



FACILITY MASTER PLAN

FINAL RECOMMENDATION



What the Facility Master Plan seeks to accomplish...



Provide a 20-year facilities vision and plan within the constraints of funding. We have a ~\$2.1 billion need with ~\$700 million of one-time funding. This Plan identifies recommendations for full ~\$2.1 billion in long-term investments and immediate work for ~\$700 million.



Protect neighborhood schools and feeder patterns; placing students in the best school building as possible with the review of Facility Condition Index, enrollment, local demographic studies, and school building utilization.



Continue to maximize use of our school buildings (students v. seats), improve overall condition of schools through some new school buildings and renovations focused on HVAC, roofs, and masonry.



Invest in early education to provide feeder patterns into K-12 schools.



Where we are and where we're going with our facilities investments.

2018-2020



Facilities Assessment and Community Engagement: Understanding Our Need

The District conducted a facility assessment which identified \$1.5B in facility needs by 2023.

In 2019, the District reactivated schools Barton, Edmonson, Hamilton and Academy of Americas at Logan to address facility needs and enrollment changes. Through additional community engagement, the District reactivated White, moved CMA to Ludington, moved Pulaski, shifted King to an exam school, and made investments totaling \$8.5M.



2020



Initial Anchor Investments: Building Our Foundation

Through our Fund Balance and the creation of a Capital Fund, we have **committed to over \$132M in anchor investments** to make the first set of improvements to our facilities.



2021-2022



The Facility Master Plan: Setting a Path Forward

With the federal relief funds available to the District, we are now able to set a path forward to address many, but not all, of our needs.

With continued rising costs, our Facility Master Plan proposes the **most immediate investment needs totaling \$700M out of a \$2.1 billion need.**

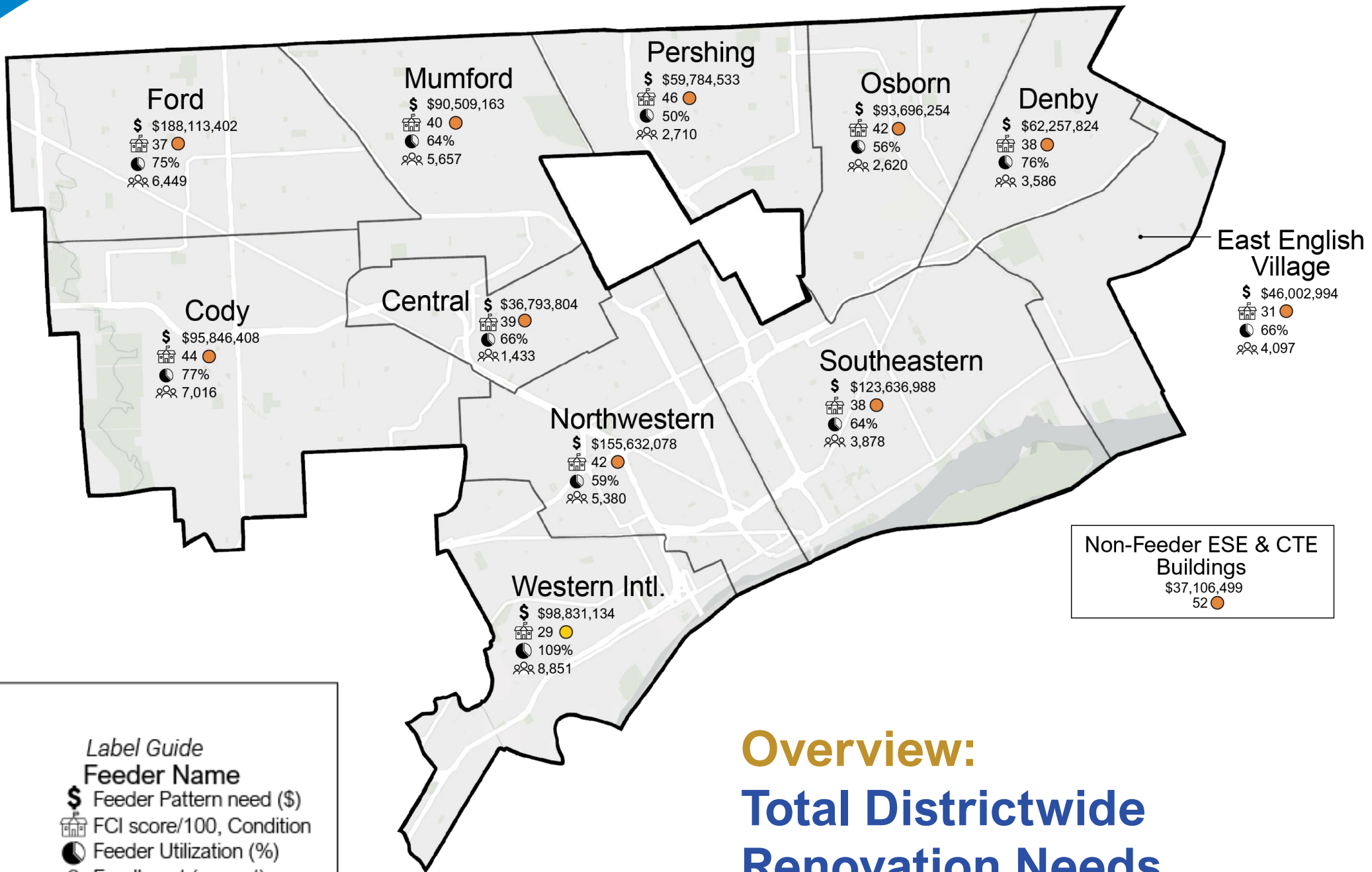


The Future



Future Investments: Fully Realizing Our Vision

We know that the work does not stop here. We know that there are **more than \$1.4B in investments** we need to make to fully realize our vision.



Legend

Condition

- Good 1-10
- Fair 11-30
- Deficient 31-60
- Failing 61-100

Label Guide

Feeder Name

- Feeder Pattern need (\$)
- FCI score/100, Condition
- Feeder Utilization (%)
- Enrollment (current)

Overview: Total Districtwide Renovation Needs



INITIAL INVESTMENTS DISTRICT



Our Immediate Commitments

An anchor \$132M investment and a further, initial \$700M in investments that will address the most immediate priorities and set a foundation to catalyze future facility investments across the District.



Schools and Neighborhoods of Opportunity for Children and Families

- **5 new buildings and 5 building reactivations** across the District that dramatically improve facility quality and energy efficiency for students and staff.
- **5 new additions** to existing buildings that create new, exemplary spaces.
- A PreK-to-career approach for our neighborhood schools, starting with **expanded Pre-K facilities**.
- Ensuring the health of students and families with at least one **health center** in every feeder pattern.



Physical Spaces that Equip Students and Educators for Success

- **Upgraded technology infrastructure** at all schools, including school-wide WIFI improvements.
- **Upgrades to outdoor spaces** in most schools, such as playgrounds, providing spaces for active learning and connection.



Healthy, Safe and Sustainable Facility Design, Financing and Operations

- Critical building renovations that ensure schools are **upgraded and safe**, focusing on upgrading heating and cooling systems, roofs and exterior enclosure. All schools slated for renovations will receive **updated roofs and exterior enclosure improvements**.
- Key investments with a focus on **environmental and financial sustainability** and lowering long-term maintenance costs, including **LED lighting** at all high schools slated for renovations.
- Ensuring safety of our school campuses by **demolishing vacant buildings on previous active school campuses**.



FACILITY MASTER PLAN

A DATA-INFORMED APPROACH

Process for Data Analysis

Needs Assessment

- Initial 2019 OHM data
- Updated 2021 data reflecting revised need and costs

Neighborhood Context

- Population trends (*birth rates, women of child-bearing age, neighborhood pop growth*)
- Demand for programs (*population age range, % of children not served by DPSCD, student residence*)
- Neighborhood investments (*housing and economic development investments likely to grow population*)

Site Identification

- Equity across neighborhoods
- Long-term sustainability and maintenance costs
- High-opportunity neighborhoods to increase enrollment and support population growth
- Economic development impact of school facilities

Investment Criteria

- School Building Utilization Rate and Enrollment
- Building Condition (Facility Condition Index)
- Enrollment and Utilization of Nearby Schools
- Demographic Balance of Investments



Our facility assessment is based on two key indicators:

