	\$0
Infrastructure	1	Allowance	1	1	4.62%	\$0	\$0	\$28,300
Instructional Technology	1	Allowance	1	1	32.72%	\$135,500	\$0	\$0
Instructional Technology	1	Allowance	1	1	51.54%	\$0	\$277,500	\$0
Instructional Technology	1	Allowance	1	1	34.69%	\$0	\$0	\$212,600
Instructional Support Technology	1	Allowance	1	1	0.78%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	9.95%	\$0	\$53,550	\$0
Instructional Support Technology	1	Allowance	1	1	5.96%	\$0	\$0	\$36,550
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	23.59%	\$0	\$127,000	\$0
Safety & Security	1	Allowance	1	1	4.42%	\$0	\$0	\$27,100
Contingency	1	Allowance	1	1	3.40%	\$14,100	\$0	\$0
Contingency	1	Allowance	1	1	10.47%	\$0	\$56,360	\$0
Contingency	1	Allowance	1	1	4.97%	\$0	\$0	\$30,455
Tech Design Fees	1	Allowance	1	1	2.62%	\$10,857	\$0	\$0
Tech Design Fees	1	Allowance	1	1	8.06%	\$0	\$43,397	\$0
Tech Design Fees	1	Allowance	1	1	3.83%	\$0	\$0	\$23,450
Cost Escalator	1	Allowance	1	1	1.60%	\$6,638	\$0	\$0
Cost Escalator	1	Allowance	1	1	4.93%	\$0	\$26,534	\$0
Cost Escalator	1	Allowance	1	1	2.34%	\$0	\$0	\$14,338
TECHNOLOGY SUBTOTAL					13.23%	\$172,594	\$689,891	\$372,792

SECTION D | Individual Building Assessments

Building 4 – Maire Elementary School

Summary of Budgets:

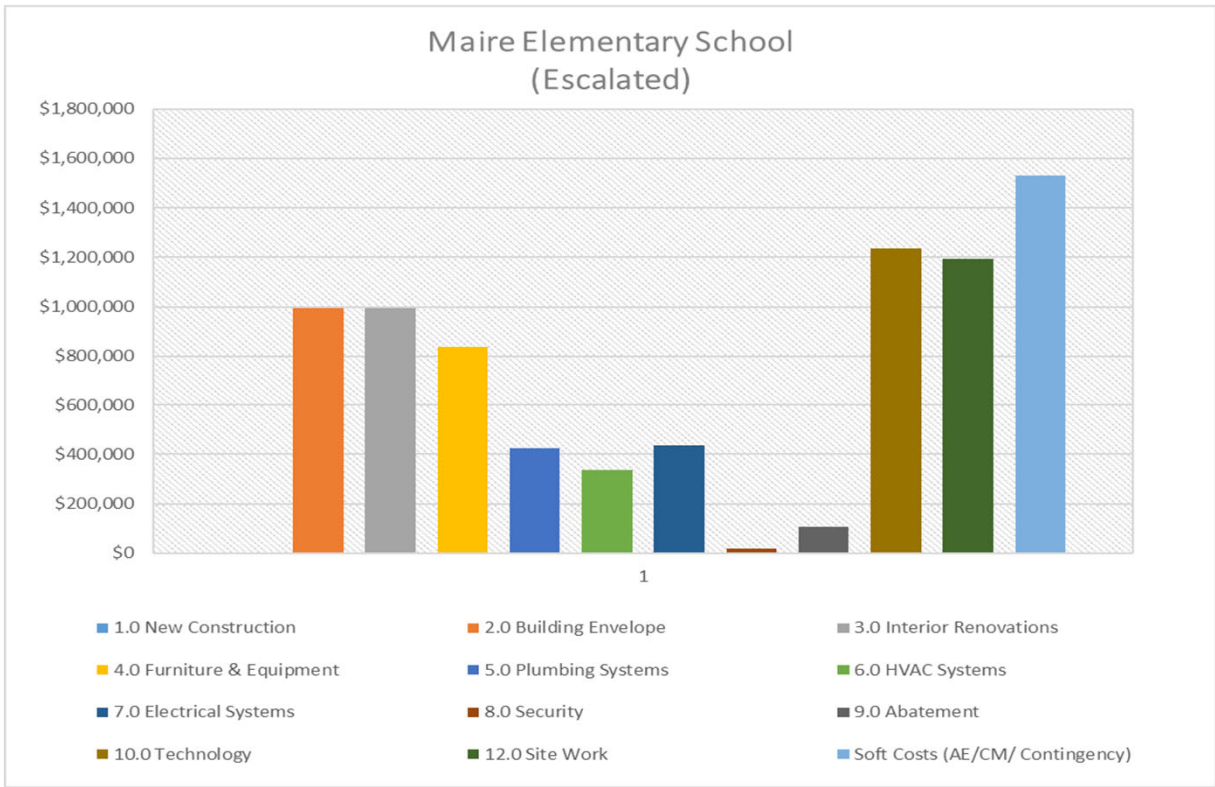
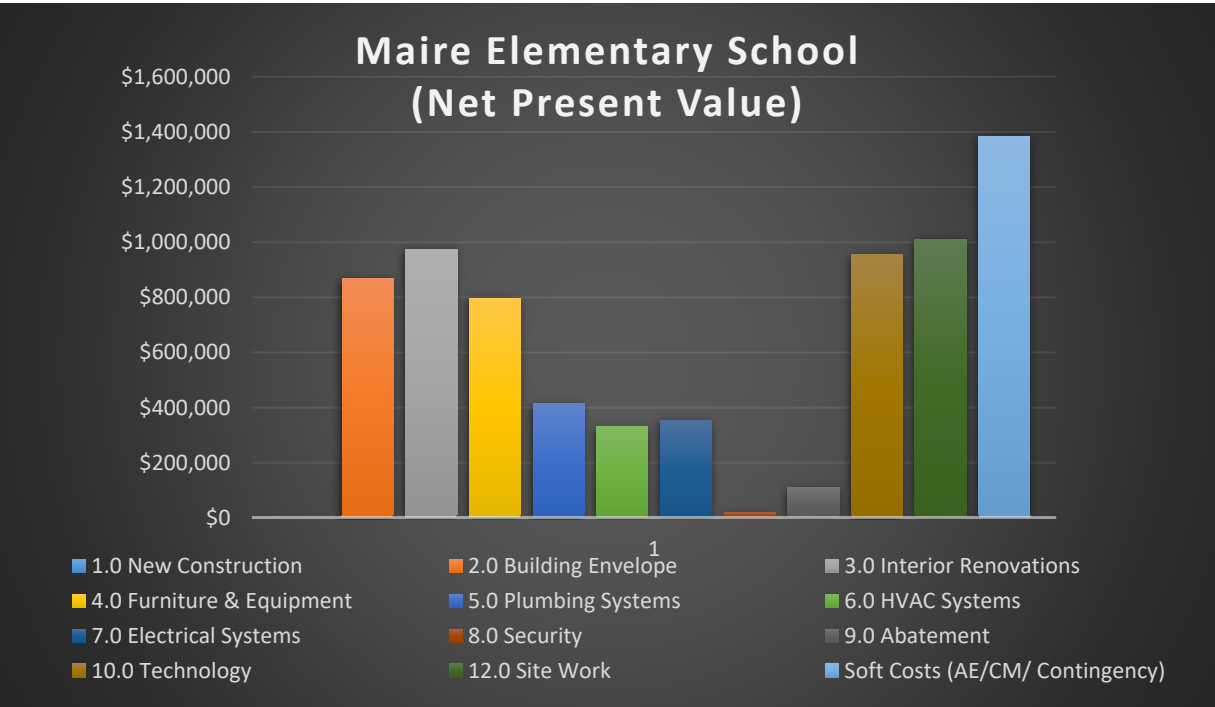
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - 3.5" Mill & Cap: North Lot (Replaced 2010)	32,200	SF	1	32,200	1.44%	\$104,328	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): South Lot	6,200	SF			0.00%	\$0	\$0	\$0
Remove & Replace Sidewalks	5,000	SF	1	5,000	0.84%	\$60,480	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	5	5	0.37%	\$27,000	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.75%	\$0	\$0	\$79,920
Replace Play Surfacing (Rubber Mulch) - Wood Chips Existing	600	CYD	1	600	1.08%	\$0	\$0	\$115,085
Remove & Replace Asphalt Play Pad	32,500	SF	1	32,500	2.72%	\$196,560	\$0	\$0
Replace Basketball Hoops & Pole	1	EA	2	2	0.13%	\$9,677	\$0	\$0
Athletic Fields								
Grade Existing Ballfield	1	Allowance	2	2	0.19%	\$0	\$0	\$20,779
Landscaping								
Chain Link Fencing - 4' (Galvanized): Southeast	530	LF	1	530	0.22%	\$16,027	\$0	\$0
Improve Landscaping - Elementary	1	Allowance	1	1	0.75%	\$0	\$0	\$79,920
Utilities								
Utilities	1	Allowance	1	1	1.50%	\$0	\$0	\$159,840
Sanitary & Storm Drain Replacement (Mains Only)	50,200	SF	1	50,200	3.00%	\$216,864	\$0	\$0
Misc.								
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	9	9	0.94%	\$0	\$0	\$100,699
Replace Site Lighting Pole Fixture (LED)	1	EA	2	2	0.07%	\$4,838	\$0	\$0
SITE SUBTOTAL					14.01%	\$635,774	\$0	\$556,243
Building Infrastructure Improvement Total:				\$116.23	80.81%	\$3,921,846	\$1,253,653	\$1,403,601
Project Contingency:	10.00%				5.65%	\$303,213	\$56,376	\$91,093
Permits, Testing & Printing:	2.50%				1.55%	\$83,384	\$15,503	\$25,051
Professional Fees & Costs:	9.00%				6.25%	\$335,377	\$62,356	\$100,756
Construction Manager Fee & Costs:	9.00%				5.74%	\$307,686	\$57,208	\$92,436
PROJECT TOTAL					100.00%	\$4,951,505	\$1,445,097	\$1,712,936



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Maire Elementary	50,200	\$4,951,505	\$99	\$1,445,097	\$29	\$1,712,936	\$34	\$162

Building 4 – Maire Elementary School

Summary of Budgets:



Building 4 – Maire Elementary School



First Floor Corridor



Media Reception



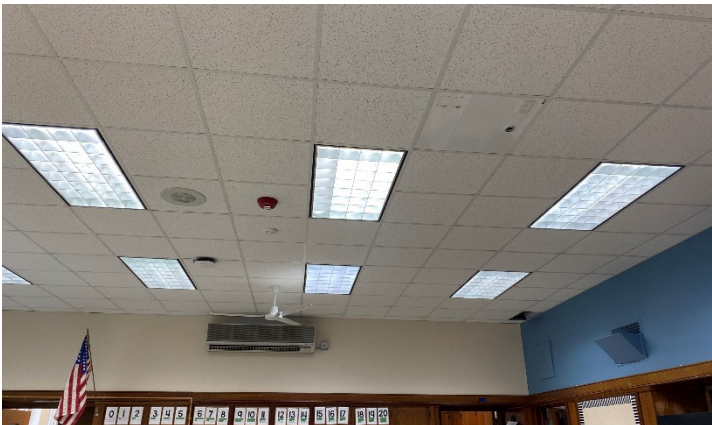
Kitchen



Staff Lounge

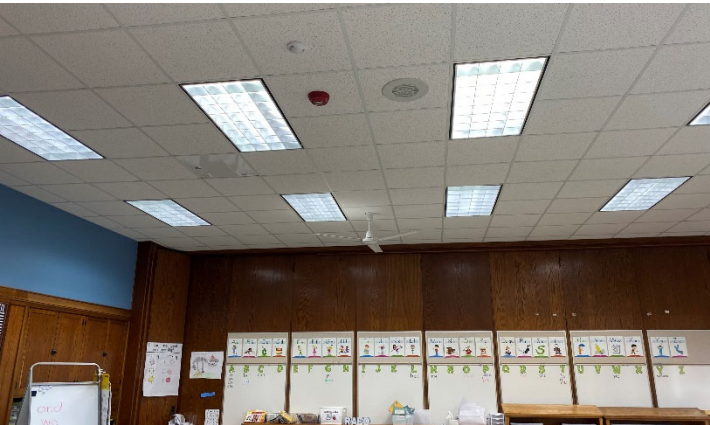


Kindergarten Cubbie



Kindergarten Lighting

Building 4 – Maire Elementary School



Classroom Lighting



Desk



Counter



Electrical and Data



Air Handling Unit



Mechanical

Building 4 – Maire Elementary School



Mechanical



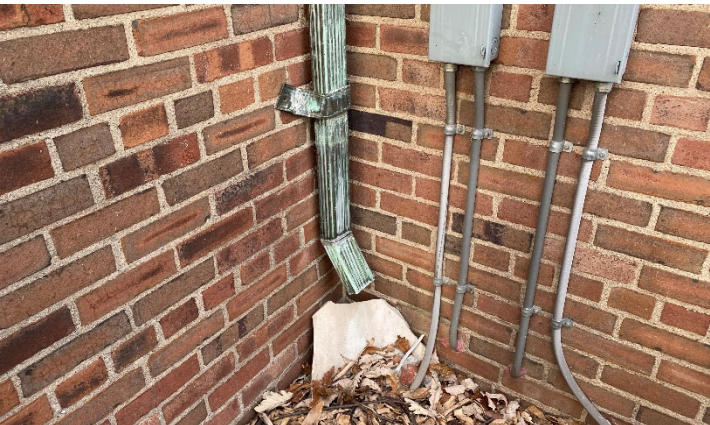
Condensing Boilers



Building Vestibule



Window Sill Caulk



Downspout



Overhead Door at Storage Room

Building 4 – Maire Elementary School



Asphalt Play Area



Exterior Lighting



Built-up Roof



Window ID Signage



Parking Lot



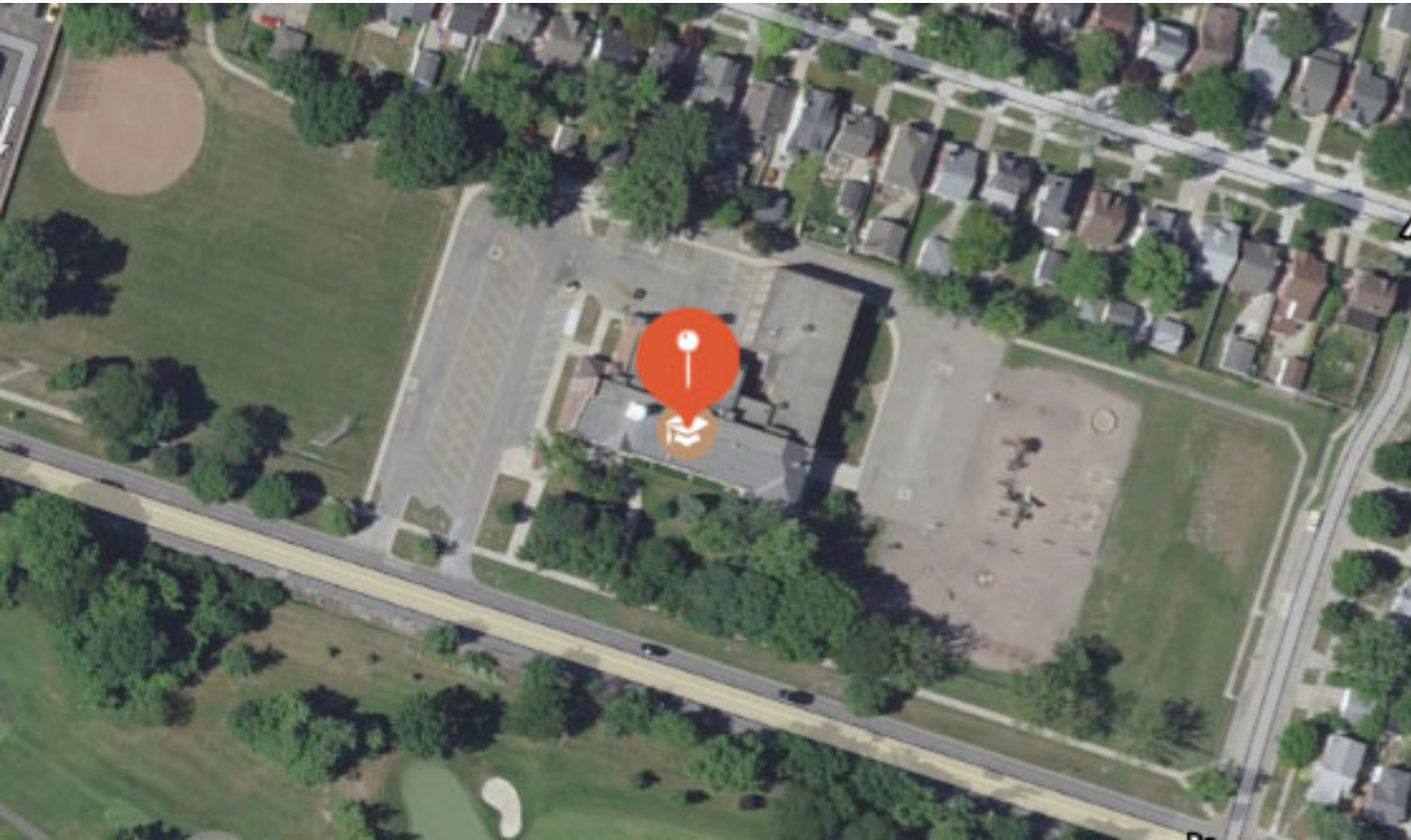
Main Parking Lot

Building 5 – Mason Elementary School



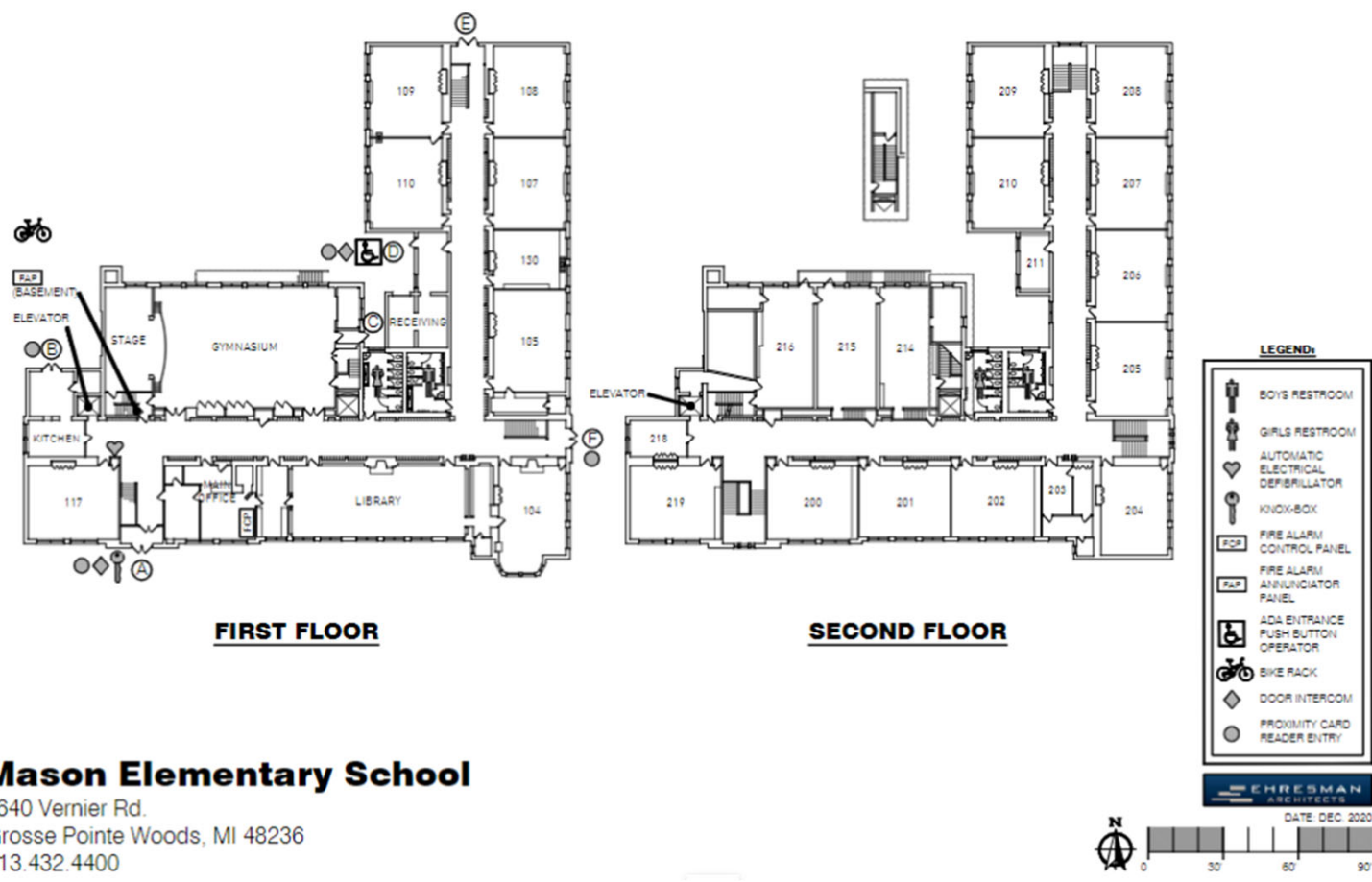
Address:	1640 Venier Road, Grosse Pointe Woods, MI 48236
Year Built:	1928
Square Footage:	45,020
Site Area:	7.3 Acres
Parking Spaces:	72
Stories:	3
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Clay Brick & Block
Roof:	Slate & Built-up Roofing
Fire Protection:	No

Site Plan:



Building 5 – Mason Elementary School

Floor Plans:



SECTION D | Individual Building Assessments

Building 5 – Mason Elementary School

Summary of Budgets:

Mason Elementary School		Cost Data			Cost Escalation Factors			
Building SF		Specification Factor = 1.00 (Medium)			1.08			
45,020		Geographic Factor = 1.00 (U.S. Median)			1.30			
		Cost Escalation Factor = 1.08 Fall 2022			1.48			
Program Area		Quantity	# of	As % of	Critical Needs	Deferrable	Property	
		Per Unit	Unit	Total Units	Cost	Cost	Enhancement	
					(1 - 3 years)	(4 - 6 years)	Cost	
							(7 - 10 years)	
1.0 NEW CONSTRUCTION								
Building Additions								
NEW CONSTRUCTION SUBTOTAL					0.00%	\$0	\$0	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Roofing Work (SDA)		1	Allowance	1	0.46%	\$38,880	\$0	\$0
Area 1 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		6920	SF	1	2.31%	\$0	\$252,608	\$0
Area 2 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		476	SF	1	0.16%	\$0	\$17,376	\$0
Area 3 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		292	SF	1	0.10%	\$0	\$10,659	\$0
Area 4 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		745	SF	1	0.25%	\$0	\$27,195	\$0
Area 5 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		3800	SF	1	1.27%	\$0	\$138,715	\$0
Area 6 (Existing Aggregate Surface BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		188	SF	1	0.06%	\$0	\$6,863	\$0
Area 7 (Existing Slate) (SDA) - Slate		4520	SF		0.00%	\$0	\$0	\$0
Prep & Paint Cupola		1	Allowance	1	0.06%	\$5,400	\$0	\$0
Windows								
Replace Select Windows		1	Allowance	1	0.64%	\$54,000	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints		1	Allowance	1	0.26%	\$21,600	\$0	\$0
Tuckpointing (Allowance)		1	Allowance	1	0.64%	\$54,000	\$0	\$0
Remove & Replace Fire Escape			Allowance		0.00%	\$0	\$0	\$0
Prep & Paint Lintels		1	Allowance	1	0.32%	\$27,000	\$0	\$0
Exterior Doors								
Exterior FRP Doors/Frames/Hardware - Double Door		1	EA	3	0.34%	\$29,030	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					6.87%	\$229,910	\$453,416	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Classroom Doors & Hardware		1	EA	12	0.32%	\$26,853	\$0	\$0
Replace Boiler Room Frame, Door & Hardware		1	Allowance	1	0.05%	\$4,320	\$0	\$0
Walls & Partitions								
Investigate & Repair In Wall Rain Conductors (Leaking)		1	Allowance	1	0.19%	\$16,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Ceiling Tile - Art, Music, PT		2700	SF	1	0.25%	\$21,287	\$0	\$0
Remove Existing & Install New Acoustic Ceiling Tile - Teacher Lounge, Receiving		1100	SF	1	0.10%	\$8,672	\$0	\$0
Remove Existing & Install New Acoustic Ceiling Tile - Group Toilet Rooms		11000	SF	1	1.03%	\$86,724	\$0	\$0
Investigate & Repair Cracking at Flat Roof Area (Attic)		1	Allowance	1	0.13%	\$10,800	\$0	\$0
Repair & Paint Ceilings - Coal Storage, Storage Room		1	Allowance	1	0.06%	\$5,400	\$0	\$0
Flooring								
Remove & Replace Classroom Flooring - LVT		1,500	SF	1	0.17%	\$14,580	\$0	\$0
Remove & Replace Teacher Lounge, Receiving Flooring - LVT		1,500	SF	1	0.14%	\$11,826	\$0	\$0
Remove & Replace Classroom Flooring - Carpet		1,500	SF	1	0.13%	\$10,854	\$0	\$0
Stage Flooring - Refinish Wood		700	SF	1	0.03%	\$0	\$0	\$3,133
Gym Flooring - Refinish Wood		2,500	SF	1	0.09%	\$0	\$0	\$11,189
Windows								
Remove & Replace Window Treatments (Elementary)		1	Allowance	1	0.70%	\$59,400	\$0	\$0
Replace Vents in Window Sills		1	Allowance	1	0.26%	\$21,600	\$0	\$0
Paint								
Paint - Classrooms		1,000	SF	21	0.40%	\$0	\$0	\$50,350
Paint - Gymnasium		4,000	SF	1	0.08%	\$0	\$0	\$9,590
Paint - Media Center		1,000	SF	1	0.02%	\$0	\$0	\$2,398
Paint - Ancillary		5,000	SF	1	0.10%	\$8,100	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)		1	EA	2	0.41%	\$34,560	\$0	\$0
Auditorium								
Replace Main Stage Curtain		1	Allowance	1	0.11%	\$9,072	\$0	\$0
Casework & Countertops								
Replace Casework - Classroom (Elementary)		1	EA	3	0.62%	\$51,840	\$0	\$0
Refinish Wood Jambs, Casings & Millwork		1	Allowance	1	0.32%	\$27,000	\$0	\$0
Other								
Elevator Addition &/or Modification		1	Allowance	1	7.05%	\$0	\$772,200	\$0
Renovate - Kitchen		665	SF	1	1.91%	\$160,877	\$0	\$0
Waterproofing, Ceilings, Ventilation - Coal Storage, Storage Room		1	Allowance	1	1.28%	\$108,000	\$0	\$0
Coal Storage - Structural Evaluation & Resupport for Integrity (Beneath Parking)		1	Allowance	1	1.60%	\$135,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					17.55%	\$832,965	\$772,200	\$76,659

SECTION D | Individual Building Assessments

Building 5 – Mason Elementary School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
4.0 FURNITURE+C318:P593 EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	22	22	6.20%	\$522,720	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.64%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.72%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	1.44%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.64%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - Elementary	1	Allowance	1	1	0.64%	\$54,000	\$0	\$0
Maintenance/Custodial Equipment	1	Allowance	1	1	0.32%	\$0	\$0	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL					10.60%	\$866,160	\$0	\$39,960
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.14%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.14%	\$0	\$0	\$17,902
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.77%	\$64,800	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	45,020	SF	1	45,020	2.88%	\$243,108	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					3.94%	\$307,908	\$0	\$35,804
6.0 HVAC SYSTEMS								
Equipment								
Existing Boiler #1: Weil-McLain, 1998 - Being Replaced 2022 w/ Hydronic		EA			0.00%	\$0	\$0	\$0
Existing Boiler #2: Weil-McLain, 1998 - Being Replaced 2022 w/ Hydronic		EA			0.00%	\$0	\$0	\$0
Replace Roof Top Units (RTU)	1	EA	3	3	2.88%	\$243,000	\$0	\$0
Replace Split System Cooling Unit - Library	1	EA	2	2	0.36%	\$30,240	\$0	\$0
Add Split System Cooling Unit - Classrooms	1	EA	24	24	4.31%	\$362,880	\$0	\$0
Replace Exhaust Fan - Kitchen	1	EA	1	1	0.45%	\$37,800	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.10%	\$0	\$0	\$12,787
Other HVAC								
Commissioning	45,020	SF	1	45,020	0.12%	\$9,724	\$0	\$0
Vent Kiln	1	Allowance	1	1	0.06%	\$5,400	\$0	\$0
HVAC SYSTEMS SUBTOTAL					8.28%	\$689,044	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	46	46	0.66%	\$55,642	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.26%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.32%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.72%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	45,020	SF	1	45,020	0.23%	\$19,449	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.13%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	25,000	SF	1	25,000	2.34%	\$197,100	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Teacher Lounge	450	SF	1	450	0.04%	\$3,548	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Group Toilet Rooms	1,100	SF	1	1,100	0.10%	\$8,672	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Main Office	1,100	SF	1	1,100	0.10%	\$8,672	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Media Center	1,500	SF	1	1,500	0.14%	\$11,826	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Ancillary	5,000	SF	1	5,000	0.47%	\$39,420	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	0.70%	\$59,400	\$0	\$0
Fire Alarm System - National Time								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.13%	\$10,800	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	1.44%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					7.78%	\$496,609	\$0	\$234,965
8.0 SECURITY								
Security								
Radios	1	EA	8	8	0.03%	\$2,160	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.13%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.15%	\$12,960	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.64%	\$54,000	\$0	\$0
ABATEMENT SUBTOTAL					0.64%	\$54,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	1.65%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	46.15%	\$0	\$81,950	\$0
Infrastructure	1	Allowance	1	1	22.51%	\$0	\$0	\$45,500
Instructional Technology	1	Allowance	1	1	32.22%	\$44,000	\$0	\$0
Instructional Technology	1	Allowance	1	1	93.91%	\$0	\$166,750	\$0
Instructional Technology	1	Allowance	1	1	207.68%	\$0	\$0	\$419,800
Instructional Support Technology	1	Allowance	1	1	2.38%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	32.05%	\$0	\$56,900	\$0
Instructional Support Technology	1	Allowance	1	1	20.80%	\$0	\$0	\$42,050

SECTION D | Individual Building Assessments

Building 5 – Mason Elementary School

Summary of Budgets:

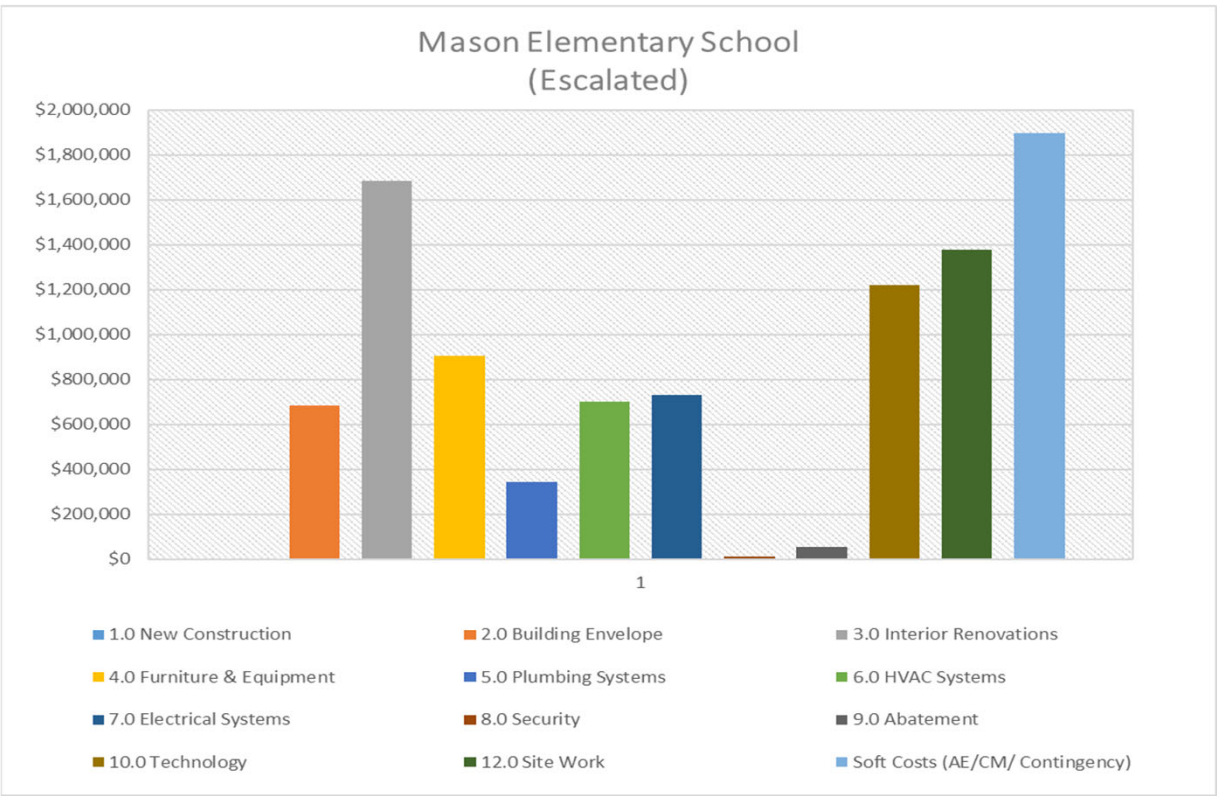
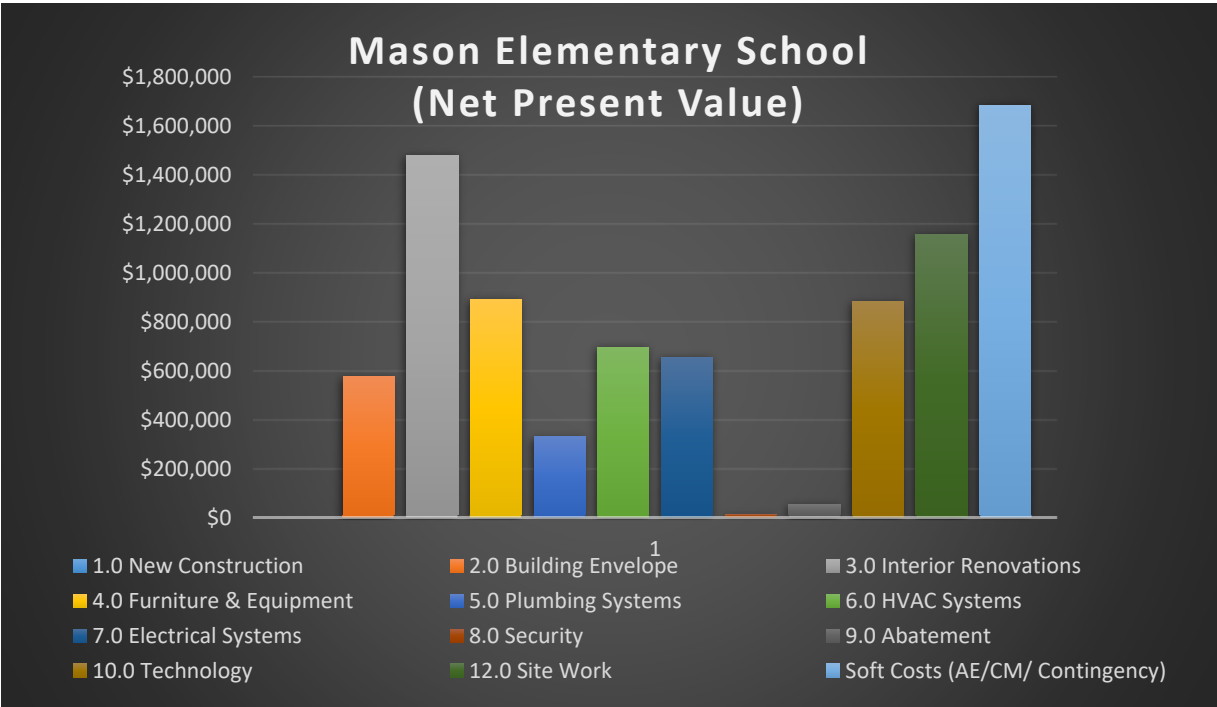
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	17.04%	\$0	\$30,250	\$0
Safety & Security	1	Allowance	1	1	51.18%	\$0	\$0	\$103,450
Contingency	1	Allowance	1	1	3.62%	\$4,950	\$0	\$0
Contingency	1	Allowance	1	1	18.92%	\$0	\$33,585	\$0
Contingency	1	Allowance	1	1	30.22%	\$0	\$0	\$61,080
Tech Design Fees	1	Allowance	1	1	2.79%	\$3,812	\$0	\$0
Tech Design Fees	1	Allowance	1	1	14.56%	\$0	\$25,860	\$0
Tech Design Fees	1	Allowance	1	1	23.27%	\$0	\$0	\$47,032
Cost Escalator	1	Allowance	1	1	1.71%	\$2,330	\$0	\$0
Cost Escalator	1	Allowance	1	1	8.91%	\$0	\$15,812	\$0
Cost Escalator	1	Allowance	1	1	14.23%	\$0	\$0	\$28,756
TECHNOLOGY SUBTOTAL					10.46%	\$60,591	\$411,107	\$747,668
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): North & West Lot	33,742	SF	1	33,742	1.38%	\$116,612	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): Drive	3,000	SF	1	3,000	0.12%	\$10,368	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD)	7,000	SF	1	7,000	0.56%	\$0	\$0	\$69,371
Remove & Replace Sidewalks	3,500	SF	1	3,500	0.50%	\$42,336	\$0	\$0
Replace Concrete Approach	500	SF	2	1,000	0.19%	\$15,768	\$0	\$0
Replace Concrete Stairs & Railings - NW Stairwell	1	Allowance	1	1	0.13%	\$10,800	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	4	4	0.26%	\$21,600	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.64%	\$0	\$0	\$79,920
Replace Play Surfacing (Rubber Mulch) - Wood Chips Existing	658	CYD	1	658	1.01%	\$85,277	\$0	\$0
Remove & Replace Asphalt Play Pad	29,650	SF	1	29,650	2.13%	\$179,323	\$0	\$0
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	0.13%	\$0	\$0	\$15,984
Athletic Fields								
Grade Existing Ballfield	1	Allowance	1	1	0.08%	\$0	\$0	\$10,390
Landscaping								
Chain Link Fencing - 4' (Galvanized): Southwest	625	LF	1	625	0.22%	\$18,900	\$0	\$0
Chain Link Fencing - 8' (Galvanized): Southwest	1500	LF	1	1500	0.82%	\$0	\$0	\$102,138
Improve Landscaping - Elementary	1	Allowance	1	1	0.64%	\$0	\$0	\$79,920
Utilities								
Utilities	1	Allowance	1	1	1.28%	\$0	\$0	\$159,840
Sanitary & Storm Drain Replacement - Mains	45,020	SF	1	45,020	2.31%	\$194,486	\$0	\$0
Misc.								
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	10	10	0.90%	\$0	\$0	\$111,888
Dumpster Enclosure - Masonry	1	EA	1	1	0.43%	\$0	\$0	\$53,706
SITE SUBTOTAL					13.73%	\$695,471	\$0	\$683,156
Building Infrastructure Improvement Total:				\$149.75	79.99%	\$4,245,619	\$1,636,724	\$1,830,999
Project Contingency:	10.00%				5.89%	\$331,887	\$122,562	\$104,337
Permits, Testing & Printing:	2.50%				1.62%	\$91,269	\$33,704	\$28,693
Professional Fees & Costs:	9.00%				6.52%	\$367,092	\$135,563	\$115,405
Construction Manager Fee & Costs:	9.00%				5.98%	\$336,782	\$124,369	\$105,876
PROJECT TOTAL					100.00%	\$5,372,649	\$2,052,922	\$2,185,310



