



plante moran | cresa

Plante Moran Cresa 2018 Bond Program Update

Presented to: GPPSS Board of Education

March 24, 2021



Agenda

Bond Program Overview

Progress to Date

Projects Completed to Date

Projects Planned for 2021

Projects Planned for 2022

Budget Update (Separate Document)

Q&A



Bond Program Overview



Bond Program Overview | Schedule & Budget

PMC engaged in 2017 to conduct a utilization study as well as a district-wide facility assessment and to develop a 10-year capital plan for a potential ballot initiative

Initial Summary of Capital Costs (over next 10 years)

Critical Need (1-3 Years)	\$91,538,240
Deferred Maintenance (4-6 Years):	\$28,047,681
<u>Property Enhancement (7-10 Years)</u>	<u>\$48,017,931</u>
Summary of 10 Year Capital Costs	\$167,603,852

Bond issue for \$111,040,000 Million



Bond Program Overview | Facility Assessment

Summary of Costs by Scope of Work

Grosse Pointe Public School System													
SUMMARY OF COSTS BY SCOPE OF WORK													
Bldg #	Name of School Facility	Total Costs	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Not Used	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AEC/M Contingency)
ELEMENTARY:													
1	Defer Elementary School	\$ 6,607,006	\$ 377,421	\$ 201,585	\$ 381,784	\$ 818,490	\$ 1,482,003	\$ 415,169	\$ 58,240	##	\$ 688,178	\$ 1,007,274	\$ 1,176,861
2	Ferry Elementary School	\$ 6,809,747	\$ 250,952	\$ 571,621	\$ 1,127,022	\$ 911,595	\$ 474,036	\$ 534,516	\$ 55,120	##	\$ 602,690	\$ 1,045,408	\$ 1,236,797
3	Kerby Elementary School	\$ 6,436,846	\$ 126,880	\$ 63,542	\$ 277,550	\$ 983,449	\$ 1,943,434	\$ 422,086	\$ 82,000	##	\$ 380,422	\$ 970,320	\$ 1,219,165
4	Maire Elementary School	\$ 6,750,001	\$ 245,669	\$ 236,573	\$ 826,620	\$ 732,158	\$ 1,597,982	\$ 387,374	\$ 49,920	##	\$ 387,546	\$ 999,024	\$ 1,285,136
5	Mason Elementary School	\$ 5,662,216	\$ 173,732	\$ 190,195	\$ 644,327	\$ 520,251	\$ 1,272,757	\$ 415,594	\$ 48,880	##	\$ 370,448	\$ 996,944	\$ 1,029,096
6	Montlath Elementary School	\$ 7,576,888	\$ 46,540	\$ 217,627	\$ 987,926	\$ 844,440	\$ 1,792,854	\$ 460,844	\$ 59,280	##	\$ 712,400	\$ 1,067,456	\$ 1,389,511
7	Poupard Elementary School	\$ 7,735,550	\$ 228,920	\$ 479,169	\$ 740,493	\$ 631,814	\$ 1,825,543	\$ 467,788	\$ 55,120	##	\$ 514,353	\$ 1,133,600	\$ 1,458,654
8	Richard Elementary School	\$ 5,234,205	\$ 121,680	\$ 232,187	\$ 415,514	\$ 773,229	\$ 614,067	\$ 366,027	\$ 49,920	##	\$ 763,693	\$ 1,087,216	\$ 810,675
9	Trombly Elementary School	\$ 5,626,130	\$ 142,011	\$ 245,414	\$ 512,208	\$ 501,202	\$ 1,213,428	\$ 562,801	\$ 94,640	##	\$ 404,643	\$ 920,816	\$ 1,030,966
MIDDLE:													
10	Brownell Middle School	\$ 11,176,177	\$ 355,358	\$ 763,119	\$ 352,456	\$ 2,143,812	\$ 2,054,630	\$ 547,296	\$ 142,480	##	\$ 547,123	\$ 2,268,032	\$ 2,003,870
11	Parcells Middle School	\$ 15,382,240	\$ 234,162	\$ 1,406,830	\$ 2,558,876	\$ 2,978,476	\$ 1,873,925	\$ 755,778	\$ 132,080	##	\$ 947,492	\$ 1,359,696	\$ 3,132,924
12	Pierce Middle School	\$ 12,736,252	\$ 239,500	\$ 845,164	\$ 985,244	\$ 1,910,461	\$ 2,912,601	\$ 629,051	\$ 127,920	##	\$ 511,788	\$ 2,165,904	\$ 2,410,619
HIGH:													
13	North High School	\$ 33,929,210	\$ 2,365,198	\$ 4,121,146	\$ 1,697,898	\$ 4,344,994	\$ 8,092,854	\$ 1,926,426	\$ 350,480	##	\$ -	\$ 3,867,245	\$ 7,203,173
14	South High School	\$ 28,292,560	\$ 1,854,996	\$ 1,092,887	\$ 1,185,036	\$ 5,650,161	\$ 7,627,540	\$ 1,606,540	\$ 410,800	##	\$ -	\$ 2,739,890	\$ 6,122,698
SUPPORT:													
15	Barnes Early Childhood Center Administration	\$ 5,307,688	\$ 358,196	\$ 379,432	\$ 636,625	\$ 712,065	\$ 759,056	\$ 167,567	\$ 67,600	##	\$ 447,387	\$ 806,416	\$ 971,355
16	Administration	\$ 2,331,131	\$ 131,781	\$ 11,724	\$ 89,284	\$ 308,004	\$ -	\$ 225,661	\$ 45,760	##	\$ 641,160	\$ 621,816	\$ 255,942
TOTAL BUILDINGS BUDGET		\$ 167,603,853	\$ 7,252,986	\$ 11,062,216	\$ 13,420,865	\$ 24,964,622	\$ 35,496,620	\$ 9,892,517	\$ 1,800,240	##	\$ 7,919,323	\$ 23,057,042	\$ 32,737,422