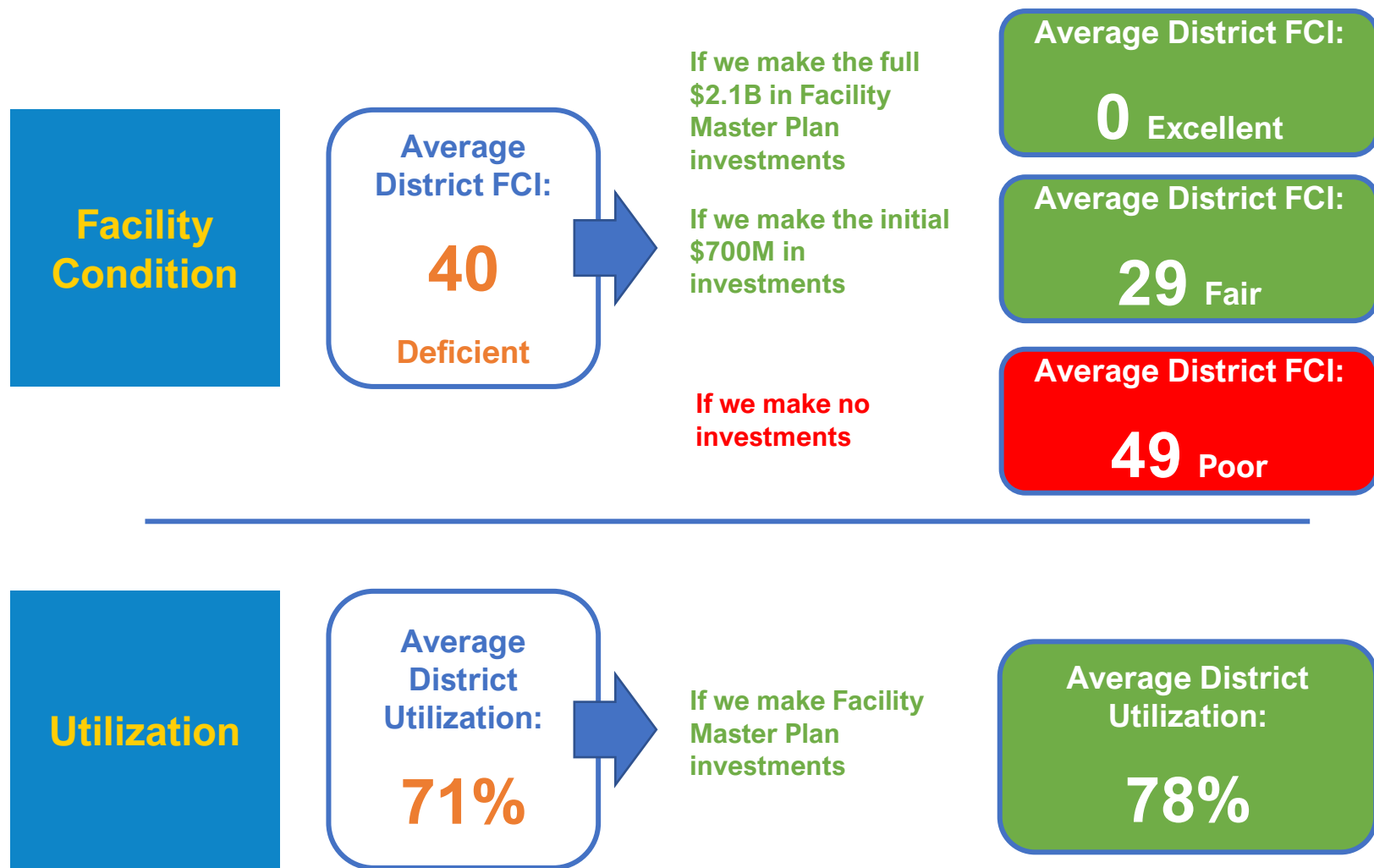
- **Facility Condition**, which is a measure of the amount of repair needed to get the building up to minimum standards. The lower the number, the better the facility's condition. For Facility Condition:
 - **Good:** 0-10
 - **Fair:** 11-30
 - **Deficient:** 31-60
 - **Failing:** 60+
- **Utilization**, which shows how much of the school building we're using. The higher the number, the better, because that means we're fully maximizing our spaces.

FACILITY ASSESSMENT

KEY INDICATORS

Now

By 2027:





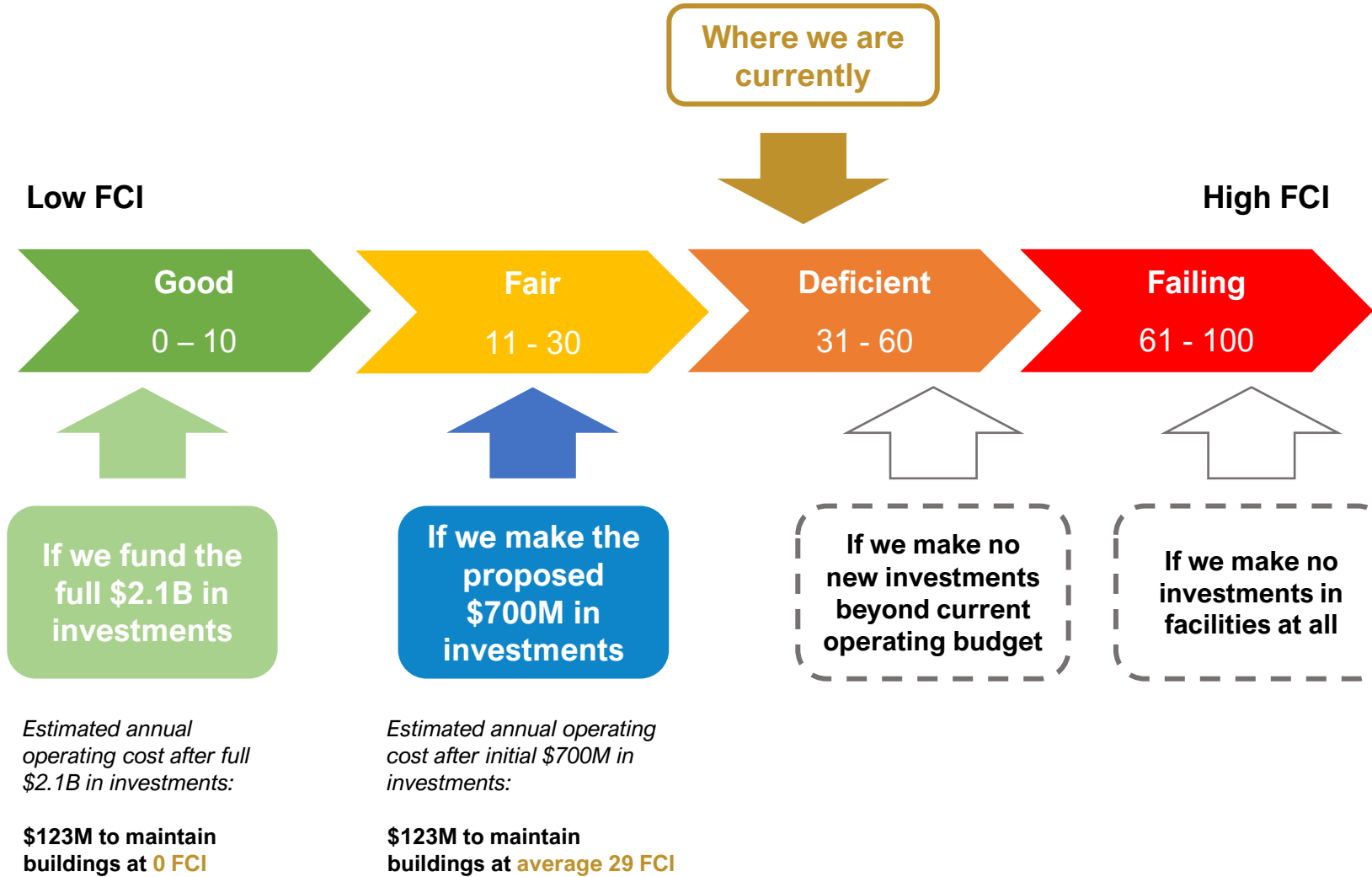
The proposed \$700M in initial investments under the Facility Master Plan will set a solid foundation for future investments and full implementation of the vision. However, we know that even after making these initial investments, there will be an ongoing need to maintain our facilities.

Under the current proposal, the operating cost to maintain our buildings would be **\$123M per year**. This is based on an industry standard of annual operating costs of 4% of a building's Replacement Value.

This is why ongoing advocacy is critical to ensure DPSCD receives the necessary funds for facility maintenance and improvements.

INITIAL INVESTMENT

KEY INDICATORS





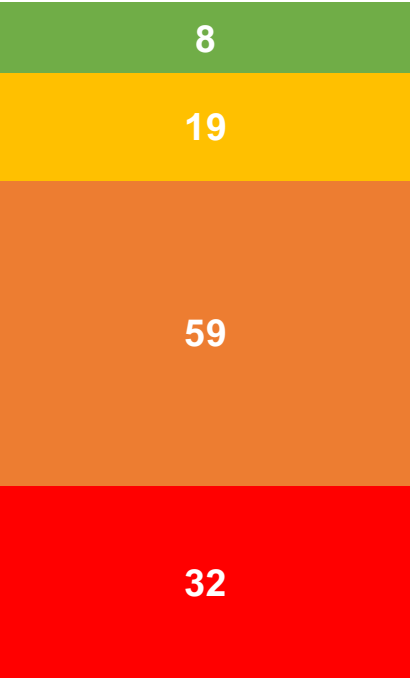
The proposed, initial \$700M in investments will significantly increase the number of DPSCD buildings in **Good** or **Fair** condition.

