

February 27, 2023

M. Jon Dean, Superintendent  
Grosse Pointe Public School System  
20601 Morningside Drive  
Grosse Pointe Woods, MI 48236

RE: BOE Finance Committee Response Letter

Dear Jon:

We have reviewed Mr. Walsh's memo dated 2-21-23 and Board President Ismail's memo received 2-21-23. While we would like to comply with the BOE's request, a one-week timeline for receiving detailed estimates is not realistic.

As previously stated to the BOE Facilities and Finance Committees, the IA program project has been investigated over the course of the past 3 ½ years with a team of design/engineering professionals, Turner's pre-construction team, NOVA Environmental Consultants and GP South staff/administration. The additional time necessary for the requested information contained in the committee memos would require taking the design through the Design Development Phase (3-4 months) to formulate a preliminary cost estimate and 7-8 months before documents are ready for bids. This assumption is based on the memo requests for a "detailed" breakdown of structural and foundation work, plumbing, electrical, façade work, asbestos abatement required by law, ADA renovations to meet code, elevator access to corridors and a mechanical system specific to the IA building operation.

For clarification purposes, the following information was presented at the BOE Finance Committee meeting on 2-16-23:

1. Spaces for the IA programs are available in the GP South main building, confirmed by the principal and staff. These spaces were designed by the A/E team along with department head input during numerous meetings.
2. The designed spaces for the IA programs in the GP South main building (Option 7) will accommodate deficient program space needs, circulation, ADA accessibility and air quality.
3. The enrollment in GPPSS continues to decline. The current student capacity at GP South is approximately 2,200 students. The total population for both North and South HS for 2023/2024 is approximately 2,200 (approx. 1,100 students per HS).

4. Some of the deficiencies of the existing IA building are:
  - Poor air quality – some rooms have no air changes.
  - The building and restrooms are not ADA compliant and will require significant renovation (wall relocation). Restroom sizing is based on code dictated building occupancy.
  - The IA building's heating system is fed from the 1960's vintage main building steam boiler system – if the energy efficient boilers are installed, the IA will no longer have a heat source.
  - The payback on the high efficiency condensing boilers included in Option 7 is anticipated to be 5-7 years, meaning they will potentially save the District over \$1,000,000 in costs in 5 years.
  - It is our understanding that wheelchair bound students currently do not take art classes due to the difficulty in accessing the building.
  - The IA and connecting bridge roof will likely need to be replaced in the next 3 to 5 years per the SDA roofing report and verification from Andrew Praedel, GP South Building Engineer.
  - Storage of gas fired lawn equipment in the IA basement most likely does not meet code.
  - The IA basement floods periodically (the water table is only 6' below grade). The main switch gear in the basement has significant rust at the base of the unit.
  - The IA building has original iron domestic supply piping which is in poor condition.
5. The actual hard bid cost for the work associated with the IA program relocation into the main building is \$3.4M. The estimated/budgeted hard and soft costs associated with the abatement/demo of the IA building is \$1.7M.
6. A structural survey of the existing IA Building and Bridge has not been performed.
7. According to Andrew Praedel, GP South Building Engineer, the two main boilers require +/- \$100,000 worth of work if the BOE decides to not pursue this year's planned condensing boiler installation work. This cost should be factored into the Board's decision to delay the project as should the 24/7 staffing costs required by code for the operation of the high-pressure steam boilers, which would not be required for the hot water condensing boilers.
8. Utility cost/maintenance estimate for the IA building is \$4/s.f. x 32,000 s.f. = \$128,000/per year. This cost should be factored into the Board's decision to delay the project.
9. The delay the Board is requesting will require the project construction to be pushed to the summer of 2024, resulting in additional material/labor escalation costs. We would also recommend reconciling costs associated with Option 7 that have been incurred or not invoiced by the Bond Team (approximately \$450,000).