Summary of Costs by Prioritization

Grosse Pointe Public School System						
SUMMARY OF COSTS BY PRIORITIZATION						
Bldg #	Name of School Facility	Total Costs	Critical Need (1-3)	Deferred Maintenance (4-6)	Property Enhancement (7-10)	Total
ELEMENTARY:						
1	Defer Elementary School	\$ 6,607,006	\$ 4,130,205	\$ 163,108	\$ 2,313,693	\$ 6,607,006
2	Ferry Elementary School	\$ 6,809,747	\$ 4,382,036	\$ 352,023	\$ 2,075,689	\$ 6,809,747
3	Kerby Elementary School	\$ 6,436,846	\$ 4,305,838	\$ 230,023	\$ 1,900,985	\$ 6,436,846
4	Maire Elementary School	\$ 6,750,001	\$ 2,362,889	\$ 2,579,342	\$ 1,807,770	\$ 6,750,001
5	Mason Elementary School	\$ 5,662,216	\$ 3,998,427	\$ 374,927	\$ 1,288,861	\$ 5,662,216
6	Montlath Elementary School	\$ 7,576,888	\$ 5,012,138	\$ 275,602	\$ 2,291,147	\$ 7,576,888
7	Poupard Elementary School	\$ 7,735,550	\$ 4,821,032	\$ 694,534	\$ 2,269,984	\$ 7,735,550
8	Richard Elementary School	\$ 5,234,205	\$ 2,182,283	\$ 923,294	\$ 2,128,628	\$ 5,234,205
9	Trombly Elementary School	\$ 5,626,130	\$ 3,809,629	\$ 361,695	\$ 1,456,807	\$ 5,626,130
MIDDLE:						
10	Brownell Middle School	\$ 11,176,177	\$ 6,532,405	\$ 1,142,857	\$ 3,500,915	\$ 11,176,177
11	Parcells Middle School	\$ 15,382,240	\$ 8,030,653	\$ 1,821,989	\$ 5,529,598	\$ 15,382,240
12	Pierce Middle School	\$ 12,736,252	\$ 6,480,376	\$ 1,439,111	\$ 2,818,766	\$ 12,736,252
HIGH:						
13	North High School	\$ 33,929,210	\$ 11,495,234	\$ 15,379,137	\$ 7,054,839	\$ 33,929,210
14	South High School	\$ 28,292,560	\$ 16,355,378	\$ 1,263,772	\$ 6,673,410	\$ 28,292,560
SUPPORT:						
15	Barnes Early Childhood Center	\$ 5,307,688	\$ 2,782,659	\$ 649,877	\$ 1,875,152	\$ 5,307,688
16	Administration	\$ 2,331,131	\$ 1,156,860	\$ 136,393	\$ 1,037,878	\$ 2,331,131
TOTAL BUILDINGS BUDGET		\$ 167,603,853	\$ 91,538,240	\$ 28,047,681	\$ 48,017,931	\$ 167,603,853
Escalation Factors			1.04	1.22	1.37	
Net Present Value (NPV)		\$ 167,603,853	\$ 91,538,240	\$ 22,985,903	\$ 35,045,565	\$ 149,577,728

Definitions:
 Critical Need: Items that are necessary to keep the school buildings safe, warm, dry and operational. Items that are beyond their useful life or in danger of failure in the next 1-3 years. These are items that require more resources than the current maintenance staff can address.

Deferred Maintenance: Items that are critical in nature, however still have 4-6 years of useful life remaining.

Property Enhancement: Items that are not essential to keeping the school open that enhance a school program, learning environment or safety. Also items that still have a remaining useful life of 7-10 years.

Escalation Factors: Due to the variation of when a project may occur, adjustments have been made to reflect yearly inflation (4%/year)

Major Items (Excludes Soft Costs)

Grosse Pointe Public School System											
Major Items (excludes soft costs)											
Bldg #	Name of School Facility	Cost/s.f.	Paving	Roofing	Plumbing	HVAC	Electrical	Security	Tech	Furniture	Pools
ELEMENTARY:											
1	Defer Elementary School	\$81.47	\$117,681	\$185,985	\$818,490	\$1,482,003	\$415,169	\$58,240	\$1,007,274	\$688,178	
2	Ferry Elementary School	\$74.39	\$204,932	\$483,221	\$911,595	\$474,036	\$534,516	\$55,120	\$1,045,408	\$602,690	
3	Kerby Elementary School	\$62.15	\$117,681	\$63,542	\$983,449	\$1,943,434	\$422,086	\$82,000	\$970,320	\$380,422	
4	Maire Elementary School	\$93.92	\$187,429	\$212,873	\$732,158	\$1,597,982	\$387,374	\$49,920	\$999,024	\$387,546	
5	Mason Elementary School	\$96.36	\$127,712	\$138,195	\$520,251	\$1,272,757	\$415,594	\$48,880	\$996,944	\$1,029,096	
6	Montlath Elementary School	\$89.11	\$0	\$217,627	\$844,440	\$1,792,854	\$460,844	\$59,280	\$712,400	\$1,067,456	
7	Poupard Elementary School	\$91.15	\$188,100	\$280,872	\$631,814	\$1,825,543	\$467,788	\$55,120	\$1,133,600	\$514,353	
8	Richard Elementary School	\$67.92	\$86,060	\$232,187	\$773,229	\$614,067	\$366,027	\$49,920	\$1,087,216	\$763,693	
9	Trombly Elementary School	\$97.94	\$97,031	\$183,014	\$501,202	\$1,213,428	\$562,801	\$94,640	\$920,816	\$404,643	
MIDDLE:											
10	Brownell Middle School	\$62.45	\$319,738	\$763,119	\$1,998,212	\$1,898,630	\$547,296	\$142,480	\$2,268,032	\$547,123	\$301,600
11	Parcells Middle School	\$51.72	\$234,162	\$1,244,978	\$2,562,476	\$1,743,925	\$755,778	\$132,080	\$1,359,696	\$947,492	\$546,000
12	Pierce Middle School	\$51.72	\$195,040	\$772,364	\$1,504,861	\$2,808,601	\$629,051	\$132,080	\$2,165,904	\$511,788	\$509,600
HIGH:											
13	North High School	\$67.71	\$1,272,678	\$1,949,730	\$4,311,714	\$7,948,654	\$1,926,426	\$350,480	\$350,480	\$0	\$137,280
14	South High School	\$46.29	\$659,520	\$1,082,913	\$5,650,161	\$7,627,540	\$1,608,540	\$410,800	\$1,359,696	\$0	\$22,454
SUPPORT:											
15	Barnes Early Childhood Center	\$77.53	\$317,886	\$337,832	\$712,065	\$759,056	\$167,567	\$67,600	\$806,416	\$447,387	
16	Administration	\$77.99	\$131,781	\$11,724	\$308,004	\$308,004	\$225,661	\$45,760	\$621,816	\$641,160	
TOTALS:			\$4,287,431	\$8,168,877	\$23,964,142	\$36,310,824	\$10,484,005	\$1,804,400	\$18,180,098	\$7,918,323	\$1,616,844



Bond Program Overview

Goals and objectives

Why Now?

- Critical upgrades/renovations needed
- Strong economy with favorable interest rates
- Technology improvements for 21st century learning
- Inefficient buildings - average age: 80 years old
- Favorable interest rates

Benefits of the Bond: Safe, Warm, Dry

- Safety and security enhancements
- Addresses facilities critical needs: roofs, mechanical systems and finishes
- Reduce maintenance and energy costs
- Technology infrastructure and instructional technology for classrooms
- Increase building longevity

Cost:

- \$111,040,000 voter approved bond November 6, 2018

Grosse Pointe Public Schools Bond Proposal

This bond proposal was designed to...