The remaining buildings still in **Failing** condition are to be addressed in a future phase of investments once additional funds are secured, ensuring that after all investments are made, all DPSCD buildings fall within the **Good** condition.

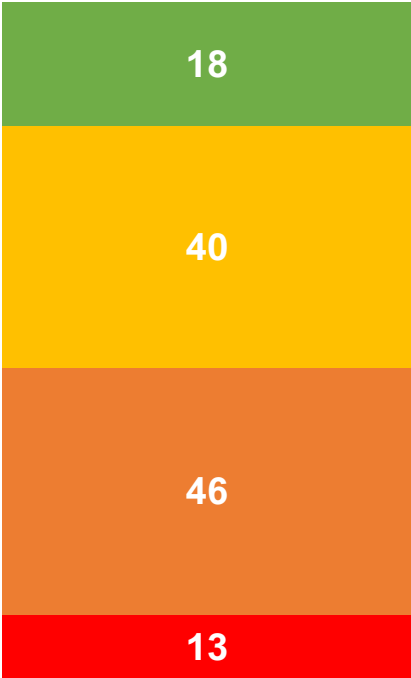
INITIAL INVESTMENT

KEY INDICATORS

Before Investment



After Initial \$700M Investment



Low FCI

High FCI





SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

Together, these strategies are expected to decrease the District's average FCI from **40** to **29** and increase average utilization from **71%** to **78%**.



REBUILD: \$293M
Rebuild 5 schools.



REACTIVATION:
\$35M



ADDITION: \$70M



**NEW & PHASED
OUT PROGRAMS**



RENOVATION:
\$290M



DECOMMISSION
\$11M

Investment Considerations

- Original building not in repairable state
- High-demand areas to attract new families
- Neighborhoods underserved by DPSCD schools
- Establish new standard for school buildings in the District
- Vacant or underutilized buildings that can be reactivated at low cost with a focus on Pre-K expansion
- High-demand areas with insufficient District schools and seats
- New-build additions to existing buildings that need additional capacity or spaces due to overcrowding in the neighborhood or schools.
- Alternative to completely new school buildings.
- Opportunities to offer new programs or consolidate buildings with low utilization and high repair costs
- Maximize utilization of buildings and offer students and families access to newly renovated or brand new-built facilities.
- Buildings in need of repairs in roofing, heating, cooling, lighting or exterior enclosure
- Focused on buildings likely to remain open in the long-term and/or will not require wall-to-wall renovations in a next phase
- Lowering long-term maintenance and utilities costs.
- Demolishing or selling vacant buildings that are not a part of 20-year facility plan
- Positive impact on neighborhood stabilization
- Decrease neighborhood blight by removing vacant buildings.

SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

UPDATED RECOMMENDATIONS



REBUILD

- Original building not in repairable state.
- High-demand areas to attract new families.

- Cody
- Robeson / Marshall
- Pershing
- Carstens @ Golightly CTC
- Phoenix



REACTIVATION

- Vacant or underutilized buildings that can be reactivated at low cost.
- High-demand areas where current capacity is insufficient.

- Vetal K-8
- Fleming (Pre-K)
- Adult Ed West (Pre-K)
- Hancock (Pre-K)
- Northern High School*



ADDITION

- New-build additions to existing building.
- Providing new spaces for low-cost at high-capacity schools.

- Charles Wright
- CMA
- JR King
- Western
- Southeastern CTC



NEW/PHASED OUT PROGRAMS

- Opportunities to consolidate buildings with low utilization or are structurally unrepairable.

New Programs

- CTC @ Southeastern, Pershing, Denby

Phase Outs

- Ann Arbor Trail
- Clark
- Catherine Blackwell
- Greenfield Union

Program Moves

- Thurgood Marshall --> Robeson
- Davis Aerospace → City Airport
- Turning Point → West Side
- Lions, WSA, Legacy → Douglass (Murray Wright)
- Douglass, Virtual --> Northern



DECOMMISSION

- Demolishing or selling buildings that are structurally unrepairable.

Active Buildings

- Thurgood Marshall
- Carstens
- Ann Arbor Trail
- Clark
- Blackwell
- Greenfield Union

Surplus Buildings

- Post
- Biddle
- Van Zile
- Carrie/Law
- Foch
- Phoenix

*This plan includes \$9M to support renovations at Northern High School. The full need is \$49.5M. The remainder of the cost will be identified through proceeds from property sales and other revenue associated with the Facility Master Plan.



First Phase of New Central Office Location and District Multi-Purpose Center at Former Northern High School Building

There is an opportunity to reimagine the currently vacant Northern High School building as a district multi-purpose center and future Central Office that will integrate best practices in instructional technology and virtual learning.



Permanent Location for Virtual School and IT Hub

Creation of new spaces for Virtual School teachers to deliver instruction using the latest instructional technology to support student learning, advance outcomes, and provide students with after-school meeting areas. The building will also serve as the permanent IT Hub for device repairs and service.



Central Location for Student STEAM Hub

Dedicated space to provide students districtwide with opportunities for STEAM competitions, makerspace activities, and fabrication labs.



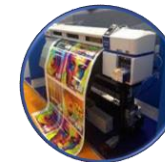
Accessible Meeting Spaces for Board Meetings and Professional Development

Community friendly centralized and permanent location for monthly School Board and Committee meetings. First floor will be modernized for Board Offices. First floor will also serve as Professional Development space, including School Board auditorium.



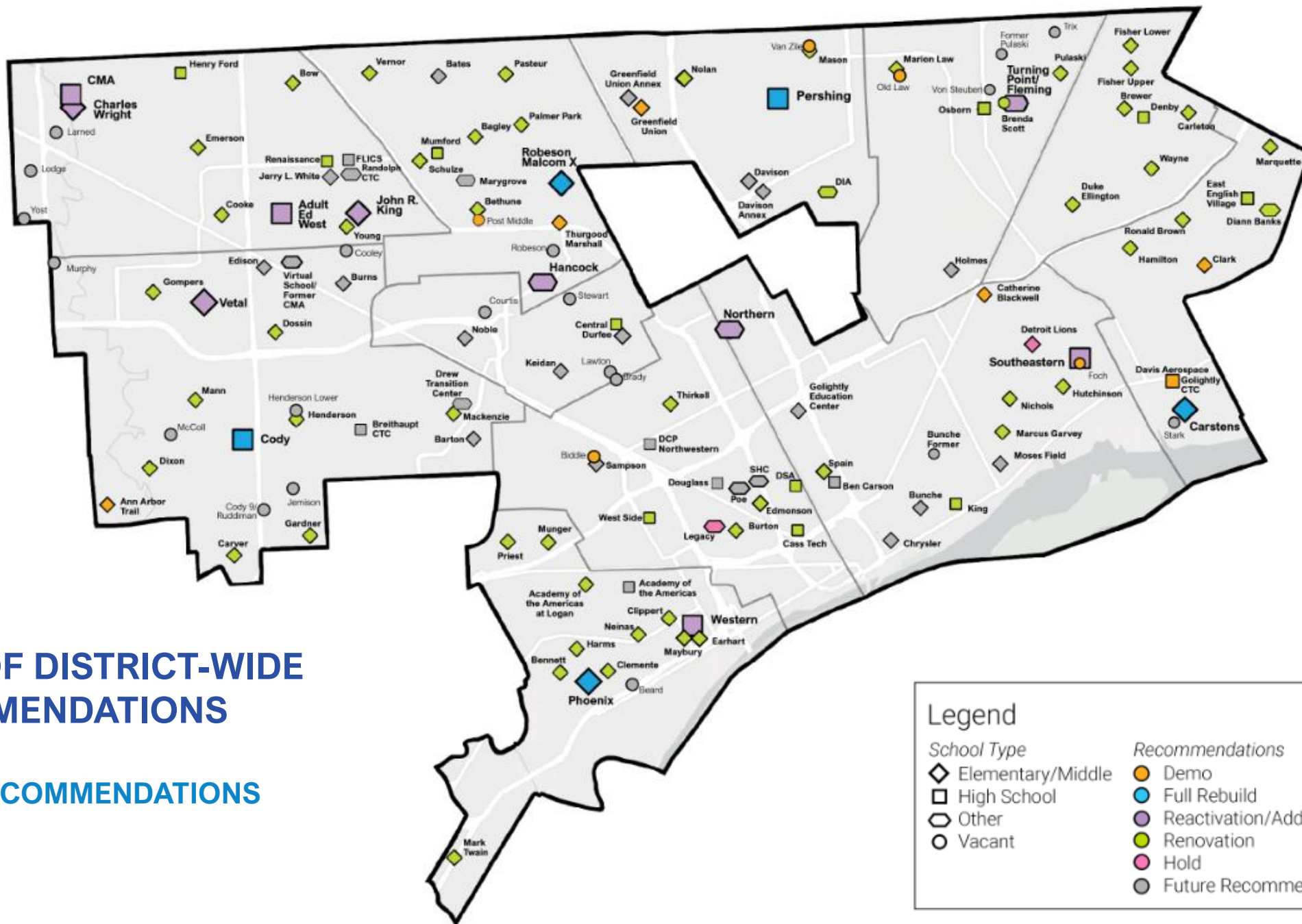
Newly Renovated Space for Douglass Academy

Renovation of space for students, families and staff at the Frederick Douglass Academy, including athletics and pool, to provide opportunity to increase enrollment for an eventual long-term location.