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Mason Elementary	45,020	\$5,372,649	\$119	\$2,052,922	\$46	\$2,185,310	\$49	\$213

Building 5 – Mason Elementary School

Summary of Budgets:



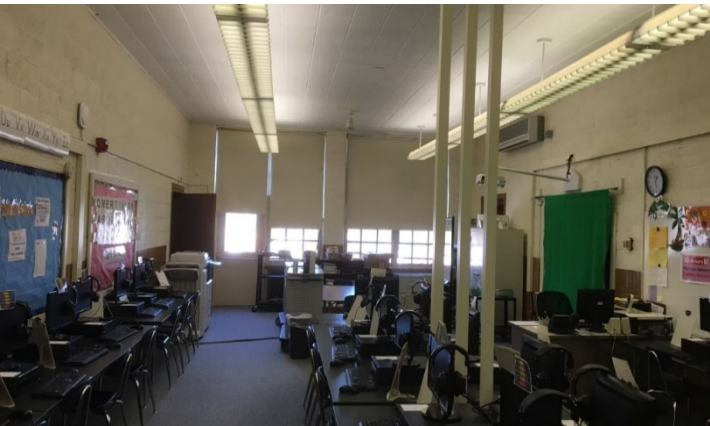
Building 5 – Mason Elementary School



Classroom



Classroom



Computer Lab



Second Floor Corridor



Emergency Lighting



Fireplace Tile

Building 5 – Mason Elementary School



Gymnasium Entry



Gymnasium



Kindergarten



Kitchen - Lounge



Library



Music Room

Building 5 – Mason Elementary School



Main Stair



Renovated Room



Toilet Room



Renovated Room



Stair Window



Stair Window

Building 6 - Mason Elementary School



Steam Boilers (will be changed to hydronic in 2022)



Dumpster - No Concrete Slab



Parking Lot



Front Entry



Flag Pole and Base



Playground

Building 6 – Monteith Elementary School



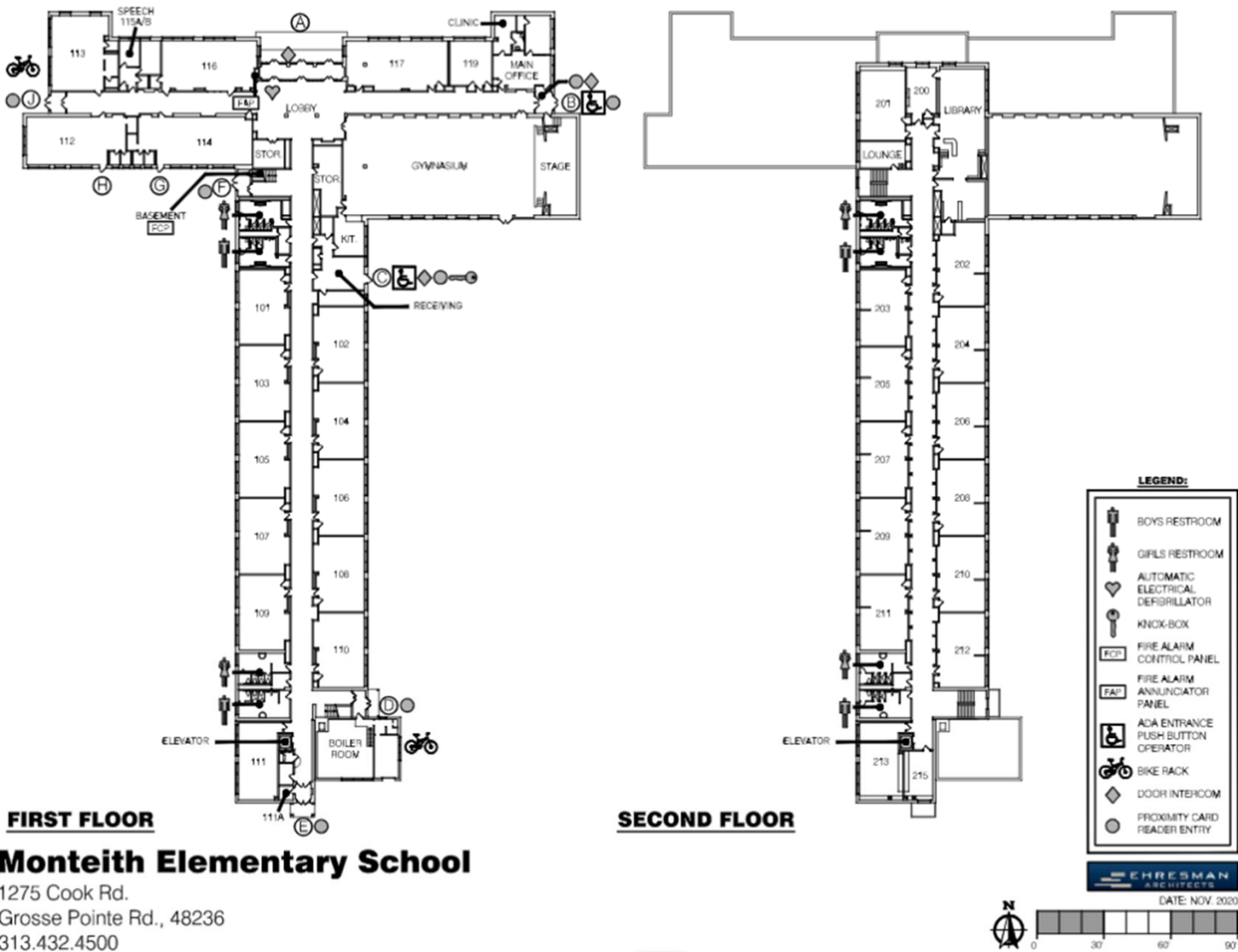
Address:	1275 Cook Road, Gorse Pointe Woods, MI 48236
Year Built:	1951
Square Footage:	63,239
Site Area:	9.35 Acres
Parking Spaces:	125
Stories:	2
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	Built-up
Fire Protection:	No

Site Plan:



Building 6 - Monteith Elementary School

Floor Plans:



SECTION D | Individual Building Assessments

Building 6 - Monteith Elementary School

Summary of Budgets:

Monteith Elementary School						Cost Data							
Building SF						Specification Factor = 1.00 (Medium)							
						Geographic Factor = 1.00 (U.S. Median)							
63,239						Cost Escalation Factor = 1.08 Fall 2022							
						Cost Escalation Factors							
						1.08	1.30	1.48					
Program Area						Quantity Per Unit	Unit	# of Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)	
1.0 NEW CONSTRUCTION													
Building Additions													
NEW CONSTRUCTION SUBTOTAL									0.00%	\$0	\$0	\$0	
2.0 BUILDING ENVELOPE													
Roofing Work													
Roofing Work (SDA)						1	Allowance	1	0.09%	\$9,720	\$0	\$0	
Roofing Work						1	Allowance	1	0.05%	\$0	\$0	\$7,992	
Area 1 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						10200	SF	1	10200	2.74%	\$0	\$372,341	\$0
Area 2 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						4900	SF	1	4900	1.32%	\$0	\$178,870	\$0
Area 3 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						19000	SF	1	19000	5.10%	\$533,520	\$0	\$0
Area 4 (Existing Coal Tar BUR) (SDA) - Replaced 2020, Warranty Expires 2050						1450	SF			0.00%	\$0	\$0	\$0
Area 5 (Existing Coal Tar BUR) (SDA) - Replaced 2020, Warranty Expires 2050						1220	SF			0.00%	\$0	\$0	\$0
Area 6 (Existing Canopies - Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						200	SF	1	200	0.05%	\$0	\$0	\$8,312
Windows													
Replace Exterior Curtainwall Systems - Gym Windows						500	SF	1	500	0.40%	\$42,336	\$0	\$0
Replace Exterior Window Systems						1	Allowance	1	1	4.65%	\$486,000	\$0	\$0
Exterior Walls													
Replace Exterior Soffits - Main Entry, Secured Vestibule, Receiving						800	SF	1	800	0.33%	\$34,560	\$0	\$0
Re-Caulk Expansion Joints						1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Tuckpointing (Allowance)						1	Allowance	1	1	1.03%	\$108,000	\$0	\$0
Exterior Doors													
Exterior FRP Doors/Frames/Hardware - Single Door						1	EA	1	1	0.05%	\$5,443	\$0	\$0
Exterior FRP Doors/Frames/Hardware - Double Door						1	EA	9	9	0.83%	\$87,091	\$0	\$0
Replace Airway Grate & Drain - Receiving						1	Allowance	1	1	0.15%	\$16,200	\$0	\$0
BUILDING ENVELOPE SUBTOTAL									16.90%	\$1,333,670	\$551,210	\$16,304	
3.0 INTERIOR/FINISHES													
Interior Doors & Hardware													
Replace Classroom Doors & Hardware						1	EA	12	12	0.26%	\$26,853	\$0	\$0
Replace Access Doors to Basement						1	Allowance	2	2	0.10%	\$10,800	\$0	\$0
Ceilings													
Remove Existing & Install New Acoustic Tile Ceiling - Classrooms						16300	SF	1	16300	1.23%	\$128,509	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Corridor (1st Floor)						8200	SF	1	8200	0.62%	\$64,649	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Gymnasium						5000	SF	1	5000	0.38%	\$39,420	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Media Center (Smaller Room)						500	SF	1	500	0.04%	\$3,942	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Staff Lounge						300	SF	1	300	0.02%	\$2,365	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Ancillary						400	SF	1	400	0.03%	\$3,154	\$0	\$0
Media Center - Install Ceiling Fans						1	Allowance	2	2	0.02%	\$2,160	\$0	\$0
Flooring													
Remove & Replace Classroom Flooring - LVT						20,400	SF	1	20,400	1.90%	\$198,288	\$0	\$0
Remove & Replace Classroom Flooring - Carpet						1,200	SF	1	1,200	0.08%	\$8,683	\$0	\$0
Remove & Replace Corridor Flooring - LVT						13,000	SF	1	13,000	1.21%	\$126,360	\$0	\$0
Remove & Replace Staff Lounge Flooring - LVT						300	SF	1	300	0.03%	\$2,916	\$0	\$0
Remove & Replace Ancillary Flooring - LVT						400	SF	1	400	0.04%	\$3,888	\$0	\$0
Windows													
Remove & Replace Window Treatments (Elementary)						1	Allowance	1	1	0.57%	\$59,400	\$0	\$0
Paint													
Paint - Classrooms						1,000	SF	30	30,000	0.46%	\$0	\$0	\$71,928
Paint - Gymnasium						5,000	SF	1	5,000	0.08%	\$8,100	\$0	\$0
Painting Allowance						1,000	SF	5	5,000	0.08%	\$8,100	\$0	\$0
Restrooms													
Renovate - Toilet Room (Single / Staff)						1	EA	11	11	1.14%	\$118,800	\$0	\$0
Lockers													
Replace Student Corridor Lockers - Build-In (Second Floor)						1	EA	200	200	0.46%	\$48,384	\$0	\$0
Auditorium													
Replace Main Stage Curtain						1	Allowance	1	1	0.09%	\$9,072	\$0	\$0
Casework & Countertops													
Replace Casework - Classroom (Elementary)						1	EA	1	1	0.17%	\$17,280	\$0	\$0
Replace Millwork - Staff Lounge						1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Remove & Replace and/or Repair Wood Wainscot						1	Allowance	1	1	0.21%	\$21,600	\$0	\$0
Other													
Elevator - Freight Upgrades						1	Allowance	1	1	0.52%	\$0	\$70,200	\$0
Renovate - Kitchen						400	SF	1	400	0.92%	\$96,768	\$0	\$0
Address Basement - Flooding						1	Allowance	1	1	1.03%	\$108,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL									11.76%	\$1,128,291	\$70,200	\$71,928	

SECTION D | Individual Building Assessments

Building 6 - Monteith Elementary School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	25	25	5.68%	\$594,000	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.58%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	1.16%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - Elementary	1	Allowance	1	1	0.52%	\$54,000	\$0	\$0
Maintenance/Custodial Equipment	1	Allowance	1	1	0.26%	\$0	\$0	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL					9.22%	\$937,440	\$0	\$39,960
5.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System - Garage Storage	1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
Equipment & Fixtures								
Hot Water Heater - November 2, 2021		EA			0.00%	\$0	\$0	\$0
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.12%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.12%	\$0	\$0	\$17,902
Piping - Condensors	1	Allowance	1	1	0.77%	\$81,000	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.62%	\$64,800	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	63,239	SF	1	63,239	1.63%	\$170,745	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					3.31%	\$321,945	\$0	\$35,804
6.0 HVAC SYSTEMS - Hydronic System Installed in 2020								
Equipment								
Add Split System Cooling Unit - Classrooms, Lounge, Media Center, Ancillary	1	EA	35	35	5.06%	\$529,200	\$0	\$0
Replace Exhaust Fan - Kitchen	1	EA	1	1	0.36%	\$37,800	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.08%	\$0	\$0	\$12,787
HVAC SYSTEMS SUBTOTAL					5.50%	\$567,000	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	64	64	0.74%	\$77,414	\$0	\$0
New Ceiling Fan Power	1	EA	2	2	0.03%	\$3,024	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.21%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.26%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.58%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	63,239	SF	1	63,239	0.26%	\$27,319	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.10%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	16,300	SF	1	16,300	1.23%	\$128,509	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (1st Floor)	8,200	SF	1	8,200	0.62%	\$64,649	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium	5,000	SF	1	5,000	0.38%	\$39,420	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Receiving	650	SF	1	650	0.05%	\$5,125	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Media Center (Smaller Room)	500	SF	1	500	0.04%	\$3,942	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Staff Lounge	300	SF	1	300	0.02%	\$2,365	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Ancillary	1,500	SF	1	1,500	0.11%	\$11,826	\$0	\$0
Replace Emergency & Exit Lights	8,200	SF	1	8,200	0.03%	\$2,657	\$0	\$0
Building Exterior/Site Lighting Allowance - Soffit Lighting	1	Allowance	1	1	0.57%	\$59,400	\$0	\$0
Fire Alarm System - Faraday / National Time								
Replace Fire Alarm System (Half of Building)	31,620	SF	1	31,620	0.72%	\$75,128	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	1.16%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					7.09%	\$582,858	\$0	\$234,965
8.0 SECURITY								
Security								
Radios	1	EA	40	40	0.10%	\$10,800	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.21%	\$21,600	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.58%	\$60,480	\$0	\$0
ABATEMENT SUBTOTAL					0.58%	\$60,480	\$0	\$0

SECTION D | Individual Building Assessments

Building 6 - Monteith Elementary School

Summary of Budgets:

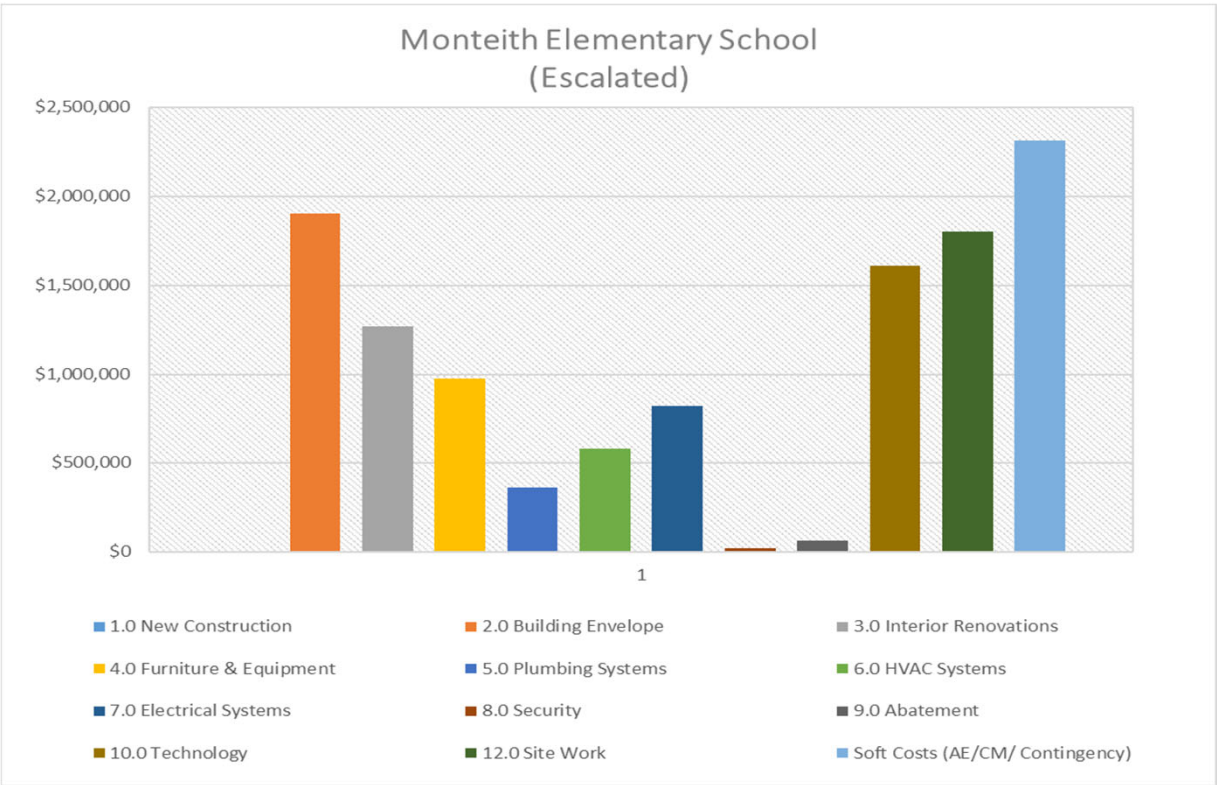
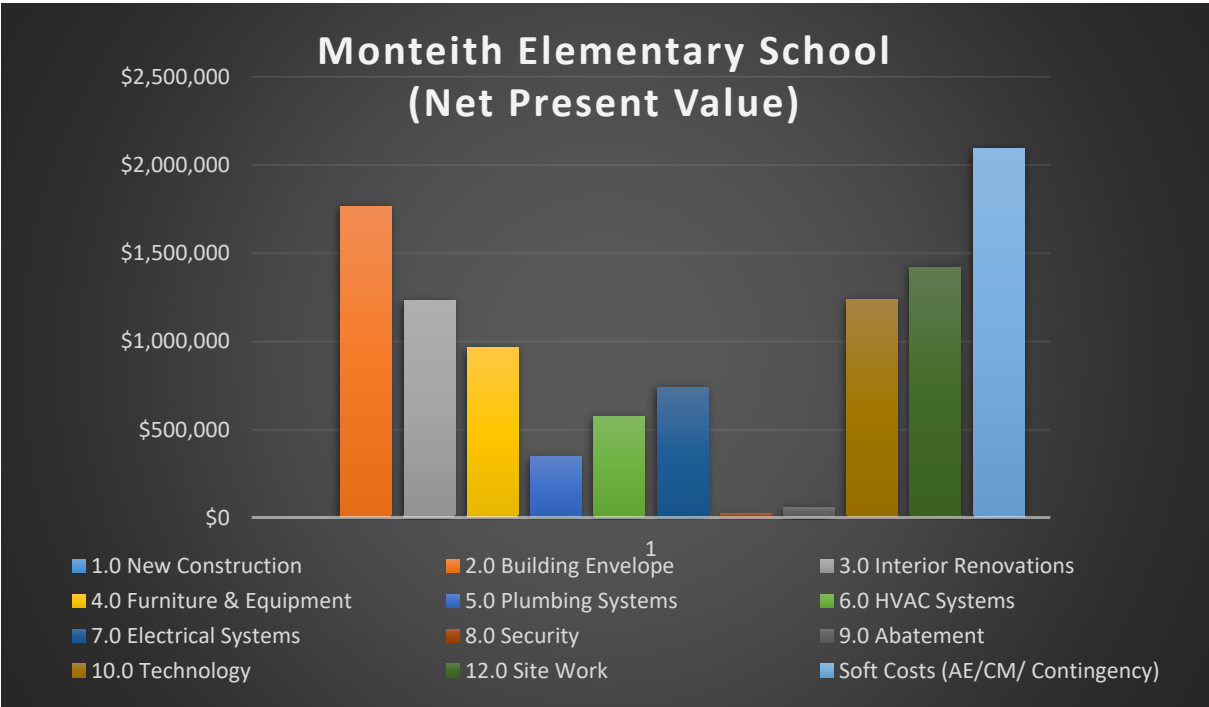
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.02%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	1.23%	\$0	\$167,500	\$0
Infrastructure	1	Allowance	1	1	0.26%	\$0	\$0	\$40,600
Instructional Technology	1	Allowance	1	1	1.30%	\$135,500	\$0	\$0
Instructional Technology	1	Allowance	1	1	3.23%	\$0	\$439,550	\$0
Instructional Technology	1	Allowance	1	1	1.46%	\$0	\$0	\$225,850
Instructional Support Technology	1	Allowance	1	1	0.03%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.57%	\$0	\$77,350	\$0
Instructional Support Technology	1	Allowance	1	1	0.26%	\$0	\$0	\$39,550
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	1.04%	\$0	\$141,000	\$0
Safety & Security	1	Allowance	1	1	0.28%	\$0	\$0	\$43,450
Contingency	1	Allowance	1	1	0.13%	\$14,100	\$0	\$0
Contingency	1	Allowance	1	1	0.61%	\$0	\$82,540	\$0
Contingency	1	Allowance	1	1	0.23%	\$0	\$0	\$34,945
Tech Design Fees	1	Allowance	1	1	0.10%	\$10,857	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.47%	\$0	\$63,556	\$0
Tech Design Fees	1	Allowance	1	1	0.17%	\$0	\$0	\$26,908
Cost Escalator	1	Allowance	1	1	0.06%	\$6,638	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.29%	\$0	\$38,860	\$0
Cost Escalator	1	Allowance	1	1	0.11%	\$0	\$0	\$16,452
TECHNOLOGY SUBTOTAL					11.84%	\$172,595	\$1,010,356	\$427,756
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt/Base & Repave (3.5" on 8" Stone) (LD)	57,150	SF	1	57,150	3.13%	\$0	\$0	\$484,147
Remove & Replace Sidewalks	8,000	SF	1	8,000	0.92%	\$96,768	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	2	2	0.10%	\$0	\$0	\$15,984
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	1.55%	\$162,000	\$0	\$0
Replace Play Surfacing (Rubber Mulch) - Wood Chips Existing	800	CYD	1	800	0.99%	\$0	\$0	\$153,446
Remove & Replace Asphalt Play Pad	5,000	SF	1	5,000	0.29%	\$30,240	\$0	\$0
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	0.05%	\$5,400	\$0	\$0
Replace Basketball Hoops & Pole	1	EA	3	3	0.14%	\$0	\$0	\$21,482
Athletic Fields								
Landscaping								
Chain Link Fencing - 6' (Galvanized)	1600	LF	1	1600	0.63%	\$0	\$0	\$97,438
Improve Landscaping - Elementary	1	Allowance	1	1	0.52%	\$0	\$0	\$79,920
Utilities								
Utilities	1	Allowance	1	1	0.52%	\$0	\$0	\$79,920
Sanitary & Storm Drain Replacement - Mains	63,239	SF	1	63,239	2.61%	\$273,192	\$0	\$0
Add French Drains Near Ballfields - South End	1	Allowance	1	1	0.26%	\$27,000	\$0	\$0
Misc.								
Monument Sign - No Power	1	EA	1	1	0.26%	\$27,000	\$0	\$0
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	14	14	1.01%	\$0	\$0	\$156,643
Dumpster Enclosure - Masonry	1	EA	1	1	0.35%	\$0	\$0	\$53,706
Remove & Replace Flag Pole	1	Allowance	1	1	0.26%	\$0	\$35,100	\$0
SITE SUBTOTAL					13.58%	\$621,600	\$35,100	\$1,142,688
Building Infrastructure Improvement Total:				\$132.34	79.99%	\$5,747,480	\$1,666,867	\$1,982,192
Project Contingency:	10.00%				5.89%	\$463,745	\$65,651	\$151,448
Permits, Testing & Printing:	2.50%				1.62%	\$127,530	\$18,054	\$41,648
Professional Fees & Costs:	9.00%				6.52%	\$512,937	\$72,615	\$167,513
Construction Manager Fee & Costs:	9.00%				5.98%	\$470,585	\$66,619	\$153,681
PROJECT TOTAL					100.00%	\$7,322,277	\$1,889,806	\$2,496,482



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Monteith Elementary	63,239	\$7,322,277	\$116	\$1,889,806	\$30	\$2,496,482	\$39	\$185

Building 6 - Monteith Elementary School

Summary of Budgets:



Building 6 - Monteith Elementary School



Lobby



Lobby Base



Media Center AC



Media Center Lighting



N-S Corridor



Second Floor Corridor

Building 6 - Monteith Elementary School



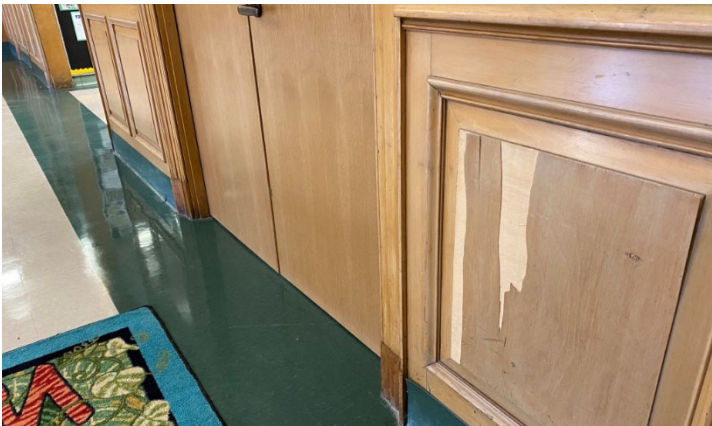
Fire Panel



Gymnasium Windowsill



Lobby Vestibule Floor



Lobby Wood Trim



Corridor Lockers



Receiving Door/Hatch to Basement

Building 6 - Monteith Elementary School



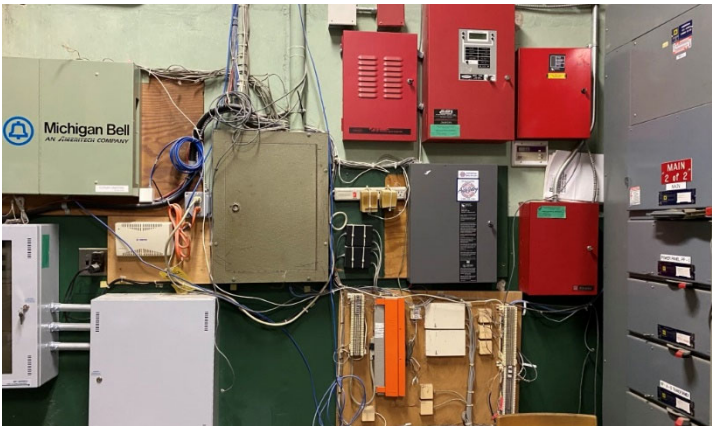
Air Handling Unit



Cast Iron Drain Pipes



Air Handling Unit Duct Work



Fire Alarm Panels



H2O Heater



Electrical Switch Gear

Building 6 - Monteith Elementary School



Tuck Point



East Parking Lot



Expansion Joint



Exterior Doors



Receiving Columns



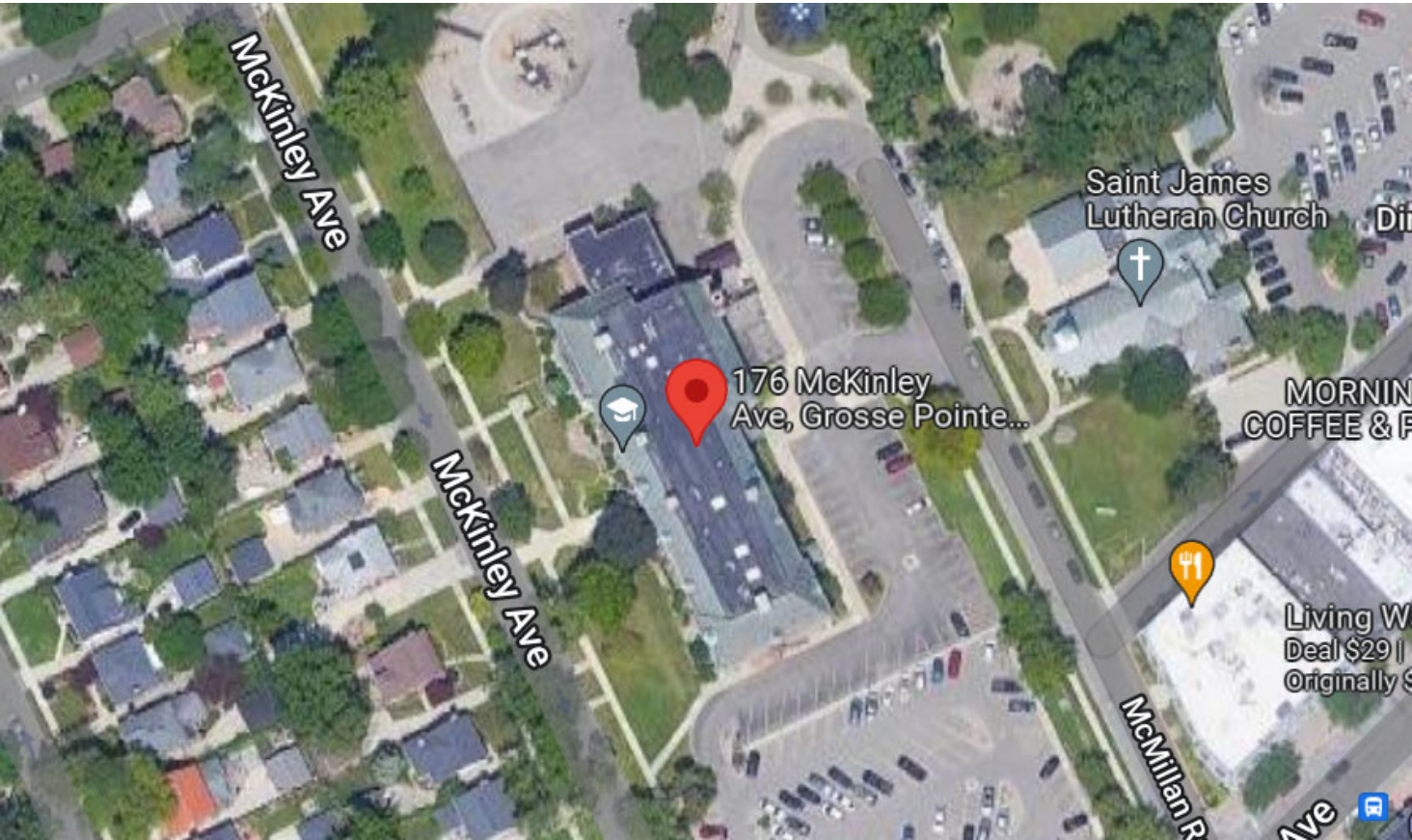
Roof

Building 7 – Richard Elementary School



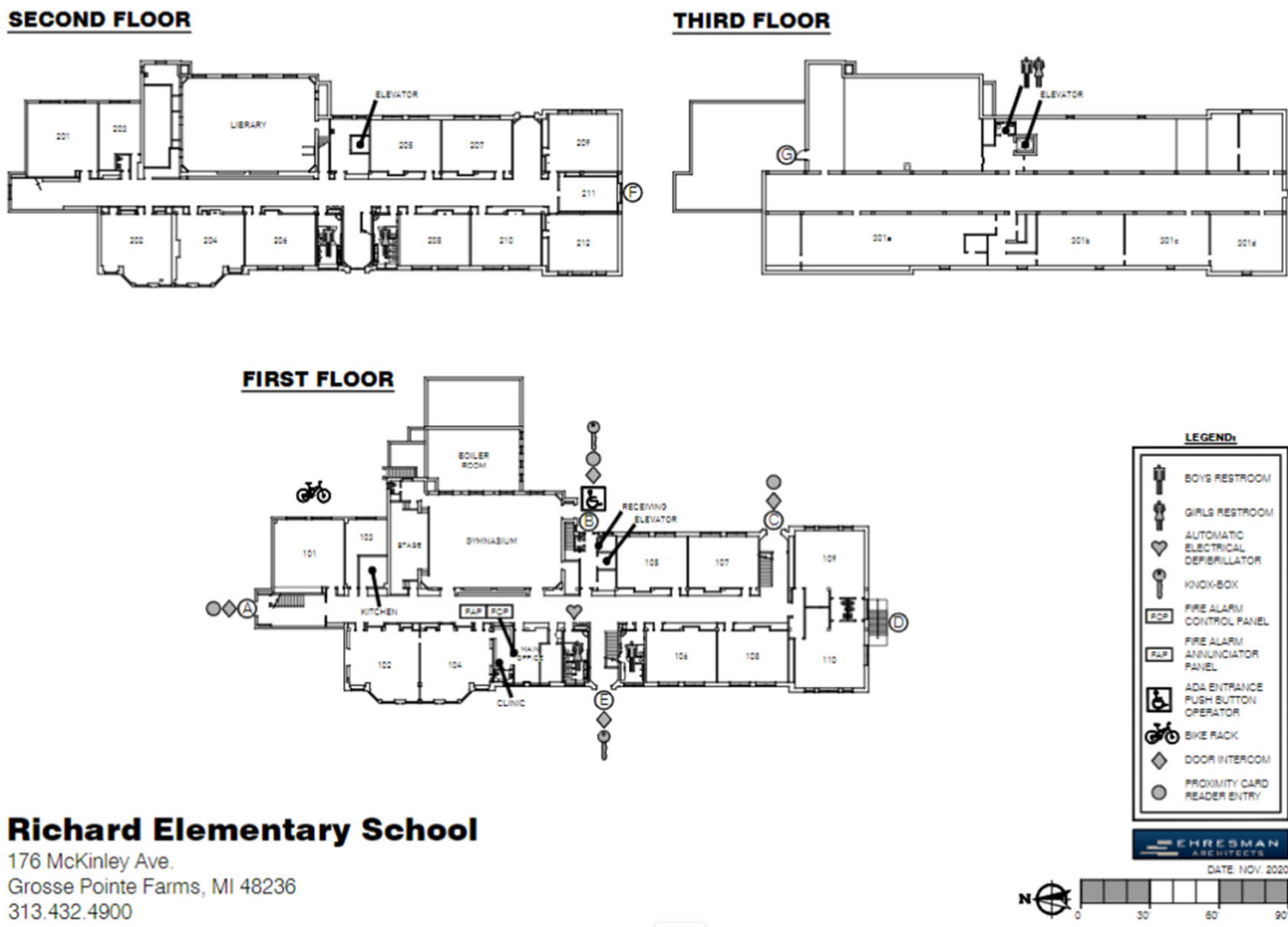
Address:	176 McKinley Avenue, Grosse Pointe Farms, MI 48236
Year Built:	1930
Square Footage:	56,099
Site Area:	3.63 Acres
Parking Spaces:	44
Stories:	3
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick & Limestone
Roof:	Slate
Fire Protection:	No