- ✓ help ensure our schools are safe, secure and up-to-date
- ✓ continue to protect the community's investment in its schools
- ✓ maintain and enhance Grosse Pointe's reputation for educational excellence

VOTE

November 6th

School Bond 2018
Grosse Pointe Public School System

Defer Elementary School

Projects to be completed at Defer Elementary include:

- Asbestos abatement and ceiling replacement
- Classroom technology, cabling and wiring (NOT 1:1)
- Doors and hardware that locks from inside classroom
- Electrical upgrade
- Flooring
- HVAC — boilers, air handler, air water balance, commissioning, temperature controls, heating valves
- Hot water heater
- Lighting to LED
- Masonry
- Paving
- Roofing
- Secure entry, cameras, and door access
- Telephone and PA System

Across GPPSS

Middle School Projects

- Safe - abatement, door locks, lighting, secure entrance
- Warm - boilers, HVAC
- Dry - masonry, roof
- Connected - classroom technology/wiring, PA

High School Projects

- Abatement, boilers, classroom technology/wiring, door locks, electrical, flooring, lighting, masonry, paving, toilet rooms

District Wide Projects

- Enhance school security
- Improve energy efficiency
- Protect building envelope — roofs, masonry (average age of a GPPSS school - 77 years)
- Enhance learning through classroom connectivity

For more information on how this proposal will keep students *Safe, Warm, Dry and Connected* contact Principal Lisa Rheume rheuml@gpschools.org or Superintendent Gary Niehaus 313-432-3010 or visit www.gpschools.org — School Bond 2018.

Vote 11/6



Bond Program Overview | Scope

Scope of work

• Mechanical Systems	\$ 34.7 Million
• Interior Finishes	\$ 18.7 Million
• Technology	\$ 17.3 Million
• Electrical Systems	\$ 8.8 Million
• Roofing & Building Envelope	\$ 6.6 Million
• Security	\$ 5.6 Million
• Paving & Site	\$ 2.9 Million
• Plumbing Systems	\$ 1.9 Million
• <u>Professional Fees / Bond Costs</u>	<u>\$ 14.5 Million</u>
Total	\$ 111,040,000 Million



Scope of work

Mechanical and Electrical Systems

- Steam Heating to Hydronic System (select buildings)
- Building Controls
- Ventilating Systems and Air/Water Balancing
- Equipment Commissioning
- New lighting and power upgrades





Bond Program Overview | Scope

Scope of work

Security

- Secure School Entries
- Classroom Doors and Hardware
- Door Access
- Cameras | Surveillance





Scope of work

Interior Improvements in Select Areas

- Classroom and Hallway Lighting Upgrades
- Ceilings | Flooring | Paint
- Restroom Upgrades
- Fire Alarm System Upgrades
- Abatement
- Classroom Cabinetry

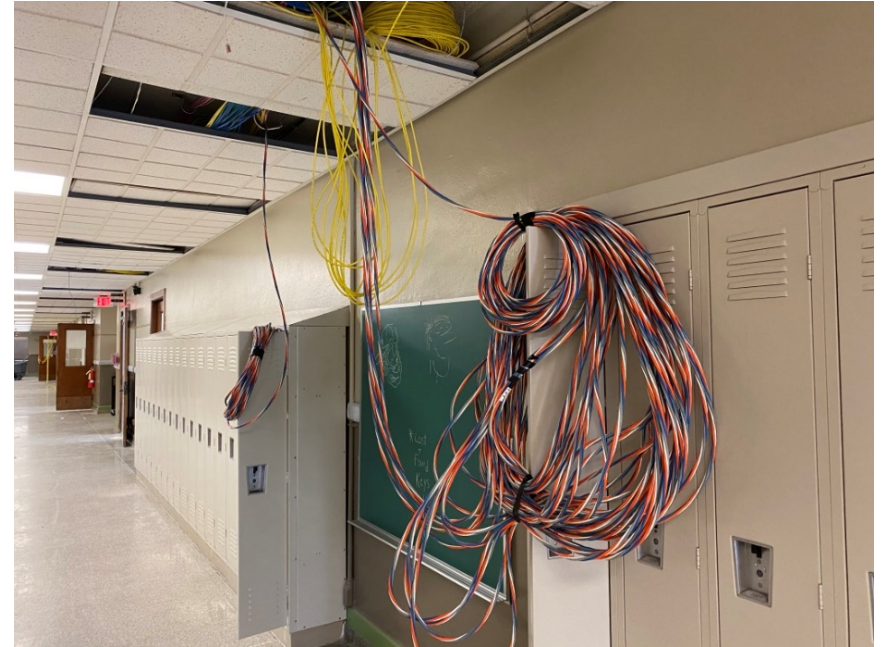




Scope of work

Technology

- Classroom Instructional Technology
- Wireless Networks
- Network Upgrades
- Clocks/PA
- Servers & Infrastructure
- Surveillance Systems
- Technology Cabling

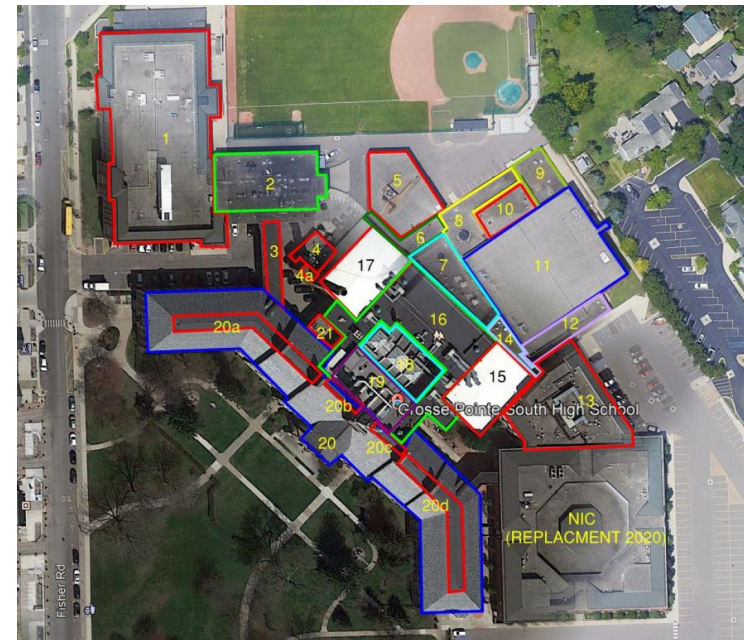




Scope of work

Roofing and Sites

- Roofing Assessment and Replacement
- Flashing Replacement and Masonry Restoration
- Concrete and Asphalt Replacement
- Extended Roof Warrantees





Progress to Date



Bond program governance: accounting and bid procedures

- Completed May 2019
- Establish Budget Codes for Reporting to State
- Limits of Authority
- Bidding Procedures
- Contract Approvals
- Invoice Processing