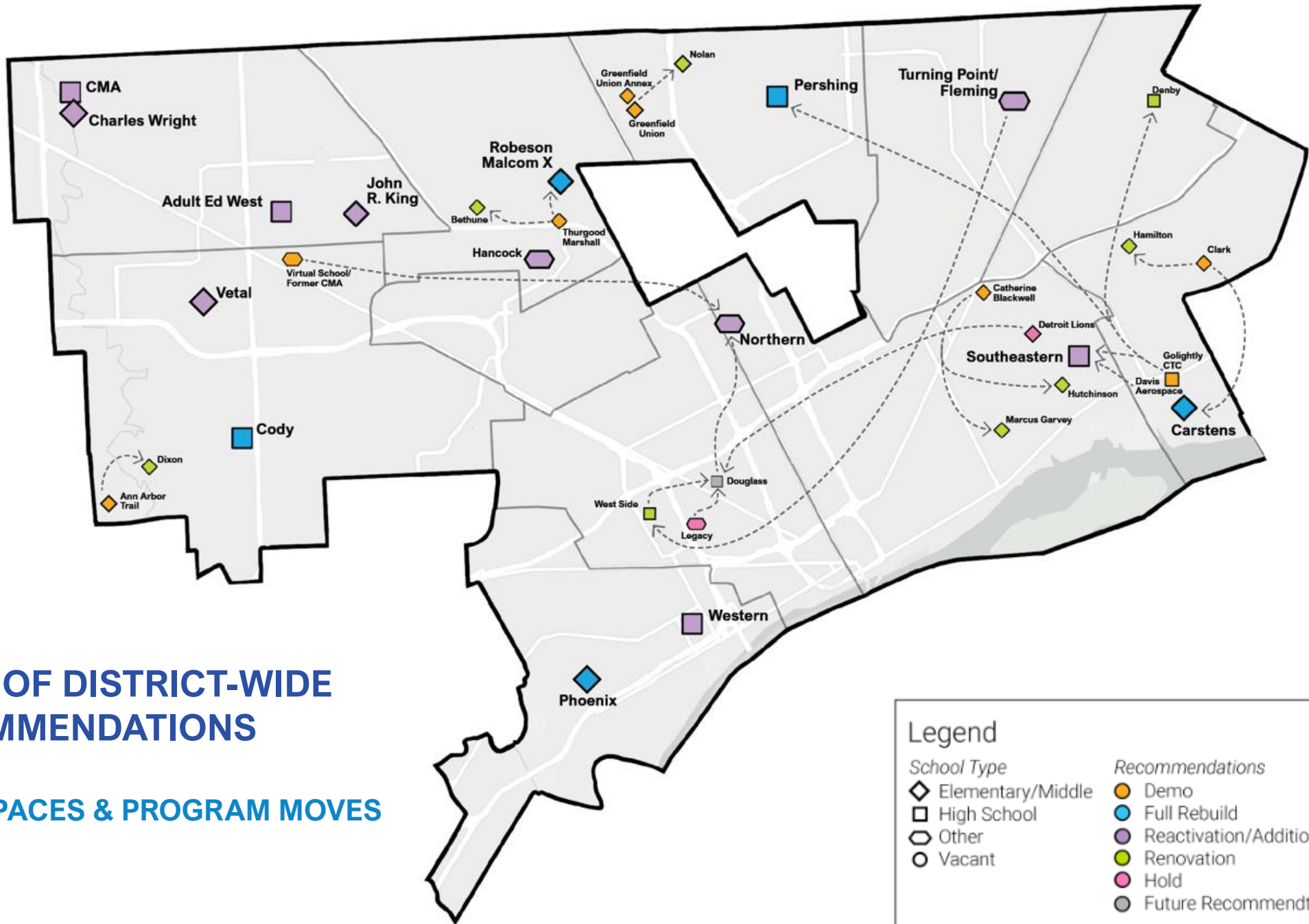
New Print Shop Location

Central location for District print shop services with opportunities.



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

UPDATED RECOMMENDATIONS



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

UPDATED NEW SPACES & PROGRAM MOVES

Legend	
School Type	Recommendations
◇ Elementary/Middle	○ Demo
□ High School	● Full Rebuild
○ Other	● Reactivation/Addition
○ Vacant	● Renovation
	● Hold
	● Future Recommendation



Community Engagement

Key Highlights

32

Engagement meetings to-date

2,210

Attendees at engagement meetings to-date

360

Respondents to the online survey

80%

Of respondents are supportive of this investment

Key Highlights from Community Engagement

Note: this data is not exhaustive since it represents a relatively small sample size of respondents. This is for illustrative purposes only.

- **Top four-ranked investment priorities** include: 1) Building infrastructure such as roofs, heating, air conditioning; 2) Classrooms with 21st century technology; 3) Spaces to support physical and mental health; 4) Green high-efficiency buildings.
- **Top four-ranked outcomes of the Facility Master Plan** include: 1) Improved student academic, health and wellness outcomes; 2) Improving the teacher experience 3) Finding ways our schools can improve the neighborhoods around it; and 4) Develop new and strengthen existing partnerships.
- **Top three-ranked partnership opportunities** include: 1) Career and technical education; 2) K-8 after school enrichment; and 3) Making use of existing assets in Detroit.



How we are responding to what we heard from our students, families, staff and community

In response to our community engagement process and the feedback from our community, we are proposing several changes to the initial recommendations that were previously presented to the board.

What we heard	How we are responding
<i>It is critical to consider innovations and high-quality programming as we develop new facilities and spaces</i>	Expanding CTC programs to Denby and Pershing. Denby will receive Golightly's graphic design program, and Pershing will receive Golightly's culinary program. This will ensure that high-quality career technical education programs are located within our neighborhood schools, thus also maximizing the use of those buildings.
<i>Schools are anchors of their neighborhoods</i>	Delaying the recommendation for Sampson Webber. Sampson Webber will be a Hold, awaiting further analysis and decision in 2027 or beyond. This reflects feedback from staff and families that Sampson Webber is a critical anchor in a community that has faced significant disinvestment, and that moving the school could cause significant instability for the broader neighborhood. This recommendation will allow the District to consider investments at Sampson Webber in a next phase. Maintaining Davison at its current location. Davison will continue to operate at its current location, with further analysis and engagement to be conducted to determine feasibility of a move in future years. Davison staff and families indicated that the current location allows for Davison to act as a hub for the broader neighborhood, which would be affected in a potential move.
<i>School culture is a critical component of any transition</i>	Chrysler will remain in its current location and configuration. We heard from Chrysler parents and families about the need to maintain the culture of Chrysler, with the needed accessibility of its current location. Thus, Chrysler will remain at its current location as a K-5 school. The former Bunche building will not be reactivated, and Chrysler will not be reconfigured for Pre-K. Maintaining DIA at its current location. Detroit International Academy will continue to operate as a K-12 school at its current location. Staff and families expressed concern around multiple transitions in just a few years, and this will provide stability to the school program.



How we are refining our recommendations based on data analysis

In addition, there are several revisions to the initial recommendations that are being made to reflect additional data analysis and evidence pointing to the need for further recommendations.

- **Phase-out of Greenfield Union.** In further conversations with Greenfield Union staff and parents, it is clear that there is an opportunity for Greenfield Union to phase out and transition to a newly renovated, nearby Nolan Elementary-Middle School. Greenfield Union has a utilization of 48% and a need of \$8.7M. This recommendation was discussed in full with Greenfield Union staff and parents at public meetings.
- **Demolition of Poe.** Upon further analysis, we will delay the demolition of the Poe building and keep the building as a Hold for future expansion of the Edmonson Montessori program.



RECOMMENDATIONS VACANT BUILDINGS



Recommendations for Vacant Properties

Recommendations for vacant properties are not included in the final Facility Master Plan proposal, with the exception of six (6) vacant buildings on active school campuses that are proposed for demolition in order to ensure safe learning environments for students, families and staff.

The disposition of vacant properties will be determined on a case-by-case basis through the District's regular process for sale or use of vacant properties, and be presented to the Board for approval on an individual basis.