Site Plan:



Building 7 – Richard Elementary School

Floor Plans:



SECTION D | Individual Building Assessments

Building 7 – Richard Elementary School

Summary of Budgets:

Richard Elementary School					Cost Data							
Building SF					Specification Factor = 1.00 (Medium)		Geographic Factor = 1.00 (U.S. Median)		Cost Escalation Factors			
56,099					Cost Escalation Factor = 1.08		Fall 2022		1.08	1.30	1.48	
Program Area					Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
1.0 NEW CONSTRUCTION												
Building Additions												
NEW CONSTRUCTION SUBTOTAL									0.00%	\$0	\$0	\$0
2.0 BUILDING ENVELOPE												
Roofing Work												
Roofing Work					1	Allowance	1	1	0.07%	\$0	\$0	\$7,992
Area 1 (Existing EPDM) (SDA) - Replaced 2009					2000	SF			0.00%	\$0	\$0	\$0
Area 2 (Existing Modified Bitumen) (SDA) - .90Mil/Reinforced/Fully-Adhered					8600	SF	1	8600	3.08%	\$241,488	\$0	\$0
Area 3 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered					1100	SF	1	1100	0.39%	\$30,888	\$0	\$0
Area 4 (Existing Slate Tile) (SDA) - Slate Tile					23000	SF			0.00%	\$0	\$0	\$0
Area 5 a - e (Existing Coal Tar BUR & Modified Bitumen) (SDA) - .90Mil/Reinforced/Fully-Adhered					600	SF	1	600	0.21%	\$16,848	\$0	\$0
Replace Gutters & Downspouts - Copper					700	LF	1	700	0.39%	\$30,240	\$0	\$0
Remove & Replace Entry Canopies					1	Allowance	2	2	2.07%	\$162,000	\$0	\$0
Install Entry Canopy Over Visitor Entry					1	Allowance	1	1	1.03%	\$0	\$0	\$119,880
Windows												
Replace Exterior Window Systems					6000	SF	1	6000	6.02%	\$471,744	\$0	\$0
Exterior Walls												
Re-Caulk Expansion Joints					1	Allowance	1	1	0.28%	\$21,600	\$0	\$0
Tuckpointing (Allowance)					1	Allowance	1	1	1.65%	\$129,600	\$0	\$0
BUILDING ENVELOPE SUBTOTAL									15.19%	\$1,104,408	\$0	\$127,872
3.0 INTERIOR/FINISHES												
Interior Doors & Hardware												
Replace Classroom Doors & Hardware					1	EA	12	12	0.34%	\$26,853	\$0	\$0
Remove & Replace Mechanical Room Doors & Hardware					1	EA	2	2	0.11%	\$8,640	\$0	\$0
Walls & Partitions												
Waterproof Mechanical Room Walls					1	Allowance	1	1	0.69%	\$54,000	\$0	\$0
Remove & Replace Damaged Plaster					1	Allowance	1	1	0.69%	\$54,000	\$0	\$0
Ceilings												
Remove & Install New Acoustic Tile Ceiling - Classrooms (3rd Floor)					2500	SF	1	2500	0.25%	\$0	\$0	\$29,171
Remove Existing & Install New Acoustic Ceiling Tile - 3rd Floor - Due to Lighting Replacement					1800	SF	1	1800	0.18%	\$14,191	\$0	\$0
Flooring												
Remove & Replace Classroom Flooring - LVT (3rd Floor)					5,000	SF	1	5,000	0.62%	\$48,600	\$0	\$0
Remove & Replace Corridor Flooring - LVT					11,500	SF	1	11,500	1.43%	\$111,780	\$0	\$0
Replace Rubber Stair Treads					1	Flight	2	2	0.08%	\$6,480	\$0	\$0
Windows												
Remove & Replace Window Treatments (Elementary)					1	Allowance	1	1	0.76%	\$59,400	\$0	\$0
Paint												
Paint - Classrooms					1,000	SF	25	25,000	0.52%	\$0	\$0	\$59,940
Paint - Gymnasium					4,000	SF	1	4,000	0.08%	\$0	\$8,424	\$0
Painting Allowance					10,000	SF	1	10,000	0.21%	\$16,200	\$0	\$0
Signage												
Install Window Room & Exit Door Identification					1	Allowance	1	1	0.14%	\$10,800	\$0	\$0
Restrooms												
Renovate - Toilet Room (Single / Staff)					1	EA	1	1	0.22%	\$17,280	\$0	\$0
Auditorium												
Replace Main Stage Curtain					1	Allowance	1	1	0.12%	\$9,072	\$0	\$0
Casework & Countertops												
Remove & Replace Media Center Millwork - Circulation Desk					1	Allowance	1	1	0.14%	\$10,800	\$0	\$0
Millwork Restoration					1	Allowance	1	1	0.69%	\$54,000	\$0	\$0
Other												
Renovate Kitchen & Expand into Room 103					550	SF	1	550	1.89%	\$148,500	\$0	\$0
INTERIOR/FINISHES SUBTOTAL									9.15%	\$650,596	\$8,424	\$89,111
4.0 FURNITURE & EQUIPMENT												
General Furniture												
Classroom Furniture					1	Allowance	25	25	7.58%	\$594,000	\$0	\$0
Other/Misc. Furniture					1	Allowance	1	1	0.69%	\$54,000	\$0	\$0
Commons Area Furniture					1	Allowance	1	1	0.77%	\$60,480	\$0	\$0
Media Center Furniture					1	Allowance	1	1	1.54%	\$120,960	\$0	\$0
Main Office Furniture					1	Allowance	1	1	0.69%	\$54,000	\$0	\$0
Other FF&E												
Food Service Equipment - Elementary					1	Allowance	1	1	0.69%	\$54,000	\$0	\$0
Maintenance/Custodial Equipment					1	Allowance	1	1	0.34%	\$0	\$0	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL									12.31%	\$937,440	\$0	\$39,960

SECTION D | Individual Building Assessments

Building 7 – Richard Elementary School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
5.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System - 3rd Floor	16,600	SF	1	16,600	1.14%	\$89,640	\$0	\$0
Equipment & Fixtures								
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.15%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$17,902
Horizontal HW/CW Piping Replacement (Mains Only)	56,099	SF	1	56,099	3.87%	\$302,935	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.90%	\$70,200	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					6.21%	\$462,775	\$0	\$35,804
6.0 HVAC SYSTEMS - New Steam System Installed in 2021								
Equipment								
Existing Boilers: Condensing Bryant Boilers (Two)		EA			0.00%	\$0	\$0	\$0
Replace Split System Cooling Unit	1	EA	25	25	5.17%	\$405,000	\$0	\$0
Replace Exhaust Fan - Kitchen	1	EA	1	1	0.48%	\$37,800	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.11%	\$0	\$0	\$12,787
Steam & Condensate Piping Replacement	1	Allowance	1	1	1.24%	\$97,200	\$0	\$0
HVAC SYSTEMS SUBTOTAL					7.00%	\$540,000	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	50	50	0.77%	\$60,480	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.28%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.34%	\$0	\$0	\$39,960
Miscellaneous Power Allowance	56,099	SF	1	56,099	0.31%	\$24,235	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.14%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (3rd Floor)	4,500	SF	1	4,500	0.45%	\$35,478	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium	2,500	SF	1	2,500	0.25%	\$19,710	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Storage	4,000	SF	1	4,000	0.40%	\$31,536	\$0	\$0
Replace Emergency & Exit Lights	4,500	SF	1	4,500	0.02%	\$1,458	\$0	\$0
Fire Alarm System - Faraday								
Replace Fire Alarm System	56,099	SF	1	56,099	1.70%	\$133,291	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	1.54%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					6.21%	\$327,788	\$0	\$234,965
8.0 SECURITY								
Security								
Radios	1	EA	5	5	0.02%	\$1,350	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.14%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.16%	\$12,150	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	2.76%	\$216,000	\$0	\$0
ABATEMENT SUBTOTAL					2.76%	\$216,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.03%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	0.88%	\$0	\$89,700	\$0
Infrastructure	1	Allowance	1	1	0.30%	\$0	\$0	\$35,000
Instructional Technology	1	Allowance	1	1	1.73%	\$135,500	\$0	\$0
Instructional Technology	1	Allowance	1	1	2.87%	\$0	\$292,550	\$0
Instructional Technology	1	Allowance	1	1	1.86%	\$0	\$0	\$215,250
Instructional Support Technology	1	Allowance	1	1	0.04%	\$3,250	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.63%	\$0	\$64,150	\$0
Instructional Support Technology	1	Allowance	1	1	0.33%	\$0	\$0	\$38,050
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	1.34%	\$0	\$136,250	\$0
Safety & Security	1	Allowance	1	1	0.25%	\$0	\$0	\$29,100
Contingency	1	Allowance	1	1	0.18%	\$14,100	\$0	\$0
Contingency	1	Allowance	1	1	0.57%	\$0	\$58,265	\$0
Contingency	1	Allowance	1	1	0.27%	\$0	\$0	\$31,740
Tech Design Fees	1	Allowance	1	1	0.14%	\$10,857	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.44%	\$0	\$44,864	\$0
Tech Design Fees	1	Allowance	1	1	0.21%	\$0	\$0	\$24,440
Cost Escalator	1	Allowance	1	1	0.08%	\$6,638	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.27%	\$0	\$27,431	\$0
Cost Escalator	1	Allowance	1	1	0.13%	\$0	\$0	\$14,943
TECHNOLOGY SUBTOTAL					12.55%	\$172,595	\$713,210	\$388,524

SECTION D | Individual Building Assessments

Building 7 - Richard Elementary School

Summary of Budgets:

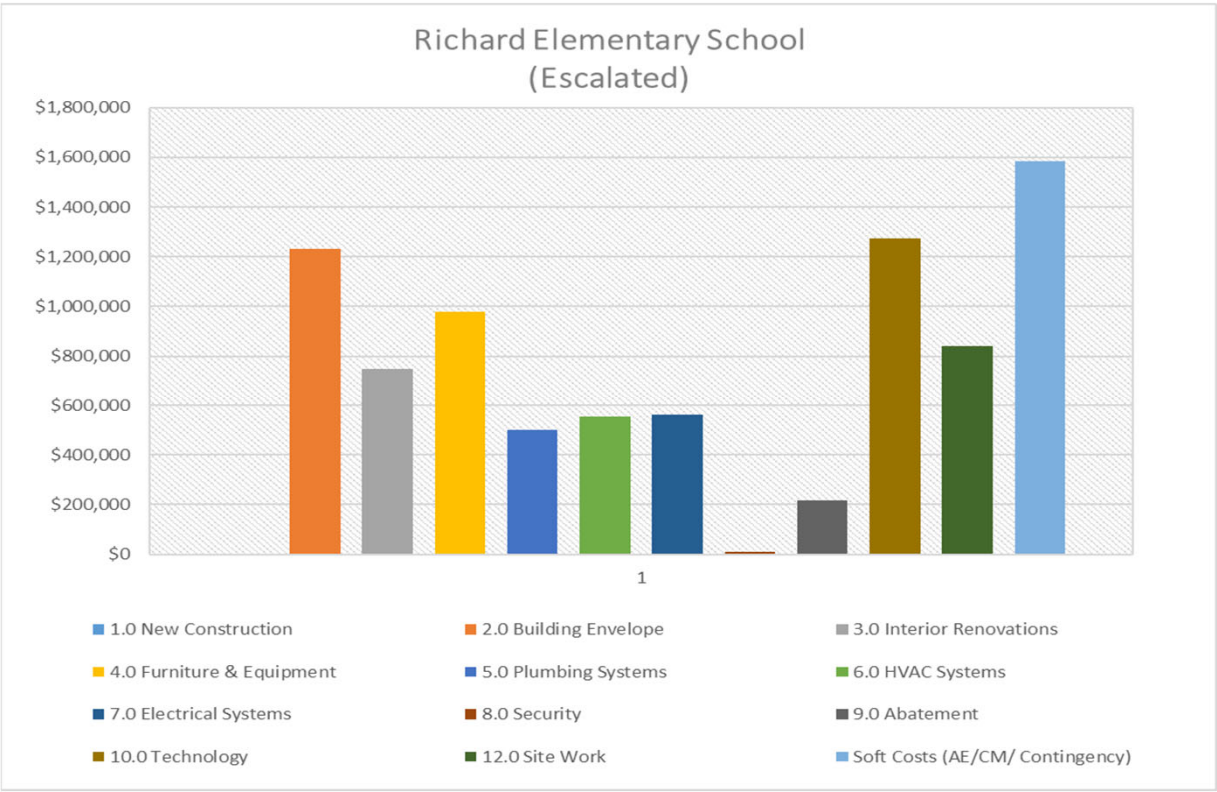
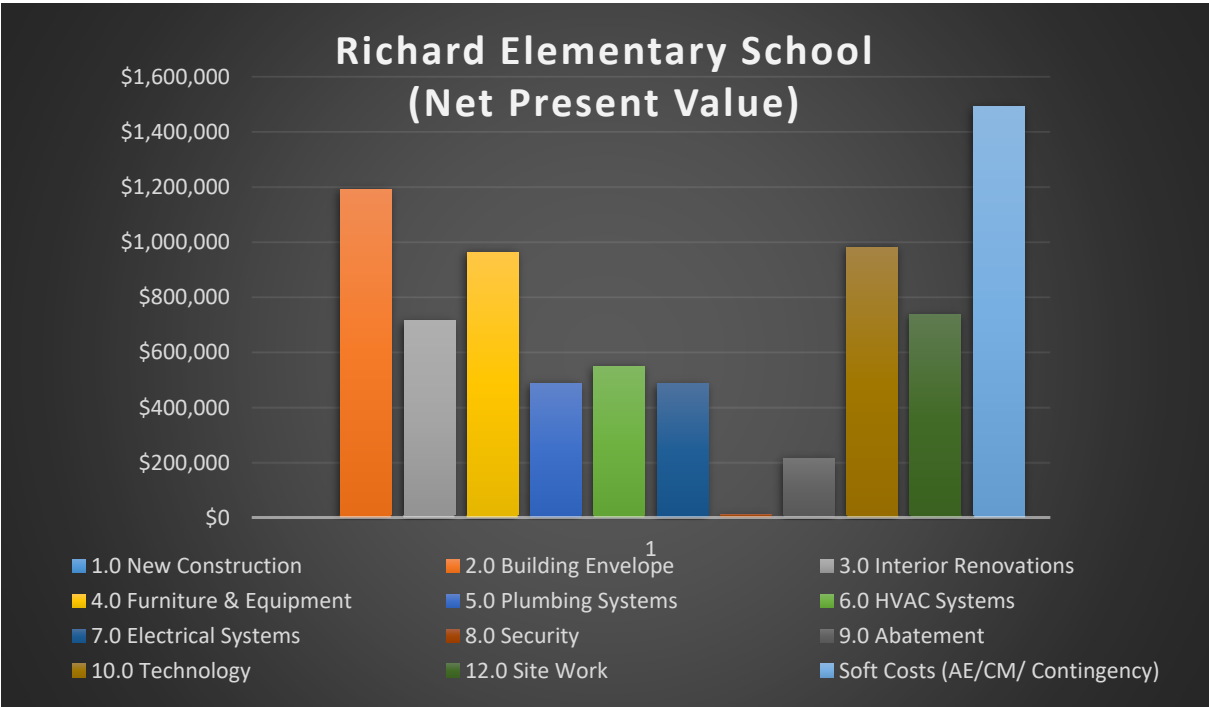
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): East Lot	55,600	SF	1	55,600	2.99%	\$234,187	\$0	\$0
Remove & Replace Sidewalks	1,000	SF	1	1,000	0.15%	\$12,096	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	1	1	0.07%	\$5,400	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.69%	\$0	\$0	\$79,920
Landscaping								
Improve Landscaping - Elementary	1	Allowance	1	1	0.69%	\$0	\$0	\$79,920
Utilities								
Sanitary & Storm Drain Replacement - Mains	56,099	SF	1	56,099	3.09%	\$242,348	\$0	\$0
Utilities	1	Allowance	1	1	0.69%	\$0	\$0	\$79,920
Misc.								
Monument Sign	1	EA	1	1	0.34%	\$27,000	\$0	\$0
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	5	5	0.48%	\$0	\$0	\$55,944
Replace Site Lighting Pole Fixture (LED)	1	EA	7	7	0.22%	\$0	\$0	\$25,063
SITE SUBTOTAL					9.41%	\$521,031	\$0	\$320,767
Building Infrastructure Improvement Total:				\$113.09	80.95%	\$4,944,783	\$721,634	\$1,249,790
Project Contingency:	10.00%				5.61%	\$383,475	\$842	\$82,131
Permits, Testing & Printing:	2.50%				1.54%	\$105,456	\$232	\$22,586
Professional Fees & Costs:	9.00%				6.20%	\$424,153	\$932	\$90,843
Construction Manager Fee & Costs:	9.00%				5.69%	\$389,131	\$855	\$83,342
PROJECT TOTAL					100.00%	\$6,246,997	\$724,494	\$1,528,691



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Richard Elementary	56,099	\$6,246,997	\$111	\$724,494	\$13	\$1,528,691	\$27	\$152

Building 7 – Richard Elementary School

Summary of Budgets:



Building 7 – Richard Elementary School



First Floor Corridor



Gymnasium



Kindergarten



Kitchen



New Millwork



Water Damage Library

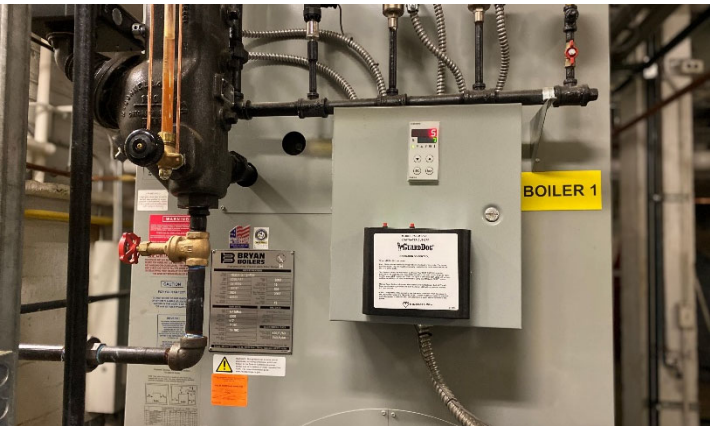
Building 7 – Richard Elementary School



Attic Corridor



Mini Split A/C Unit



Controls



Mechanical Room Steam Condensate Tank

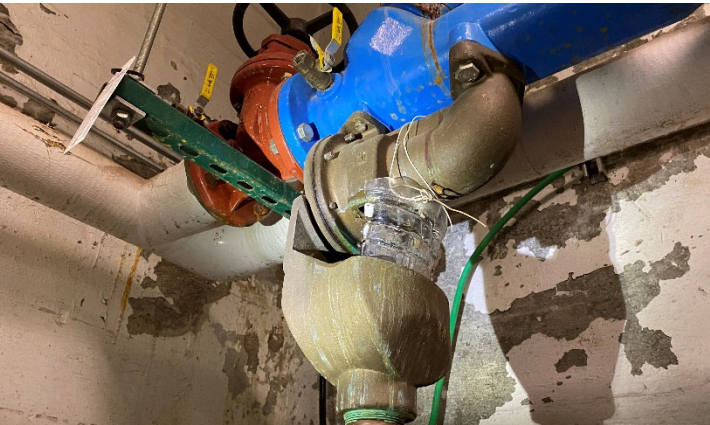


New Mechanical Room Steam Boiler



Steam Boiler Controls

Building 7 – Richard Elementary School



Pipe Leak



Entry Canopy



Emergency Exit Window



Window Sill



Parking Lot



Parking Lot Curb

Building 8 – Brownell Middle School



8

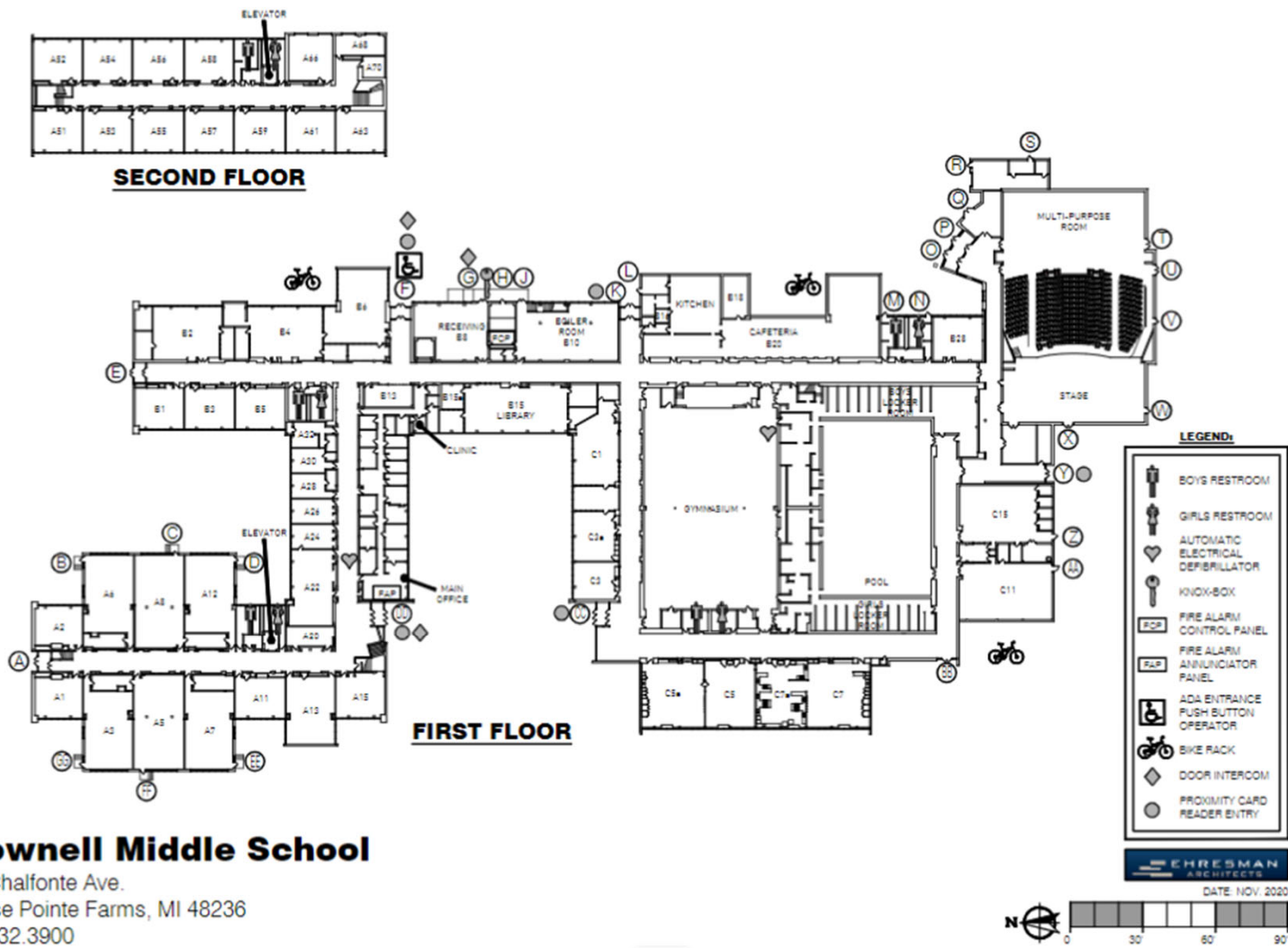
Address:	260 Chalfonte Avenue, Grosse Pointe Farms, MI 48236
Year Built:	1956
Square Footage:	157,493
Site Area:	15.2 Acres
Parking Spaces:	144
Stories:	2
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	EDPM
Fire Protection:	No

Site Plan:



Building 8 – Brownell Middle School

Floor Plans:



SECTION D | Individual Building Assessments

Building 8 – Brownell Middle School

Summary of Budgets:

Brownell Middle School					Cost Data						
Building SF		Specification Factor = 1.00 (Medium)			Geographic Factor = 1.00 (U.S. Median)			Cost Escalation Factors			
157,493		Cost Escalation Factor = 1.08 Fall 2022			1.08			1.30		1.48	
Program Area		Quantity	# of		As % of	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)			
		Per Unit	Unit	Units	Total Units				Cost		
1.0 NEW CONSTRUCTION											
Building Additions											
NEW CONSTRUCTION SUBTOTAL						0.00%	\$0	\$0	\$0	\$0	
2.0 BUILDING ENVELOPE											
Roofing Work											
Roofing Work (SDA)		1	Allowance	1	1	0.19%	\$28,080	\$0	\$0	\$0	
Roofing Work		1	Allowance	1	1	0.18%	\$0	\$17,550	\$19,980		
Area 1 (Existing EPDM) (SDA) - Replaced 2008, Warranty Expires 2038		15800	SF			0.00%	\$0	\$0	\$0	\$0	
Area 2 a-b (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		5500	SF	1	5500	1.03%	\$0	\$200,772	\$0	\$0	
Area 3 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		21700	SF	1	21700	4.07%	\$0	\$792,137	\$0	\$0	
Area 4 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		7000	SF	1	7000	1.31%	\$0	\$255,528	\$0	\$0	
Area 5 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		5000	SF	1	5000	0.94%	\$0	\$182,520	\$0	\$0	
Area 6 (Existing EPDM) (SDA) - Replaced 2014, Warranty Expires 2045		34000	SF			0.00%	\$0	\$0	\$0	\$0	
Area 7 (Existing EPDM) (SDA) - Recovered 2021, Warranty Expires 2041		15000	SF			0.00%	\$0	\$0	\$0	\$0	
Area 8 (Existing EPDM) (SDA) - Replaced 2021, Warranty Expires 2051		10800	SF			0.00%	\$0	\$0	\$0	\$0	
Area 9 (Existing EPDM) (SDA) - Replaced 2014, Warranty Expires 2045		4500	SF			0.00%	\$0	\$0	\$0	\$0	
Area 10 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		4000	SF	1	4000	0.75%	\$112,320	\$0	\$0	\$0	
Area 11 (Existing Standing Seam Metal Roof) (SDA) - Standing Seam		12000	SF			0.00%	\$0	\$0	\$0	\$0	
Area 12 (Existing BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered		6140	SF	1	6140	1.15%	\$0	\$0	\$255,169		
Replace Interior Roof Access Ladder (SDA), Area 12		1	EA	1	1	0.02%	\$2,419	\$0	\$0	\$0	
Replace Gutter & Flashing - Entry Canopy		1	Allowance	1	1	0.18%	\$27,000	\$0	\$0	\$0	
Replace Exterior Window Systems		1	Allowance	1	1	3.96%	\$594,000	\$0	\$0	\$0	
Exterior Walls											
Re-Caulk Expansion Joints		1	Allowance	1	1	0.14%	\$21,600	\$0	\$0	\$0	
Tuckpointing (Allowance)		1	Allowance	1	1	0.61%	\$91,800	\$0	\$0	\$0	
Exterior Doors											
Exterior FRP Doors/Frames/Hardware - Single Door		1	EA	1	1	0.04%	\$5,443	\$0	\$0	\$0	
Exterior FRP Doors/Frames/Hardware - Double Door		1	EA	7	7	0.45%	\$67,738	\$0	\$0	\$0	
BUILDING ENVELOPE SUBTOTAL						15.02%	\$950,400	\$1,448,507	\$275,149		
3.0 INTERIOR/FINISHES											
Interior Doors & Hardware											
Replace Interior Doors & Hardware - Interior		1	EA	71	71	1.06%	\$0	\$0	\$235,144		
Replace Interior Doors & Hardware - Corridor		1	PAIR	15	15	0.38%	\$56,700	\$0	\$0	\$0	
Replace Interior Doors & Hardware - Interior		1	PAIR	5	5	0.13%	\$0	\$0	\$27,980		
Walls & Partitions											
Construct New Masonry Wall (Kiln Room) - Art Room (Incl' Door & Frame)		1	Allowance	1	1	0.11%	\$16,200	\$0	\$0	\$0	
Address Structural Cracking at Locker Room & Pool Glazed Block		1	Allowance	1	1	0.14%	\$21,600	\$0	\$0	\$0	
Ceilings											
Remove Existing & Install New Acoustic Tile Ceiling - (Ceiling 1st Floor)		25000	SF	1	25000	1.31%	\$197,100	\$0	\$0	\$0	
Remove Existing & Install New Acoustic Tile Ceiling - (Ceiling 2nd Floor)		3500	SF	1	3500	0.18%	\$27,594	\$0	\$0	\$0	
Remove Existing & Install New Acoustic Tile Ceiling - LVT		2800	SF	1	2800	0.15%	\$22,075	\$0	\$0	\$0	
Remove Existing & Install New Acoustic Tile Ceiling - Band/Choir		5000	SF	1	5000	0.26%	\$39,420	\$0	\$0	\$0	
Flooring											
Remove & Replace Classroom Flooring - LVT		10,500	SF	1	10,500	0.68%	\$102,060	\$0	\$0	\$0	
Remove & Replace Flooring - LVT (B18, C3a, C3)		1,850	SF	1	1,850	0.12%	\$17,982	\$0	\$0	\$0	
Remove & Replace Science Lab Flooring - LVT		5,500	SF	1	5,500	0.36%	\$53,460	\$0	\$0	\$0	
Remove & Replace Band/Choir Flooring - LVT		5,000	SF	1	5,000	0.32%	\$48,600	\$0	\$0	\$0	
Remove & Replace Media Center Flooring - Carpet		2,800	SF	1	2,800	0.14%	\$20,261	\$0	\$0	\$0	
Remove & Replace Auditorium Flooring - Carpet		3,500	SF	1	3,500	0.17%	\$25,326	\$0	\$0	\$0	
Remove & Replace Cafeteria Flooring - LVT		4,000	SF	1	4,000	0.26%	\$38,880	\$0	\$0	\$0	
Remove & Replace Corridor Flooring - LVT		28,500	SF	1	28,500	1.85%	\$277,020	\$0	\$0	\$0	
Stage Floor - Refinish Wood (Auditorium)		3,700	SF	1	3,700	0.07%	\$11,189	\$0	\$0	\$0	
Remove & Replace Pool Deck Flooring - Tile		1	Allowance	1	1	1.08%	\$0	\$0	\$239,760		
Windows											
Remove & Replace Window Treatments (Middle)		1	Allowance	1	1	0.61%	\$91,800	\$0	\$0	\$0	
Paint											
Paint - Classrooms		40,000	SF	1	40,000	0.43%	\$0	\$0	\$95,904		
Painting Allowance		10,000	SF	1	10,000	0.11%	\$16,200	\$0	\$0	\$0	
Paint - Gymnasium Ceiling		11,250	SF	1	11,250	0.12%	\$18,225	\$0	\$0	\$0	
Lockers											
Locker Modifications - Install Endcaps (Locker Rooms)		1	Allowance	1	1	0.14%	\$21,600	\$0	\$0	\$0	
Casework & Countertops											
Replace Millwork - Art Room		1	Allowance	1	1	0.36%	\$54,000	\$0	\$0	\$0	
Adress Under Stage Millwork, Casings, Millwork, etc. (Auditorium)		1	Allowance	1	1	0.36%	\$54,000	\$0	\$0	\$0	

SECTION D | Individual Building Assessments

Building 8 – Brownell Middle School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Other								
Renovate - Kitchen	1500	SF	1	1500	3.24%	\$486,000	\$0	\$0
Provide Handicap Ramp at Corridor Entry - Pool	1	Allowance	1	1	0.18%	\$27,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					14.34%	\$1,744,292	\$0	\$598,788
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	40	40	6.34%	\$950,400	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.36%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.40%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	0.81%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.36%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - Middle School	1	Allowance	1	1	0.72%	\$108,000	\$0	\$0
Maintenance/Custodial Equipment	1	Allowance	1	1	0.36%	\$0	\$0	\$79,920
FURNITURE & EQUIPMENT SUBTOTAL					9.35%	\$1,347,840	\$0	\$79,920
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves & Faucets (Middle)	1	Allowance	1	1	0.12%	\$0	\$0	\$25,574
Remove & Replace Shower Heads/Diverter - Locker Rooms	1	Allowance	1	1	0.14%	\$21,600	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.08%	\$0	\$0	\$17,902
Replace Hose Bibs	1	Allowance	1	1	0.18%	\$27,000	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.90%	\$135,000	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	157,493	SF	1	157,493	2.84%	\$425,231	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					4.26%	\$608,831	\$0	\$43,476
6.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boilers, 2021		EA			0.00%	\$0	\$0	\$0
Replace Unit Ventilator (Horizontal) - Heat & A/C (DX) - Installed 2022		EA			0.00%	\$0	\$0	\$0
Replace Split System Cooling Unit	1	EA	6	6	0.65%	\$97,200	\$0	\$0
Replace Exhaust Fan - Kitchen	1	EA	1	1	0.25%	\$37,800	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$12,787
Other HVAC								
Commissioning	78,747	SF	1	78,747	0.11%	\$17,009	\$0	\$0
Bipolar Ionization System	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0
Address Kiln Venting	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
HVAC SYSTEMS SUBTOTAL					1.18%	\$168,209	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	100	100	0.81%	\$120,960	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.36%	\$54,000	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.36%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.40%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	157,493	SF	1	157,493	0.45%	\$68,037	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.07%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (NEW OS, Switching, etc.) - Science Labs	5,500	SF	1	5,500	0.29%	\$43,362	\$0	\$0
Replace Lighting with LED's (NEW OS, Switching, etc.) - Band/Choir	5,000	SF	1	5,000	0.26%	\$39,420	\$0	\$0
Replace Lighting with LED's (NEW OS, Switching, etc.) - Corridors (1st Floor)	25,000	SF	1	25,000	1.31%	\$197,100	\$0	\$0
Replace Lighting with LED's (NEW OS, Switching, etc.) - Corridors (2nd Floor)	3,500	SF	1	3,500	0.18%	\$27,594	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium	11,250	SF	1	11,250	0.59%	\$88,695	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Media Center	2,800	SF	1	2,800	0.15%	\$22,075	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Locker Rooms	7,500	SF	1	7,500	0.39%	\$59,130	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Pool	7,600	SF	1	7,600	0.40%	\$59,918	\$0	\$0
Replace Emergency & Exit Lights	157,493	SF	1	157,493	0.34%	\$51,028	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	0.40%	\$59,400	\$0	\$0
Fire Alarm System - Faraday								
Replace Fire Alarm System	157,493	SF	1	157,493	2.50%	\$374,203	\$0	\$0
Other								
Add Emergency Generator - 125 KW	1	EA	1	1	1.21%	\$0	\$0	\$268,531
ELECTRICAL SYSTEMS SUBTOTAL					10.49%	\$1,325,403	\$0	\$364,435
8.0 SECURITY								
Security								
Radios	1	EA	10	10	0.02%	\$2,700	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add iPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.07%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.09%	\$13,500	\$0	\$0