GROSSE POINTE PUBLIC SCHOOL SYSTEM
2018 BOND PROGRAM
PROJECT GOVERNANCE PROCEDURE

Section A: REQUEST FOR PROPOSAL (RFP) AND BID PROCESS FOR BOND FUND PROJECTS

1. Any bond purchases for less than the State of Michigan annual competitive bid limit will follow Grosse Pointe Public School System (GPPSS) Procedures for Purchases at Specified Dollar Amounts published annually by GPPSS Business Office in the form of a Notice Number.
2. Competitive bids must be taken for construction of a proposed new building; or the addition to, repair or renovation of an existing school building where material and/or labor costs exceed the State of Michigan Limit (\$24,459 for 2019) or board policy. The listed procedures follow the requirements from the State of Michigan (Bulletin for School District Audits of Bonded Construction Funds) and GPPSS Board of Education (Board) policies. The stricter set of the two guidelines will be applied:
 - a. Plante Moran Cresa (PMC) will prepare a proposed Request for Proposals (RFP)/Bid and a scope of work with input and involvement from GPPSS administrative staff.
 - b. GPPSS must advertise bids one time in a newspaper of general circulation in the area where the construction renovation or repair is to take place.
 - c. GPPSS must post an advertisement for bids for at least two weeks on the Department of Michigan Management and Budget website on a page on the website maintained for this purpose or post on a website maintained by a school organization and designated by the Department of Michigan Management and Budget for this purpose (such as Sigma).
 - d. GPPSS will also post the advertisement for bids on <https://mi01000971.schoolwires.net/>
3. Advertisement must state the following information and must be reviewed by the the Deputy Superintendent of Business, Manager of Building & Grounds or Director of Business:
 - a. Date, time and place where all bids must be received.
 - b. The bid shall be accompanied by a sworn and notarized statement disclosing any familial relations that exists between the owner or any

Progress to Date | Professional Team Procurement



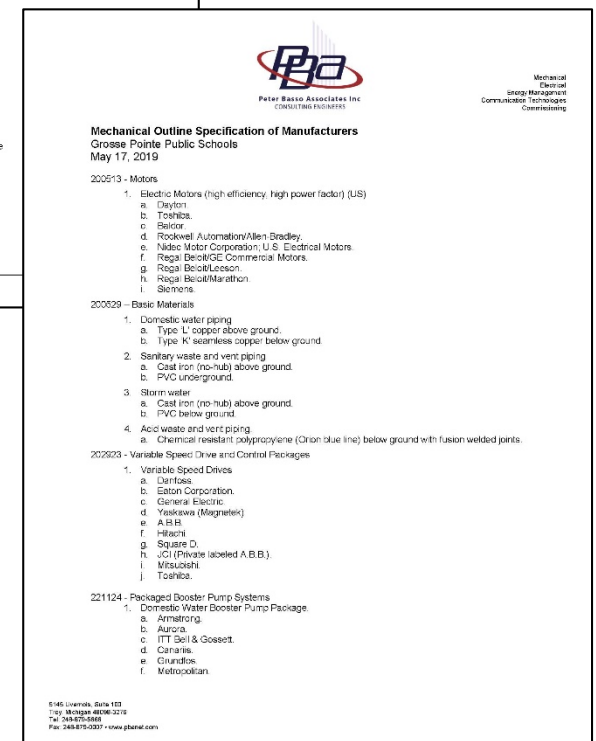
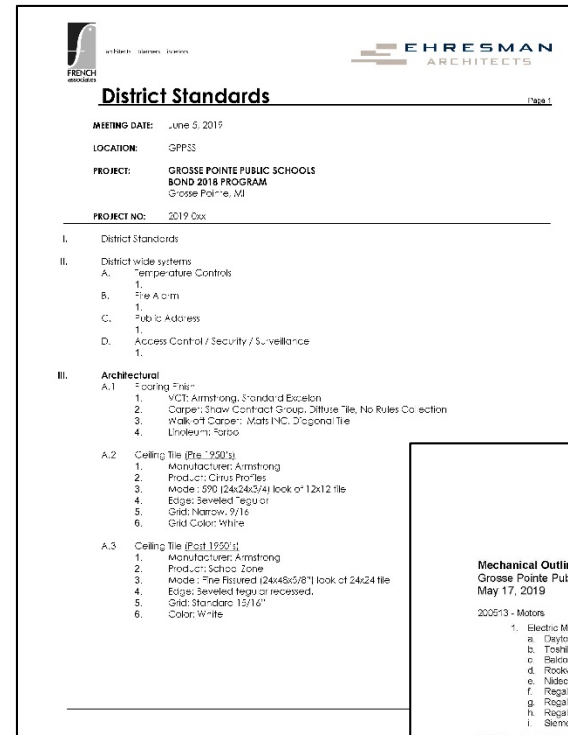
Professional service firms



+ Hundreds of prime contractors and subcontractors

District book of design standards

- Completed June 5, 2019
- Engaged French/Ehresman Architects & Peter Basso Associates Engineers
- Verify the Owner's Program
- Consistency of Equipment and Materials throughout the District
- Create Economies of Scale
- Simplify Future Maintenance and Operations





Progress to Date | Oversight, Transparency, and Accountability

- Ballot Language and Bond Counsel
- Contract Attorney
- Owner's Representative
- GPPSS Administration
- GPPSS Staff
- Team of Design and Construction Professionals (10+ Firms)
- Bi-Weekly Design/Construction Meetings
- Bi-Weekly Owner Meetings
- Bond Oversight Committee
- Board Facilities Committee
- Board of Education (Design Presentations)
- Board of Education (Award Approvals)
- Quarterly Dashboard Reports / Board Presentations
- Independent Bond Auditors (Annual Audits by Yeo & Yeo)

Bond Oversight Committee:

- George Bailey
- Mathew Jewel
- Wilson Moin
- David Walenga
- Garrett Meyers

Board of Education

- Joseph Herd
- Margaret Weertz
- Dr. Christopher Lee
- Colleen Worden
- David Brumbaugh
- Ahmed Ismail
- Lisa Papas

Bi-weekly Owners Meetings:

- Amanda Matheson
- Dr. Gary Niehaus
- Richard VanGorder
- Robert Stempien
- Paul Theriault
- Jim Steiner

BOE Facilities:

- Dr. Christopher Lee
- Colleen Worden
- Lisa Papas



Progress to Date | Overview of Bond/Reporting

Quarterly Dashboards

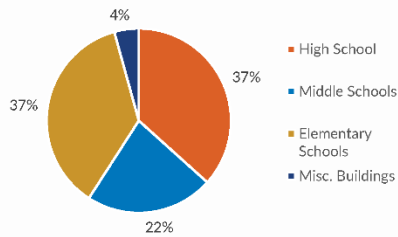


Grosse Pointe Public School System Bond Program | February 2021 Dashboard Report

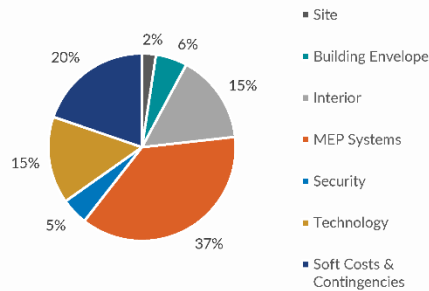
Cost to Complete – as of December 31, 2020

FUNDING ALLOCATION:	Projected Budget	Projected Commitments	Actuals Approved	Actual Cost To Complete	Forecasted Commitments	Unallocated Reserve	Estimate At Completion	Forecasted Over/(Under)
Construction	\$75,378,535	\$27,078,340	\$20,437,073	\$6,641,267	\$47,384,528	\$915,667	\$75,378,535	\$0
Technology	\$17,271,912	\$8,739,588	\$6,615,863	\$2,123,725	\$7,634,854	\$897,470	\$17,271,912	\$0
District Wide	\$18,389,553	\$9,976,616	\$7,202,686	\$2,773,930	\$3,056,426	\$5,356,511	\$18,389,553	\$0
BOND SERIES TOTAL:	\$111,040,000	\$45,794,544	\$34,255,622	\$11,538,922	\$58,075,808	\$7,169,648	\$111,040,000	\$0
OVERALL TOTALS:	\$111,040,000	\$45,794,544	\$34,255,622	\$11,538,922	\$58,075,808	\$7,169,648	\$111,040,000	\$0