The District commits to refining its process for determining the disposition of vacant properties to ensure transparency, consistency of process, and to ensure the final outcome is reflective of District and community priorities.

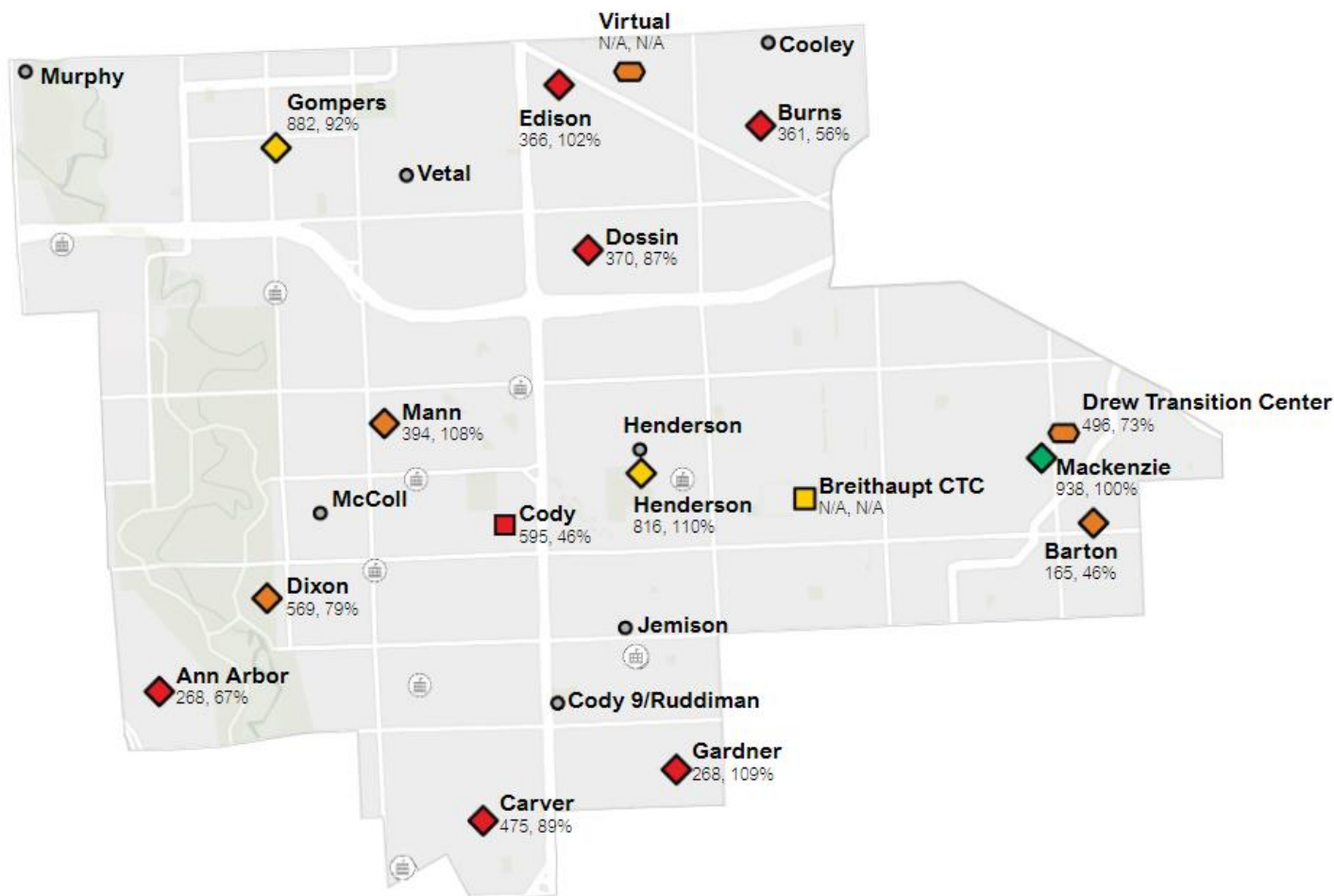


SUMMARY OF PROPOSED CHANGES CODY AREA



CODY

Current Context



KEY METRICS

Current FCI: 44

Current Utilization: 83%

Investment Need: \$96M



CODY

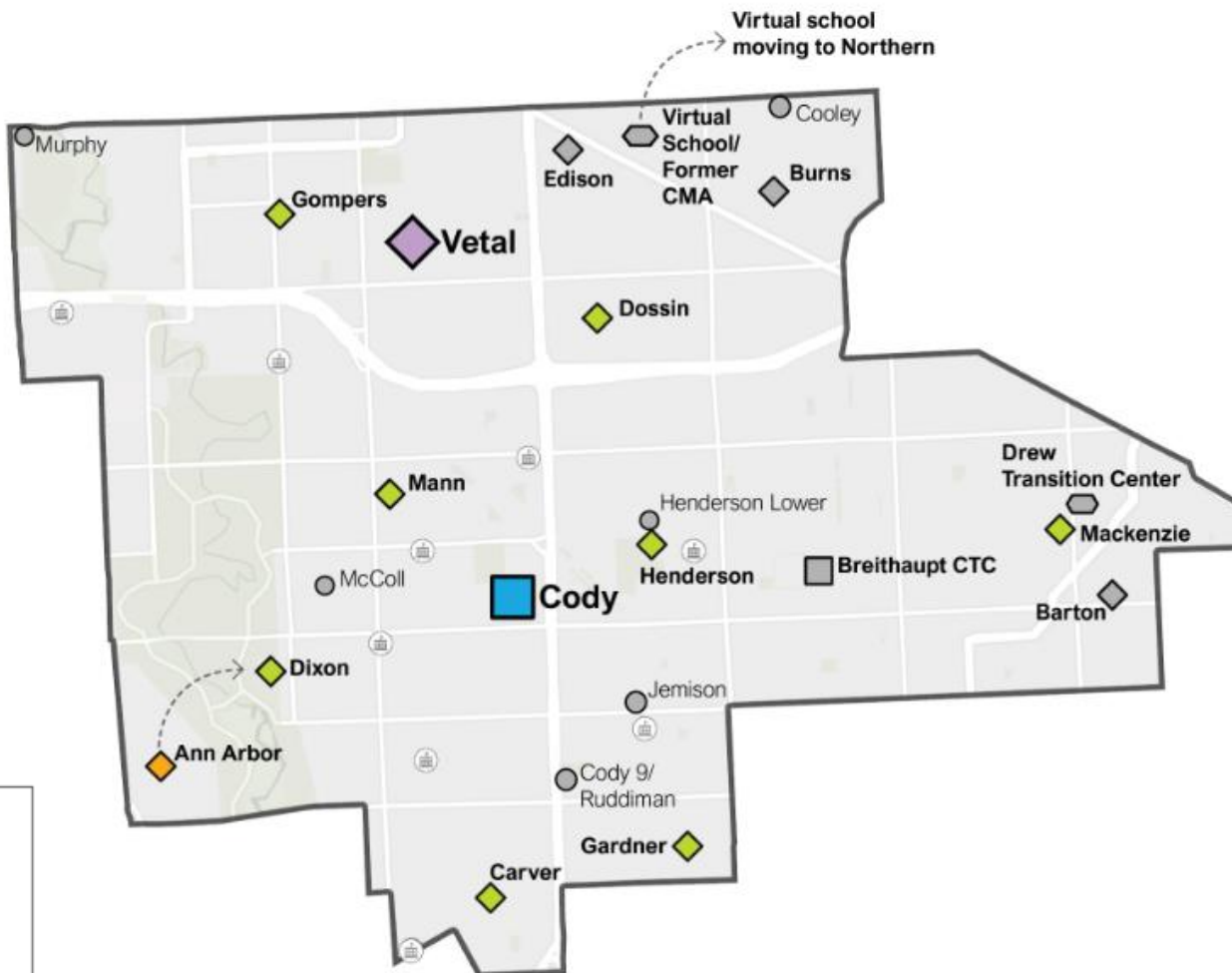
Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments	Proposed Master Plan Investments
Ann Arbor Trail	268	400	67%	.89	-	\$10.2M	\$396K	-
Barton	165	355	46%	.72	.68	\$4.79M	\$399K	\$284K
Burns	361	640	56%	.81	.79	\$9.35M	\$12K	\$189K
Carver	475	533	89%	.79	.64	\$9.94M	\$816K	\$1.9M
Cody	595	1,296	46%	.75	0	\$67M	\$45K	\$68M
Mackenzie	938	940	100%	.11	.05	\$2.91M	-	\$1.48M
Dixon	569	718	79%	.60	.29	\$11.2M	\$86K	\$5.9M
Dossin	370	425	87%	.81	.64	\$7.56M	\$58K	\$1.53M
Edison	366	360	102%	1.11	1.11	\$8.52M	\$7K	-
Henderson	816	745	110%	.25	.21	\$6.41M	\$10.3M	\$995K
Former CMA	N/A	N/A	N/A	.51	.51	\$9.32M	\$2.69M	-
Gardner	268	245	109%	.86	.50	\$5.27M	\$588K	\$2.19M
Gompers	882	963	92%	.11	.11	\$2.52M	\$31K	\$100K
Breithaupt	N/A	N/A	N/A	.26	.26	\$11.4M	\$425K	-
Mann	394	365	108%	.48	.38	\$4.65M	\$2.83M	\$963K