SECTION D | Individual Building Assessments

Building 8 – Brownell Middle School

Summary of Budgets:

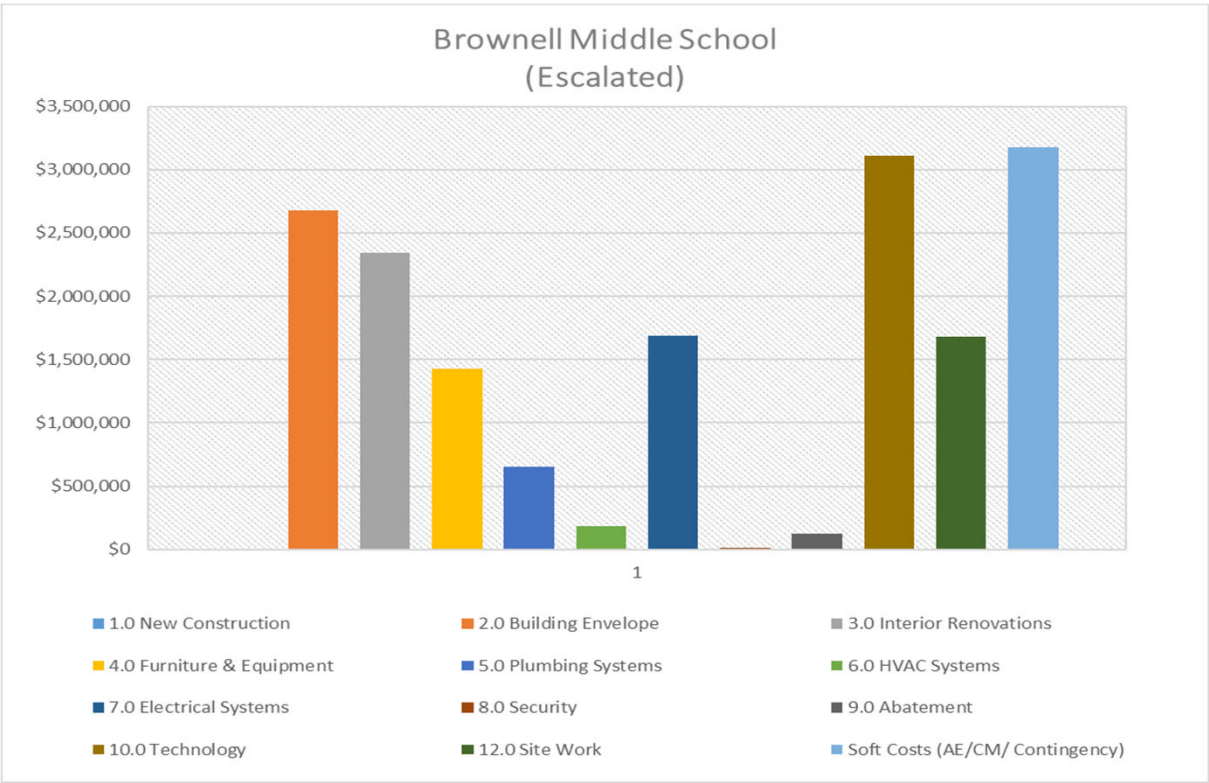
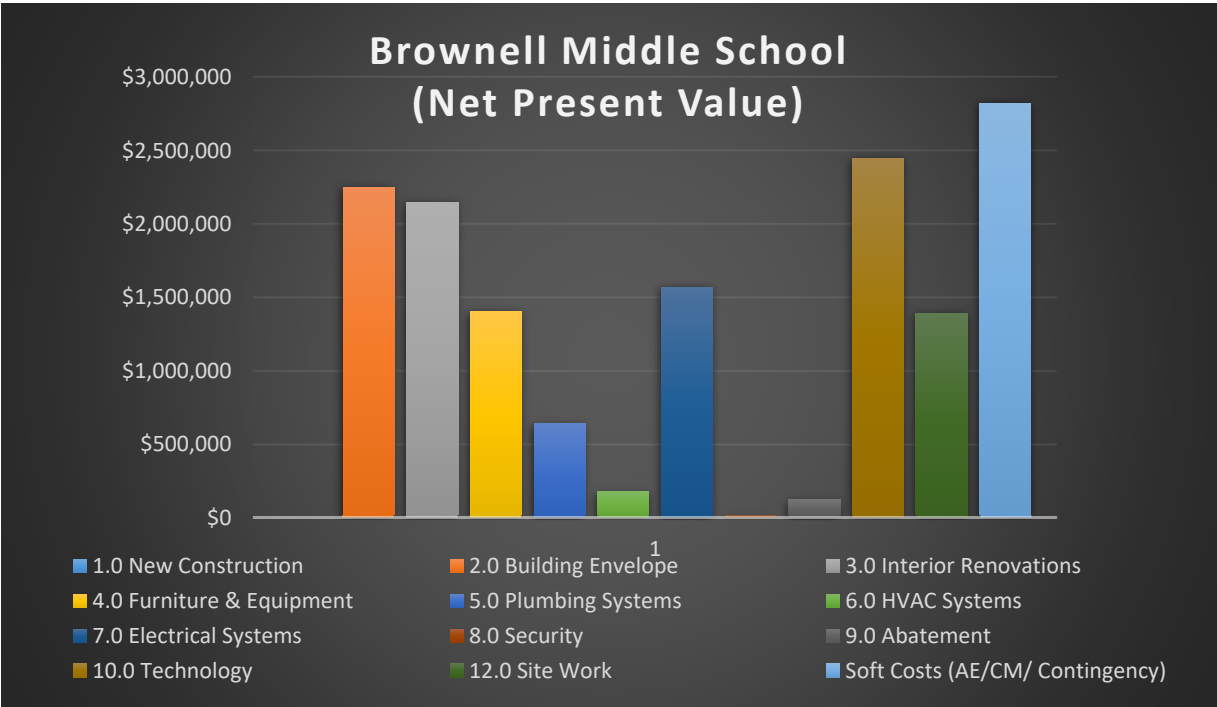
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.81%	\$120,960	\$0	\$0
ABATEMENT SUBTOTAL					0.81%	\$120,960	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.03%	\$4,500	\$0	\$0
Infrastructure	1	Allowance	1	1	1.16%	\$0	\$226,550	\$0
Infrastructure	1	Allowance	1	1	0.34%	\$0	\$0	\$74,500
Instructional Technology	1	Allowance	1	1	2.61%	\$391,000	\$0	\$0
Instructional Technology	1	Allowance	1	1	3.97%	\$0	\$773,350	\$0
Instructional Technology	1	Allowance	1	1	2.30%	\$0	\$0	\$510,150
Instructional Support Technology	1	Allowance	1	1	0.68%	\$102,000	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.49%	\$0	\$96,250	\$0
Instructional Support Technology	1	Allowance	1	1	0.28%	\$0	\$0	\$61,500
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	1.21%	\$0	\$235,250	\$0
Safety & Security	1	Allowance	1	1	0.28%	\$0	\$0	\$62,200
Contingency	1	Allowance	1	1	0.33%	\$49,750	\$0	\$0
Contingency	1	Allowance	1	1	0.68%	\$0	\$133,140	\$0
Contingency	1	Allowance	1	1	0.32%	\$0	\$0	\$70,835
Tech Design Fees	1	Allowance	1	1	0.26%	\$38,308	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.53%	\$0	\$102,518	\$0
Tech Design Fees	1	Allowance	1	1	0.25%	\$0	\$0	\$54,543
Cost Escalator	1	Allowance	1	1	0.16%	\$23,422	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.32%	\$0	\$62,682	\$0
Cost Escalator	1	Allowance	1	1	0.15%	\$0	\$0	\$33,349
TECHNOLOGY SUBTOTAL					16.34%	\$608,980	\$1,629,739	\$867,077
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): East Lot & Drive, 2010	76,700	SF	1	76,700	1.77%	\$0	\$0	\$392,311
Replace Sidewalk Railings	1	Allowance	1	1	0.11%	\$16,200	\$0	\$0
Replace Concrete Steps (North Entry Doors)	1	EA	2	2	0.14%	\$21,600	\$0	\$0
Playground / Playpad								
Replace Basketball Hoops & Pole	1	EA	3	3	0.10%	\$0	\$0	\$21,482
Landscaping								
Chain Link Fencing - 4' (Galvanized): South & East	2650	LF			0.00%	\$0	\$0	\$0
Improve Landscaping - Middle School	1	Allowance	1	1	0.54%	\$0	\$0	\$119,880
Utilities								
Utilities	1	Allowance	1	1	0.72%	\$0	\$0	\$159,840
Sanitary & Storm Drain Replacement - Mains (Address Pool Plant Drains)	157,493	SF	1	157,493	4.54%	\$680,370	\$0	\$0
Misc.								
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	10	10	0.50%	\$0	\$0	\$111,888
Replace Site Lighting Pole Fixture (LED)	1	EA	6	6	0.10%	\$0	\$0	\$21,482
Dumpster Enclosure - Masonry (Replace Wood)	1	EA	1	1	0.24%	\$0	\$0	\$53,706
Address Site Flooding (Shalfonte & East Perimeter Sidewalk)	1	Allowance	1	1	0.36%	\$54,000	\$0	\$0
Address Sink Hole (Near Room B5)	1	Allowance	1	1	0.18%	\$27,000	\$0	\$0
SITE SUBTOTAL					9.30%	\$799,170	\$0	\$880,591
Building Infrastructure Improvement Total:				\$77.24	81.16%	\$7,687,584	\$3,078,246	\$3,122,223
Project Contingency:	10.00%				5.55%	\$573,076	\$144,851	\$217,523
Permits, Testing & Printing:	2.50%				1.53%	\$157,596	\$39,834	\$59,819
Professional Fees & Costs:	9.00%				6.14%	\$633,867	\$160,216	\$240,597
Construction Manager Fee & Costs:	9.00%				5.63%	\$581,529	\$146,987	\$220,731
PROJECT TOTAL					100.00%	\$9,633,653	\$3,570,134	\$3,860,892



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Brownell Middle	157,493	\$9,633,653	\$61	\$3,570,134	\$23	\$3,860,892	\$25	\$108

Building 8 – Brownell Middle School

Summary of Budgets:



Building 8 – Brownell Middle School



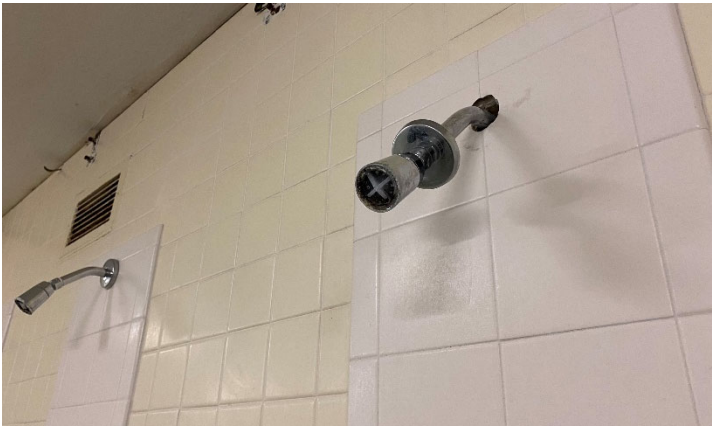
Band Room



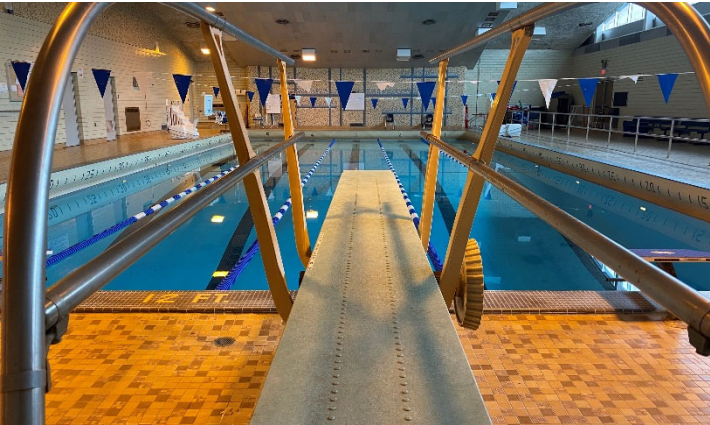
Classroom Furniture



Kitchen



Locker Room Showers



Pool



Locker Room Wall Tile Crack

Building 8 – Brownell Middle School



Classroom Unit Vent



Newer Mechanical Equipment



Parking Lot



Ramp Entry

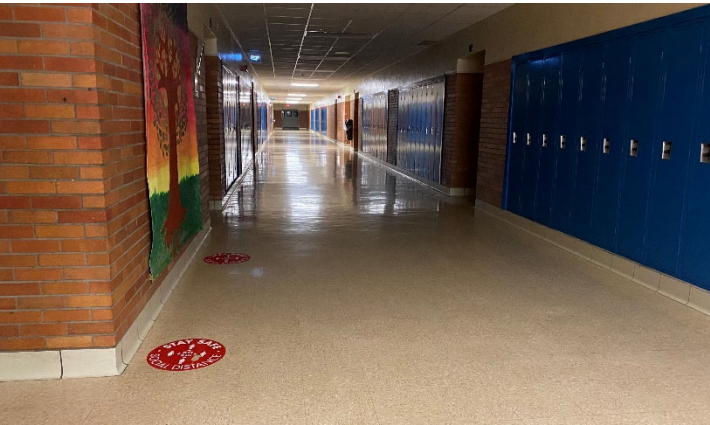


Science Lab Lighting



New Steam Boilers

Building 8 – Brownell Middle School



Corridor



Café A/C Unit



Gymnasium



Choir Room



Locker Room Lockers



Exterior Doors

Building 9– Parcels Middle School



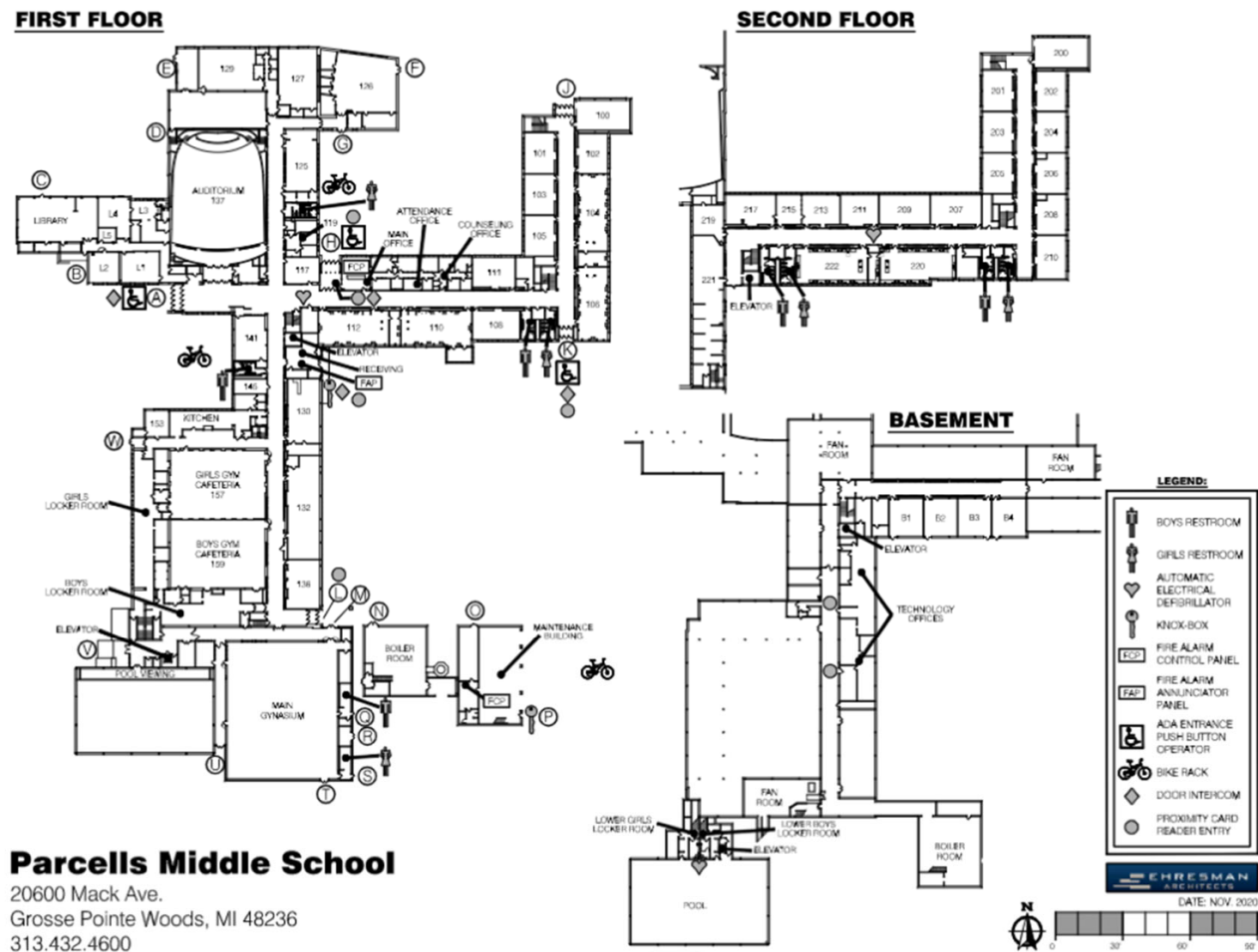
Address:	20600 Mack Avenue, Grosse Pointe Woods, MI 48236
Year Built:	1951
Square Footage:	208,855
Site Area:	14.7 Acres
Parking Spaces:	100
Stories:	2
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	EDPM
Fire Protection:	No

Site Plan:



Building 9 – Parcels Middle School

Floor Plans:



SECTION D | Individual Building Assessments

Building 9 – Parcels Middle School

Summary of Budgets:

Parcels Middle School		Cost Data						
Building SF		Specification Factor = 1.00 (Medium)			Geographic Factor = 1.00 (U.S. Median)			
208,855		Cost Escalation Factor = 1.08 Fall 2022			Cost Escalation Factors			
					1.08		1.30	
							1.48	
Program Area	Quantity	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Per Unit								
1.0 NEW CONSTRUCTION								
Building Additions								
Addition - Storage / Outbuilding: Salt Shed	1	Allowance	1	1	2.36%	\$0	\$0	\$799,200
NEW CONSTRUCTION SUBTOTAL					2.36%	\$0	\$0	\$799,200
2.0 BUILDING ENVELOPE								
Roofing Work								
Roofing Work (SDA)	1	Allowance	1	1	0.29%	\$66,960	\$0	\$0
Roofing Work	1	Allowance	1	1	0.12%	\$0	\$17,550	\$19,980
Area 1 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	7200	SF	1	7200	0.88%	\$202,176	\$0	\$0
Area 2 (Existing EPDM) (SDA) - Replaced 2009, Warranty Expires 2039	3450	SF			0.00%	\$0	\$0	\$0
Area 3 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	9750	SF	1	9750	1.19%	\$0	\$355,914	\$0
Area 4 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2900	SF	1	2900	0.36%	\$81,432	\$0	\$0
Area 4a (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	4700	SF	1	4700	0.58%	\$131,976	\$0	\$0
Area 5 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	12500	SF	1	12500	1.53%	\$0	\$456,300	\$0
Area 6 (Existing EPDM) (SDA) - Replaced 2015, Warranty Expires 2045	13800	SF			0.00%	\$0	\$0	\$0
Area 7 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	8900	SF	1	8900	1.09%	\$0	\$324,886	\$0
Area 8 (Existing Coal Tar BUR) (SDA) - Replaced 2019, Warranty Expires 2049	15600	SF			0.00%	\$0	\$0	\$0
Area 9 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	3100	SF	1	3100	0.38%	\$87,048	\$0	\$0
Area 9a (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	850	SF	1	850	0.10%	\$23,868	\$0	\$0
Area 10 (Existing EPDM) (SDA) - Replaced 2012, Warranty Expires 2042	8100	SF			0.00%	\$0	\$0	\$0
Area 11 (Existing BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	8500	SF	1	8500	1.04%	\$0	\$310,284	\$0
Area 12 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2700	SF	1	2700	0.33%	\$75,816	\$0	\$0
Area 13 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	3350	SF	1	3350	0.41%	\$0	\$0	\$139,221
Area 14 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	300	SF	1	300	0.04%	\$0	\$10,951	\$0
Windows								
Replace Select Windows	1	Allowance	1	1	0.82%	\$189,000	\$0	\$0
Replace Greenhouse Glazing	1	Allowance	1	1	0.24%	\$54,000	\$0	\$0
Exterior Walls								
Replace Exterior Soffits - Pool	1500	SF	1	1500	0.28%	\$64,800	\$0	\$0
Re-Caulk Expansion Joints	1	Allowance	1	1	0.07%	\$16,200	\$0	\$0
Tuckpointing (Allowance)	1	Allowance	1	1	0.38%	\$86,400	\$0	\$0
Waterproof East Wall & Window Wells (Basement Tech Room)	1	Allowance	1	1	0.47%	\$108,000	\$0	\$0
Exterior Doors								
Exterior FRP Doors/Frames/Hardware - Single Door	1	EA	6	6	0.14%	\$32,659	\$0	\$0
Paint Exterior Doors	1	Allowance	1	1	0.02%	\$5,400	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					10.77%	\$1,225,735	\$1,475,885	\$159,201
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Classroom Doors & Hardware	1	EA	15	15	0.15%	\$33,566	\$0	\$0
Replace Main Office Doors & Hardware	1	EA	20	20	0.20%	\$44,755	\$0	\$0
Replace Ancillary Doors & Hardware	1	EA	10	10	0.10%	\$22,378	\$0	\$0
Walls & Partitions								
Replace Yellow Wall Tile - Gen.Ed. 219	1100	SF	1	1100	0.11%	\$26,136	\$0	\$0
Waterproof Pool Walls	1	Allowance	1	1	0.24%	\$54,000	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling - Classrooms	2800	SF	1	2800	0.10%	\$22,075	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Music Suite	6000	SF	1	6000	0.21%	\$47,304	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Special Ed. Suite	3500	SF	1	3500	0.12%	\$27,594	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - 1st Floor Corridors	20000	SF	1	20000	0.69%	\$157,680	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - 2nd Floor Corridor	8000	SF	1	8000	0.28%	\$63,072	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Science Labs	11500	SF	1	11500	0.40%	\$90,666	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Ancillary (Conference Rms, Offices, Toilet Rms)	1700	SF	1	1700	0.06%	\$13,403	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Locker Rooms	5500	SF	1	5500	0.19%	\$43,362	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Shops	4500	SF	1	4500	0.15%	\$35,478	\$0	\$0
Flooring								
Remove & Replace Classroom Flooring - LVT	1	Allowance	1	1	0.12%	\$27,000	\$0	\$0
Remove & Replace Classroom Flooring - Special Ed. Suite	3,500	SF	1	3,500	0.15%	\$34,020	\$0	\$0
Remove & Replace Main Office Flooring - Carpet	2,500	SF	1	2,500	0.08%	\$18,090	\$0	\$0
Remove & Replace Library Flooring - Carpet	3,000	SF	1	3,000	0.21%	\$48,924	\$0	\$0
Remove & Replace Kitchen Flooring - Hard Tile	1,800	SF	1	1,800	0.32%	\$73,872	\$0	\$0
Remove & Replace Entry Flooring - Hard Tile (Pool, Stairwells)	1,000	SF	1	1,000	0.18%	\$41,040	\$0	\$0

SECTION D | Individual Building Assessments

Building 9 – Parcels Middle School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Windows								
Remove & Replace Window Treatments (Middle)	1	Allowance	1	1	0.40%	\$91,800	\$0	\$0
Replace Corridor/Classroom Grilles	1	Allowance	1	1	0.38%	\$86,400	\$0	\$0
Replace Window Sills (1st & 2nd Floor)	1	Allowance	2	2	0.38%	\$86,400	\$0	\$0
Paint								
Paint - Classrooms	1,000	SF	35	35,000	0.25%	\$0	\$0	\$83,916
Paint - Corridors	5,000	SF	1	5,000	0.04%	\$8,100	\$0	\$0
Paint - Gymnasium(s)	12,000	SF	1	12,000	0.08%	\$19,440	\$0	\$0
Painting Allowance	20,000	SF	1	20,000	0.14%	\$0	\$0	\$47,952
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	3	3	0.23%	\$51,840	\$0	\$0
Casework & Countertops								
Replace Casework - Classroom (Middle)	1	EA	35	35	1.38%	\$317,520	\$0	\$0
Main Office Millwork - Workroom	1	Allowance	1	1	0.07%	\$16,200	\$0	\$0
Library Millwork	1	Allowance	1	1	0.12%	\$27,000	\$0	\$0
Other								
Renovate - Staff Lounge (Millwork, Ceiling, Lighting, Flooring)	1	Allowance	1	1	0.06%	\$12,960	\$0	\$0
Renovate - Elevated Classroom 141	1	Allowance	1	1	0.07%	\$16,200	\$0	\$0
Renovate - Tech Area (Lower Level)	1	Allowance	1	1	0.35%	\$81,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					7.97%	\$1,739,275	\$0	\$131,868
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	40	40	4.14%	\$950,400	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.24%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.26%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	0.53%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.24%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - Middle School	1	Allowance	1	1	0.35%	\$81,000	\$0	\$0
Maintenance/Custodial Equipment	1	Allowance	1	1	0.24%	\$0	\$0	\$79,920
Musical Storage	1	Allowance	1	1	0.28%	\$64,800	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					6.28%	\$1,385,640	\$0	\$79,920
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Drinking Fountain	1	EA	6	6	0.13%	\$29,030	\$0	\$0
Replace Flush Valves & Faucets (Middle)	1	Allowance	1	1	0.08%	\$0	\$0	\$25,574
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.05%	\$0	\$0	\$17,902
Replace Existing Domestic Boiler - Lochinvar 1996 750,000BTU	1	Allowance	1	1	0.53%	\$120,960	\$0	\$0
Steam & Condensate Piping Replacement	1	Allowance	1	1	1.18%	\$270,000	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.59%	\$135,000	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	208,855	SF	1	208,855	4.92%	\$1,127,817	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					7.47%	\$1,682,807	\$0	\$43,476
6.0 HVAC SYSTEMS								
Equipment								
Replace Existing Boilers: Weil-McLain	1	EA	3	3	2.19%	\$502,200	\$0	\$0
Replace Boiler Pumps	1	EA	4	4	0.16%	\$36,288	\$0	\$0
Replace Air Handler Unit (AHU) - Locker Room	1	EA	1	1	0.59%	\$135,000	\$0	\$0
Replace Split System Cooling Unit	1	EA	27	27	1.91%	\$437,400	\$0	\$0
Replace Exhaust Fans	1	EA	6	6	0.11%	\$25,402	\$0	\$0
Replace Exhaust Fan - Kitchen	1	Allowance	1	1	0.16%	\$37,800	\$0	\$0
Walk-In Coolers - Need New Evaporators, Condensers	1	Allowance	1	1	0.02%	\$5,400	\$0	\$0
Pool Dehumidification	1	Allowance	1	1	2.36%	\$540,000	\$0	\$0
Address HVAC in Toilet Rooms	1	Allowance	1	1	0.12%	\$27,000	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.04%	\$0	\$0	\$12,787
Replace Steam Heating System Valves	1	Allowance	1	1	0.47%	\$108,000	\$0	\$0
Replace Condensation Pumps/Piping	1	EA	3	3	0.35%	\$81,000	\$0	\$0
Other HVAC								
Air and Water Balance	208,855	SF	1	208,855	0.30%	\$67,669	\$0	\$0
Commissioning	208,855	SF	1	208,855	0.20%	\$45,113	\$0	\$0
Temperature Controls	208,855	SF	1	208,855	2.75%	\$631,578	\$0	\$0
Bipolar Ionization System	1	Allowance	1	1	0.05%	\$10,800	\$0	\$0
HVAC SYSTEMS SUBTOTAL					11.77%	\$2,690,649	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	100	100	0.53%	\$120,960	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.35%	\$81,000	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.35%	\$0	\$0	\$119,880
Power for new HVAC	1	Allowance	1	1	0.26%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	208,855	SF	1	208,855	0.39%	\$90,225	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.05%	\$0	\$0	\$15,984

SECTION D | Individual Building Assessments

Building 9 – Parcels Middle School

Summary of Budgets:

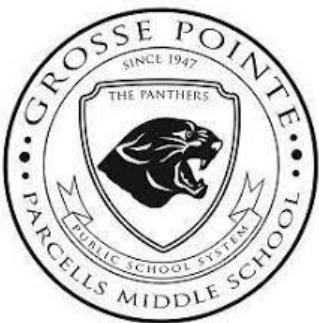
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	2,800	SF	1	2,800	0.10%	\$22,075	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Music Suite	4,000	SF	1	4,000	0.14%	\$31,536	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Special Ed Suite	3,500	SF	1	3,500	0.12%	\$27,594	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (1st Floor)	20,000	SF	1	20,000	0.69%	\$157,680	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (2nd Floor)	8,000	SF	1	8,000	0.28%	\$63,072	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium(s)	9,400	SF	1	9,400	0.32%	\$74,110	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Shops	4,500	SF	1	4,500	0.15%	\$35,478	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Science Labs		SF			0.00%	\$0	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Locker Rooms	5,500	SF	1	5,500	0.19%	\$43,362	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Pool	8,300	SF	1	8,300	0.29%	\$65,437	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Ancillary (Conference Rm, Offices, Tlt. Rms)	1,700	EA	1	1,700	0.06%	\$13,403	\$0	\$0
Replace Emergency & Exit Lights	28,000	SF	1	28,000	0.04%	\$9,072	\$0	\$0
Fire Alarm System - National Time								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.09%	\$0	\$0	\$31,968
Other								
Has Existing Eemergency Generator		EA			0.00%	\$0	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					4.40%	\$895,484	\$0	\$167,832
8.0 SECURITY								
Security								
Radios	1	EA	20	20	0.02%	\$5,400	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.05%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.07%	\$16,200	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement	1	Allowance	1	1	1.18%	\$270,000	\$0	\$0
ABATEMENT SUBTOTAL					1.18%	\$270,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.02%	\$4,500	\$0	\$0
Infrastructure	1	Allowance	1	1	2.43%	\$0	\$723,650	\$0
Infrastructure	1	Allowance	1	1	1.02%	\$0	\$0	\$346,000
Instructional Technology	1	Allowance	1	1	4.20%	\$963,500	\$0	\$0
Instructional Technology	1	Allowance	1	1	5.75%	\$0	\$1,715,300	\$0
Instructional Technology	1	0	1	1	3.05%	\$0	\$0	\$1,035,000
Instructional Support Technology	1	EA	1	1	0.10%	\$23,850	\$0	\$0
Instructional Support Technology	1	LS	1	1	0.39%	\$0	\$115,750	\$0
Instructional Support Technology	1	LS	1	1	0.21%	\$0	\$0	\$69,850
Safety & Security	1	LS	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	LS	1	1	0.97%	\$0	\$289,500	\$0
Safety & Security	1	LS	1	1	0.11%	\$0	\$0	\$36,100
Contingency	1	LS	1	1	0.43%	\$99,185	\$0	\$0
Contingency	1	LS	1	1	0.95%	\$0	\$284,420	\$0
Contingency	1	LS	1	1	0.44%	\$0	\$0	\$148,695
Tech Design Fees	1	LS	1	1	0.33%	\$76,372	\$0	\$0
Tech Design Fees	1	LS	1	1	0.73%	\$0	\$219,003	\$0
Tech Design Fees	1	LS	1	1	0.34%	\$0	\$0	\$114,495
Cost Escalator	1	LS	1	1	0.20%	\$46,696	\$0	\$0
Cost Escalator	1	LS	1	1	0.45%	\$0	\$133,905	\$0
Cost Escalator	1	0	1	1	0.21%	\$0	\$0	\$70,006
TECHNOLOGY SUBTOTAL					22.34%	\$1,214,104	\$3,481,528	\$1,820,146
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0

SECTION D | Individual Building Assessments

Building 9 - Parcels Middle School

Summary of Budgets:

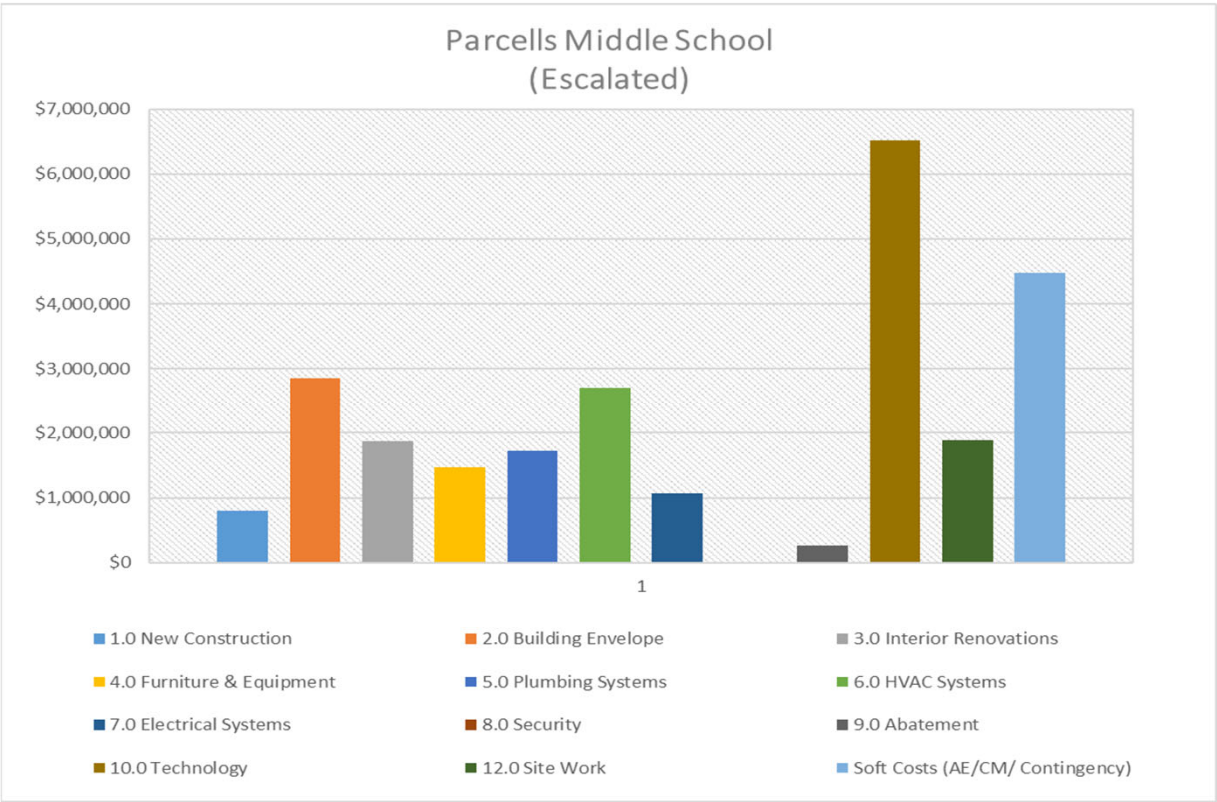
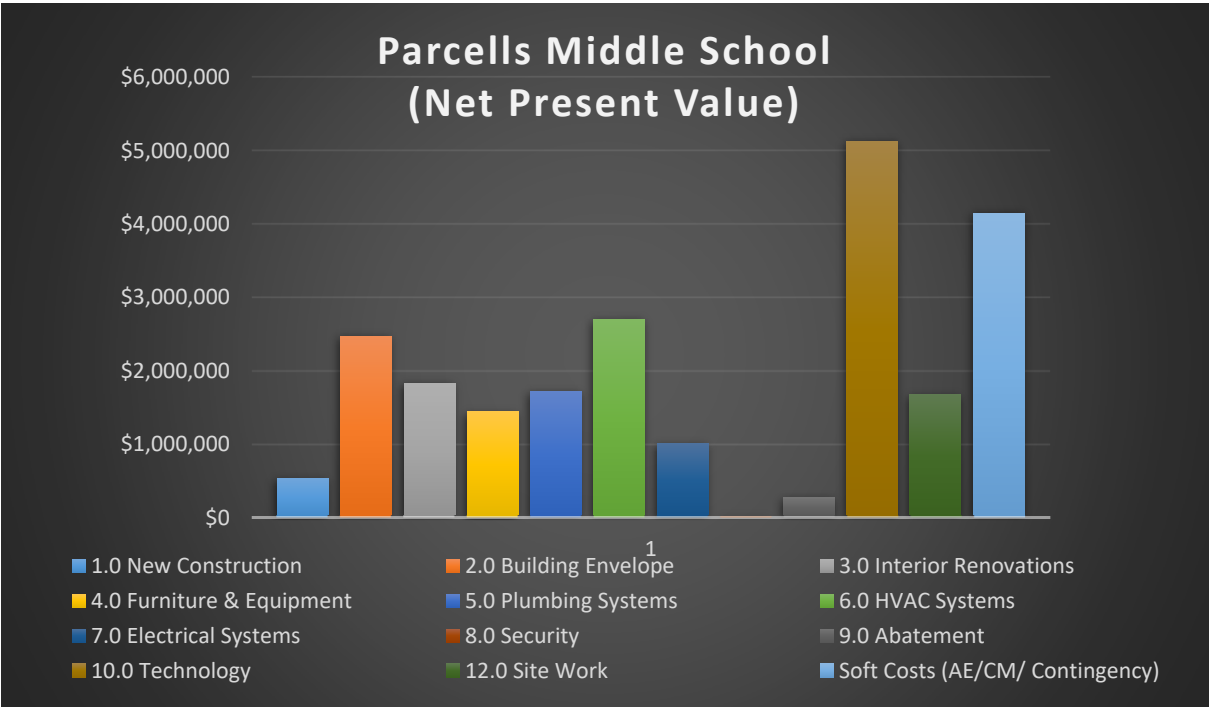
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): North Lot - Library Lot?	13,200	SF			0.00%	\$0	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): Interior Lot off Loop - Library?	8,650	SF			0.00%	\$0	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): East Lot	31,200	SF	1	31,200	0.47%	\$107,827	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD): SE Maintenance Lot	7,550	SF	1	7,550	0.11%	\$26,093	\$0	\$0
Pavement Reconstruction - Remove Asphalt/Base & Repave (4.5" on 10" Stone) (HD): W Lot & Loop	15,600	SF	1	15,600	0.47%	\$107,827	\$0	\$0
Replace Concrete Approach	500	SF	3	1,500	0.10%	\$23,652	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	5	5	0.12%	\$27,000	\$0	\$0
Remove & Replace Concrete Loading Dock & Ramp	1	Allowance	1	1	0.24%	\$54,000	\$0	\$0
Landscaping								
Chain Link Fencing - 6' (Galvanized)	1900	LF	1	1900	0.34%	\$0	\$0	\$115,708
Improve Landscaping - Middle School	1	Allowance	1	1	0.35%	\$0	\$0	\$119,880
Utilities								
Utilities	1	Allowance	1	1	0.47%	\$0	\$0	\$159,840
Sanitary & Storm Drain Replacement - Mains	208,855	SF	1	208,855	3.93%	\$902,254	\$0	\$0
Misc.								
Replace Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	7	7	0.24%	\$0	\$0	\$81,454
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	9	9	0.30%	\$0	\$0	\$100,699
Dumpster Enclosure - Masonry	1	EA	1	1	0.16%	\$0	\$0	\$53,706
SITE SUBTOTAL					7.31%	\$1,248,653	\$0	\$631,288
Building Infrastructure Improvement Total:				\$89.92	81.90%	\$12,368,547	\$4,957,412	\$3,845,718
Project Contingency:	10.00%				5.33%	\$976,880	\$147,588	\$194,565
Permits, Testing & Printing:	2.50%				1.47%	\$268,642	\$40,587	\$53,505
Professional Fees & Costs:	9.00%				5.89%	\$1,080,505	\$163,244	\$215,204
Construction Manager Fee & Costs:	9.00%				5.41%	\$991,289	\$149,765	\$197,435
PROJECT TOTAL					100.00%	\$15,685,864	\$5,458,597	\$4,506,428



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Parcels Middle	208,855	\$15,685,864	\$75	\$5,458,597	\$26	\$4,506,428	\$22	\$123

Building 9 – Parcels Middle School

Summary of Budgets:



Building 9 – Parcels Middle School



Computer Lab



Classroom Furniture



Corridor Drinking Fountain



Main Stair Tile



Mechanical Room Doors



Ceiling Leaks

Building 9 – Parcels Middle School



Steam Condensate Tank



Domestic Hot Water Boiler



Air Handling Unit



Condensate Pumps



Crawl Space



Loading Dock Concrete

Building 10 – Pierce Middle School



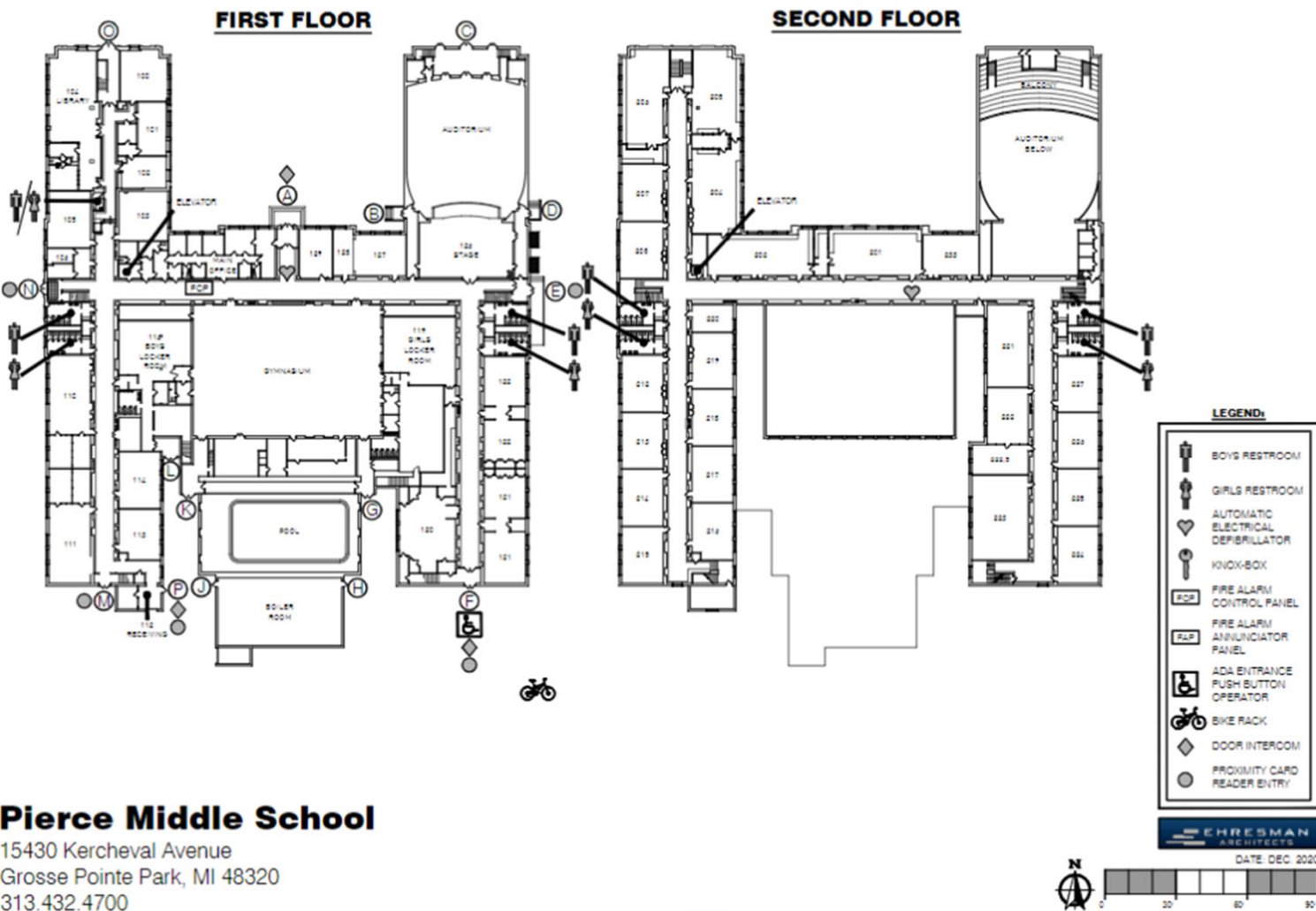
Address:	15430 Kercheval Avenue, Grosse Pointe Park, MI 48230
Year Built:	1939
Square Footage:	122,313
Site Area:	5.41 Acres
Parking Spaces:	62
Stories:	2
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick & Limestone
Roof:	EDPM & Built-up
Fire Protection:	No

Site Plan:



Building 10 – Pierce Middle School

Floor Plans:



SECTION D | Individual Building Assessments

Building 10 – Pierce Middle School

Summary of Budgets:

Pierce Middle School						Cost Data			Cost Escalation Factors		
Building SF						Specification Factor = 1.00 (Medium)			1.08		
122,313						Geographic Factor = 1.00 (U.S. Median)			1.30		
						Cost Escalation Factor = 1.08 Fall 2022			1.48		
Program Area						Quantity	# of	As % of	Critical Needs	Deferrable	Property
						Per Unit	Unit	Total Units	Cost	Cost	Enhancement
							Units		(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
1.0 NEW CONSTRUCTION											
Building Additions											
NEW CONSTRUCTION SUBTOTAL									0.00%	\$0	\$0
2.0 BUILDING ENVELOPE											
Roofing Work											
Roofing Work (SDA)						1	Allowance	1	0.12%	\$20,520	\$0
Roofing Work						1	Allowance	1	0.03%	\$0	\$7,992
Area 1 & 1a (Existing EPDM)/Gyp Deck (SDA) - Replaced in 2019, Warranty Expires 2049						33800	SF		0.00%	\$0	\$0
Area 2 & 2a (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						9100	SF	9100	1.49%	\$0	\$332,186
Area 3 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						7100	SF	7100	1.17%	\$0	\$259,178
Area 4 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						5200	SF	5200	0.85%	\$0	\$189,821
Area 5 (Existing Asphalt BUR/Steel Deck) (SDA) - .90Mil/Reinforced/Fully-Adhered						4700	SF	4700	0.77%	\$0	\$171,569
Area 6 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered						2630	SF	2630	0.43%	\$0	\$96,006
Exterior Walls											
Re-Caulk Expansion Joints						1	Allowance	1	0.09%	\$16,200	\$0
Tuckpointing (Allowance)						1	Allowance	1	0.51%	\$86,400	\$0
Clean Masonry						1	Allowance	1	0.47%	\$0	\$119,880
Exterior Doors											
Exterior FRP Doors/Frames/Hardware - Double Door: Auditorium						1	EA	2	0.11%	\$19,354	\$0
Refurbish Wood Entry Doors & Wood Transom Surround						1	Allowance	1	0.06%	\$10,800	\$0
BUILDING ENVELOPE SUBTOTAL									6.12%	\$153,274	\$1,048,760
3.0 INTERIOR/FINISHES											
Interior Doors & Hardware											
Replace Doors & Hardware - Interior						1	EA	50	0.65%	\$111,888	\$0
Walls & Partitions											
Replace Areas of Damaged Plaster						1	Allowance	1	0.13%	\$21,600	\$0
Flooring											
Remove & Replace Classroom Flooring - LVT						38,000	SF	38,000	2.16%	\$369,360	\$0
Remove & Replace Media Center Flooring - Carpet						1,800	SF	1,800	0.08%	\$13,025	\$0
Remove & Replace Corridor Flooring - LVT						20,000	SF	20,000	1.14%	\$194,400	\$0
Stage Flooring - Refinish Wood						2,000	SF	2,000	0.04%	\$6,048	\$0
Address Terrazzo Flooring - Locker Rooms						1	Allowance	2	0.13%	\$21,600	\$0
Windows											
Remove & Replace Window Treatments (Middle)						1	Allowance	1	0.54%	\$91,800	\$0
Paint											
Paint - Classrooms						40,000	SF	40,000	0.38%	\$32,400	\$47,952
Painting Allowance						10,000	SF	10,000	0.09%	\$0	\$23,976
Paint Concrete Floor - Wood Shop						1,500	SF	1,500	0.03%	\$5,670	\$0
Restrooms											
Renovate - Toilet Room (Single / Staff)						1	EA	2	0.20%	\$34,560	\$0
Auditorium											
Replace All Stage Curtains - Middle School Level						1	Allowance	1	0.12%	\$21,168	\$0
Casework & Countertops											
Replace Casework - Classroom (Middle)						1	EA	2	0.11%	\$18,144	\$0
Replace Life Skills - Millwork						1	Allowance	1	0.47%	\$81,000	\$0
Replace Art - Millwork						1	Allowance	1	0.47%	\$81,000	\$0
Other											
Elevator Addition and/or Modification - Current Elevator not ADA Compliant						1	Allowance	1	3.47%	\$594,000	\$0
Renovate - Kitchen						900	SF	900	1.27%	\$217,728	\$0
Refinish Wood - Casings, Trim, Shelving, etc.						1	Allowance	1	0.13%	\$21,600	\$0
Pool Conversion to Multi-Purpose Room, Incl' Handicap Lift						4650	SF	4650	8.81%	\$1,506,600	\$0
INTERIOR/FINISHES SUBTOTAL									20.43%	\$3,443,591	\$0
4.0 FURNITURE & EQUIPMENT											
General Furniture											
Classroom Furniture						1	Allowance	35	4.86%	\$831,600	\$0
Other/Misc. Furniture						1	Allowance	1	0.32%	\$54,000	\$0
Commons Area Furniture						1	Allowance	1	0.35%	\$60,480	\$0
Media Center Furniture						1	Allowance	1	0.71%	\$120,960	\$0
Main Office Furniture						1	Allowance	1	0.32%	\$54,000	\$0
Other FF&E											
Food Service Equipment - Middle School						1	Allowance	1	0.47%	\$40,500	\$59,940
Maintenance/Custodial Equipment						1	Allowance	1	0.32%	\$0	\$70,200
Appliance Replacement for Life Skills						1	Allowance	1	0.32%	\$54,000	\$0
FURNITURE & EQUIPMENT SUBTOTAL									7.66%	\$1,215,540	\$70,200

SECTION D | Individual Building Assessments

Building 10 – Pierce Middle School

Summary of Budgets:

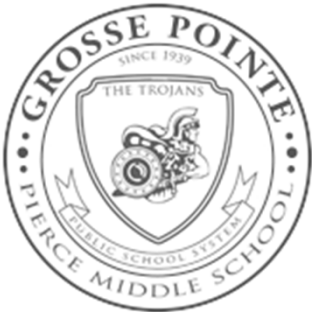
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Water Closets/Urinals/Sinks/Shower Heads - Locker Room	1	Allowance	2	2	0.19%	\$32,400	\$0	\$0
Replace Flush Valves & Faucets (Middle)	1	Allowance	1	1	0.10%	\$0	\$0	\$25,574
Replace Expansion Tank	1	Allowance	1	1	0.03%	\$5,400	\$0	\$0
Replace Sump Pump - Auditorium Basement	1	Allowance	1	1	0.13%	\$21,600	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.07%	\$0	\$0	\$17,902
Steam & Condensate Piping Replacement if Hydronic	1	Allowance	1	1	1.58%	\$270,000	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	122,313	SF	1	122,313	3.86%	\$660,490	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					5.96%	\$989,890	\$0	\$43,476
6.0 HVAC SYSTEMS								
Equipment								
Replace Boiler: Existing Weil-McLain, Steam, 1997	1	EA	3	3	2.94%	\$502,200	\$0	\$0
Replace Boiler: Existing Domestic Rayback; 1997; 750,000 BTU	1	EA	1	1	0.35%	\$59,400	\$0	\$0
Replace Boiler Pumps	1	EA	3	3	0.16%	\$27,216	\$0	\$0
Replace Roof Top Units (RTU)	1	EA	6	6	0.95%	\$162,000	\$0	\$0
Replace Roof Top Units (RTU) - Gymnasium	1	EA	1	1	0.95%	\$162,000	\$0	\$0
Replace Unit Ventilator (Horizontal) - Heat & A/C (DX)	1	EA	40	40	5.05%	\$864,000	\$0	\$0
Replace Split System Cooling Unit	1	EA	8	8	0.71%	\$120,960	\$0	\$0
Replace Exhaust Fan - Kitchen	1	EA	1	1	0.22%	\$37,800	\$0	\$0
Replace AC - Auditorium	1	Allowance	1	1	0.35%	\$60,480	\$0	\$0
AHU - Gymnasium, Replaced 2022	1	EA			0.00%	\$0	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.05%	\$0	\$0	\$12,787
Replace Steam Heating System Valves	1	Allowance	1	1	0.63%	\$108,000	\$0	\$0
Other HVAC								
Air and Water Balance	122,313	SF	1	122,313	0.23%	\$39,629	\$0	\$0
Commissioning	122,313	SF	1	122,313	0.15%	\$26,420	\$0	\$0
Temperature Controls	122,313	SF	1	122,313	2.16%	\$369,875	\$0	\$0
Bipolar Ionization System	1	Allowance	1	1	0.06%	\$10,800	\$0	\$0
HVAC SYSTEMS SUBTOTAL					14.97%	\$2,550,780	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	84	84	0.59%	\$101,606	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.32%	\$54,000	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.32%	\$0	\$0	\$79,920
New Switchgear	1	Allowance	1	1	0.53%	\$90,720	\$0	\$0
Power for new HVAC	1	Allowance	1	1	0.35%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	122,313	SF	1	122,313	0.31%	\$52,839	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - 100, 101, 102, 103	2,800	SF	1	2,800	0.13%	\$22,075	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Gymnasium	8,100	SF	1	8,100	0.37%	\$63,860	\$0	\$0
Replace Exterior Wall Packs	1	EA	22	22	0.12%	\$19,958	\$0	\$0
Fire Alarm System - Faraday								
Replace Fire Alarm System	122,313	SF	1	122,313	1.70%	\$290,616	\$0	\$0
Other								
Add Emergency Generator - 125 KW	1	EA	1	1	1.06%	\$0	\$0	\$268,531
ELECTRICAL SYSTEMS SUBTOTAL					5.80%	\$756,155	\$0	\$348,451
8.0 SECURITY								
Security								
Radios	1	EA	8	8	0.01%	\$2,160	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.06%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.08%	\$12,960	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.95%	\$162,000	\$0	\$0
ABATEMENT SUBTOTAL					0.95%	\$162,000	\$0	\$0

SECTION D | Individual Building Assessments

Building 10 – Pierce Middle School

Summary of Budgets:

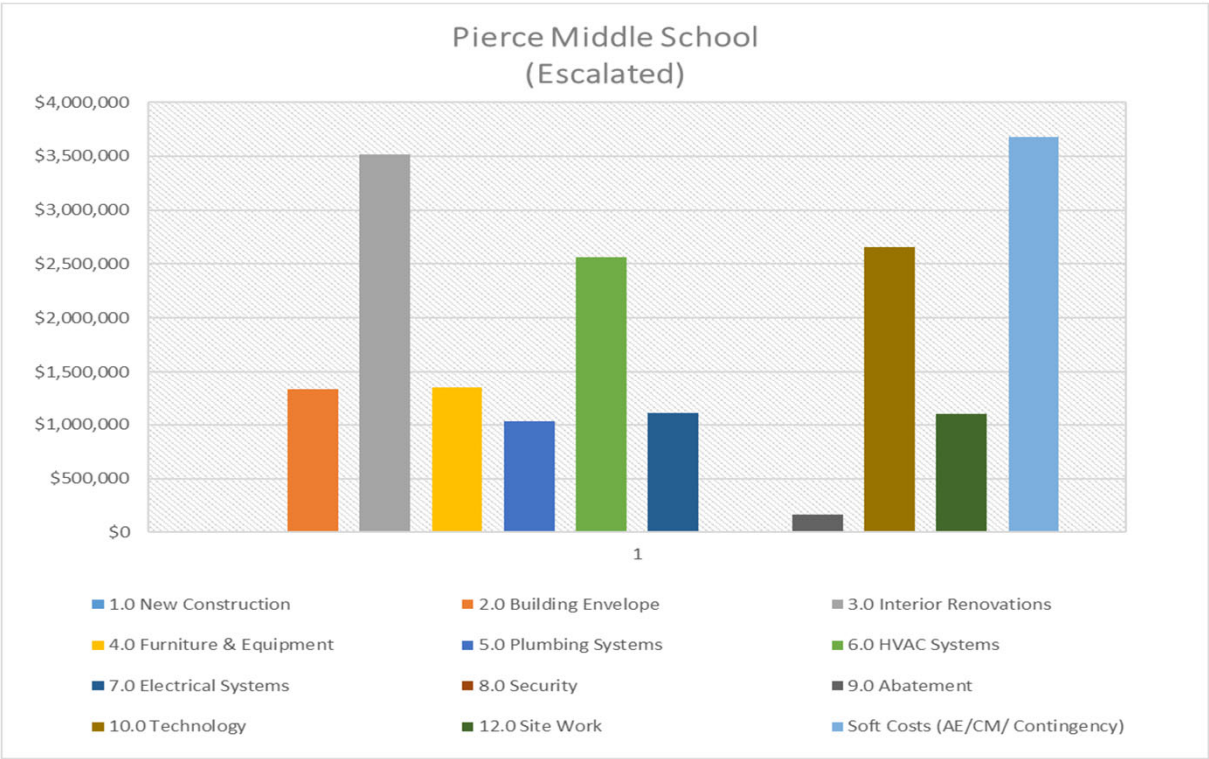
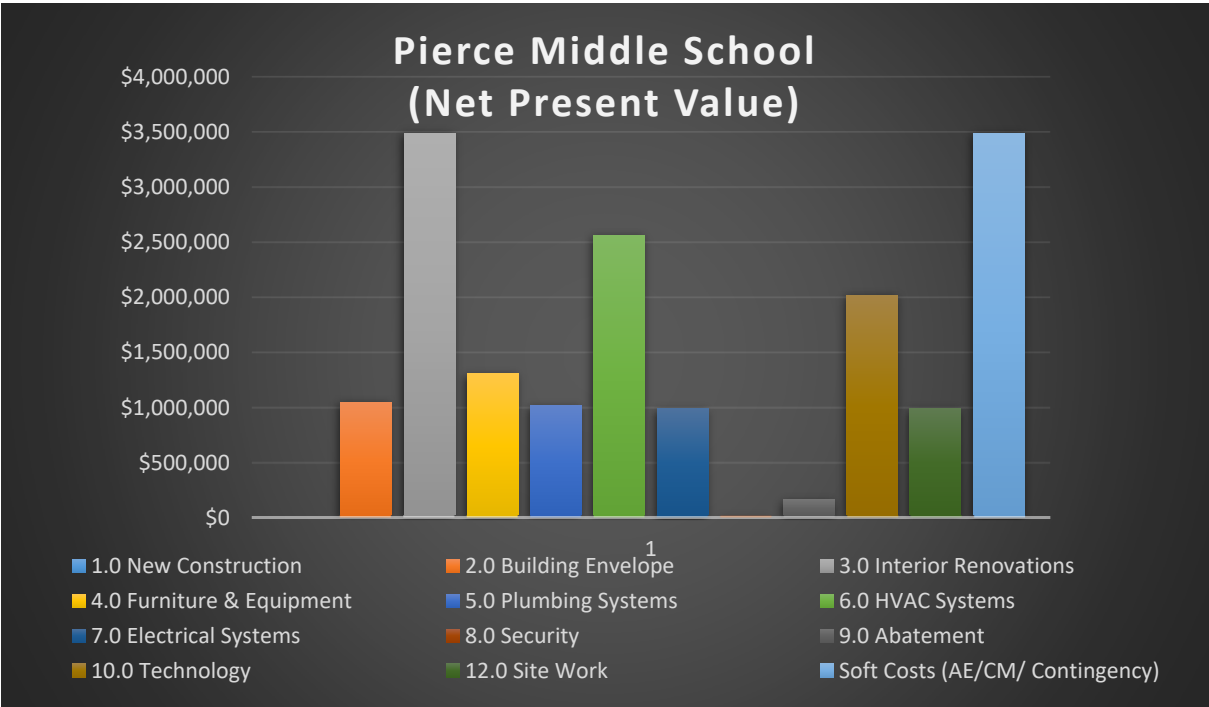
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.45%	\$4,500	\$0	\$0
Infrastructure	1	Allowance	1	1	11.77%	\$0	\$151,500	\$0
Infrastructure	1	Allowance	1	1	5.83%	\$0	\$0	\$85,500
Instructional Technology	1	Allowance	1	1	35.45%	\$351,050	\$0	\$0
Instructional Technology	1	Allowance	1	1	29.22%	\$0	\$376,150	\$0
Instructional Technology	1	Allowance	1	1	57.16%	\$0	\$0	\$837,650
Instructional Support Technology	1	Allowance	1	1	2.22%	\$22,000	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	5.73%	\$0	\$73,700	\$0
Instructional Support Technology	1	Allowance	1	1	4.50%	\$0	\$0	\$66,000
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	4.86%	\$0	\$62,500	\$0
Safety & Security	1	Allowance	1	1	9.54%	\$0	\$0	\$139,850
Contingency	1	Allowance	1	1	3.81%	\$37,755	\$0	\$0
Contingency	1	Allowance	1	1	5.16%	\$0	\$66,385	\$0
Contingency	1	Allowance	1	1	7.70%	\$0	\$0	\$112,900
Tech Design Fees	1	Allowance	1	1	2.94%	\$29,071	\$0	\$0
Tech Design Fees	1	Allowance	1	1	3.97%	\$0	\$51,116	\$0
Tech Design Fees	1	Allowance	1	1	5.93%	\$0	\$0	\$86,933
Cost Escalator	1	Allowance	1	1	1.80%	\$17,775	\$0	\$0
Cost Escalator	1	Allowance	1	1	2.43%	\$0	\$31,254	\$0
Cost Escalator	1	Allowance	1	1	3.63%	\$0	\$0	\$53,153
TECHNOLOGY SUBTOTAL					11.82%	\$462,150	\$812,606	\$1,381,985
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): South Lot	33,500	SF	1	33,500	0.83%	\$141,102	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): West Drive	6,200	SF	1	6,200	0.15%	\$26,114	\$0	\$0
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): East Drive	6,200	SF	1	6,200	0.15%	\$26,114	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	1	1	0.03%	\$5,400	\$0	\$0
Remove & Replace Southeast Entry Conc., Stair, Ramp and Railings (Auditorium)	1	Allowance	1	1	0.06%	\$10,800	\$0	\$0
Remove & Replace Recessed Stairwell & Railings (Auditorium)	1	Allowance	2	2	0.10%	\$17,280	\$0	\$0
Playground / Playpad								
Landscaping								
Improve Landscaping - Middle School	1	Allowance	1	1	0.47%	\$0	\$0	\$119,880
Utilities								
Utilities	1	Allowance	1	1	0.63%	\$0	\$0	\$159,840
Sanitary & Storm Drain Replacement - Mains	122,313	SF	1	122,313	3.09%	\$528,392	\$0	\$0
Misc.								
Replace Site Lighting Pole Fixture (LED)	1	EA	4	4	0.06%	\$0	\$0	\$14,322
Dumpster Enclosure - Masonry	1	EA	1	1	0.21%	\$0	\$0	\$53,706
SITE SUBTOTAL					5.79%	\$755,203	\$0	\$347,748
Building Infrastructure Improvement Total:				\$111.23	79.59%	\$10,501,543	\$1,931,566	\$2,394,187
Project Contingency:	10.00%				6.01%	\$882,385	\$104,876	\$95,226
Permits, Testing & Printing:	2.50%				1.65%	\$242,656	\$28,841	\$26,187
Professional Fees & Costs:	9.00%				6.65%	\$975,986	\$116,001	\$105,328
Construction Manager Fee & Costs:	9.00%				6.10%	\$895,400	\$106,423	\$96,631
PROJECT TOTAL					100.00%	\$13,497,971	\$2,287,706	\$2,717,559



10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
Pierce Middle	122,313	\$13,497,971	\$110	\$2,287,706	\$19	\$2,717,559	\$22	\$151

Building 10 – Pierce Middle School

Summary of Budgets:



Building 10 – Pierce Middle School



Auditorium Vestibule



Art Room



Corridor Drinking Fountain



Corridor Near Library



Gymnasium



Library

Building 10 – Pierce Middle School



Library Window Plaster



Life Skills Room



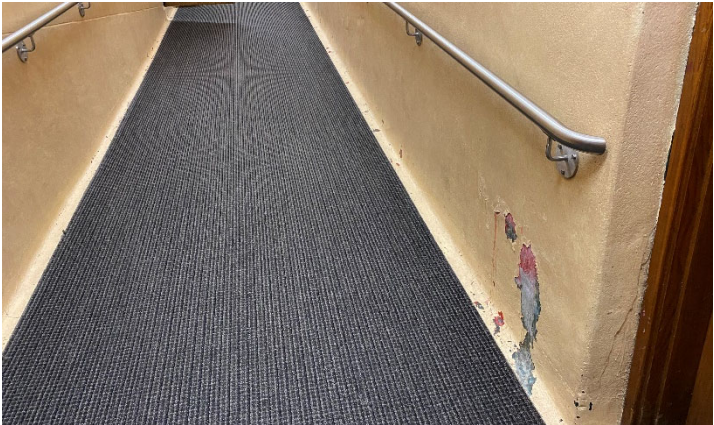
TV Studio Lighting



Science Lab Ceiling Leaks



Science Lab Millwork



Ramp

Building 10 – Pierce Middle School



Showers



Wood Shop



Sump Pump



Steam Condensate Tank



Steam Boilers



Main Electrical Switch Gear

Building 10 – Pierce Middle School



A/C Condensing Units



Dumpster Pad



Entry Doors



Exterior Lighting



Asphalt Patch



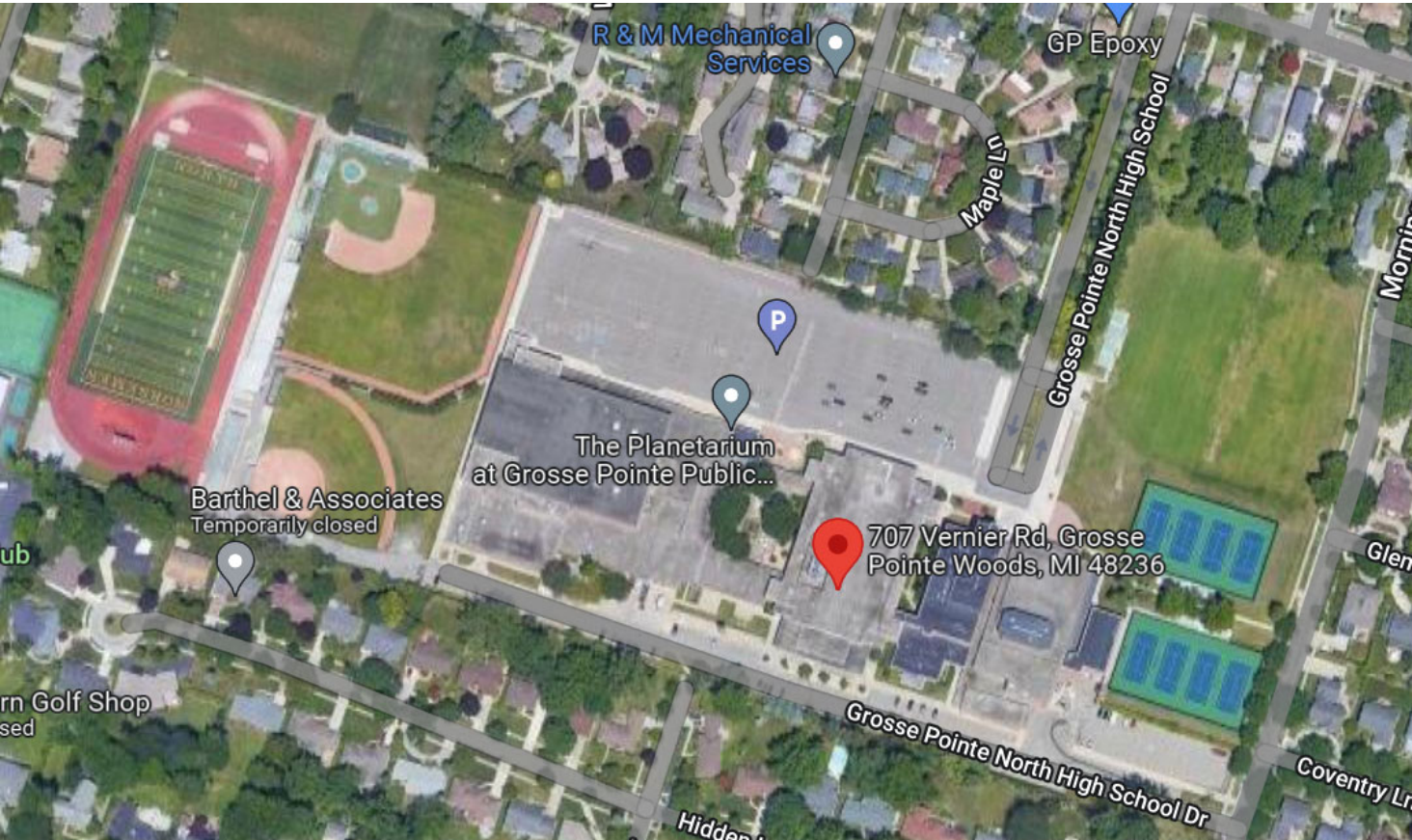
Catch Basin Concrete

Building 11 – North High School



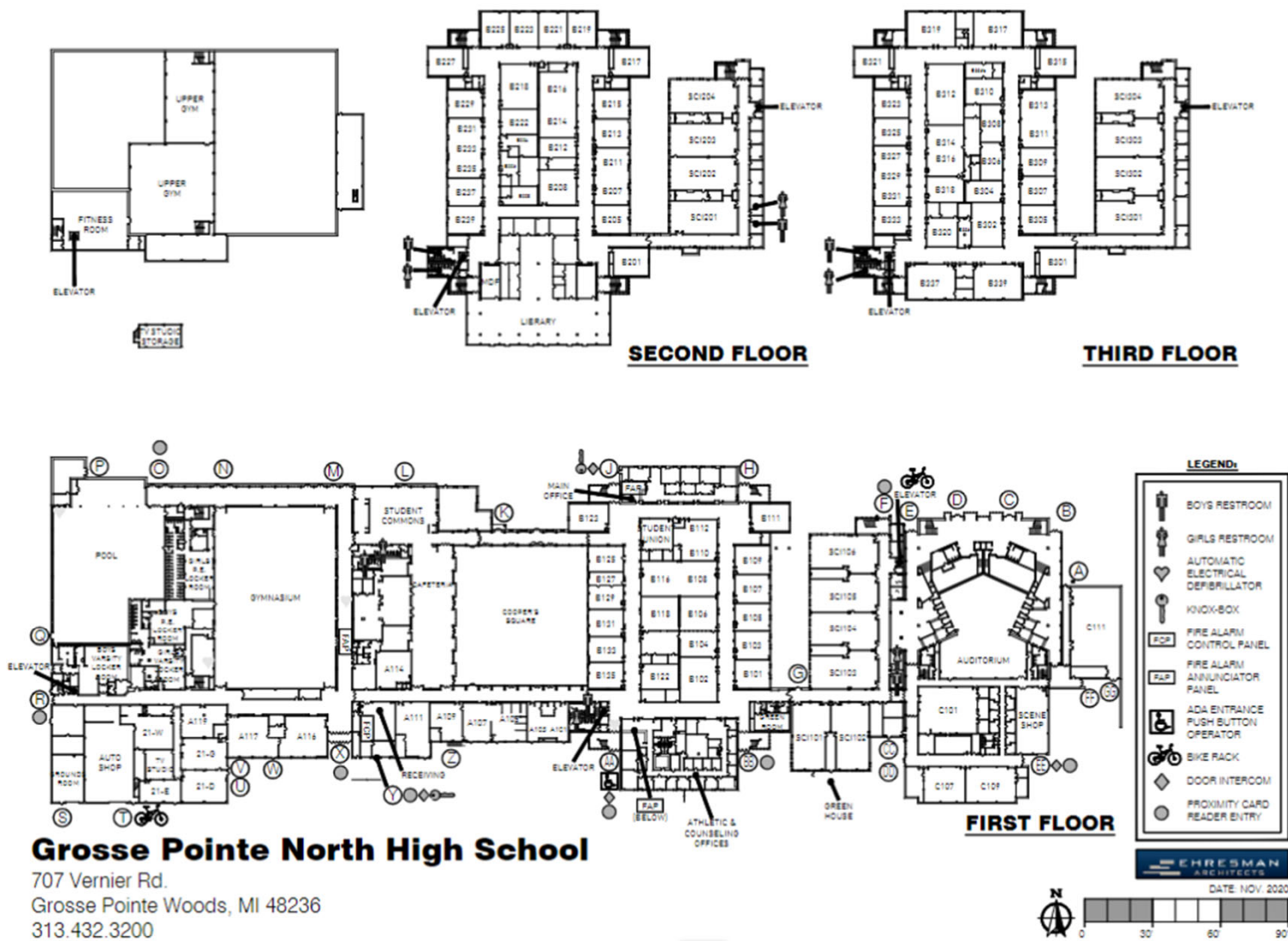
Address:	707 Vernier Road, Grosse Pointe Woods, MI 48236
Year Built:	1966
Square Footage:	342,148
Site Area:	31.3 Acres
Parking Spaces:	535
Stories:	3
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick & Metal Panels
Roof:	EDPM & Built-up
Fire Protection:	No