Budgets per Building Type

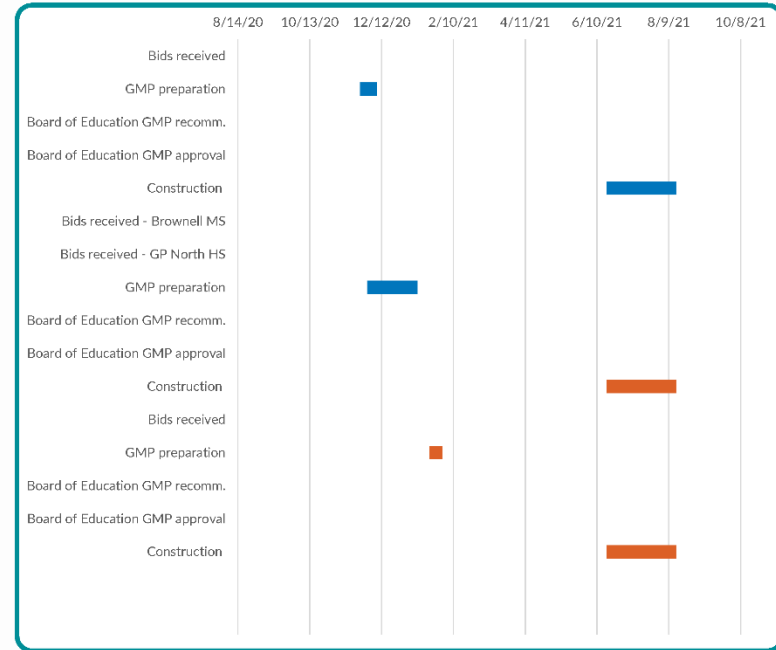


Budget Breakdown



Project Schedule – February 2021

Tasks	Duration (days)	Start Date	End Date	Days
Maize ES				
Bids received	0	11/24/2020	11/24/2020	0
GMP preparation	14	11/24/2020	12/8/2020	14
Board of Education GMP recomm.	0	12/14/2020	12/14/2020	0
Board of Education GMP approval	0	12/21/2020	12/21/2020	0
Construction	58	6/18/2021	8/15/2021	58
Brownell/GP North				
Bids received - Brownell MS	0	11/30/2020	11/30/2020	0
Bids received - GP North HS	0	12/22/2020	12/22/2020	0
GMP preparation	42	11/30/2020	1/11/2021	42
Board of Education GMP recomm.	0	1/25/2021	1/25/2021	0
Board of Education GMP approval	0	2/8/2021	2/8/2021	0
Construction	58	6/18/2021	8/15/2021	58
Richard ES				
Bids received	0	1/21/2021	1/21/2021	0
GMP preparation	11	1/21/2021	2/1/2021	11
Board of Education GMP recomm.	0	2/8/2021	2/8/2021	0
Board of Education GMP approval	0	2/22/2021	2/22/2021	0
Construction	58	6/18/2021	8/15/2021	58



Note - Numbers and dates on this report are subject to change

SD = Schematic Design
DD = Design Development

CD = Construction Document
CM = Construction Manager

GMP = Guaranteed Maximum Price
MEP = Mechanical/Electrical/Plumbing

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Progress to Date | Overview of Bond/Reporting

Quarterly Dashboards



Grosse Pointe Public School System Bond Program | February 2021 Dashboard Report

Construction Progress Photos



GP South Mechanical Equipment Install



Parcells MS Renovated Auditorium



Parcells MS Life Skills Kitchen



GP South Tunnel Repairs



New Corridor Clock/Alert System



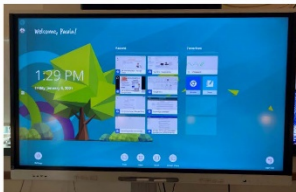
Parcells MS New Auditorium Seating



Parcells MS New Lobby Carpet



GP South Tunnel Repairs



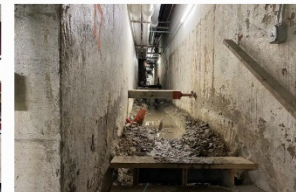
Mobile A/V Monitor



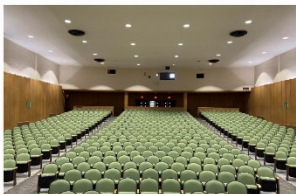
Parcells MS New Auditorium Speakers/Lighting



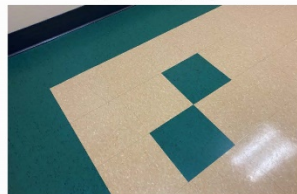
Parcells MS Renovated Library



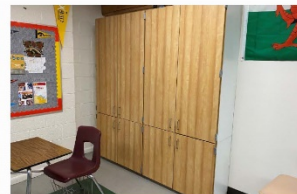
GP South Tunnel Repairs



Parcells MS Renovated Auditorium



Parcells MS New Floor Tile



Parcells MS New Classroom Storage



GP South Tunnel Repairs

Proposed Bond Program Phasing

2019 Projects:

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

2020 Projects:

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

2021 Projects:

- South High School Phase II
- North High School Phase I
- Brownell Middle School Phase I
- Richard Elementary School
- Maire Elementary School

2022 Projects:

- North High School Phase II
- Brownell Middle School Phase II
- Pierce Middle School
- Kerby Elementary School
- Mason Elementary School
- Barnes Pre-K

Notable Current and Future Activities

January 2021 Activities:

- Bids due for Richard Elementary
- January Board of Education Facilities Committee Project Update
- Bond Oversight Committee meeting to discuss Richard, Brownell and GP North
- Board of Education Recommendation – Brownell MS, GP North HS GMP first read

February 2021 Activities:

- February Board of Education Facilities Committee Project Update
- Board of Education Recommendation – Brownell MS, GP North HS select trades second read
- Board of Education Recommendation – Richard ES first read
- Board of Education Recommendation – Richard ES second read
- Board of Education – Spring break abatement projects –first read
- Issue Move Management RFP
- Issue 2021 Roofing Projects RFP
- Bond Oversight Committee Project Updates

March 2021 Activities:

- March Board of Education Facilities Committee Project Update
- Board of Education – Spring break abatement projects –second read
- Board of Education – GP North HVAC/Piping/Elect recommendation
- Board of Education Recommendation – Move Management Firm(s)
- Board of Education Recommendation – 2021 Roofing Contractor(s)
- Issue 2021 Summer Project Abatement RFP

plante moran | cresa



Progress to Date | Initial Planning Document

Grosse Pointe Public School System - Summary of Costs

Bldg #	Name of School Facility	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations & Abatement	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Secure Entry	Hard Construction SubTotal	8.0 Access Control & Surveillance	9.0 Technology	10.0 Professional Fees and Contingencies	Totals
ELEMENTARY:													
1	Defer Elementary School	\$ 106,860	\$ 253,585	\$ 430,588	\$ 5,200	\$ 1,466,403	\$ 357,345	\$ 260,000	\$ 2,879,981	\$ 58,240	\$ 807,456	\$ 916,567	\$ 4,662,244
2	Ferry Elementary School	\$ 215,332	\$ 594,056	\$ 1,249,055	\$ -	\$ 482,568	\$ 470,036	\$ 52,000	\$ 3,063,048	\$ 55,120	\$ 778,128	\$ 953,424	\$ 4,849,719
3	Kerby Elementary School	\$ 91,260	\$ 78,000	\$ 366,434	\$ -	\$ 1,768,400	\$ 286,621	\$ 52,000	\$ 2,642,715	\$ 52,000	\$ 748,800	\$ 842,628	\$ 4,286,144
4	Maire Elementary School	\$ 6,760	\$ 93,860	\$ 1,104,979	\$ -	\$ 1,326,624	\$ 325,520	\$ 260,000	\$ 3,117,743	\$ 49,920	\$ 739,024	\$ 955,966	\$ 4,862,654
5	Mason Elementary School	\$ 138,112	\$ 104,000	\$ 604,984	\$ -	\$ 1,253,262	\$ 351,114	\$ 78,000	\$ 2,529,472	\$ 48,880	\$ 739,024	\$ 811,762	\$ 4,129,138
6	Monteith Elementary School	\$ 10,920	\$ 52,000	\$ 1,280,243	\$ -	\$ 1,533,706	\$ 396,364	\$ 260,000	\$ 3,533,233	\$ 59,280	\$ 700,336	\$ 1,050,460	\$ 5,343,309
7	Poupard Elementary School	\$ 5,200	\$ 467,721	\$ 1,043,168	\$ -	\$ 1,534,956	\$ 403,305	\$ 260,000	\$ 3,714,350	\$ 55,120	\$ 797,680	\$ 1,117,582	\$ 5,684,731
8	Richard Elementary School	\$ 86,060	\$ 196,003	\$ 353,026	\$ -	\$ 532,557	\$ 301,547	\$ 208,000	\$ 1,677,193	\$ 49,920	\$ 758,576	\$ 608,248	\$ 3,093,937
9	Trombly Elementary School	\$ 9,360	\$ 83,017	\$ 448,625	\$ -	\$ 1,336,722	\$ 333,585	\$ 208,000	\$ 2,419,309	\$ 94,640	\$ 709,696	\$ 788,826	\$ 4,012,471
MIDDLE:													
10	Brownell Middle School	\$ -	\$ 291,841	\$ 1,111,641	\$ 145,600	\$ 1,697,778	\$ 463,576	\$ 468,000	\$ 4,178,437	\$ 142,480	\$ 1,715,792	\$ 1,477,183	\$ 7,513,891
11	Parcells Middle School	\$ 188,422	\$ 141,898	\$ 2,106,374	\$ 468,000	\$ 1,556,428	\$ 807,778	\$ 286,000	\$ 5,554,900	\$ 158,080	\$ 865,072	\$ 1,609,649	\$ 8,187,701
12	Pierce Middle School	\$ 8,840	\$ 150,800	\$ 1,507,351	\$ 405,600	\$ 2,809,203	\$ 541,691	\$ 234,000	\$ 5,657,485	\$ 127,920	\$ 1,735,344	\$ 1,840,327	\$ 9,361,076
HIGH:													
13	North High School	\$ 260,000	\$ 2,626,300	\$ 2,695,834	\$ 116,480	\$ 6,274,917	\$ 1,144,558	\$ 10,400	\$ 13,128,489	\$ 350,480	\$ 2,741,960	\$ 3,969,261	\$ 20,190,190
14	South High School	\$ 1,084,720	\$ 592,417	\$ 2,109,101	\$ 582,400	\$ 7,741,079	\$ 1,434,340	\$ 442,000	\$ 13,986,058	\$ 410,800	\$ 1,634,360	\$ 3,922,839	\$ 19,954,056
SUPPORT:													
15	Barnes Early Childhood Center	\$ 322,566	\$ 263,037	\$ 688,886	\$ 5,200	\$ 410,656	\$ 245,567	\$ 260,000	\$ 2,195,911	\$ 67,600	\$ 660,816	\$ 715,583	\$ 3,639,910
16	Administration	\$ 131,781	\$ 52,000	\$ 3,640	\$ -	\$ -	\$ 225,661	\$ -	\$ 413,082	\$ 45,760	\$ 563,056	\$ 246,928	\$ 1,268,826
TOTAL BUILDINGS BUDGET		\$ 2,666,193	\$ 6,040,534	\$ 17,103,928	\$ 1,728,480	\$ 31,725,260	\$ 8,088,611	\$ 3,338,400	\$ 70,691,406	\$ 1,826,240	\$ 16,695,120	\$ 21,827,234	\$ 111,040,000

\$70,691,406

\$111,040,000



Delivery Method (CMc vs. CMa)