The PRELIMINARY estimated Bond Team costs for the BOE Finance Committee requested (Option 8) are as listed below. This would include unallocated costs to receive actual bid numbers:

1. French Architects Design Fees: \$327,000 to \$431,000
2. Turner Construction Pre-construction Costs: \$75,000 - \$100,000
3. NOVA Building Survey/Assessment report: \$15,000 - \$25,000

The PRELIMINARY estimated costs for the BOE Finance Committee requested additional scope items (Option 8) :

33,537 s.f. IA Building and Bridge

1. Abatement estimate: \$750,000 - \$900,000
2. Technology estimate (first and second floor only): \$225,000
3. Heating and Cooling estimate (per Peter Basso): \$80 to \$100/sf = \$2.6M to \$3.3M
4. Interior and exterior renovation estimate: \$100 to \$150/s.f. = \$3.3M to \$5.M (interior estimated cost reduction of approx. \$1M if third floor is not renovated)
5. Roofing replacement estimate (SDA): \$175,000
6. Soft costs (25%) on renovation construction: \$1.5M to \$2.1M

Projected Project Cost Estimate:

Low estimate: \$8.9M (\$265/s.f. project cost)

High estimate: \$11.9M (\$354/s.f. project cost)

It should also be noted that the delay, based on the level of detail requested by the BOE, will nullify the contractor bids already received for Option 7. Most bids will only be held for 90 days from the receipt of bids on 1-13-23. Some contractors qualified their bids for a shorter expiration date due to potential pending material price increases. It is also a concern that future bidding participation of trade contractors will likely not be as healthy due to the recent BOE project cancellations.

Please let me know if additional information is needed and what the next steps are for this engagement.

Sincerely,

Robert Stempien  
Plante Moran Cresa

CC: Mr. Ismail, GPPSS BOE Finance and Facilities Chairperson



## Department of Athletics

### Grosse Pointe South High School

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**Brandon Wheeler**

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Athletic Clerk

To: Dr. Jon Dean, Superintendent of The Grosse Pointe Public School District

March 6, 2023

Dr. Dean,

The following is a brief memo regarding usage and potential restructuring of athletic usage of the Practice Gym (formerly referred to as “The Girls’ Gym”):

- The Practice Gym is no longer utilized for instructional purposes or lunch during the day.
- All three gyms (Main, Boll, and Practice) are only at full capacity in the winter and the first few weeks of spring only if our basketball teams have success in the MHSAA tournament.
- During the Winter, without the Practice Gym, we would still have 3 gyms by segmenting the Main Gym using the dividing wall which would effectively create two gyms that would each be equal in size to the Practice Gym.
  - On non-game days, the Main Gym would be segmented for two programs to utilize and the Boll Center Gym would be available as well.
  - Furthermore, the MPR has been measured and planned to feasibly meet the needs of different athletic groups as well as the performing arts.
  - On game days, if one program has the Main Gym for competitions during the standard 4-9:30PM time and all other winter sports require practice space (none are playing away games) then:
    - Cheer would utilize the MPR
    - Girls basketball (2 teams) would rotate through the Boll Gym
    - Unified Basketball (who only practices one day per week) would be scheduled to practice on non-game days
- During the Spring, all programs require an “inclement weather contingency space” which we currently accommodate using 3 gyms, however, again, by dividing the main gym we are still able to accommodate all programs equally.
- There are four locker rooms in the Boll Center (two outside and two inside) which are currently underutilized which would absorb the usage of the Girls’ Varsity Locker Room.
- GPS has two pit locker rooms (adjacent to the Main Gym)

*One GP: Where everyone learns, every day*

*Promote Innovation \* Maximize Potential \* Embrace Community*

- The boys “Pit Locker Room” was updated when the “Boys’ Gym” and “Boys’ Locker Room” were repurposed to the Multi-Purpose Room (MPR) and Arts Storage.
- Moving forward, the Girls Pit Locker room would need similar retrofitting and upgrades. The primary upgrades to this space would be moving the current lockers from the Girls’ Varsity Locker Room to the Girls’ Pit Locker Room.
- GPS has a Varsity Locker Room (near the baseball field) that would be restructured by the Athletic Office to meet the needs of both boys and girls athletics during their seasons.

Educationally Yours,

Brandon Wheeler  
Athletic Director/Assistant Principal  
Grosse Pointe South High School