Site Plan:



Building 11 – North High School

Floor Plans:



SECTION D | Individual Building Assessments

Building 11 – North High School

Summary of Budgets:

North High School		Cost Data						
Building SF		Specification Factor = 1.00 (Medium)			Geographic Factor = 1.00 (U.S. Median)			
		342,148			Cost Escalation Factor = 1.08 Fall 2022			
					Cost Escalation Factors			
					1.08 1.30 1.48			
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
1.0 NEW CONSTRUCTION								
Building Additions								
NEW CONSTRUCTION SUBTOTAL					0.00%	\$0	\$0	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Roofing Work	1	Allowance	1	1	0.13%	\$18,000	\$23,400	\$26,640
Area 1 a - b (Existing Asphalt BUR) (SDA) - Installed in 2020; Warranty Expires 2050	42800	SF			0.00%	\$0	\$0	\$0
Area1 c (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1800	SF	1	1800	0.12%	\$0	\$65,707	\$0
Area1 d (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2200	SF	1	2200	0.15%	\$0	\$80,309	\$0
Area1 e (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	100	SF	1	100	0.01%	\$0	\$3,650	\$0
Area 2 a (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	4100	SF	1	4100	0.27%	\$0	\$149,666	\$0
Area 2 b (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1900	SF	1	1900	0.13%	\$0	\$69,358	\$0
Area 3 a (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2700	SF	1	2700	0.18%	\$0	\$98,561	\$0
Area 3 b (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	11220	SF	1	11220	0.74%	\$315,058	\$0	\$0
Area 4 a - b (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	14700	SF	1	14700	0.97%	\$412,776	\$0	\$0
Area 5 (Existing EPDM) (SDA) - Installed 2010, Warranty Expires 2040	1800	SF			0.00%	\$0	\$0	\$0
Area 6 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	6000	SF	1	6000	0.40%	\$0	\$219,024	\$0
Area 7 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	23000	SF	1	23000	1.52%	\$0	\$0	\$955,843
Area 8 a (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	46500	SF	1	46500	3.07%	\$1,305,720	\$0	\$0
Area 8 b - c (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	6300	SF	1	6300	0.42%	\$0	\$0	\$261,818
Area 9 a (Existing EPDM) (SDA) - Installed 2005	10100	SF			0.00%	\$0	\$0	\$0
Area 9 b (Existing EPDM) (SDA) - .90Mil/Reinforced/Fully-Adhered	4650	SF			0.00%	\$0	\$0	\$0
Area 9 c (Existing EPDM) (SDA) - .90Mil/Reinforced/Fully-Adhered	5400	SF			0.00%	\$0	\$0	\$0
Area 10 (Existing EPDM) (SDA) - Installed 2010	3300	SF			0.00%	\$0	\$0	\$0
Area 11 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	9200	SF	1	9200	0.61%	\$258,336	\$0	\$0
Area 12 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	14100	SF	1	14100	0.93%	\$395,928	\$0	\$0
Area 13 (Existing Asphalt BUR) (SDA) - Installed in 2020, Warranty Expires 2050	6000	SF			0.00%	\$0	\$0	\$0
Area 14 (Existing Asphalt BUR) (SDA) - Installed in 2020, Warranty Expires 2050	3200	SF			0.00%	\$0	\$0	\$0
Area 15 (Existing EPDM/Coal Tag) (SDA) - Installed 2012, Warranty Expires 2042	2200	SF			0.00%	\$0	\$0	\$0
Area 16 (Existing EPDM) (SDA) - Installed 2005, Warranty Expires 2035	4600	SF			0.00%	\$0	\$0	\$0
Area 17 (Existing Asphalt/CTP BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	700	SF	1	700	0.05%	\$19,656	\$0	\$0
Windows								
Replace Exterior Storefront Systems - PAC	2500	SF	1	2500	0.36%	\$151,200	\$0	\$0
Replace Exterior Storefront Systems - Cooper's Square	4500	SF	1	4500	0.64%	\$272,160	\$0	\$0
Replace Exterior Storefront Systems - South Classroom Elevation	1500	EA	1	1500	0.21%	\$90,720	\$0	\$0
Exterior Walls								
Metal Panel Replacement	1	Allowance	1	1	0.64%	\$270,000	\$0	\$0
Library Soffit Restorations	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0
Re-Caulk Expansion Joints	1	Allowance	1	1	0.05%	\$21,600	\$0	\$0
Tuckpointing (Allowance)	1	Allowance	1	1	0.38%	\$162,000	\$0	\$0
Address Metal Fascia Panels - Paint	1	Allowance	1	1	0.25%	\$108,000	\$0	\$0
Replace Brick Wall Above Mechanical Room Area	1	Allowance	1	1	0.08%	\$32,400	\$0	\$0
Clean Masonry - Select Areas	1	Allowance	1	1	0.25%	\$0	\$0	\$159,840
Masonry Restoration	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0
Exterior Doors								
Exterior Aluminum Doors/Frames/Hardware - Single Door	1	EA	2	2	0.02%	\$9,193	\$0	\$0
Exterior Aluminum Doors/Frames/Hardware - Double Door	1	EA	4	4	0.08%	\$33,869	\$0	\$0
Overhead Door Replacement	1	EA	1	1	0.04%	\$16,200	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					12.93%	\$4,000,815	\$709,675	\$1,404,141
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Doors & Hardware	1	Allowance	1	1	0.38%	\$162,000	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	16000	SF	1	16000	0.30%	\$126,144	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet/LVT (BDS Enviro-Scope #2)	8,164	SF	1	8,164	0.15%	\$64,365	\$0	\$0
Remove & Replace Auditorium Flooring - Carpet (Auditorium & Lobby)	12,000	SF	1	12,000	0.20%	\$86,832	\$0	\$0
Windows								
Remove & Replace Window Treatments (High)	1	Allowance	1	1	0.64%	\$270,000	\$0	\$0
Paint								
Painting Allowance	1	Allowance	1	1	0.22%	\$30,600	\$39,780	\$45,288

SECTION D | Individual Building Assessments

Building 11 - North High School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Signage								
Replace Interior Signage	342,148	SF	1	342,148	0.35%	\$0	\$0	\$218,756
Restrooms								
Renovate - Toilet Room (Single / Staff), Near PAC	1	EA	2	2	0.08%	\$34,560	\$0	\$0
Renovate - Toilet Room (Gang), Near Cafeteria, PAC	1	EA	6	6	1.28%	\$544,320	\$0	\$0
Auditorium								
Replace Auditorium Seating - Wood Back	1	EA	764	764	0.71%	\$300,344	\$0	\$0
Casework & Countertops								
Replace Casework - Select Classrooms, Art Rooms	1	Allowance	1	1	1.14%	\$486,000	\$0	\$0
Other								
Address Water Infiltration Issues - PAC, PAC Drain Tile & Sump	1	Allowance	1	1	0.15%	\$64,800	\$0	\$0
Replace Stair Risers, Railings - PAC	1	Allowance	1	1	0.22%	\$91,800	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					5.82%	\$2,261,765	\$39,780	\$264,044
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	90	90	5.03%	\$2,138,400	\$0	\$0
Cafeteria Tables	1	EA	20	20	0.06%	\$25,920	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.14%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	0.28%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - High School	1	Allowance	1	1	0.25%	\$0	\$0	\$159,840
Maintenance/Custodial Equipment	1	Allowance	1	1	0.19%	\$0	\$0	\$119,880
Musical Storage	1	Allowance	1	1	0.18%	\$75,600	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					6.40%	\$2,529,360	\$0	\$279,720
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves & Faucets (High)	1	Allowance	1	1	0.06%	\$0	\$0	\$35,804
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$39,960
Replace Existing Domestic Boiler - 2000	1	Allowance	1	1	0.28%	\$120,960	\$0	\$0
Steam & Condensate Piping Replacement	1	Allowance	1	1	1.14%	\$486,000	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.32%	\$135,000	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	342,148	SF	1	342,148	4.35%	\$1,847,599	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					6.22%	\$2,589,559	\$0	\$75,764
6.0 HVAC SYSTEMS								
Equipment								
Existing Boiler, Replaced in 2022		EA	2		0.00%	\$0	\$0	\$0
Replace Air Handler Units (AHU), Pool (Dehumid)	1	EA	1	1	3.30%	\$1,404,000	\$0	\$0
Replace Roof Top Units (RTU), Main Office, CR (1968), Sci Bldg. (2005), Heat Ex. (1968)	325000	SF	1	325000	9.91%	\$4,212,000	\$0	\$0
Replace Split System Cooling Unit	1	Allowance	1	1	0.76%	\$324,000	\$0	\$0
Replace Chiller - 2002	1	Allowance	1	1	0.38%	\$162,000	\$0	\$0
PAC - MEP Items, Air Handler Replacement	1	Allowance	1	1	3.30%	\$1,404,000	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$39,960
Replace Steam Heating System Valves	1	Allowance	1	1	0.25%	\$108,000	\$0	\$0
Other HVAC								
Air and Water Balance	342,148	SF	1	342,148	0.26%	\$110,856	\$0	\$0
Commissioning	342,148	SF	1	342,148	0.17%	\$73,904	\$0	\$0
Temperature Controls - Half of Building Medysis	1	Allowance	1	1	1.53%	\$648,000	\$0	\$0
Bipolar Ionization System	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0
HVAC SYSTEMS SUBTOTAL					20.07%	\$8,500,760	\$0	\$39,960
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	230	230	0.65%	\$278,208	\$0	\$0
Power for IT Equipment & Upgrades	1	EA	108	108	1.51%	\$641,520	\$0	\$0
Replace Existing Electrical Panels	1	EA	4	4	0.56%	\$237,600	\$0	\$0
Power for new HVAC	1	Allowance	1	1	0.14%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	342,148	SF	1	342,148	0.35%	\$147,808	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	800	SF	1	800	0.01%	\$6,307	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (1st Floor)	40,000	SF	1	40,000	0.74%	\$315,360	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors (2nd Floor)	12,600	SF	1	12,600	0.23%	\$99,338	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Music Wing	11,500	SF	1	11,500	0.21%	\$90,666	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Auditorium Lobby	9,000	SF	1	9,000	0.17%	\$70,956	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Auditorium (Not Incl' Stage)	5,100	SF	1	5,100	0.09%	\$40,208	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Science Labs	12,000	SF	1	12,000	0.22%	\$94,608	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Pool	12,500	SF	1	12,500	0.23%	\$98,550	\$0	\$0

SECTION D | Individual Building Assessments

Building 11 – North High School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Replace Lighting with LED's (New OS, Switching, etc.) - Ancillary	20,000	SF	1	20,000	0.37%	\$157,680	\$0	\$0
Replace Emergency & Exit Lights	342,148	SF	1	342,148	0.26%	\$110,856	\$0	\$0
Building Exterior/Site Lighting - Canopy Soffits	1	Allowance	1	1	0.10%	\$43,200	\$0	\$0
Auditorium Aisle Lighting	1	Allowance	1	1	0.13%	\$54,000	\$0	\$0
Fire Alarm System - ESS								
Replace Fire Alarm System	342,148	SF	1	342,148	1.91%	\$812,944	\$0	\$0
Other								
Add Emergency Generator	1	EA	1	1	0.69%	\$0	\$0	\$431,568
ELECTRICAL SYSTEMS SUBTOTAL					8.60%	\$3,360,290	\$0	\$431,568
8.0 SECURITY								
Security								
Radios	1	EA	40	40	0.03%	\$10,800	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.03%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.05%	\$21,600	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.64%	\$270,000	\$0	\$0
ABATEMENT SUBTOTAL					0.64%	\$270,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.14%	\$59,000	\$0	\$0
Infrastructure	1	Allowance	1	1	0.72%	\$0	\$395,350	\$0
Infrastructure	1	Allowance	1	1	0.26%	\$0	\$0	\$164,400
Infrastructure (Admin - Morningside)	1	Allowance	1	1	0.33%	\$140,000	\$0	\$0
Infrastructure (Admin - Morningside)	1	Allowance	1	1	0.26%	\$0	\$144,550	\$0
Infrastructure (Admin - Morningside)	1	Allowance	1	1	0.05%	\$0	\$0	\$30,100
Instructional Technology	1	Allowance	1	1	1.56%	\$662,800	\$0	\$0
Instructional Technology	1	Allowance	1	1	2.54%	\$0	\$1,401,650	\$0
Instructional Technology	1	Allowance	1	1	1.86%	\$0	\$0	\$1,171,050
Instructional Technology (Admin - Morningside)	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Instructional Technology (Admin - Morningside)	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Instructional Technology (Admin - Morningside)	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.09%	\$38,500	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.45%	\$0	\$249,700	\$0
Instructional Support Technology	1	Allowance	1	1	0.21%	\$0	\$0	\$130,000
Instructional Support Technology (Admin - Morningside)	1	Allowance	1	1	0.31%	\$131,650	\$0	\$0
Instructional Support Technology (Admin - Morningside)	1	Allowance	1	1	0.21%	\$0	\$114,700	\$0
Instructional Support Technology (Admin - Morningside)	1	Allowance	1	1	0.25%	\$0	\$0	\$159,650
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	0.94%	\$0	\$518,750	\$0
Safety & Security	1	Allowance	1	1	0.13%	\$0	\$0	\$83,900
Safety & Security (Admin - Morningside)	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security (Admin - Morningside)	1	Allowance	1	1	0.13%	\$0	\$70,750	\$0
Safety & Security (Admin - Morningside)	1	Allowance	1	1	0.03%	\$0	\$0	\$20,500
Contingency	1	Allowance	1	1	0.18%	\$76,030	\$0	\$0
Contingency	1	Allowance	1	1	0.46%	\$0	\$256,545	\$0
Contingency	1	Allowance	1	1	0.25%	\$0	\$0	\$154,935
Contingency (Admin - Morningside)	1	Allowance	1	1	0.06%	\$27,165	\$0	\$0
Contingency (Admin - Morningside)	1	Allowance	1	1	0.06%	\$0	\$33,000	\$0
Contingency (Admin - Morningside)	1	Allowance	1	1	0.03%	\$0	\$0	\$21,025
Tech Design Fees	1	Allowance	1	1	0.14%	\$58,543	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.36%	\$0	\$197,540	\$0
Tech Design Fees	1	Allowance	1	1	0.19%	\$0	\$0	\$119,300
Tech Design Fees (Admin - Morningside)	1	Allowance	1	1	0.05%	\$20,917	\$0	\$0
Tech Design Fees (Admin - Morningside)	1	Allowance	1	1	0.05%	\$0	\$25,410	\$0
Tech Design Fees (Admin - Morningside)	1	Allowance	1	1	0.03%	\$0	\$0	\$16,189
Cost Escalator	1	Allowance	1	1	0.08%	\$35,795	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.22%	\$0	\$120,781	\$0
Cost Escalator	1	Allowance	1	1	0.12%	\$0	\$0	\$72,943
Cost Escalator (Admin - Morningside)	1	Allowance	1	1	0.03%	\$12,789	\$0	\$0
Cost Escalator (Admin - Morningside)	1	Allowance	1	1	0.03%	\$0	\$15,536	\$0
Cost Escalator (Admin - Morningside)	1	Allowance	1	1	0.02%	\$0	\$0	\$9,899
TECHNOLOGY SUBTOTAL					12.82%	\$1,263,191	\$3,544,260	\$2,153,891

SECTION D | Individual Building Assessments

Building 11 - North High School

Summary of Budgets:

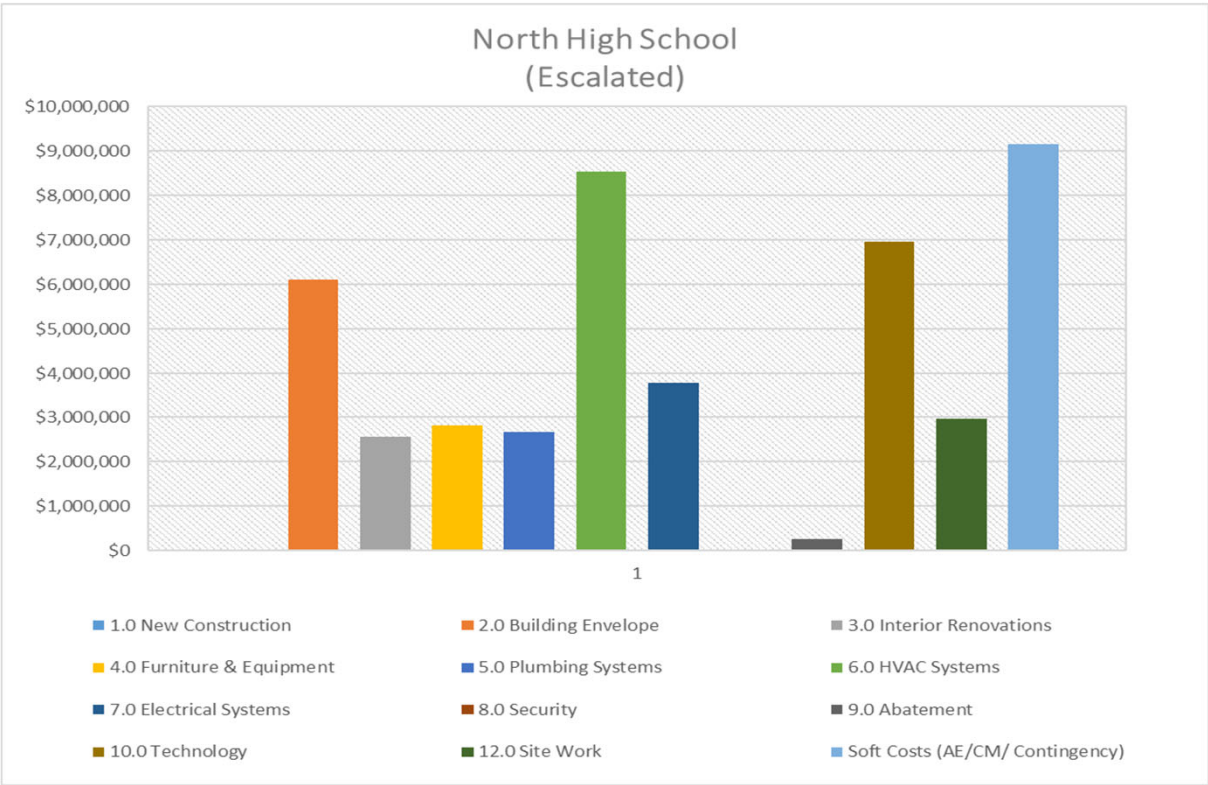
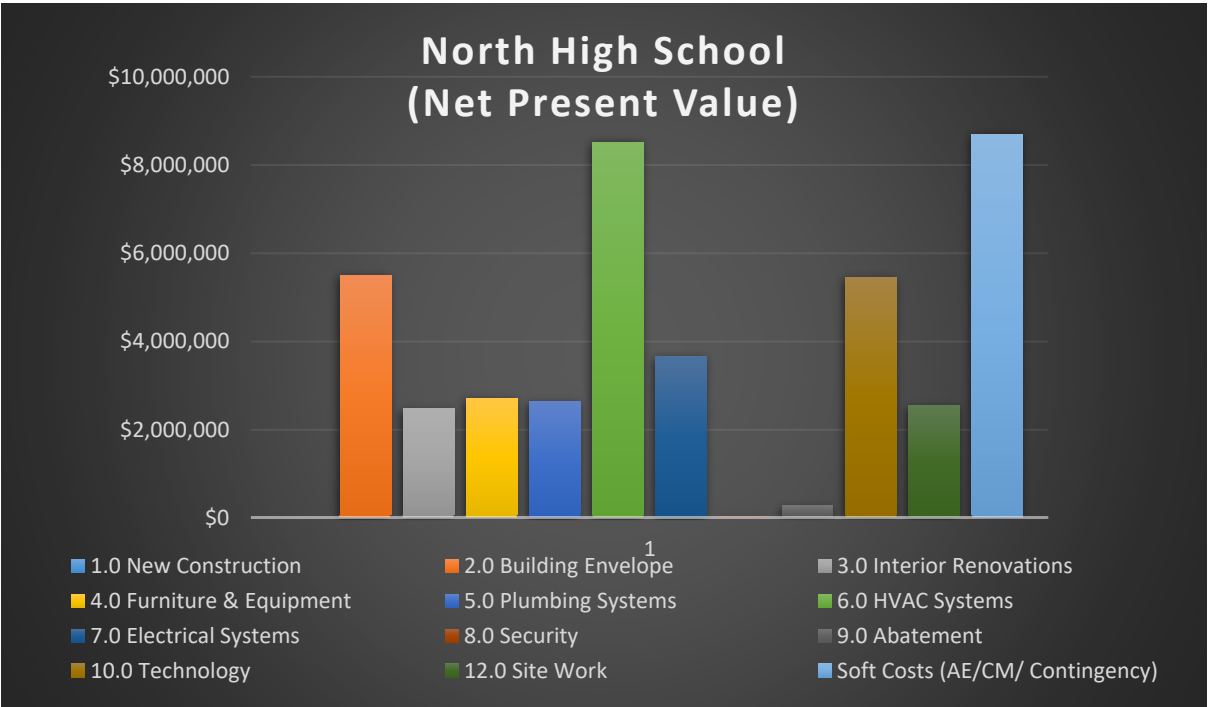
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - 3.5" Mill & Cap: South Lot (North of Drive)	22,500	SF	1	22,500	0.17%	\$0	\$94,770	\$0
Pavement Reconstruction - Remove Asphalt & Repave (3.5" on 8" Stone) (LD): North Lot	146,200	SF	1	146,200	1.97%	\$418,424	\$0	\$619,268
Pavement Reconstruction - Remove Asphalt & Repave (4.5" on 10" Stone) (HD): North Drive	38,000	SF	1	38,000	0.62%	\$0	\$341,453	\$0
Pavement Reconstruction - Remove Asphalt & Repave (4.5" on 10" Stone) (HD): South Drive Incl' Parking	60,500	SF	1	60,500	0.98%	\$418,176	\$0	\$0
Remove & Replace Sidewalks / Curbs	1	Allowance	1	1	0.25%	\$108,000	\$0	\$0
Replace Concrete Approach - Loading Dock	5,000	SF	1	5,000	0.19%	\$78,840	\$0	\$0
Replace Hardscape (Asphalt Existing) - South Central Admin Plaza	2,500	SF	1	2,500	0.09%	\$39,420	\$0	\$0
Reconstruct Brick Walls - Coopers Square, Central Admin Planter Boxes	1	Allowance	1	1	0.44%	\$189,000	\$0	\$0
Install Concrete Catch Basin Surround	1	Allowance	1	1	0.19%	\$81,000	\$0	\$0
Remove @ Replace North Science Wing Plaza with Stamped Concrete	600	SF	1	600	0.02%	\$0	\$12,636	\$0
Address Drainage Issues - Above Boiler Room Area (Incl' Brick Wall)	1	Allowance	1	1	0.19%	\$81,000	\$0	\$0
Install Trench Drain - PAC NE Entry & Basement	1	Allowance	1	1	0.19%	\$81,000	\$0	\$0
Athletic Fields								
Address Drainage Issues - East Side of PAC (Near Tennis Courts)	1	Allowance	1	1	0.03%	\$10,800	\$0	\$0
Landscaping								
Improve Landscaping - High School	1	Allowance	1	1	0.25%	\$0	\$0	\$159,840
Utilities								
Catch Basin - NE Corner Entry	1	EA	1	1	0.01%	\$4,838	\$0	\$0
Utilities	1	Allowance	1	1	0.25%	\$0	\$0	\$159,840
Misc.								
Monument Sign - Backlit (Central Administration)	1	EA	1	1	0.04%	\$18,144	\$0	\$0
Dumpster Enclosure - Masonry	1	EA	1	1	0.09%	\$0	\$0	\$53,706
SITE SUBTOTAL					5.99%	\$1,528,643	\$448,859	\$992,654
Building Infrastructure Improvement Total:				\$98.75	79.52%	\$26,325,982	\$4,742,574	\$5,641,743
Project Contingency:	10.00%				6.03%	\$2,253,343	\$119,831	\$320,813
Permits, Testing & Printing:	2.50%				1.66%	\$619,669	\$32,954	\$88,224
Professional Fees & Costs:	9.00%				6.67%	\$2,492,372	\$132,543	\$354,844
Construction Manager Fee & Costs:	9.00%				6.12%	\$2,286,580	\$121,599	\$325,545
PROJECT TOTAL					100.00%	\$33,977,947	\$5,149,501	\$6,731,169



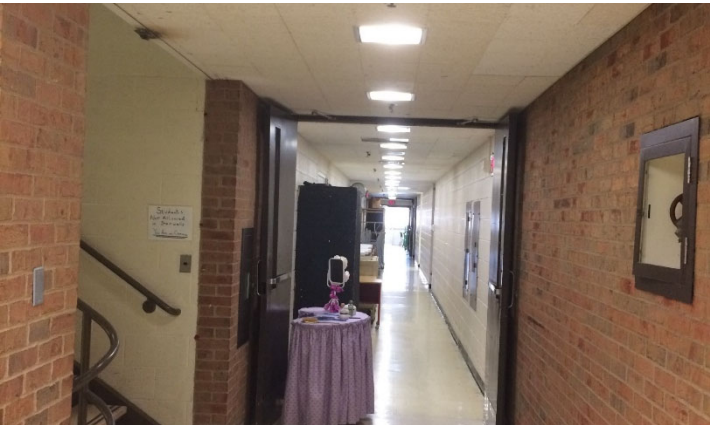
10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.
North High	342,148	\$33,977,947	\$99	\$5,149,501	\$15	\$6,731,169	\$20	\$134

Building 11 – North High School

Summary of Budgets:



Building 11 – North High School



Lower Corridor “C” Building



“B” Building Stairwell



Classroom



Corridor



Ceiling



Floor Cracks

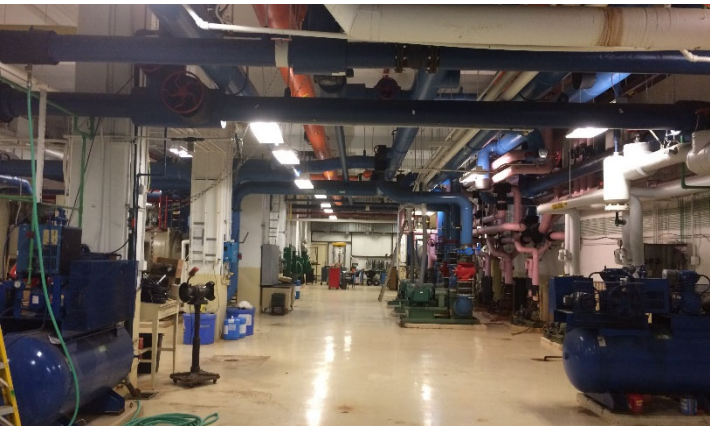
Building 11 – North High School



Chilled Water Piping



Air Handling Units



Mechanical Room



Original Switch Gear



Built-up Roof



EDPM Roof

Building 11 – North High School



Catch Basin



Cafeteria Framing



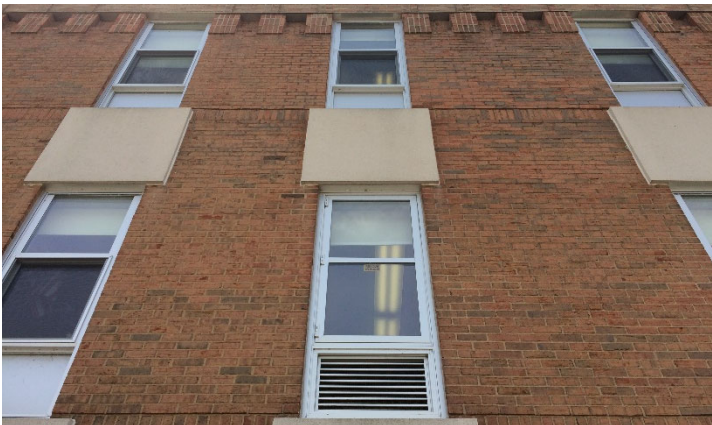
Aluminum Frame



Parking Lot Cracks



Metal Panels



Aluminum Windows

Building 11 – North High School



Morningside Drive Parking Lot



Brick Wall at Morningside Parking Lot



Brick Wall Planters



Damaged Metal Panels



Loading Dock Concrete



Classroom Storefront Framing

Building 12 – South High School



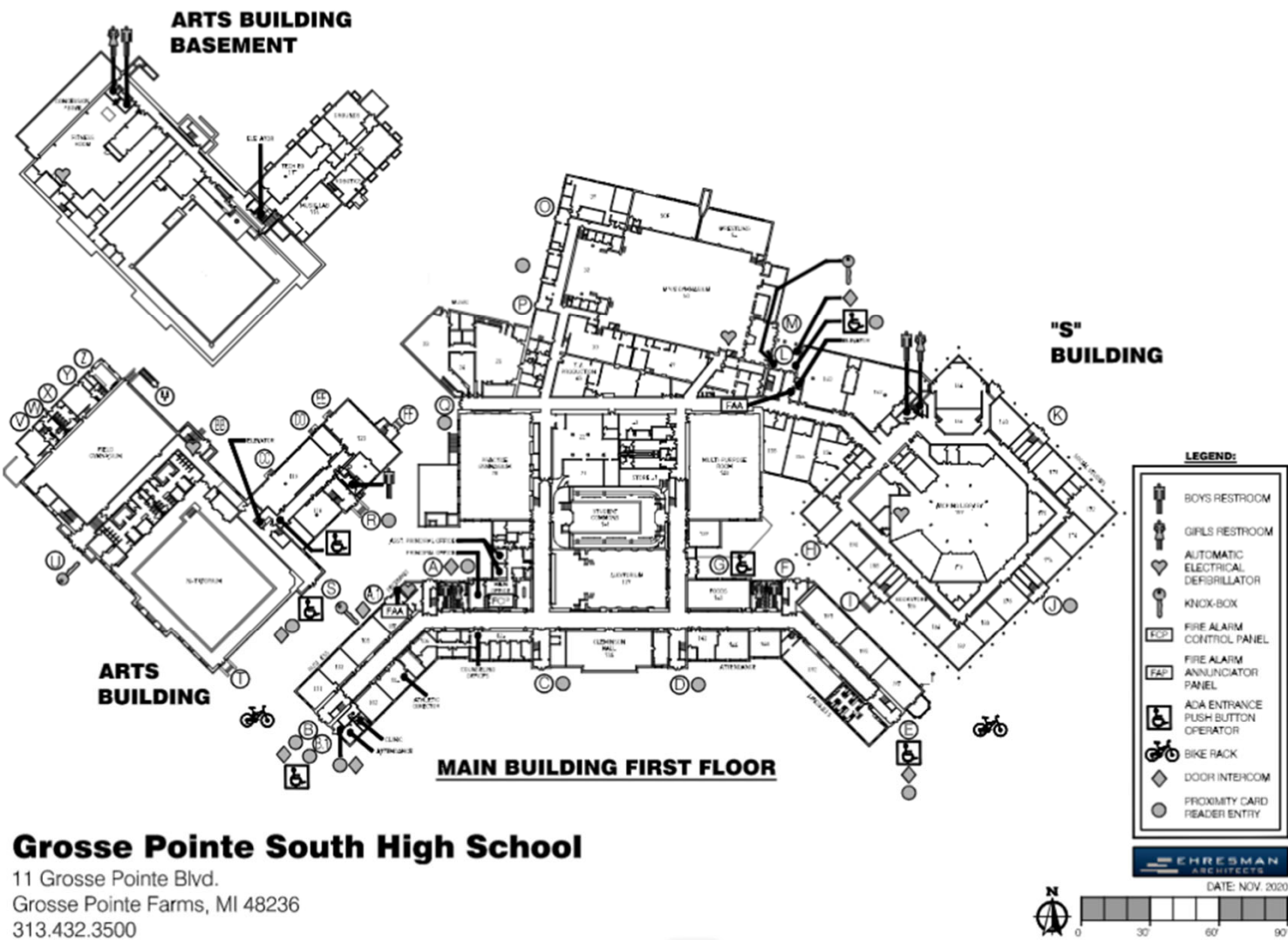
Address:	11 Grosse Pointe Blvd., Grosse Pointe Farms, MI 48236
Year Built:	1927
Square Footage:	436,691
Site Area:	23.7 Acres
Parking Spaces:	350
Stories:	3
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick & Limestone
Roof:	Slate, EDPM, Built-up
Fire Protection:	No

Site Plan:



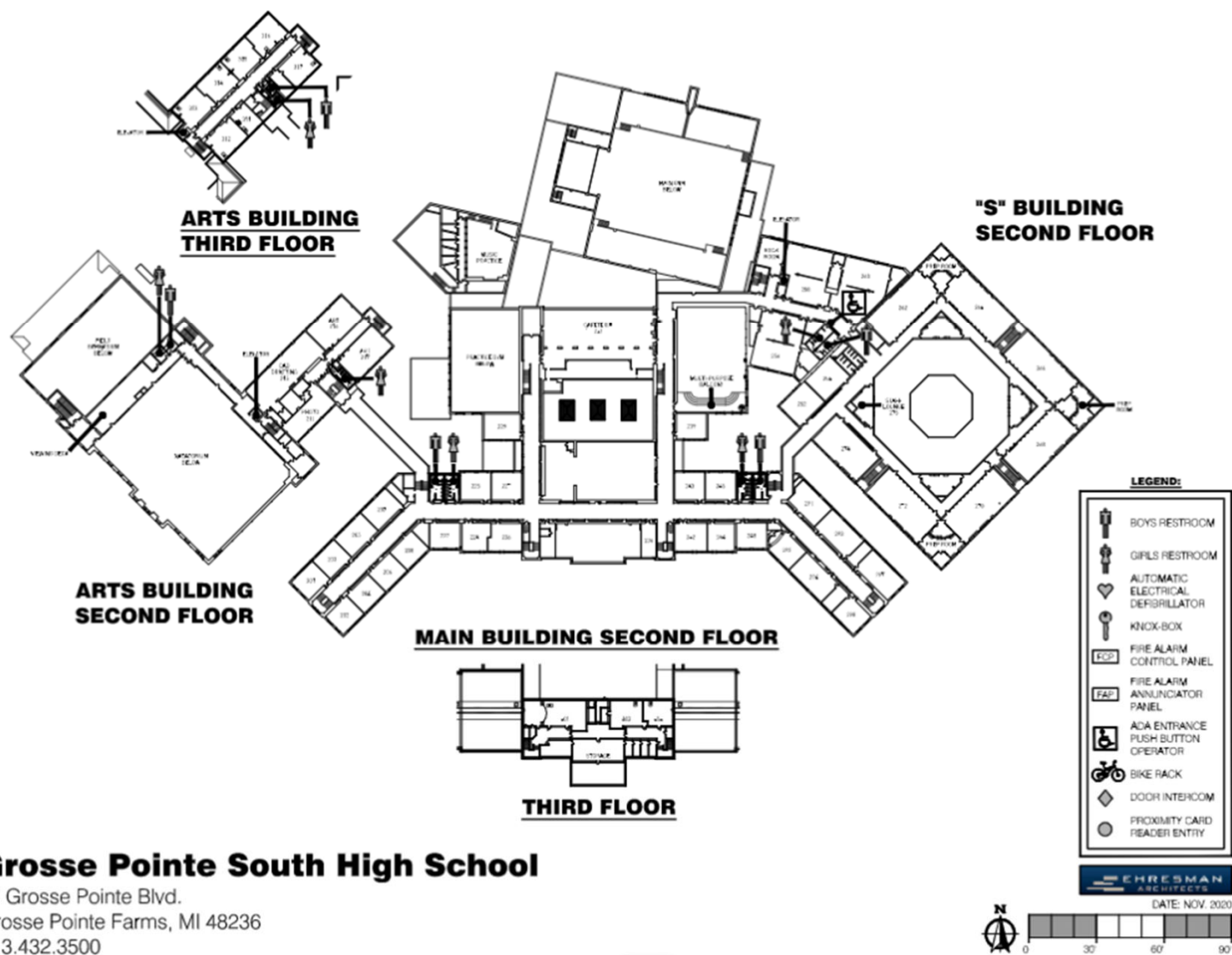
Building 12 – South High School

Floor Plans:



Building 12 – South High School

Floor Plans:



Grosse Pointe South High School

11 Grosse Pointe Blvd.
Grosse Pointe Farms, MI 48236
313.432.3500

SECTION D | Individual Building Assessments

Building 12 – South High School

Summary of Budgets:

South High School		Cost Data				Cost Escalation Factors		
Building SF		Specification Factor = 1.00 (Medium)				Geographic Factor = 1.00 (U.S. Median)		
436,691		Cost Escalation Factor = 1.08 Fall 2022				1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
1.0 NEW CONSTRUCTION								
Building Additions								
Addition - Storage / Outbuilding	2500	SF	1	2500	1.56%	\$756,000	\$0	\$0
NEW CONSTRUCTION SUBTOTAL						\$756,000	\$0	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Roofing Work	1	Allowance	1	1	0.11%	\$18,000	\$23,400	\$26,640
Area 1 (Existing Coal Tar BUR/ Asphalt Shingles) (SDA) - .90Mil/Reinforced/Fully-Adhered	30,500	SF	1	30500	1.77%	\$0	\$0	\$1,267,531
Area 2 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	8,300	SF	1	8300	0.48%	\$0	\$302,983	\$0
Area 3 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1,800	SF	1	1800	0.10%	\$0	\$0	\$74,805
Area 4 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1,300	SF	1	1300	0.08%	\$0	\$0	\$54,026
Area 5 (Existing EPDM) (SDA) - .90Mil/Reinforced/Fully-Adhered	5,800	SF	1	5800	0.34%	\$0	\$0	\$241,039
Area 6 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1,500	SF	1	1500	0.09%	\$0	\$54,756	\$0
Area 7 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	3,800	SF	1	3800	0.22%	\$0	\$138,715	\$0
Area 8 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	3,600	SF	1	3600	0.21%	\$0	\$131,414	\$0
Area 9 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2,400	SF	1	2400	0.14%	\$0	\$87,610	\$0
Area 10 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2,500	SF	1	2500	0.14%	\$0	\$0	\$103,896
Area 11 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	17,500	SF	1	17500	1.01%	\$0	\$0	\$727,272
Area 12 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	2,300	SF	1	2300	0.13%	\$64,584	\$0	\$0
Area 13 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	9,700	SF	1	9700	0.56%	\$0	\$0	\$403,116
Area 14 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1,300	SF	1	1300	0.08%	\$0	\$47,455	\$0
Area 15 (Existing TPO) (SDA) - Warranty Expires 2029	6,000	SF			0.00%	\$0	\$0	\$0
Area 16 (Existing EPDM) (SDA) - Installed in 2017, Warranty Expires 2046	19,000	SF			0.00%	\$0	\$0	\$0
Area 17 (Existing TPO) (SDA) - Warranty Expires 2029	6,000	SF			0.00%	\$0	\$0	\$0
Area 18 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	4,500	SF	1	4500	0.26%	\$126,360	\$0	\$0
Area 19 (Existing Modified Bitumen) (SDA) - .90Mil/Reinforced/Fully-Adhered	4,800	SF	1	4800	0.28%	\$0	\$0	\$199,480
Area 20 (Existing Slate & EPDM) (SDA) - Warranty Expires 2046	55,000	SF			0.00%	\$0	\$0	\$0
Area 20 a - d (Existing EPDM) (SDA) - Installed in 2016		SF			0.00%	\$0	\$0	\$0
Area 21 (Existing Coal Tar BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	1,000	SF	1	1000	0.06%	\$28,080	\$0	\$0
Area 22 Science Wing (Not included in SDA report, slated for replacement in 2022)	38,200	SF			0.00%	\$0	\$0	\$0
Remove Existing Chimney, Infill Roofing Structure	1	Allowance	1	1	0.07%	\$32,400	\$0	\$0
Windows								
Lintel Replacement	1	Allowance	1	1	0.33%	\$162,000	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.04%	\$21,600	\$0	\$0
Tuckpointing (Allowance)	1	Allowance	1	1	0.33%	\$162,000	\$0	\$0
Clean Masonry	1	Allowance	1	1	0.17%	\$0	\$0	\$119,880
Masonry Restoration Incl' Sill Replacements	1	Allowance	1	1	0.33%	\$162,000	\$0	\$0
BUILDING ENVELOPE SUBTOTAL						\$777,024	\$786,334	\$3,217,686
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Classroom Doors & Hardware - Misc.	1	Allowance	1	1	0.22%	\$108,000	\$0	\$0
Replace Doors & Hardware - 3rd Floor	1	EA	22	22	0.10%	\$49,231	\$0	\$0
Walls & Partitions								
Remove & Replace Plaster	1	Allowance	1	1	0.22%	\$108,000	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling - Offices	2000	SF	1	2000	0.03%	\$15,768	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Classrooms	24647	SF	1	24647	0.40%	\$194,317	\$0	\$0
Flooring								
Remove & Replace Office Flooring - Carpet	5,000	SF	1	5,000	0.07%	\$36,180	\$0	\$0
Remove & Replace Classroom Flooring - LVT	9,500	SF	1	9,500	0.19%	\$92,340	\$0	\$0
Remove & Replace Clemson Hall Flooring - Carpet	3,100	SF	1	3,100	0.10%	\$50,555	\$0	\$0
Remove & Replace Auditorium Flooring - Carpet	1,500	SF	1	1,500	0.02%	\$10,854	\$0	\$0
Remove & Replace Corridor Flooring - LVT (1st Floor)	31,500	SF	1	31,500	0.63%	\$0	\$0	\$453,146
Remove & Replace Corridor Flooring - LVT (2nd Floor)	26,500	SF	1	26,500	0.53%	\$0	\$0	\$381,218
Remove & Replace Ancillary Flooring - LVT	5,000	SF	1	5,000	0.10%	\$0	\$0	\$71,928
Stage Flooring - Refinish Wood (3rd Floor)	500	SF	1	500	0.00%	\$1,512	\$0	\$0
Windows								
Remove & Replace Window Treatments (High)	1	Allowance	1	1	0.56%	\$270,000	\$0	\$0
Paint								
Paint - Classrooms	76,000	SF	1	76,000	0.25%	\$0	\$0	\$182,218
Painting Allowance	20,000	SF	1	20,000	0.07%	\$32,400	\$0	\$0
Signage								
Replace Interior Signage	436,691	SF	1	436,691	0.39%	\$0	\$0	\$279,203
Restrooms								
Renovate - Toilet Room (Single, Staff) Receiving, Main Office	1	EA	2	2	0.07%	\$34,560	\$0	\$0
Renovate - Toilet Room (Gang), Small	1	EA	2	2	0.22%	\$108,000	\$0	\$0
Renovate - Toilet Room (Gang), Gym, S Building	1	EA	8	8	1.50%	\$725,760	\$0	\$0

SECTION D | Individual Building Assessments

Building 12 – South High School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Gym / Pool Equipment								
Replace Scoreboard	1	Allowance	1	1	0.09%	\$43,200	\$0	\$0
Auditorium								
Replace Auditorium Seating - Wood Back	1	EA	432	432	0.35%	\$169,828	\$0	\$0
Casework & Countertops								
Replace Casework - Select Classrooms	1	Allowance	1	1	1.00%	\$486,000	\$0	\$0
Replace Countertops - Epoxy	1	Allowance	1	1	0.17%	\$81,000	\$0	\$0
Refinish Wood Jambs, Casings, Wall Panels & Millwork	1	Allowance	1	1	0.17%	\$81,000	\$0	\$0
Other								
Renovate - Auditorium	1	Allowance	1	1	3.34%	\$1,620,000	\$0	\$0
Renovate - Kitchen	1500	SF	1	1500	0.75%	\$362,880	\$0	\$0
Reimagine Media Center	1	Allowance	1	1	2.67%	\$1,296,000	\$0	\$0
Add Elevator & Shaft (Turner Estimate) - ADA Compliant	1	Allowance	1	1	1.34%	\$648,000	\$0	\$0
Demolish IA Building (3 stories w/ bridge). Boll Center & GP South Main Building Restoration - Turner Estimate		Allowance			0.00%	\$0	\$0	\$0
Tunnels/Mechanical Room Water Mitigation (Includes Site Drainage Issues)	1	Allowance	1	1	3.79%	\$1,836,000	\$0	\$0
Renovate Existing Freight Elevator	1	Allowance	1	1	0.33%	\$162,000	\$0	\$0
Custom Metal Enclosures for Stairwell Hydronic Piping	1	Allowance	3	3	0.03%	\$12,960	\$0	\$0
Girl's Locker Room 22 - Demolish and Renovate into Classroom (Turner Estimate): IA Program		Allowance			0.00%	\$0	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					19.72%	\$8,636,344	\$0	\$1,367,713
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	95	95	4.65%	\$2,257,200	\$0	\$0
Cafeteria Tables	1	EA	20	20	0.05%	\$25,920	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.11%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.12%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	0.25%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.11%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - High School	1	Allowance	1	1	0.22%	\$0	\$0	\$159,840
Maintenance/Custodial Equipment	1	Allowance	1	1	0.17%	\$0	\$0	\$119,880
FURNITURE & EQUIPMENT SUBTOTAL					5.69%	\$2,572,560	\$0	\$279,720
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves & Faucets (High)	1	Allowance	1	1	0.05%	\$0	\$0	\$35,804
Remove & Replace Airway Sump Pumps	1	Allowance	1	1	0.07%	\$32,400	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$39,960
Main Building Cast Iron Roof Conductor Replacement	1	Allowance	1	1	1.00%	\$486,000	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.28%	\$135,000	\$0	\$0
Horizontal HW/CW Piping Replacement (Mains Only)	436,691	SF	1	436,691	4.86%	\$2,358,131	\$0	\$0
Pool								
Replace Pool Boiler	1	EA	1	1	0.15%	\$72,576	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					6.47%	\$3,084,107	\$0	\$75,764
6.0 HVAC SYSTEMS								
Equipment								
Replace Roof Top Dehumidification Unit - 2008, Pool	1	Allowance	1	1	3.34%	\$1,620,000	\$0	\$0
Replace Air Handler Unit (AHU) - AHU #2, Varsity Boys & Girls	1	EA	1	1	0.11%	\$54,000	\$0	\$0
Replace Air Handler Unit (AHU) - AHU, Music Room, 1964	1	EA	1	1	0.11%	\$54,000	\$0	\$0
Replace Air Handler Unit (AHU) - AHU #1	1	EA	1	1	0.11%	\$54,000	\$0	\$0
Replace Air Handler Unit (AHU) - AHU #3	1	EA	1	1	0.11%	\$54,000	\$0	\$0
Replace Unit Ventilator (Vertical w/ New Ductwork) - Heat Only	1	EA	1	1	0.05%	\$24,192	\$0	\$0
Replace DX Wall Hung Units - 3rd Floor	1	EA	3	3	0.09%	\$45,360	\$0	\$0
Add AC	1	Allowance	1	1	2.23%	\$1,080,000	\$0	\$0
Replace AC Condensor at Media Center - 1964	1	Allowance	1	1	0.17%	\$81,000	\$0	\$0
Replace Chiller and Assoc. Equip. in Mechanical Room, 1970	1	Allowance	1	1	3.34%	\$1,620,000	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$39,960
Other HVAC								
Air and Water Balance	218,346	SF	1	218,346	0.15%	\$70,744	\$0	\$0
Commissioning	218,346	SF	1	218,346	0.10%	\$47,163	\$0	\$0
Temperature Controls	218,346	SF	1	218,346	1.36%	\$660,277	\$0	\$0
HVAC SYSTEMS SUBTOTAL					11.32%	\$5,464,735	\$0	\$39,960

SECTION D | Individual Building Assessments

Building 12 – South High School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	230	230	0.57%	\$278,208	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.17%	\$81,000	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.17%	\$0	\$0	\$119,880
Power for new HVAC	1	Allowance	1	1	2.23%	\$1,080,000	\$0	\$0
Miscellaneous Power Allowance	436,691	SF	1	436,691	0.39%	\$188,651	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Offices	2,000	SF	1	2,000	0.03%	\$15,768	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Classrooms	25,000	SF	1	25,000	0.41%	\$197,100	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Cafeteria	5,000	SF	1	5,000	0.08%	\$39,420	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - MPR	6,000	SF	1	6,000	0.10%	\$47,304	\$0	\$0
Re-Lamp Existing Lighting - Clemenson Hall	1	Allowance	1	1	0.07%	\$32,400	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Auditorium	3,600	SF	1	3,600	0.06%	\$28,382	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	0.12%	\$0	\$0	\$87,912
Fire Alarm System - ESS								
Replace Fire Alarm System	436,691	SF	1	436,691	2.14%	\$1,037,578	\$0	\$0
Other								
Auditorium Audio/Visual Upgrades	1	Allowance	1	1	0.11%	\$54,000	\$0	\$0
Add Emergency Generator	1	EA	1	1	0.60%	\$0	\$0	\$431,568
ELECTRICAL SYSTEMS SUBTOTAL					7.24%	\$3,079,811	\$0	\$639,360
8.0 SECURITY								
Security								
Radios	1	EA	40	40	0.02%	\$10,800	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.02%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.04%	\$21,600	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.78%	\$378,000	\$0	\$0
ABATEMENT SUBTOTAL					0.78%	\$378,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.00%	\$94,000	\$0	\$0
Infrastructure	1	Allowance	1	1	0.00%	\$0	\$466,350	\$0
Infrastructure	1	Allowance	1	1	0.00%	\$0	\$0	\$154,800
Instructional Technology	1	Allowance	1	1	0.00%	\$1,222,200	\$0	\$0
Instructional Technology	1	Allowance	1	1	0.00%	\$0	\$966,100	\$0
Instructional Technology	1	Allowance	1	1	0.00%	\$0	\$0	\$1,134,700
Instructional Support Technology	1	Allowance	1	1	0.00%	\$38,500	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	0.00%	\$0	\$252,350	\$0
Instructional Support Technology	1	Allowance	1	1	0.00%	\$0	\$0	\$150,300
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$710,250	\$0
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$152,600
Contingency	1	Allowance	1	1	0.00%	\$135,470	\$0	\$0
Contingency	1	Allowance	1	1	0.00%	\$0	\$239,505	\$0
Contingency	1	Allowance	1	1	0.00%	\$0	\$0	\$159,240
Tech Design Fees	1	Allowance	1	1	0.00%	\$104,312	\$0	\$0
Tech Design Fees	1	Allowance	1	1	0.00%	\$0	\$184,419	\$0
Tech Design Fees	1	Allowance	1	1	0.00%	\$0	\$0	\$122,615
Cost Escalator	1	Allowance	1	1	0.00%	\$63,779	\$0	\$0
Cost Escalator	1	Allowance	1	1	0.00%	\$0	\$112,759	\$0
Cost Escalator	1	Allowance	1	1	0.00%	\$0	\$0	\$74,970
TECHNOLOGY SUBTOTAL					10.79%	\$1,658,261	\$2,931,733	\$1,949,225
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0

SECTION D | Individual Building Assessments

Building 12 – South High School

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
12.0 SITE								
Demolition								
Building Demolition (Abated) - IA Building (Turner Estimate). Incl' w/Boll Center & GP South Main Building Restoration		Allowance			0.00%	\$0	\$0	\$0
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): Northwest Lot	12,500	SF	1	12,500	0.11%	\$0	\$0	\$77,922
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): Northeast Lot	56,000	SF	1	56,000	0.49%	\$0	\$0	\$349,091
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): Southeast Lot	28,000	SF	1	28,000	0.24%	\$0	\$0	\$174,545
Pavement Reconstruction - Remove Asphalt/Base & Repave (3.5" on 8" Stone) (LD): West Lot - Strip	31,000	SF	1	31,000	0.37%	\$177,444	\$0	\$0
Pavement Reconstruction - Remove Asphalt/Base & Repave (3.5" on 8" Stone) (LD): West Lot	22,000	SF	1	22,000	0.26%	\$0	\$163,706	\$0
Pavement Reconstruction - Remove Asphalt/Base & Repave (3.5" on 8" Stone) (LD): North Stadium w/ Ballfield	37,000	SF	1	37,000	0.44%	\$0	\$275,324	\$0
Remove & Replace Sidewalks	20,000	SF	1	20,000	0.50%	\$80,640	\$104,832	\$119,347
Reconstruct S Building Patio (Incl' Drainage)	1	Allowance	1	1	0.22%	\$108,000	\$0	\$0
Reconstruct Flag Pole Plaza Areas	1	Allowance	2	2	0.11%	\$54,000	\$0	\$0
Athletic Fields								
Replace / Add Pressbox	1	EA	1	1	0.44%	\$211,680	\$0	\$0
Replace Stadium Lights w/ LED (Approximately 15 Lights / Pole; 4 Poles / Field)	1	Allowance	1	1	0.31%	\$151,200	\$0	\$0
Landscaping								
Improve Landscaping - High School	1	Allowance	1	1	0.22%	\$0	\$0	\$159,840
Fence Replacement	1	Allowance	1	1	0.07%	\$32,400	\$0	\$0
Utilities								
Sanitary & Storm Drain Replacement - Mains	436,691	SF	1	436,691	3.89%	\$1,886,505	\$0	\$0
Utilities	1	Allowance	1	1	0.22%	\$0	\$0	\$159,840
SITE SUBTOTAL					7.88%	\$2,701,869	\$543,863	\$1,040,585
Building Infrastructure Improvement Total:				\$87.54	78.83%	\$29,130,312	\$4,261,930	\$8,610,013
Project Contingency:	10.00%				6.23%	\$2,489,949	\$133,020	\$638,107
Permits, Testing & Printing:	2.50%				1.71%	\$684,736	\$36,580	\$175,479
Professional Fees & Costs:	9.00%				6.90%	\$2,754,077	\$147,130	\$705,796
Construction Manager Fee & Costs:	9.00%				6.33%	\$2,526,676	\$134,982	\$647,519
PROJECT TOTAL					100.00%	\$37,585,750	\$4,713,641	\$10,776,914

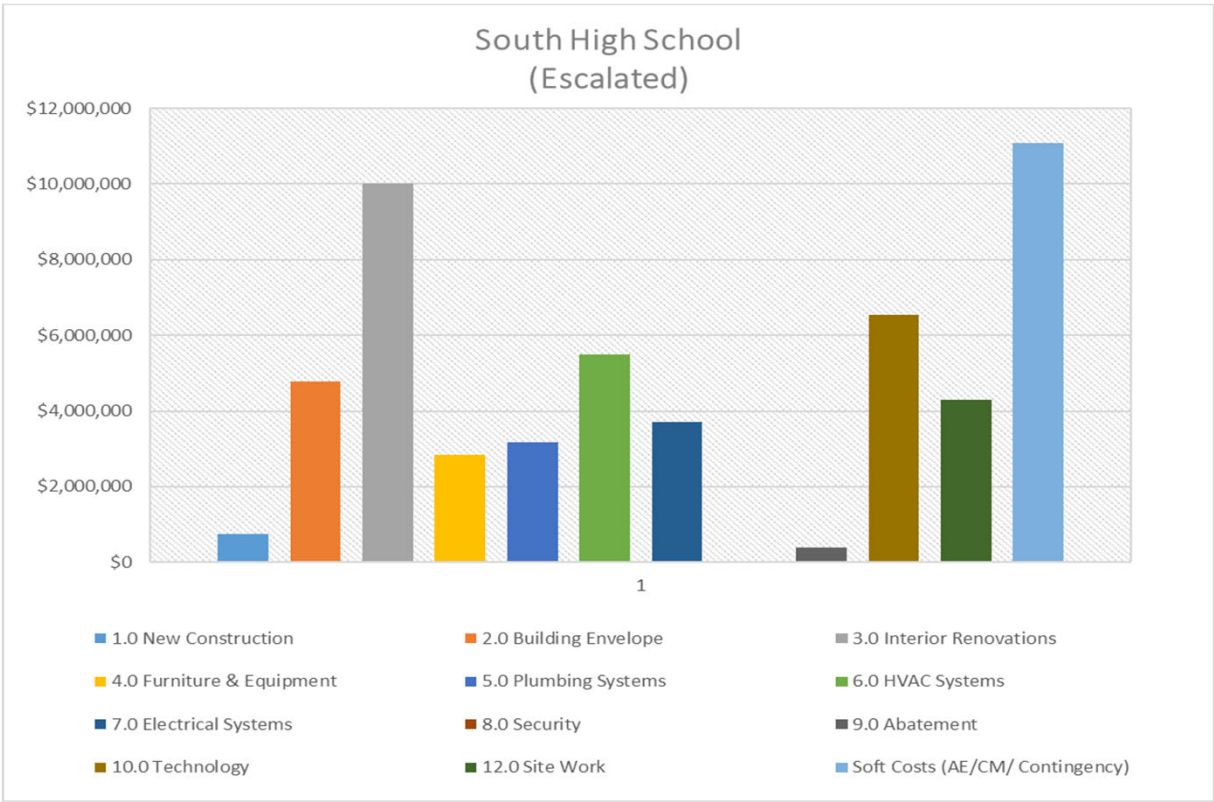
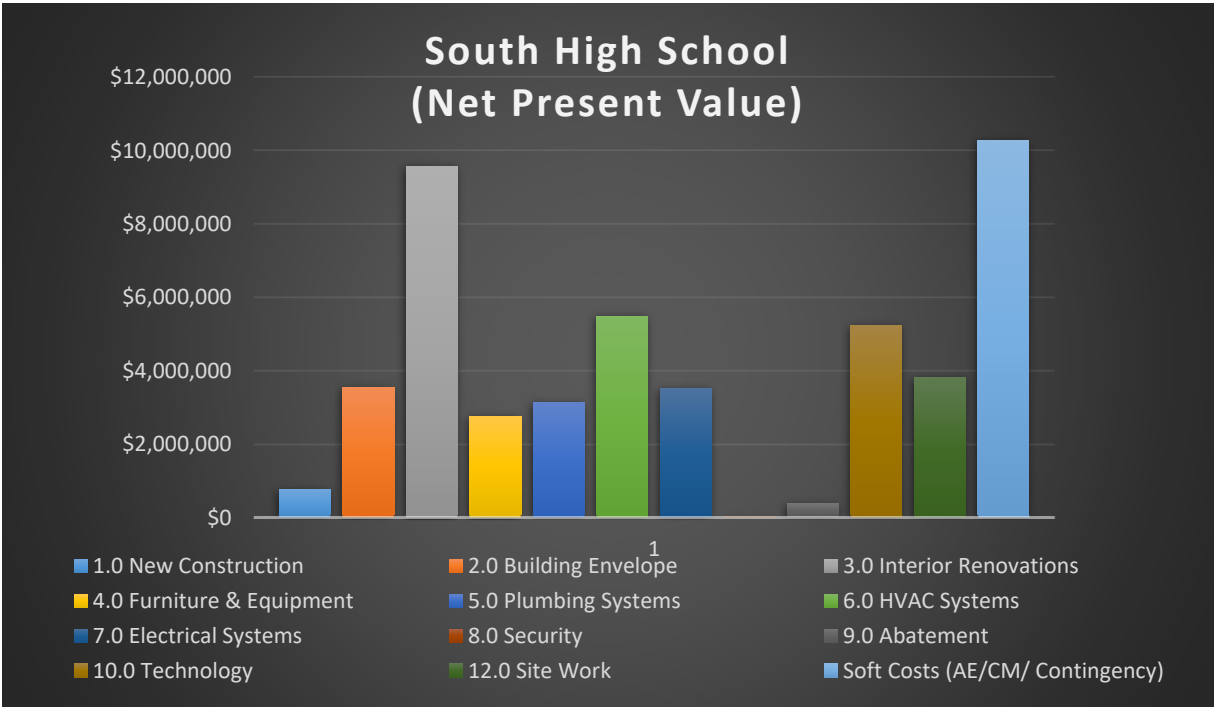


10 YEAR CAPITAL NEED								
School	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DF) (4 - 6 Yrs.)	DF / s.f.	Property Enhancement (PE) (7 - 10 Yrs.)	PE / s.f.	Aggregate / s.f.

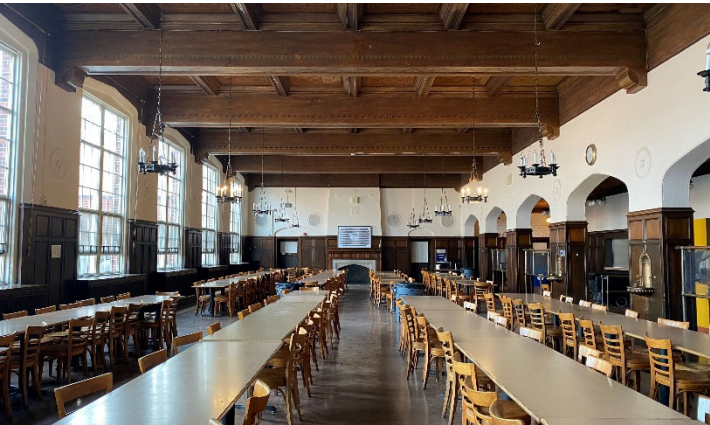
South High	436,691	\$37,585,750	\$86	\$4,713,641	\$11	\$10,776,914	\$25	\$122
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Building 12 – South High School

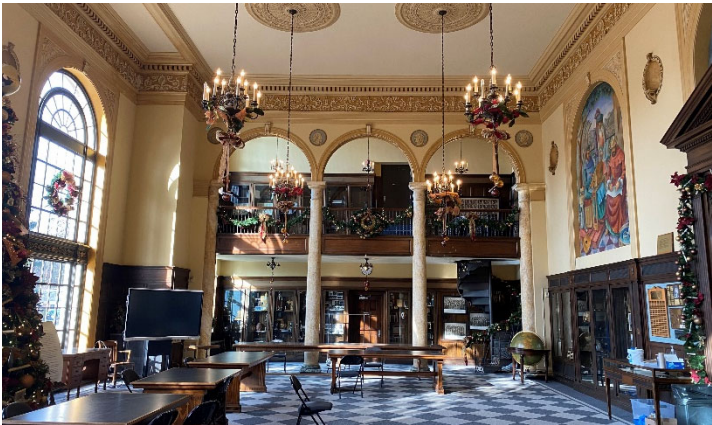
Summary of Budgets:



Building 12 – South High School



Cafeteria



Clemenson Hall



Practice Gymnasium



Kitchen Ceiling Damage



Lab Furniture



Library

Building 12 – South High School



South Building Corridor



South Building Hall



Stairwell Hydronic Pipe



Tiered Seating



Third Floor Stage

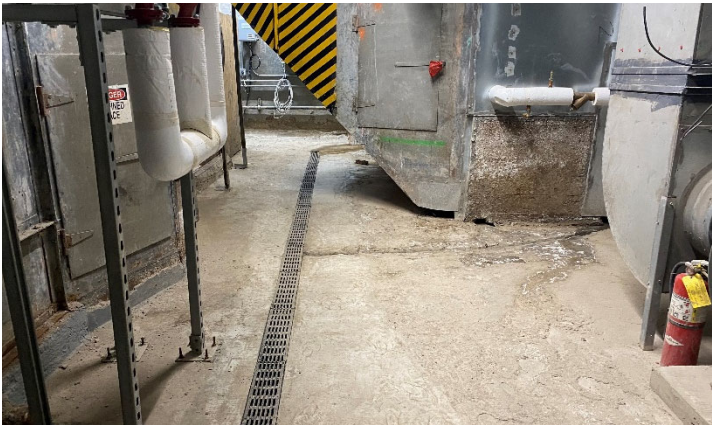


Band

Building 12 – South High School



Mechanical Room Discharge



Mechanical Room Drain



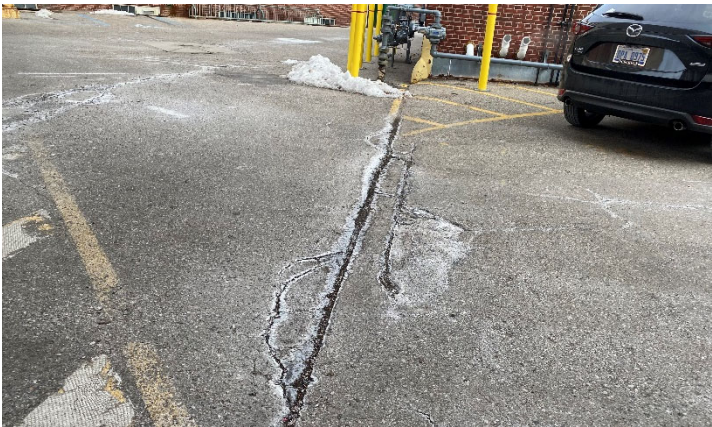
Built-up Roof



Roof near Third Floor Rooms



Brick Truckpointing



Parking Lot

Building 13 – Barnes Early Childhood Center



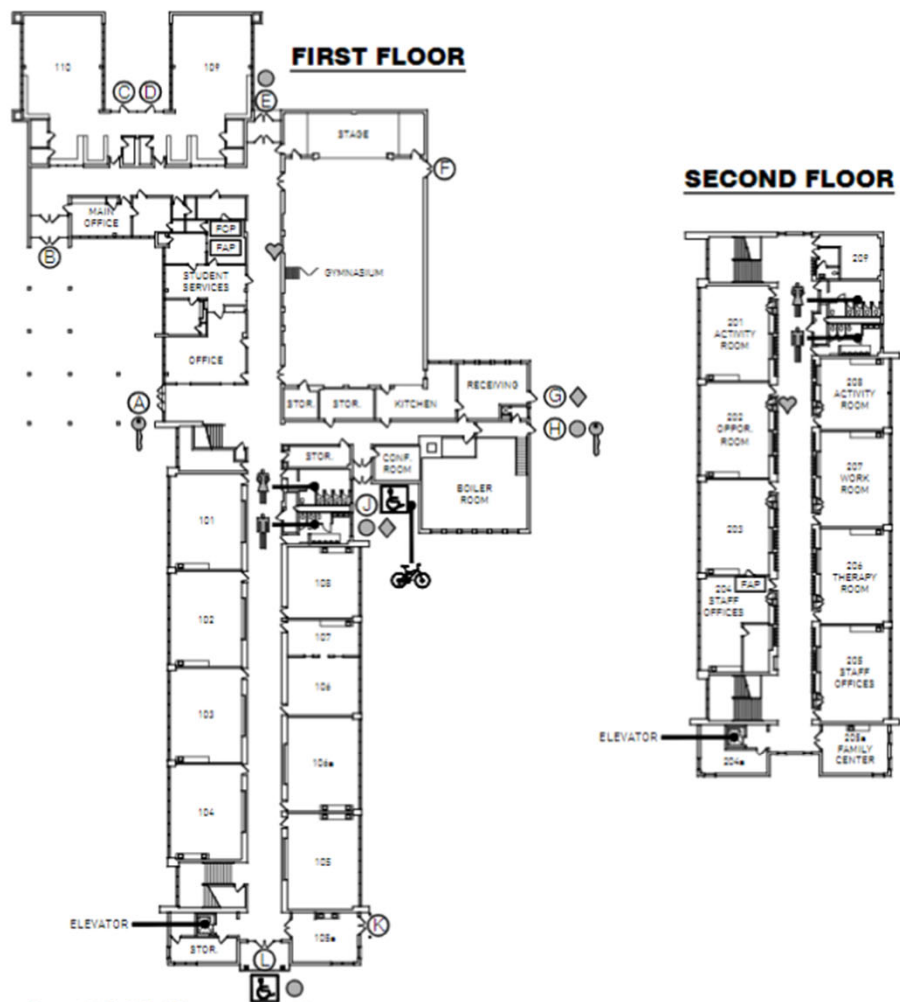
Address:	20090 Morningside Dr., Grosse Pointe Woods, MI 48236
Year Built:	1955
Square Footage:	49,445
Site Area:	11.6 Acres
Parking Spaces:	79
Stories:	2
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	EDPM
Fire Protection:	No

Site Plan:



Building 13 – Barnes Early Childhood Center

Floor Plans:



Barnes Early Childhood Center

20090 Morningside Dr.
Grosse Pointe Woods, MI 48236
313.432.3800

LEGEND

	BOYS RESTROOM
	GIRLS RESTROOM
	AUTOMATIC ELECTRICAL DEFIBRILLATOR
	KNOCK-BOX
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	ADA ENTRANCE PUSH BUTTON OPERATOR
	BIKE RACK
	DOOR INTERCOM
	PROXIMITY CARD READER ENTRY

CHREESMAN ARCHITECTS



DATE: NOV. 2020

SECTION D | Individual Building Assessments

Building 13 – Barnes Early Childhood Center

Summary of Budgets:

Barnes Early Childhood Center						Cost Data		
Building SF						Specification Factor = 1.00 (Medium)	Cost Escalation Factors	
49,445						Geographic Factor = 1.00 (U.S. Median)	1.08	1.30
						Cost Escalation Factor = 1.08 Fall 2022	1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
1.0 NEW CONSTRUCTION								
Building Additions								
NEW CONSTRUCTION SUBTOTAL					0.00%	\$0	\$0	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Roofing Work (SDA)	1	Allowance	1	1	0.19%	\$17,280	\$0	\$0
Roofing Work	1	Allowance	1	1	0.06%	\$0	\$0	\$7,992
Area 1 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	18000	SF	1	18000	5.44%	\$0	\$657,072	\$0
Area 2 (Existing Asphalt BUR/Metal Deck) (SDA) - .90Mil/Reinforced/Fully-Adhered	5000	SF	1	5000	1.51%	\$140,400	\$0	\$0
Area 3 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	300	SF	1	300	0.09%	\$8,424	\$0	\$0
Area 4 (Existing Asphalt BUR/Conc. Deck) (SDA) - .90Mil/Reinforced/Fully-Adhered	14400	SF	1	14400	4.36%	\$0	\$525,658	\$0
Area 5 (Existing Asphalt BUR) (SDA) - .90Mil/Reinforced/Fully-Adhered	3200	SF	1	3200	0.97%	\$89,856	\$0	\$0
Replace Interior Roof Access Ladder (SDA), Area 2, Area 4	1	EA	2	2	0.05%	\$4,838	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.17%	\$16,200	\$0	\$0
Re-Caulk Windows	1	Allowance	1	1	0.58%	\$54,000	\$0	\$0
Tuckpointing (Allowance)	1	Allowance	1	1	0.58%	\$54,000	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					14.01%	\$384,998	\$1,182,730	\$7,992
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Classroom Doors & Hardware	1	EA	12	12	0.29%	\$26,853	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling - Corridors	11,000	SF	1	11,000	0.93%	\$86,724	\$0	\$0
Remove Existing & Install New Acoustic Tile Ceiling - Ancillary (2nd Floor Spaces)	4,000	SF	1	4,000	0.34%	\$31,536	\$0	\$0
Install Ceiling Fans - (2nd Floor Spaces)	1	Allowance	1	1	0.03%	\$2,700	\$0	\$0
Flooring								
Remove & Replace Ancillary Flooring - LVT (2nd Floor Spaces)	4,000	SF	1	4,000	0.42%	\$38,880	\$0	\$0
Remove & Replace Corridor/Vestibule Flooring - Hard Tile	400	SF	1	400	0.18%	\$0	\$0	\$24,296
Remove & Replace Corridor Flooring - LVT	11,000	SF	1	11,000	1.15%	\$106,920	\$0	\$0
Gym Flooring - Refinish Wood	4,500	SF	1	4,500	0.15%	\$0	\$0	\$20,140
Replace Rubber Stair Treads	1	Flight	2	2	0.07%	\$6,480	\$0	\$0
Windows								
Remove & Replace Window Treatments (Elementary)	1	Allowance	1	1	0.64%	\$59,400	\$0	\$0
Paint								
Paint - Classrooms	1,000	SF	16	16,000	0.28%	\$0	\$0	\$38,362
Paint - Ancillary (2nd Floor Spaces)	2,500	SF	1	2,500	0.04%	\$4,050	\$0	\$0
Painting Allowance	5,000	SF	1	5,000	0.09%	\$0	\$0	\$11,988
Signage								
Install Window Room & Exit Door Identification	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	5	5	0.93%	\$86,400	\$0	\$0
Renovate - Toilet Room (Gang)	1	EA	2	2	1.95%	\$181,440	\$0	\$0
Auditorium								
Replace Main Stage Curtain	1	Allowance	1	1	0.10%	\$9,072	\$0	\$0
Casework & Countertops								
Replace Casework - Classroom (Elementary)	1	EA	5	5	0.93%	\$86,400	\$0	\$0
Replace Casework - Ancillary (2nd Floor Spaces)	1	Allowance	1	1	0.23%	\$21,600	\$0	\$0
Replace Casework - Kindergarten (Millwork at unit vent removal, Cubbies)	1	Allowance	2	2	0.58%	\$54,000	\$0	\$0
Other								
Renovate - Kitchen	475	SF	1	475	1.24%	\$114,912	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					10.57%	\$917,367	\$0	\$94,785
4.0 FURNITURE & EQUIPMENT								
General Furniture								
Classroom Furniture	1	Allowance	18	18	4.61%	\$427,680	\$0	\$0
Other/Misc. Furniture	1	Allowance	1	1	0.58%	\$54,000	\$0	\$0
Commons Area Furniture	1	Allowance	1	1	0.65%	\$60,480	\$0	\$0
Media Center Furniture	1	Allowance	1	1	1.30%	\$120,960	\$0	\$0
Main Office Furniture	1	Allowance	1	1	0.58%	\$54,000	\$0	\$0
Other FF&E								
Food Service Equipment - Elementary	1	Allowance	1	1	0.58%	\$54,000	\$0	\$0
Maintenance/Custodial Equipment	1	Allowance	1	1	0.29%	\$0	\$0	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL					8.60%	\$771,120	\$0	\$39,960

SECTION D | Individual Building Assessments

Building 13 – Barnes Early Childhood Center

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves & Faucets (Elementary)	1	Allowance	1	1	0.13%	\$0	\$0	\$17,902
Replace Domestic Hot Water Tank - 40 Gal	1	Allowance	1	1	0.07%	\$6,480	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.13%	\$0	\$0	\$17,902
Horizontal HW/CW Piping Replacement (Mains Only)	49,445	SF	1	49,445	2.88%	\$267,003	\$0	\$0
Replace & Add Domestic Water Valves & Fittings	1	Allowance	1	1	0.76%	\$70,200	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					3.96%	\$343,683	\$0	\$35,804
6.0 HVAC SYSTEMS								
Equipment								
Replace Boilers:Existing Weil McLain, 1999	1	EA	2	2	3.61%	\$334,800	\$0	\$0
Replace Boiler Pumps	1	EA	2	2	0.20%	\$18,144	\$0	\$0
Replace Roof Top Units (RTU) - 1997	1	EA	12	12	3.13%	\$290,304	\$0	\$0
Replace Unit Ventilator (Horizontal) - Heat Only	1	EA	22	22	2.15%	\$199,584	\$0	\$0
Replace Exhaust Fan - Kitchen	1	EA	1	1	0.41%	\$37,800	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.09%	\$0	\$0	\$12,787
Steam & Condensate Piping Replacement	1	Allowance	1	1	1.45%	\$135,000	\$0	\$0
Other HVAC								
Air and Water Balance	49,445	SF	1	49,445	0.17%	\$16,020	\$0	\$0
Commissioning	49,445	SF	1	49,445	0.12%	\$10,680	\$0	\$0
Temperature Controls - Half Medysis	24,723	SF	1	24,723	0.81%	\$74,761	\$0	\$0
HVAC SYSTEMS SUBTOTAL					12.13%	\$1,117,093	\$0	\$12,787
7.0 ELECTRICAL SYSTEMS								
Power								
New Power Receptacles	1	EA	46	46	0.60%	\$55,642	\$0	\$0
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.23%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	EA	1	1	0.29%	\$0	\$0	\$39,960
New Switchgear	1	Allowance	1	1	0.98%	\$90,720	\$0	\$0
Power for new HVAC	1	Allowance	1	1	0.65%	\$60,480	\$0	\$0
Miscellaneous Power Allowance	49,445	SF	1	49,445	0.23%	\$21,360	\$0	\$0
Power for New Light Poles	1	Allowance	1	1	0.12%	\$0	\$0	\$15,984
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Corridors	11,000	SF	1	11,000	0.93%	\$86,724	\$0	\$0
Replace Lighting with LED's (New OS, Switching, etc.) - Ancillary (2nd Floor Spaces)	4,000	SF	1	4,000	0.34%	\$31,536	\$0	\$0
Replace Exterior Wall Packs	1	EA	20	20	0.20%	\$18,144	\$0	\$0
Replace Emergency & Exit Lights	49,445	SF	1	49,445	0.17%	\$16,020	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	0.12%	\$10,800	\$0	\$0
Fire Alarm System - Faraday								
Replace Fire Alarm System	49,445	SF	1	49,445	1.27%	\$117,481	\$0	\$0
Other								
Add Emergency Generator - 40 KW	1	EA	1	1	1.30%	\$0	\$0	\$179,021
ELECTRICAL SYSTEMS SUBTOTAL					7.42%	\$530,507	\$0	\$234,965
8.0 SECURITY								
Security								
Radios	1	EA	4	4	0.01%	\$1,080	\$0	\$0
Security Allowance - Cameras / Surveillance (Included in IT Budgets)		SF			0.00%	\$0	\$0	\$0
Security Allowance - Access Controls (Included in IT Budgets)		Allowance			0.00%	\$0	\$0	\$0
Add AiPhone System (Door Camera, 2 Desk Stations)	1	Allowance	1	1	0.12%	\$10,800	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.13%	\$11,880	\$0	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	0.87%	\$81,000	\$0	\$0
ABATEMENT SUBTOTAL					0.87%	\$81,000	\$0	\$0
10.0 TECHNOLOGY								
Technology								
Infrastructure	1	Allowance	1	1	0.39%	\$2,250	\$0	\$0
Infrastructure	1	Allowance	1	1	12.16%	\$0	\$90,200	\$0
Infrastructure	1	Allowance	1	1	6.30%	\$0	\$0	\$53,200
Instructional Technology	1	Allowance	1	1	26.60%	\$151,800	\$0	\$0
Instructional Technology	1	Allowance	1	1	9.43%	\$0	\$70,000	\$0
Instructional Technology	1	Allowance	1	1	29.30%	\$0	\$0	\$247,500
Instructional Support Technology	1	Allowance	1	1	6.09%	\$34,750	\$0	\$0
Instructional Support Technology	1	Allowance	1	1	6.14%	\$0	\$45,550	\$0
Instructional Support Technology	1	Allowance	1	1	7.13%	\$0	\$0	\$60,250

SECTION D | Individual Building Assessments

Building 13 – Barnes Early Childhood Center

Summary of Budgets:

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
Safety & Security	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Safety & Security	1	Allowance	1	1	4.31%	\$0	\$32,000	\$0
Safety & Security	1	Allowance	1	1	12.40%	\$0	\$0	\$104,750
Contingency	1	Allowance	1	1	3.31%	\$18,880	\$0	\$0
Contingency	1	Allowance	1	1	3.20%	\$0	\$23,775	\$0
Contingency	1	Allowance	1	1	5.51%	\$0	\$0	\$46,570
Tech Design Fees	1	Allowance	1	1	2.55%	\$14,538	\$0	\$0
Tech Design Fees	1	Allowance	1	1	2.47%	\$0	\$18,307	\$0
Tech Design Fees	1	Allowance	1	1	4.25%	\$0	\$0	\$35,859
Cost Escalator	1	Allowance	1	1	1.56%	\$8,889	\$0	\$0
Cost Escalator	1	Allowance	1	1	1.51%	\$0	\$11,193	\$0
Cost Escalator	1	Allowance	1	1	2.60%	\$0	\$0	\$21,925
TECHNOLOGY SUBTOTAL					9.05%	\$231,108	\$291,025	\$570,053
11.0 BUSES								
Buses								
BUSES SUBTOTAL					0.00%	\$0	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD): East Lot	66,000	SF	1	66,000	2.99%	\$277,992	\$0	\$0
Remove & Replace Sidewalks	1,000	SF	1	1,000	0.13%	\$12,096	\$0	\$0
Add Curb to South Drive	560	LF	1	560	0.26%	\$0	\$0	\$35,804
Under Cut Sub Base Due To Bad Soils	49,445	SF	1	49,445	0.72%	\$66,751	\$0	\$0
Playground / Playpad								
Playground Upgrade / Structure Replacement Allowance	1	Allowance	1	1	0.58%	\$0	\$0	\$79,920
Provide Synthetic Safety Surfacing on Playgrounds (Based on SofSurfaces)	300	SF	1	300	0.42%	\$0	\$0	\$57,542
Remove & Replace Asphalt Play Pad	1,200	SF	1	1,200	0.08%	\$7,258	\$0	\$0
Replace Basketball Hoops & Pole	1	EA	2	2	0.10%	\$0	\$0	\$14,322
Athletic Fields								
Field Restoration	1	Allowance	1	1	1.75%	\$0	\$0	\$239,760
Landscaping								
Chain Link Fencing - 4' (Galvanized): Along Field/Parking	700	LF	1	700	0.23%	\$21,168	\$0	\$0
Chain Link Fencing - 4' (Galvanized): Silver Property Fence	1600	LF	1	1600	0.52%	\$48,384	\$0	\$0
Improve Landscaping - Elementary	1	Allowance	1	1	0.58%	\$0	\$0	\$79,920
Utilities								
Sanitary & Storm Drain Replacement - Mains	49,445	SF	1	49,445	2.30%	\$213,602	\$0	\$0
Utilities	1	Allowance	1	1	0.58%	\$0	\$0	\$79,920
Misc.								
Add Site Lighting Pole (Base / Pole / LED Fixture)	1	EA	6	6	0.49%	\$0	\$0	\$67,133
Replace Site Lighting Pole Fixture (LED)	1	EA	10	10	0.26%	\$24,192	\$0	\$0
Dumpster Enclosure - Masonry	1	EA	1	1	0.39%	\$0	\$0	\$53,706
SITE SUBTOTAL					12.39%	\$671,443	\$0	\$708,027
Building Infrastructure Improvement Total:				\$148.56	79.12%	\$5,060,199	\$1,473,754	\$1,704,374
Project Contingency:	10.00%				6.15%	\$405,797	\$118,273	\$109,436
Permits, Testing & Printing:	2.50%				1.69%	\$111,594	\$32,525	\$30,095
Professional Fees & Costs:	9.00%				6.80%	\$448,843	\$130,819	\$121,045
Construction Manager Fee & Costs:	9.00%				6.24%	\$411,783	\$120,017	\$111,050
PROJECT TOTAL					100.00%	\$6,438,217	\$1,875,389	\$2,076,000

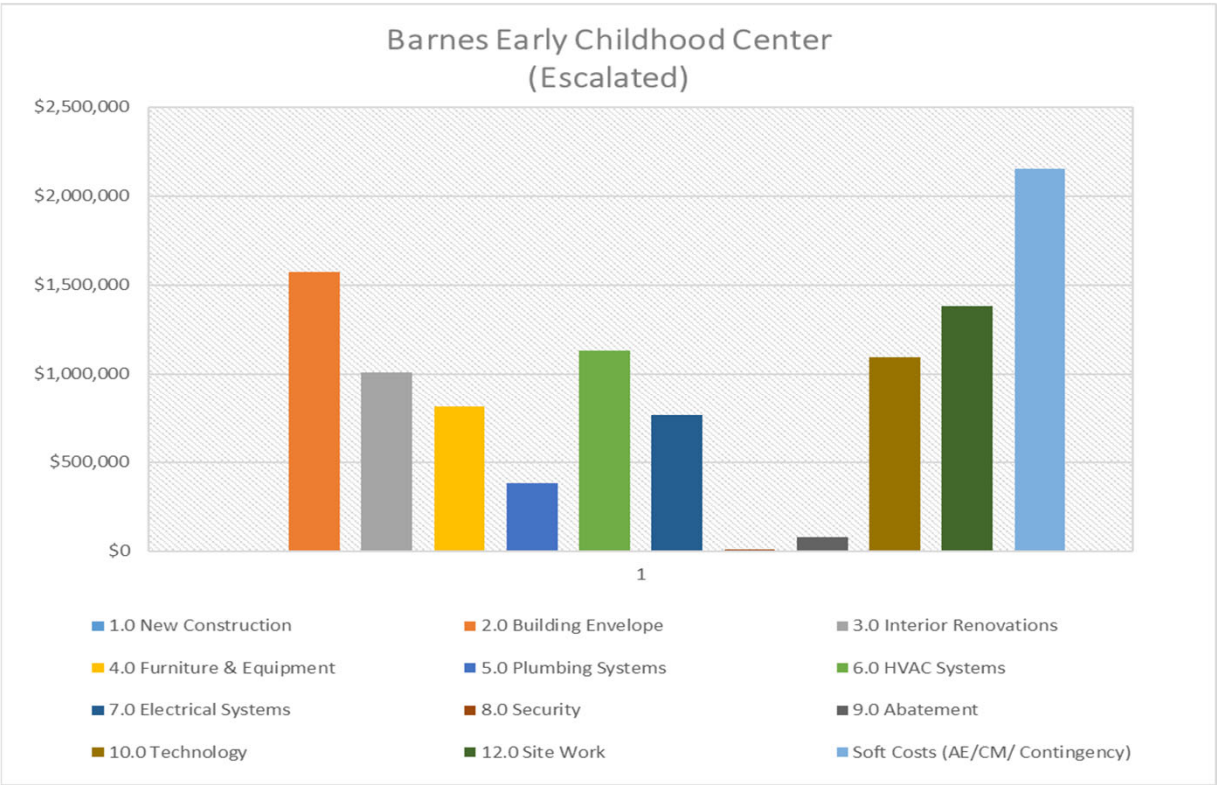
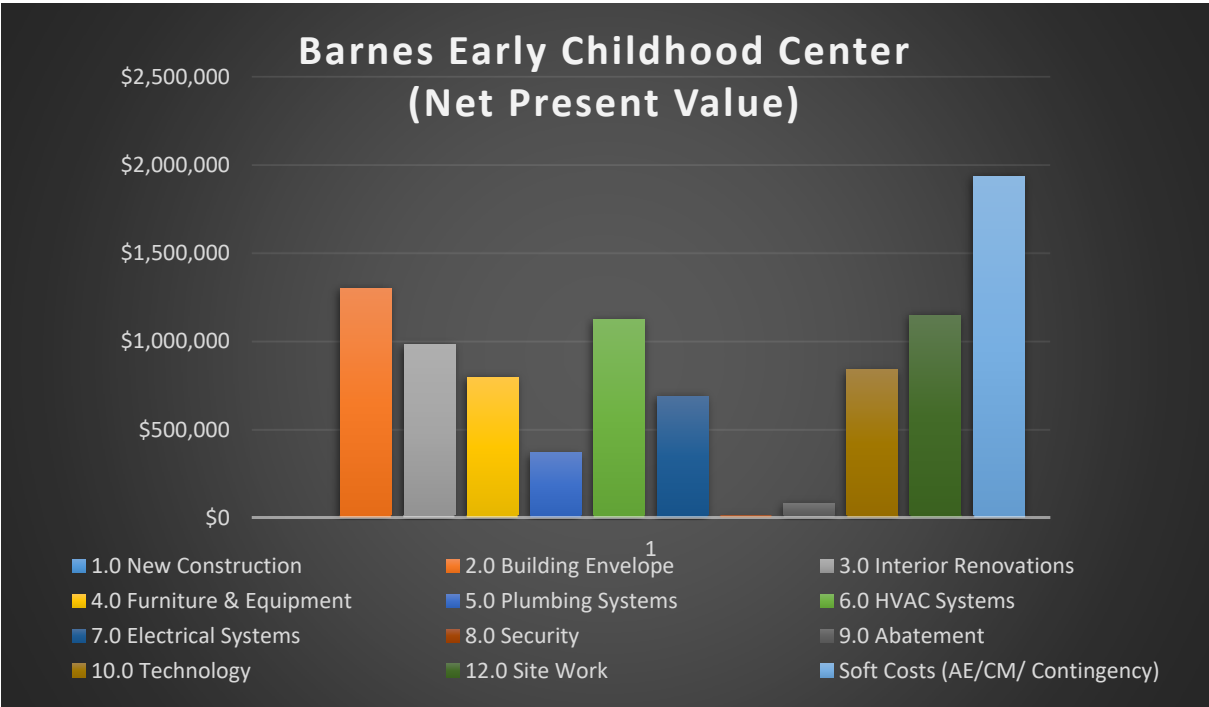


10 YEAR CAPITAL NEED / s.f.								
School Facility	Bldg. s.f.	Critical Need (CN) (1 - 3 Yrs.)	CN / s.f.	Deferrable Maintenance (DM) (4 - 6 Yrs.)	DM / s.f.	Property Enhancement (PE) (7 - 10)	PE / s.f.	Aggregate Cost / s.f.

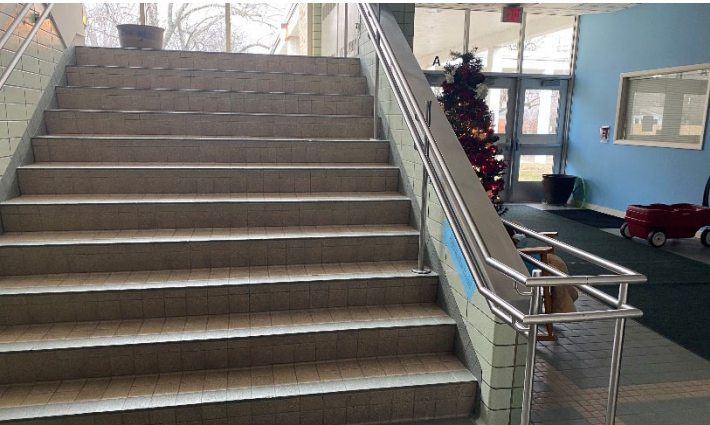
Barnes Early Childhood Center	49,445	\$6,438,217	\$130	\$1,875,389	\$38	\$2,076,000	\$42	\$210
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Building 13 - Barnes Early Childhood Center

Summary of Budgets:



Building 13 – Barnes Early Childhood Center



Main Open Stair



Morningside Drive Vestibule Entry



Kindergarten 1



Kindergarten Perimeter Heat Vents and Book Shelves



Kindergarten Toilet Room



Kindergarten Play Area

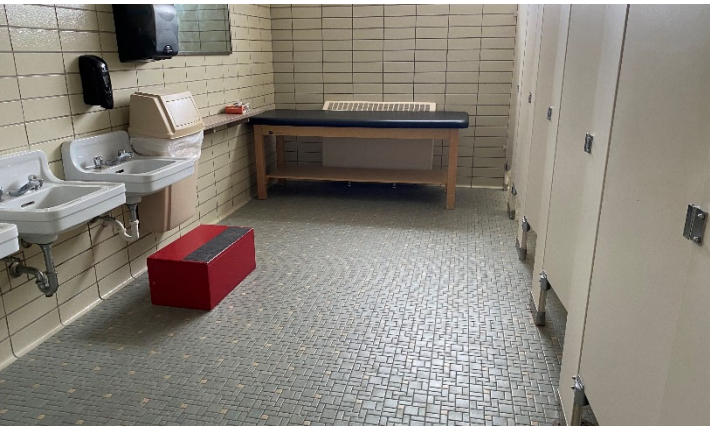
Building 13 – Barnes Early Childhood Center



Gymnasium



Second Floor Millwork



Second Floor Restroom



Second Floor Unit Vents



Second Stair Lighting



Vestibule Near Receiving

Building 13 – Barnes Early Childhood Center



Kitchen



Exit Doors



Boilers



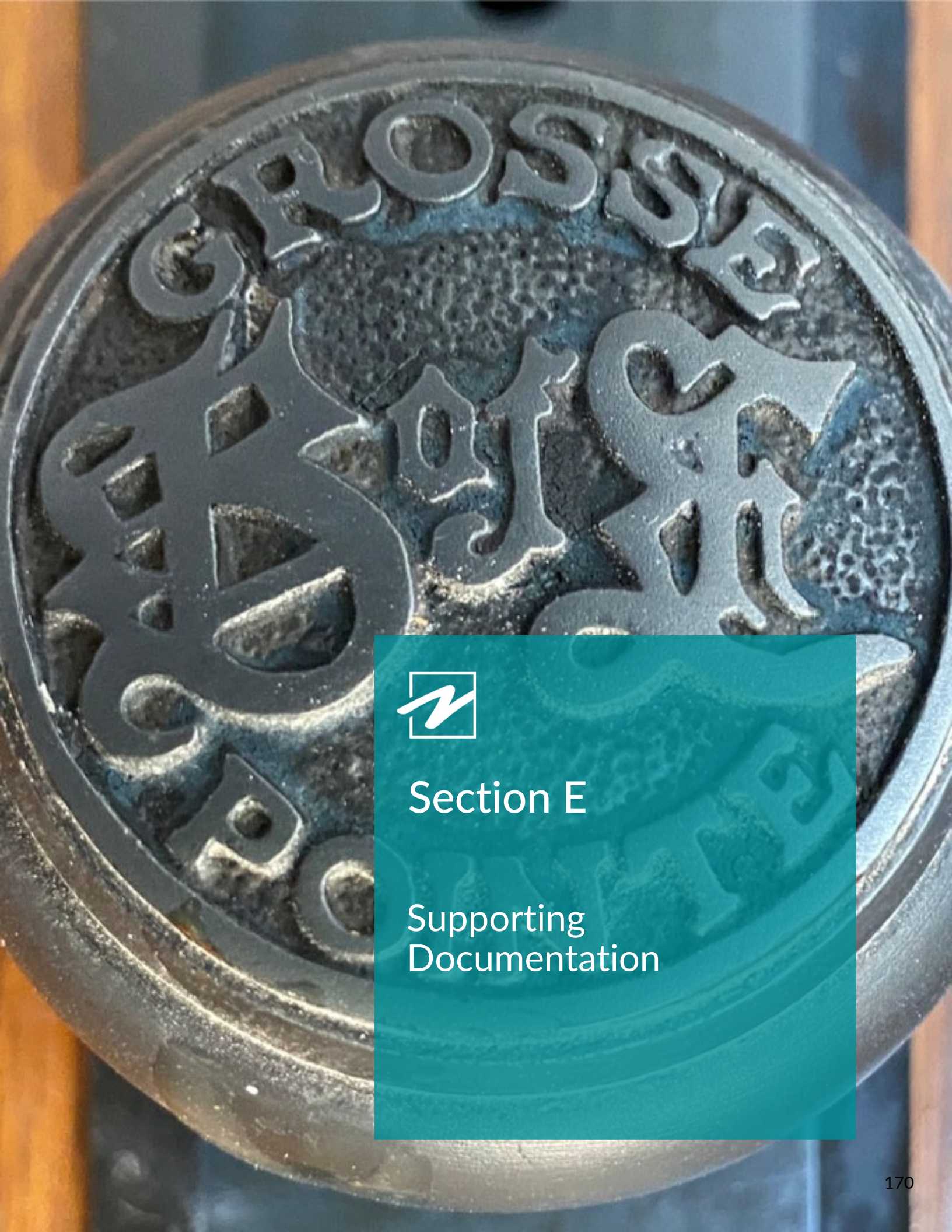
Electrical Switch Gear



Fence Field



Parking Lot














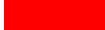






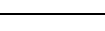
Section E




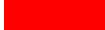





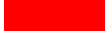





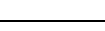
Supporting
Documentation


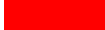
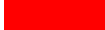
Spalding DeDecker Assoc., Inc.: GPPSS 2023-2025 BOND WORK : ROOFING







		Replace 1-3 years
		Replace 3-5 years
		Replace 5-10 years
		Maintenance Only







School Name	Area Name	Condition	Size(SF)	Existing Roof	Replace	Repair	Allocation of Funds		
							2023	2024	2025
Barnes ECC	1		1 BUR		\$0.00	\$6,000.00	\$0.00		\$0.00
20090 Morningside	2		5000 BUR		\$90,000.00	\$0.00	\$0.00		
Grosse Pointe Woods	3		300 BUR		\$15,000.00	\$0.00	\$0.00		
	4		1 BUR		\$0.00	\$6,000.00	\$0.00		\$0.00
	5		3200 BUR		\$50,000.00	\$0.00	\$0.00		\$0.00
							\$0.00	\$0.00	\$0.00
Brownell MS	1		15800 EPDM		\$0.00	\$1,500.00	\$0.00		Replace 2039
260 Chalfonte	2a-c		5500 BUR		\$120,000.00	\$5,000.00	\$0.00		\$0.00
Grosse Pointe	2b		0 BUR		\$0.00	\$0.00	\$0.00		\$0.00
	2c		0 BUR		\$0.00	\$0.00	\$0.00		\$0.00
	3		21700 BUR		\$320,000.00	\$6,000.00	\$0.00		\$0.00
	4		7,000 BUR		\$110,000.00	\$2,500.00	\$0.00		\$0.00
	5		5000 BUR		\$65,000.00	\$1,500.00	\$0.00		\$0.00
	6		34000 EPDM		\$0.00	\$0.00	\$0.00		Replace 2046
	7		15000 EPDM		\$0.00	\$0.00			\$0.00 Replace 2042
	8		10800 EPDM		\$0.00	\$0.00			\$0.00 Replace 2052
	9		4500 EPDM		\$0.00	\$0.00	\$0.00		Replace 2046
	10		4000 BUR		\$65,000.00	\$0.00	\$0.00		
	11		12000 Metal				\$0.00		
							\$0.00	\$0.00	
Defer ES	1		4550 EPDM		\$0.00	\$0.00	\$0.00		Replace 2049
15425 Kercheval	2		9800 EPDM		\$0.00	\$0.00	\$0.00		Replace 2049
Grosse Pointe Woods	3		4725 EPDM		\$0.00	\$0.00	\$0.00		\$0.00 Replace 2049
							\$0.00	\$0.00	
Ferry ES	1		14400 BUR		\$220,000.00	\$6,500.00	\$0.00		
748 Roslyn	2		10400 BUR		\$175,000.00	\$5,500.00	\$0.00		
Grosse Pointe Woods	3		2500 EPDM		\$0.00	\$0.00	\$0.00		Replace 2052
	4		5750 BUR		\$110,000.00	\$0.00	\$0.00		
	5		3800 BUR		\$110,000.00	\$0.00	\$0.00		
	6		13700 BUR		\$210,000.00	\$6,500.00	\$0.00	\$0.00	\$0.00
	7		3300 BUR		\$110,000.00	\$6,500.00	\$0.00	\$0.00	\$0.00
	8		550 Mod Bit		\$0.00	\$0.00	\$0.00		Replace 2030
							\$0.00	\$0.00	
Richard ES	1		2000 EPDM		\$0.00	\$0.00	\$0.00		Replace 2040
176 Mkinley Ave	2		8600 BUR		\$75,000.00	\$0.00	\$0.00		
Grosse Pointe Farms	3		1100 BUR		\$50,000.00	\$0.00	\$0.00		
	4		23000 Slate		\$0.00	\$25,000.00	\$0.00		Mansard
	5		600 BUR		\$60,000.00	\$0.00	\$0.00		
							\$0.00	\$0.00	
GP North HS	1a		30400 BUR		\$0.00	\$0.00	\$0.00		\$0.00 Replace 2051
707 Vernier	1b		12400 BUR		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 Replace 2051
Grosse Pointe Woods	1c		1800 BUR		\$60,000.00	\$7,500.00	\$0.00	\$0.00	\$0.00
	1d		2200 BUR		\$60,000.00	\$7,500.00	\$0.00	\$0.00	\$0.00
	1e		100 BUR		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2a		4100 BUR		\$80,000.00	\$0.00		\$0.00	
	2b		1900 BUR		\$70,000.00	\$0.00	\$0.00	\$0.00	
	3a		2700 BUR		\$60,000.00	\$0.00	\$0.00	\$0.00	
	3b		11220 BUR		\$175,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	4a		12500 BUR		4ab together	\$0.00	\$0.00	\$0.00	\$0.00



	4b		2200 BUR	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	5		1800 EPDM	\$ -	\$0.00		\$0.00		Replace 2041
	6		6000 BUR	\$130,000.00	\$0.00	\$0.00	\$0.00		
	7		23000 BUR	\$0.00	\$7,500.00	\$0.00	\$0.00		
	8a		46500 BUR	\$0.00	\$8,000.00	\$0.00	\$0.00		
	8b		2700 BUR	\$0.00	\$2,000.00		\$0.00		
	8c		3600 BUR	\$0.00	\$4,000.00		\$0.00		
	9a		10100 EPDM	\$0.00	\$0.00		\$0.00		Replace 2036
	9b		4650 EPDM	\$0.00	\$0.00	\$0.00	\$0.00		Replace 2036
	9c		5400 EPDM	\$0.00	\$0.00	\$0.00	\$0.00		Replace 2036
	10		3300 EPDM	\$0.00	\$0.00	\$0.00	\$0.00		Replace 2036
	11		9200 BUR	\$150,000.00	\$7,500.00	\$0.00	\$0.00	\$0.00	
	12a		7400 BUR	\$150,000.00	\$7,500.00	\$0.00	\$0.00	\$0.00	
	12b		6700 BUR	\$150,000.00	\$7,500.00	\$0.00	\$0.00		
	13		6000 BUR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Replace 2051
	14		3200 BUR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Replace 2051
	15		2200 EPDM	\$0.00	\$0.00	\$0.00	\$0.00		Replace 2043
	16		4600 EPDM	\$0.00	\$0.00	\$0.00	\$0.00		Replace 2036
	17		700 BUR	\$40,000.00	\$5,000.00	\$0.00	\$0.00		Canopies
						\$0.00	\$0.00		

Parcells MS									
20600 Mack Ave Grosse Pointe Woods	1		7200 BUR	\$135,000.00	\$0.00	\$0.00			
	2		3450 EPDM		\$0.00	\$0.00			Replace 2040
	3		9750 BUR	\$150,000.00	\$5,500.00	\$0.00			
	4a		2900 BUR	4ab together	\$0.00	\$0.00			
	4b		4700 BUR	\$120,000.00	\$0.00	\$0.00			
	5		12500 BUR	\$225,000.00	\$7,500.00	\$0.00			
	6		13800 EPDM	\$0.00	\$0.00	\$0.00			Replace 2046
	7		8900 BUR	\$175,000.00	\$5,500.00	\$0.00			
	8		15600 EPDM	\$0.00	\$0.00	\$0.00	\$0.00		
	9a		850 BUR	9ab together	\$0.00	\$0.00			
	9b		3100 BUR	\$90,000.00	\$0.00	\$0.00			
	10		8100 EPDM	\$0.00	\$0.00	\$0.00			Replace 2043
	11		8500 BUR	\$145,000.00	\$5,500.00	\$0.00			
	12		2700 BUR	\$120,000.00	\$0.00	\$0.00			
	13		3350 BUR		\$4,500.00	\$0.00			
	14		300 BUR	\$20,000.00	\$3,500.00	\$0.00			
						\$0.00	\$0.00		

Kerby ES									
285 Kerby Grosse Pointe Farms	1		41000 Slate	\$2,500,000.00		\$0.00			\$100,000 per year for repairs
	2		2500 BUR	\$50,000.00	\$0.00	\$0.00			
	3		1900 BUR	\$50,000.00	\$0.00	\$0.00			
						\$0.00	\$0.00		

Pierce									
15430 Kercheval Grosse Pointe Park	1		33800 EPDM	\$0.00	\$0.00	\$0.00		\$0.00	Replace 2050
	2		9100 BUR	\$100,000.00	\$5,500.00	\$0.00		\$0.00	
	3		7100 BUR	\$150,000.00	\$4,500.00	\$0.00	\$0.00	\$0.00	
	4		5200 BUR	\$150,000.00	\$2,500.00	\$0.00		\$0.00	
	5		4700 BUR	\$150,000.00	\$1,500.00	\$0.00		\$0.00	
	6		2630 BUR	\$100,000.00	\$1,500.00	\$0.00		\$0.00	
						\$0.00	\$0.00		

Monteith ES									
700 Cook Grosse Pointe	1		10200 BUR	\$220,000.00	\$6,500.00	\$0.00			
	2		4900 BUR	\$125,000.00	\$2,500.00	\$0.00			
	3		19000 BUR	\$325,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	4		1450 EPDM	\$0.00	\$0.00	\$0.00			Replace 2051
	5		1220 EPDM	\$0.00	\$0.00	\$0.00			Peplace 2051
	6		BUR	\$75,000.00	\$0.00	\$0.00	\$0.00		

South HS									
707 Vernier	1		30500 BUR		\$2,500.00		\$0.00		
	2		8300 BUR	\$150,000.00	\$7,500.00		\$0.00	\$0.00	

Grosse Pointe Farms	3		1800 BUR	\$0.00	\$6,000.00		\$0.00	\$0.00
	4		1300 BUR	\$0.00	\$7,500.00		\$0.00	\$0.00
	5		5800 EPDM	\$0.00	\$0.00		\$0.00	\$0.00
	6		1500 BUR	\$175,000.00	\$4,000.00		\$0.00	\$0.00
	7		3800 BUR	\$145,000.00	\$4,000.00		\$0.00	\$0.00
	8		3600 BUR	\$20,000.00	\$4,000.00		\$0.00	\$0.00
	9		2400 BUR	\$20,000.00	\$4,500.00		\$0.00	\$0.00
	10		2500 BUR	\$0.00	\$4,500.00		\$0.00	\$0.00
	11		17500 BUR	\$0.00	\$4,000.00		\$0.00	\$0.00
	12		2300 BUR	\$135,000.00	\$0.00			\$0.00
	13		9700 BUR	\$0.00	\$4,500.00			
	14		1300 BUR	\$20,000.00	\$1,500.00		\$0.00	
	15		6000 TPO	\$0.00	\$0.00		\$0.00	Replace 2030
	16		19000 EPDM	\$0.00	\$0.00		\$0.00	Replace 2047
	17		6000 TPO	\$0.00	\$0.00		\$0.00	Replace 2030
	18		4500 BUR	\$120,000.00	\$0.00			\$0.00
	19		4800 MOD BIT	\$0.00	\$1,500.00		\$0.00	
	20		55000 EPDM/Slate	\$0.00	\$0.00		\$0.00	Replace 2047
	21		1000 BUR	\$275,000.00	\$0.00			\$0.00
	"S" Building	22		38200 BUR	N/A	\$0.00	\$0.00	Replacement in 2022
						\$0.00	\$0.00	

Maire Elementary	1		6100 BUR	\$190,000.00	\$6,000.00
740 Cadieux Road	2		430 BUR	\$30,000.00	\$4,500.00
Grosse Pointe	3		4290 BUR	\$15,000.00	\$4,500.00
	4		2020 BUR	\$100,000.00	\$6,000.00
	5		680 BUR	\$30,000.00	\$4,500.00
	6		1250 BUR	\$70,000.00	\$6,000.00
	7		2200 Slate		

Mason Elementary	1		6920 BUR	\$210,000.00	\$6,000.00
1640 Vernier	2		476 BUR	\$20,000.00	\$4,500.00
Goose Pointe Woods	3		292 BUR	\$18,000.00	\$4,500.00
	4		745 BUR	\$23,000.00	\$4,500.00
	5		3800 BUR	\$120,000.00	\$6,000.00
	6		188 BUR	\$17,000.00	\$4,500.00
	7		4520 Slate	\$0.00	\$0.00



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