Global Pandemic

Closing/Issuance Costs

Value Adds

Cost Escalation & Phasing

**Earned
Interest**

Scope Adds and
Deletions

Owner Contingency

Interest rates from Bond Sales

Commodity

Building Code and Legislative Changes

Market Volatility

**Abatement and
Environmental**

Other Funding Sources

Enrollment Declines /
Building Closures

Professional Team Fees



Progress to Date | Initial Bond Budget

Grosse Pointe Public School System														
SUMMARY OF COSTS BY SCOPE OF WORK														
Bldg #	Name of School Facility	Total Costs	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations & Abatement	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Secure Entrances	Hard Construction Subtotal	8.0 Access Control and Surveillance	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/Contingency)
ELEMENTARY:														
1	Defer Elementary School	\$ 4,635,862	\$ 106,860	\$ 253,585	\$ 430,588	\$ 5,200	\$ 1,466,403	\$ 357,345	\$ 260,000	\$ 2,879,981	\$ 58,240	\$ -	\$ 807,456	\$ 890,185
2	Ferry Elementary School	\$ 4,840,998	\$ 215,332	\$ 594,056	\$ 1,249,055	\$ -	\$ 482,568	\$ 470,036	\$ 52,000	\$ 3,063,048	\$ 55,120	\$ -	\$ 778,128	\$ 944,702
3	Kerby Elementary School	\$ 4,259,926	\$ 91,260	\$ 78,000	\$ 366,434	\$ -	\$ 1,768,400	\$ 286,621	\$ 52,000	\$ 2,642,715	\$ 52,000	\$ -	\$ 748,800	\$ 816,410
4	Maire Elementary School	\$ 4,866,385	\$ 6,760	\$ 93,860	\$ 1,104,979	\$ -	\$ 1,326,624	\$ 325,520	\$ 260,000	\$ 3,117,743	\$ 49,920	\$ -	\$ 739,024	\$ 959,698
5	Mason Elementary School	\$ 4,098,533	\$ 138,112	\$ 104,000	\$ 604,984	\$ -	\$ 1,253,262	\$ 351,114	\$ 78,000	\$ 2,529,472	\$ 48,880	\$ -	\$ 739,024	\$ 781,156
6	Monteith Elementary School	\$ 5,381,263	\$ 10,920	\$ 52,000	\$ 1,280,243	\$ -	\$ 1,533,706	\$ 396,364	\$ 260,000	\$ 3,533,233	\$ 59,280	\$ -	\$ 700,336	\$ 1,088,414
7	Poupard Elementary School	\$ 5,709,176	\$ 5,200	\$ 467,721	\$ 1,043,168	\$ -	\$ 1,534,956	\$ 403,305	\$ 260,000	\$ 3,714,350	\$ 55,120	\$ -	\$ 797,680	\$ 1,142,026
8	Richard Elementary School	\$ 3,008,948	\$ 86,060	\$ 196,003	\$ 353,026	\$ -	\$ 532,557	\$ 301,547	\$ 208,000	\$ 1,677,193	\$ 49,920	\$ -	\$ 758,576	\$ 523,259
9	Trombly Elementary School	\$ 3,839,245	\$ 9,360	\$ 83,017	\$ 448,625	\$ -	\$ 1,224,636	\$ 333,585	\$ 208,000	\$ 2,307,223	\$ 94,640	\$ -	\$ 709,696	\$ 727,686
MIDDLE:														
10	Brownell Middle School	\$ 7,345,805	\$ -	\$ 291,841	\$ 1,111,641	\$ 145,600	\$ 1,697,778	\$ 463,576	\$ 468,000	\$ 4,178,437	\$ 142,480	\$ -	\$ 1,715,792	\$ 1,309,096
11	Parcells Middle School	\$ 8,308,897	\$ 188,422	\$ 141,898	\$ 2,106,374	\$ 468,000	\$ 1,556,428	\$ 807,778	\$ 286,000	\$ 5,554,900	\$ 158,080	\$ -	\$ 865,072	\$ 1,730,845
12	Pierce Middle School	\$ 9,273,536	\$ 8,840	\$ 150,800	\$ 1,507,351	\$ 405,600	\$ 2,809,203	\$ 541,691	\$ 234,000	\$ 5,657,485	\$ 127,920	\$ -	\$ 1,735,344	\$ 1,752,788
HIGH:														
13	North High School	\$ 20,305,974	\$ 260,000	\$ 2,626,300	\$ 2,695,834	\$ 116,480	\$ 6,274,917	\$ 1,144,558	\$ 10,400	\$ 13,128,489	\$ 350,480	\$ -	\$ 2,741,960	\$ 4,085,045
14	South High School	\$ 20,394,444	\$ 1,084,720	\$ 592,417	\$ 2,109,101	\$ 582,400	\$ 7,741,079	\$ 1,434,340	\$ 442,000	\$ 13,986,058	\$ 410,800	\$ -	\$ 1,634,360	\$ 4,363,227
SUPPORT:														
15	Barnes Early Childhood Center	\$ 3,610,097	\$ 322,566	\$ 263,037	\$ 688,886	\$ 5,200	\$ 410,656	\$ 245,567	\$ 260,000	\$ 2,195,911	\$ 67,600	\$ -	\$ 660,816	\$ 685,770
16	Administration	\$ 1,160,013	\$ 131,781	\$ 52,000	\$ 3,640	\$ -	\$ -	\$ 225,661	\$ -	\$ 412,082	\$ 45,760	\$ -	\$ 563,056	\$ 139,014
TOTAL BUILDINGS BUDGET		\$ 111,040,000	\$ 2,666,193	\$ 6,040,534	\$ 17,103,928	\$ 1,728,480	\$ 31,613,174	\$ 8,088,611	\$ 3,338,400	\$ 70,579,320	\$ 1,826,240	\$ -	\$ 16,695,120	\$ 21,939,320
* A few columns have been added to better show the hard construction subtotal more accurately													\$ 18,521,360	

\$111,040,000

\$70,579,320



Progress to Date | Changes Since Bond Passed



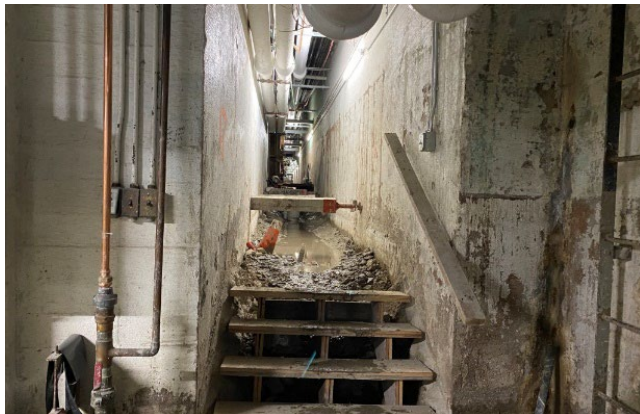
Poupard ES



Trombly ES



389 St. Clair Potential Sale



GP South Water Issues



Pandemic



Typical Bond Program Rhythm / Timing

Activity

Timing

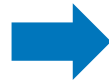
Establish / Update Plan	January – February
Engage Design/Professional Firms (if not engaged previously)	February – March
Re-confirm Project Budget and Scope	March – April
Design	April – October
Design Development Presentation	September
Bid / Award	October – November
Report on Completion of Previous Years Projects	November – December
Present Contracts to Board for Review Approval	November – January
Bid/Award “Other” Contracts (Abatement, Moving, etc.)	January – March
Update Plan (for next year)	January – February

Repeat

This combination of planning ahead, leveraging volume, bidding early, and packaging scope efficiently typically saves 5 – 7% across the life of the Bond.

Needs Assessment

- Meetings with Grosse Pointe technology team
- Meetings with District leadership
- Stakeholder surveys
- Pilot programs for classroom technologies



Planning

- Refine and update technology budget based on identified needs
- Plan sequencing of projects and bid packs



Design and Selection

- Technical designs for District-wide solutions
- Bid document development for 2020 projects
- South secure vestibule assistance



Projects Completed to Date



Projects Completed to Date | 2019 Projects

GP South Secured Vestibule/Fisher Plaza/Track



Parcells Pool Equipment





Projects Completed to Date | 2019 Projects

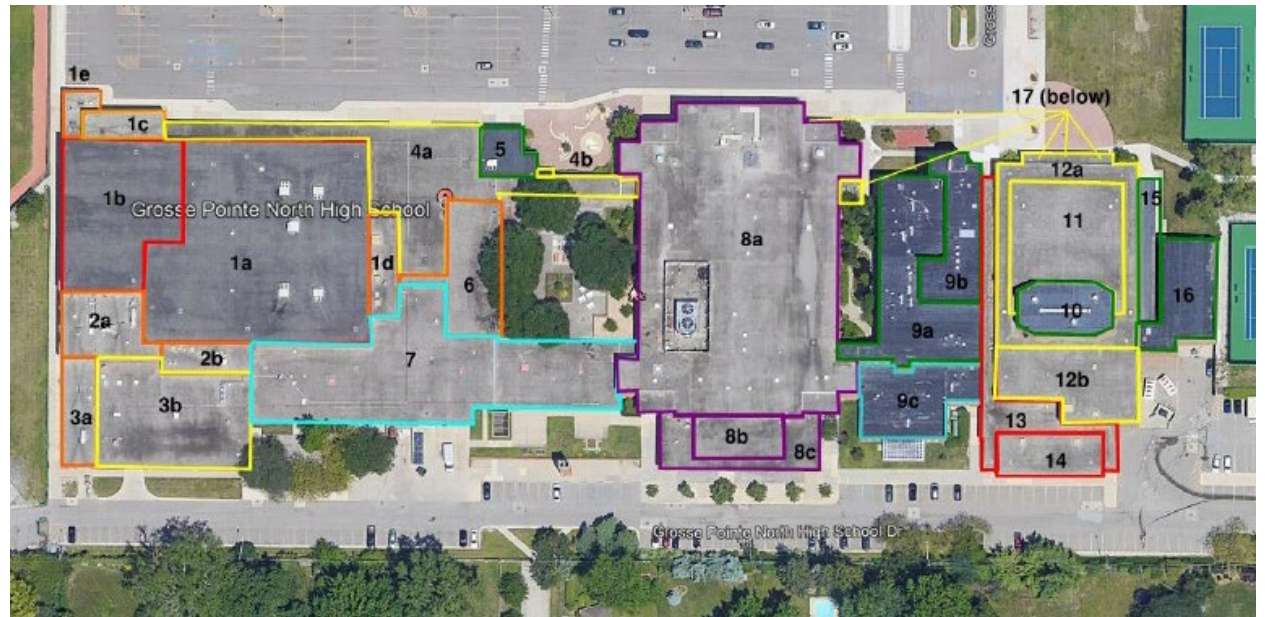
2019 Building Construction Projects:

- \$154,971 under budget
- \$66,174 GMP close out credit
- \$221,145 Total



Projects Completed to Date | Design Prime 2019 Projects

- Engaged Spalding to perform a district-wide roofing assessment
- Prioritized scope of the roofing program
- Established budgets for the projects
- Developed design, bid/award, and construction schedules
- Design projects through fall of 2019
- Bid/award first quarter 2020





Projects Completed to Date | 2020 Projects



Grosse Pointe South HS



Parcels MS



Defer ES



Ferry ES



Monteith ES



Projects Completed to Date | 2020 Projects

2020 Building Construction Projects:

- \$2,175,000 under budget
- \$111,641 GMP close out credit
- \$2,286,641 Total



4 of the 5 buildings are complete and closed out South will be completed Fall of 2021

2020 Roofing Projects:

- GP North HS
- Pierce MS
- Parcels MS
- Defer ES
- Monteith ES



Roofing at GP North, Parcels, Pierce, Defer, and Montieth

- GP North Budget: \$1,053,000, Actual: \$965,400
- Parcels MS Budget: \$275,000, Actual: \$264,300
- Pierce MS Budget: \$584,740, Actual: \$437,900
- Defer ES Budget: \$325,600, Actual: \$269,800
- Monteith ES Budget: \$100,000, Actual: \$63,700

2020 Roofing Projects: \$337,240 Under Budget



Projects Completed to Date | Tech 2020 Projects

District-wide projects completed

- Upgrade of switches and routers to support data network
- Wireless network
- Fiber optic wide area network (substantially complete)
- New computers for teaching staff
- Door access control management system



Projects completed in conjunction with construction (Defer, Ferry, Monteith, Parcels and South HS)

- Low voltage data cabling to support network (wired and wireless), classroom technologies and video surveillance systems
- Classroom technologies including interactive displays, sound enhancement/amplification and document cameras
- Public address and digital clocks (all buildings other than South)
- Door access control
- Digital video surveillance (North HS in scope as well)
- Student and lab computers





Projects Completed to Date | Lessons Learned from 2020

- October 2020 team meeting
- COVID impacts – doors, flooring
- Secured vestibules – relocate or keep near existing main office
- Built in millwork – paint vs modify
- Install classroom ceiling fans
- White boards and tack boards for classrooms
- Mechanical equipment needs adjustments – new critical needs
- Full door replacement vs. hardware only
- Move management approach
- Second shift work to complete
- Final construction cleaning
- Early building inspector walks
- Building water issue investigations
- Identify ACM related building issues to adjust work scopes
- Identify work scopes that need to be completed in one summer or two



Projects Planned for 2021



Projects Planned for 2021 | 2021 Projects



Grosse Pointe North HS



***Grosse Pointe South HS
(balance)***



Brownell MS



Maire ES



Richard ES



Projects Planned for 2021 | 2021 Roofing Projects

2021 Roofing Projects

- Kerby ES
- Barnes Early Childhood
- Ferry ES
- Brownell MS
- Masonry work – Pierce MS, Defer ES, Monteith ES





Projects Planned for 2021 | 2021 Roofing Projects

2021 Roofing Projects

- Brownell MS Budget: \$450,000, Actual: \$296,768
- Ferry ES Budget: \$150,000, Actual: \$120,700
- Kerby ES Budget: \$30,000, Actual: \$14,700
- Barnes EC Budget: \$20,000, Actual: \$8,800

2021 Roofing Projects: \$209,032 Under Budget



Projects Planned for 2021 | Tech 2021 Projects

Projects to be completed in conjunction with construction schedule (Maire, Richard, Brownell, North HS)

- Low voltage data cabling to support network (wired and wireless), classroom technologies and video surveillance systems
- Classroom technologies including interactive displays, sound enhancement/amplification and document cameras
- Public address and digital clocks (including deferred work at South)
- Door access control
- Digital video surveillance
- Student and lab computers





Projects Planned for 2022



Projects Planned for 2022 | 2022 Projects



GP North HS (balance)



Brownell MS (balance)



Pierce MS



Kerby ES



Mason ES



Barnes EC



Projects Planned for 2022 | Tech 2022 Projects

Projects to be completed in conjunction with construction schedule (Pierce, Kerby, Mason, Barnes)

- Low voltage data cabling to support network (wired and wireless), classroom technologies and video surveillance systems
- Classroom technologies including interactive displays, sound enhancement/amplification and document cameras
- Public address and digital clocks (including deferred work at South)
- Door access control
- Digital video surveillance
- Student and lab computers





Typical Bond Program Rhythm / Timing

Activity

Timing

Establish / Update Plan

January – February

Engage Design/Professional Firms (if not engaged previously)

February – March

Re-confirm Project Budget and Scope

March – April

Design

April – October

Design Development Presentation

September

Bid / Award

October – November

Report on Completion of Previous Years Projects

November – December

Present Contracts to Board for Review Approval

November – January

Bid/Award “Other” Contracts (Abatement, Moving, etc.)

January – March

Update Plan (for next year)

January – February

Repeat

This combination of planning ahead, leveraging volume, bidding early, and packaging scope efficiently typically saves 5 – 7% across the life of the Bond.



Budget Update
(Separate Document)



Helping to Build GPPSS Future

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