CODY

Feeder Pattern Recommended Investments



Legend

School Type	Recommendations
◇ Elementary/Middle	● Demo
□ High School	● Full Rebuild
○ Other	● Reactivation/Addition
○ Vacant	● Renovation
	● Hold
	● Future Recommendation

KEY METRICS

New FCI: 26

- Improved from 44

New Utilization: 92%

- Improved from 83%

Investment Total: \$98M

KEY INVESTMENTS

REBUILD & REACTIVATION

New building at Cody High School as a model for sustainability and reactivated Vetral K-8

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

PHASED OUT PROGRAMS

Phasing out programs from Ann Arbor Trail; families to be able to access renovated facilities at Dixon



SUMMARY OF PROPOSED CHANGES FORD AREA



FORD

Current Context



KEY METRICS

Current FCI: 37

Current Utilization: 81%

Investment Need: \$188M



FORD

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments	Proposed Master Plan Investments
Adult Ed West	-	-	-	.47	.24	\$ 5.2M	-	\$ 2.5M
Bow	587	610	96%	.56	.22	\$ 9.2M	\$ 4.3M	\$ 5.5M
Charles Wright	581	590	98%	.58	.08	\$ 16.5M	\$ 100K	\$ 14.3M
Coleman A Young	556	535	104%	.55	.54	\$ 7.2M	\$ 559K	\$100K
Cooke	361	398	91%	.60	.39	\$ 4.5M	\$ 162K	\$ 1.5M
Emerson	688	1,095	63%	.46	.34	\$ 12.6M	\$ 712K	\$ 3.8M
Henry Ford	575	1,445	40%	.53	.24	\$ 35.9M	\$ 468K	\$ 19.8M
FLICS	760	853	89%	.55	.55	\$ 18.4M	\$ 315K	-
JR King	891	940	95%	.58	.24	\$ 32.6M	\$ 23K	\$ 19.3M
CMA	267	548	49%	.81	.18	\$ 29.6M	\$ 120K	\$ 23.1M
Randolph	-	-	-	.42	.42	\$ 11.6M	\$ 913K	-
Renaissance	956	956	123%	.07	.02	\$ 3.2M	\$ 355K	\$ 3.2M



FORD

Feeder Pattern Recommended Investments



Legend

School Type

- ◆ Elementary/Middle
- High School
- Other
- Vacant

Recommendations

- Demo
- Full Rebuild
- Reactivation/Addition
- Renovation
- Hold
- Future Recommendation

KEY METRICS

New FCI: 24

- Improved from 37

New Utilization: 81%

- No change

Investment Total: \$93M

KEY INVESTMENTS

ADDITION

New addition at Charles Wright; new arts wing at J.R. King; new athletics at CMA

NEW PROGRAMS

Pre-K early education center at Adult Education West building

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior



SUMMARY OF PROPOSED CHANGES MUMFORD AREA



MUMFORD

Current Context



Legend

School Type

- ◆ Elementary/Middle
- High School
- ⬡ Other
- Vacant
- ⊞ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization

KEY METRICS

Current FCI: 40

Current Utilization: 74%

Investment Need: \$91M



MUMFORD

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments	Proposed Master Plan Investments
Bagley	397	580	68%	1.02	.84	\$ 11.5M	\$ 591K	\$ 2M
Bates	808	973	83%	.31	.31	\$ 8.9M	\$ 7.3M	-
Bethune	725	893	81%	.39	.32	\$ 16.3M	\$ 14.2M	\$ 2.7M
Mumford	1,032	1,254	82%	.10	.08	\$ 5.8M	\$ 410K	\$ 1.1M
Palmer Park	457	953	48%	.64	.18	\$ 25.9M	\$ 1.5M	\$ 18.5M
Pasteur	312	510	61%	.72	.46	\$ 7.6M	\$ 242K	\$ 2.8M
Schulze	656	760	86%	.32	.18	\$ 6.1M	\$ 36K	\$ 2.7M
Vernor	272	438	62%	.76	.30	\$ 6.7M	\$ 97K	\$ 4.1M
Robeson/ Malcolm X	390	500	78%	.80	0	\$ 9.9M	\$ 15K	\$ 48M
Thurgood Marshall	490	578	85%	.70	-	\$ 14.8M	\$ 483K	-



MUMFORD

Feeder Pattern Recommended Investments



KEY METRICS

New FCI: 21

- Improved from 40

New Utilization: 78%

- Improved from 74%

Investment Total: \$89M

KEY INVESTMENTS

REBUILD

New state-of-the-art building at Robeson/Malcom X

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

PHASED OUT PROGRAMS

Phasing out programs from Thurgood Marshall to nearby renovated buildings.

REACTIVATION

Newly renovated and reactivated Hancock building as a Pre-K early education center.

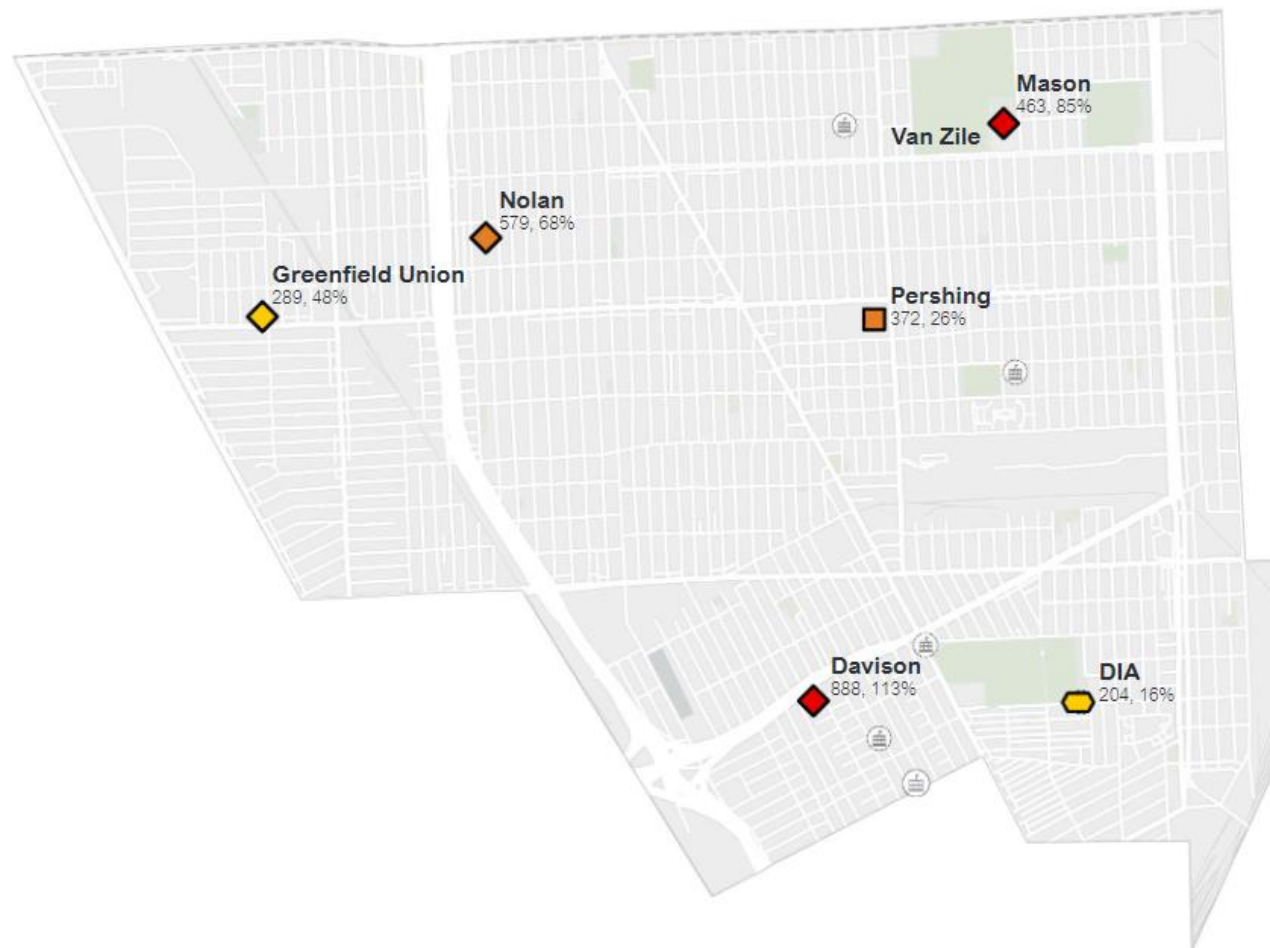


SUMMARY OF PROPOSED CHANGES PERSHING AREA



PERSHING

Current Context



Legend

School Type

- ◆ Elementary/Middle
- High School
- ⬡ Other
- Vacant
- ⊙ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization

KEY METRICS

Current FCI: 46

Current Utilization: 50%

Investment Need: \$60M



PERSHING

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
Davison	888	782	113%	0.57	0.57	\$ 10.95M	\$ 0.22M	\$ 0.00M
DIA/White	204	1256	16%	0.16	0.15	\$ 5.80M	\$ 7.02M	\$ 0.19M
Greenfield Union	289	597	48%	0.33	-	\$ 8.71M	\$ 0.37M	-
Mason	463	542	85%	0.64	0.35	\$ 13.31M	\$ 0.53M	\$ 6.09M
Nolan	494	850	58%	0.66	0.37	\$ 17.22M	\$ 0.24M	\$ 7.64M
Pershing	372	1423	26%	0.51	0.00	\$ 38.11M	\$ 0.05M	\$ 81M



PERSHING

Feeder Pattern Recommended Investments



Legend

School Type	Recommendations
◇ Elementary/Middle	● Demo
□ High School	● Full Rebuild
○ Other	● Reactivation/Addition
○ Vacant	● Renovation
	● Hold
	● Future Recommendation

KEY METRICS

New FCI: 18

- Improved from 46

New Utilization: 67%

- Improved from 50%

Investment Total: \$96M

KEY INVESTMENTS

REBUILD

New state-of-the-art building at Pershing High School with culinary CTE program.

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

PHASED OUT PROGRAMS

Phase-out of Greenfield Union; students will access newly renovated spaces at Nolan

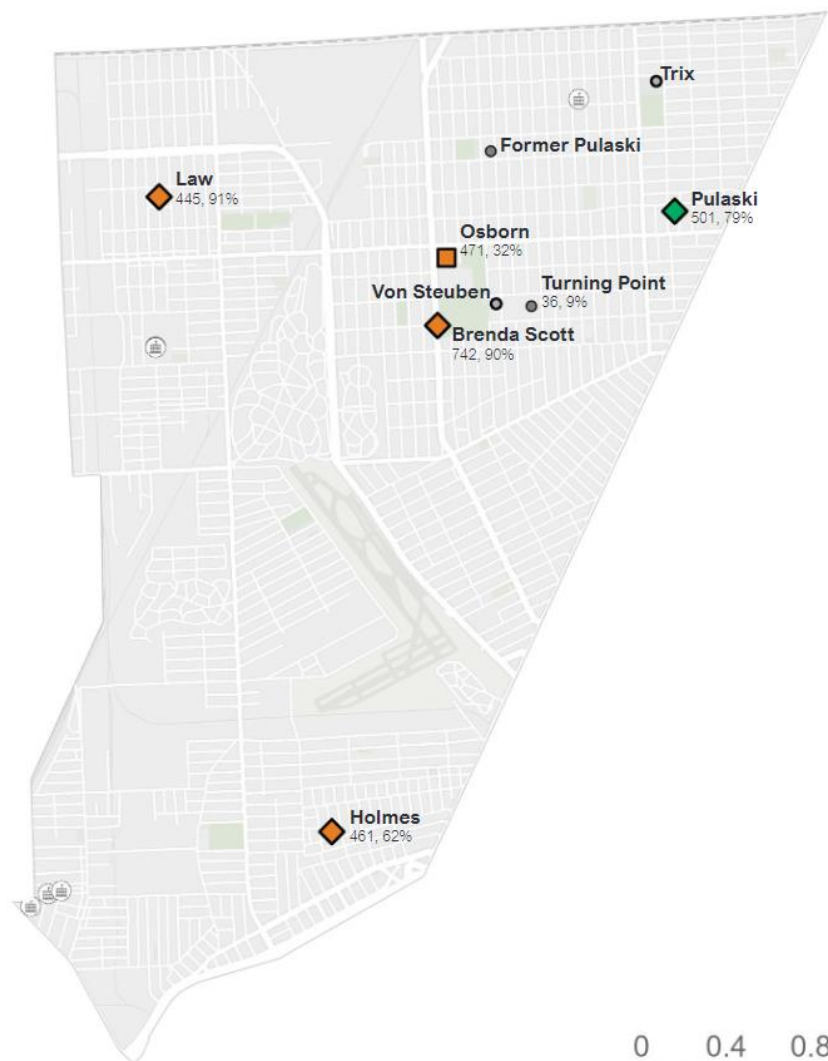


SUMMARY OF PROPOSED CHANGES



OSBORN

Current Context



KEY METRICS

Current FCI: 42

Current Utilization: 56%

Investment Need: \$94M

Legend

School Type

- ◆ Elementary/Middle
- High School
- ⬡ Other
- Vacant
- ⌚ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization





OSBORN

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
AL Holmes	461	742.5	62%	0.51	0.49	\$ 11.77M	\$ 1.16M	\$ 0.28M
Brenda Scott	742	820	90%	0.43	0.28	\$ 13.00M		\$ 4.42M
Law	445	490	91%	0.24	0.18	\$ 7.19M	\$ 0.64M	\$ 1.88M
Osborn	471	1466.25	32%	1.04	1.04	\$ 49.86M	\$ 0.09M	\$ 0.00M
Pulaski	501	632.5	79%	0.14	0.12	\$ 2.14M	\$ 0.55M	\$ 0.41M
Turning Point/Fleming	-	-	-	0.71	0.57	\$ 9.34M	\$ 0.02M	\$ 1.73M



OSBORN

Feeder Pattern Recommended Investments



KEY METRICS

New FCI: 38

- Improved from 42

New Utilization: 63%

- No change

Investment Total: \$9M

KEY INVESTMENTS

REACTIVATION

New Pre-K early education center at Fleming

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

PROGRAM MOVES

Turning Point transition to West Side Academy



SUMMARY OF PROPOSED CHANGES DENBY AREA



DENBY

Current Context



KEY METRICS

Current FCI: 38

Current Utilization: 76%

Investment Need: \$62M



DENBY

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
Brewer	580	562	103%	0.82	0.42	\$ 8.51M	\$ 0.03M	\$ 4.21M
Carleton	429	540	79%	0.82	0.33	\$ 8.24M	\$ 0.08M	\$ 4.88M
Denby	539	1147	47%	0.30	0.17	\$ 15.33M	\$ 0.47M	\$ 6.85M
Ellington	644	680	95%	0.34	0.13	\$ 7.18M	\$ 0.10M	\$ 4.40M
Fisher Lower	627	670	94%	0.31	0.13	\$ 6.08M	\$ 0.36M	\$ 3.51M
Fisher Upper	426	752	57%	0.25	0.17	\$ 8.72M	\$ 0.30M	\$ 2.99M
Wayne	341	350	97%	0.92	0.48	\$ 8.21M	\$ 0.06M	\$ 3.89M



DENBY

Feeder Pattern Recommended Investments



KEY METRICS

New FCI: 20

- Improved from 38

New Utilization: 76%

- No change

Investment Total: \$31M

KEY INVESTMENTS

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

RENOVATION

Sustainability-focused renovations, including air conditioning and LED lights

NEW PROGRAMS

Graphic design CTC program moving from Golightly to Denby



SUMMARY OF PROPOSED CHANGES EAST ENGLISH VILLAGE AREA



EAST ENGLISH VILLAGE

Current Context



KEY METRICS

Current FCI: 31

Current Utilization: 59%

Investment Need: \$46M

Legend

School Type

- ◆ Elementary/Middle
- High School
- ⬡ Other
- Vacant
- ⚙ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization



EAST ENGLISH VILLAGE

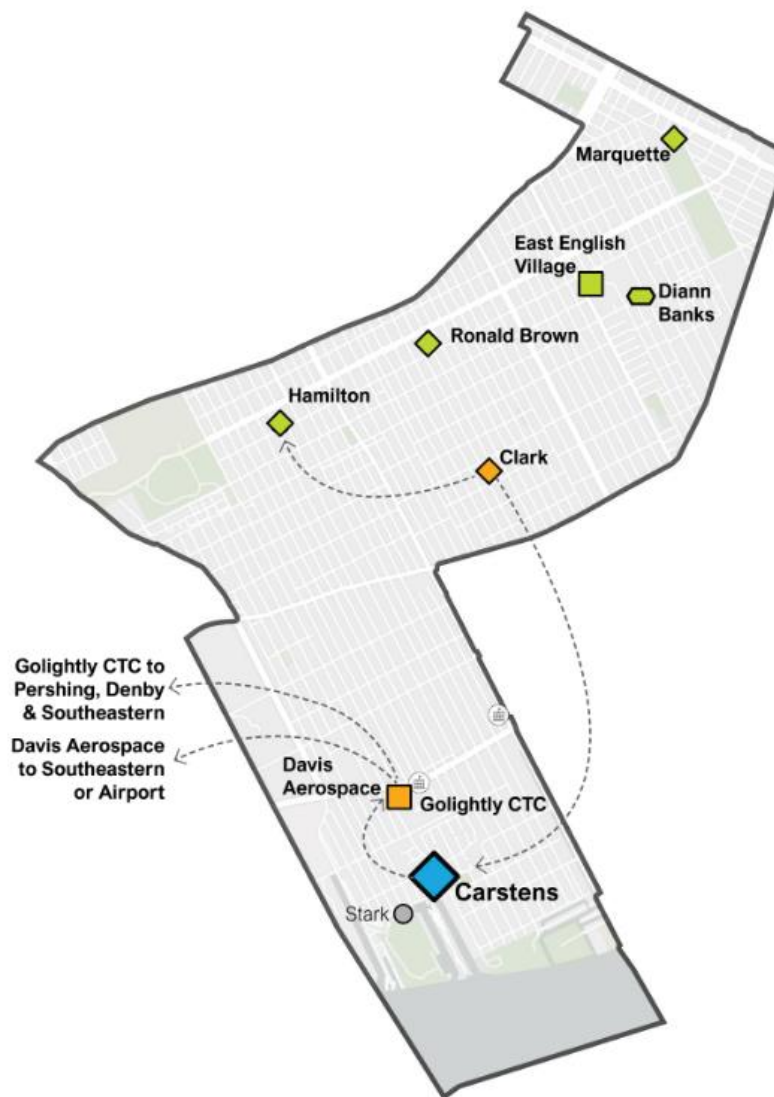
Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
Carstens	347	650	53%	0.40	0	\$ 13.17M	\$ 0.58M	\$ 47M
Clark	395	577	68%	0.42	-	\$ 6.43M	\$ 3.68M	\$ 0.00M
Davis	-	-	-	0.51	0.51	\$ 19.16M	-	\$ 0.00M
EEVPA	875	1062	82%	0.03	0.01	\$ 2.52M	\$ 0.23M	\$ 1.52M
Hamilton	231	487	47%	1.02	0.49	\$ 9.67M	\$ 0.22M	\$ 5.02M
Marquette	507	865	59%	0.46	0.30	\$ 8.94M	\$ 0.71M	\$ 3.13M
Ronald Brown	935	937.5	100%	0.18	0.15	\$ 5.34M	\$ 0.11M	\$ 0.80M



EAST ENGLISH VILLAGE

Feeder Pattern Recommended Investments



Legend	
School Type	Recommendations
◇ Elementary/Middle	● Demo
□ High School	● Full Rebuild
○ Other	● Reactivation/Addition
○ Vacant	● Renovation
	● Hold
	● Future Recommendation

KEY METRICS

New FCI: 13

- Improved from 31

New Utilization: 66%

- Improved from 59%

Investment Total: \$63M

KEY INVESTMENTS

REBUILD & REACTIVATION

New state-of-the-art building for Carstens at the Golightly site on Jefferson

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

PHASED OUT PROGRAMS

Phasing out programs from Clark; families will be able access the brand-new facility at Carstens



SUMMARY OF PROPOSED CHANGES SOUTHEASTERN AREA



SOUTHEASTERN

Current Context



KEY METRICS

Current FCI: 38

Current Utilization: 64%

Investment Need: \$124M



SOUTHEASTERN

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
BCHS	344	658	52%	0.37	0.37	\$ 8.05M	\$ 0.03M	\$ 0.00M
Blackwell	364	647	56%	0.52	-	\$ 7.96M	\$ 0.27M	\$ 0.28M
Bunche	556	767	72%	0.30	0.30	\$ 7.82M	\$ 0.10M	\$ 0.00M
Chrysler	128	135	95%	0.75	0.59	\$ 3.52M	\$ 0.29M	\$ 0.75M
Garvey	382	735	52%	0.37	0.37	\$ 11.45M	\$ 0.15M	\$ 0.19M
Golightly Ed Ctr	350	786	45%	0.59	0.47	\$ 6.55M	\$ 0.29M	\$ 1.35M
Hutchinson	322	760	42%	0.34	0.12	\$ 8.09M	\$ 0.02M	\$ 5.19M
King	761	1062	71%	0.07	0.06	\$ 6.05M	\$ 0.57M	\$ 1.07M
Lions	113	202	56%	0.63	0.63	\$ 3.98M	\$ 0.11M	\$ 0.00M
Nichols	290	362	80%	1.11	0.92	\$ 13.54M	\$ 0.07M	\$ 2.40M
Southeastern	210	1168	18%	0.42	0.27	\$ 46.65M	\$ 2.79M	\$ 16.24M
Spain	387	935	41%	0.54	0.36	\$ 15.17M	\$0.15M	\$ 4.86M



SOUTHEASTERN

Feeder Pattern Recommended Investments

KEY METRICS

New FCI: 28

- Improved from 38

New Utilization: 71%

- Improved from 64%

Investment Total: \$82M

KEY INVESTMENTS

REACTIVATION

Reactivated Northern High School to house innovative programs and central office spaces

ADDITION

Advanced manufacturing and CTC wing at Southeastern

PHASED OUT PROGRAMS

Phasing out programs from Catherine Blackwell. Lions program moves to Douglass



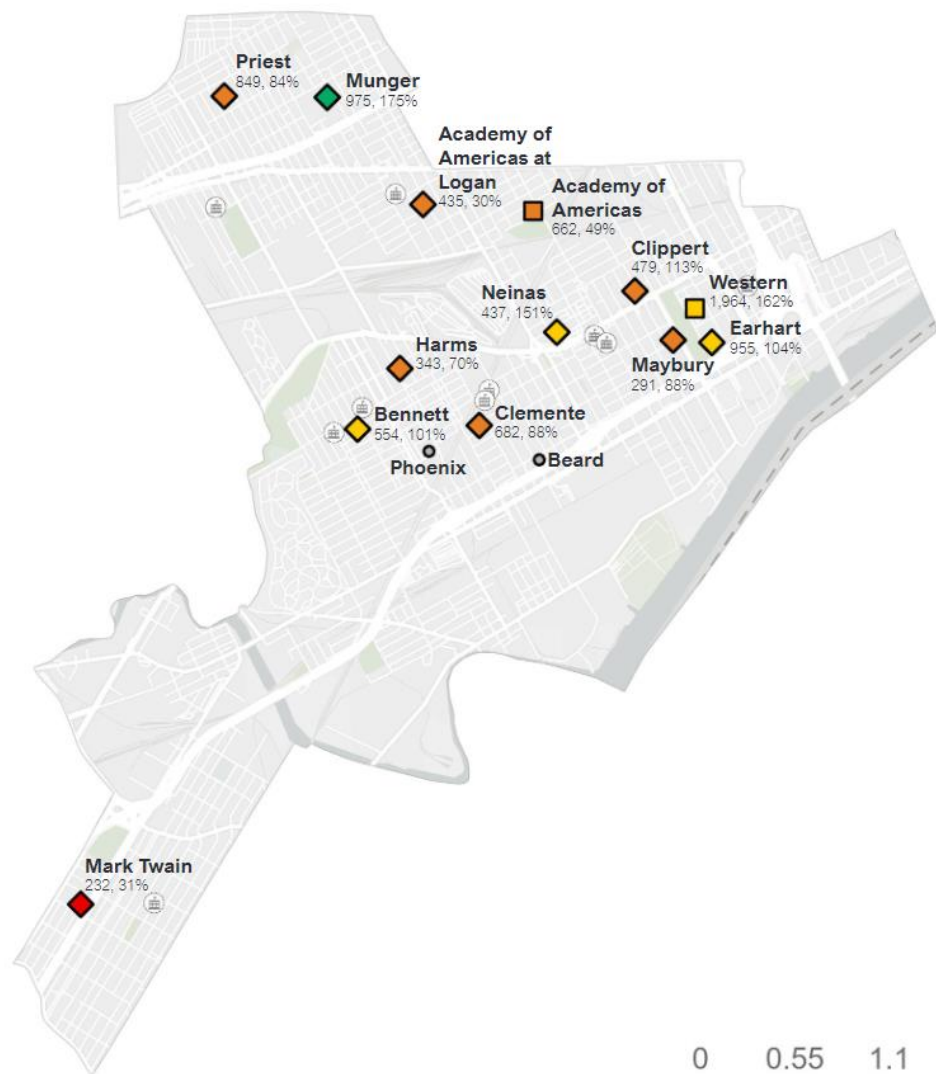


SUMMARY OF PROPOSED CHANGES WESTERN AREA



WESTERN

Current Context



KEY METRICS

Current FCI: 29

Current Utilization: 108%

Investment Need: \$99M

Legend

School Type

- ◆ Elementary/Middle
- High School
- ⬡ Other
- Vacant
- ⊞ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization





WESTERN

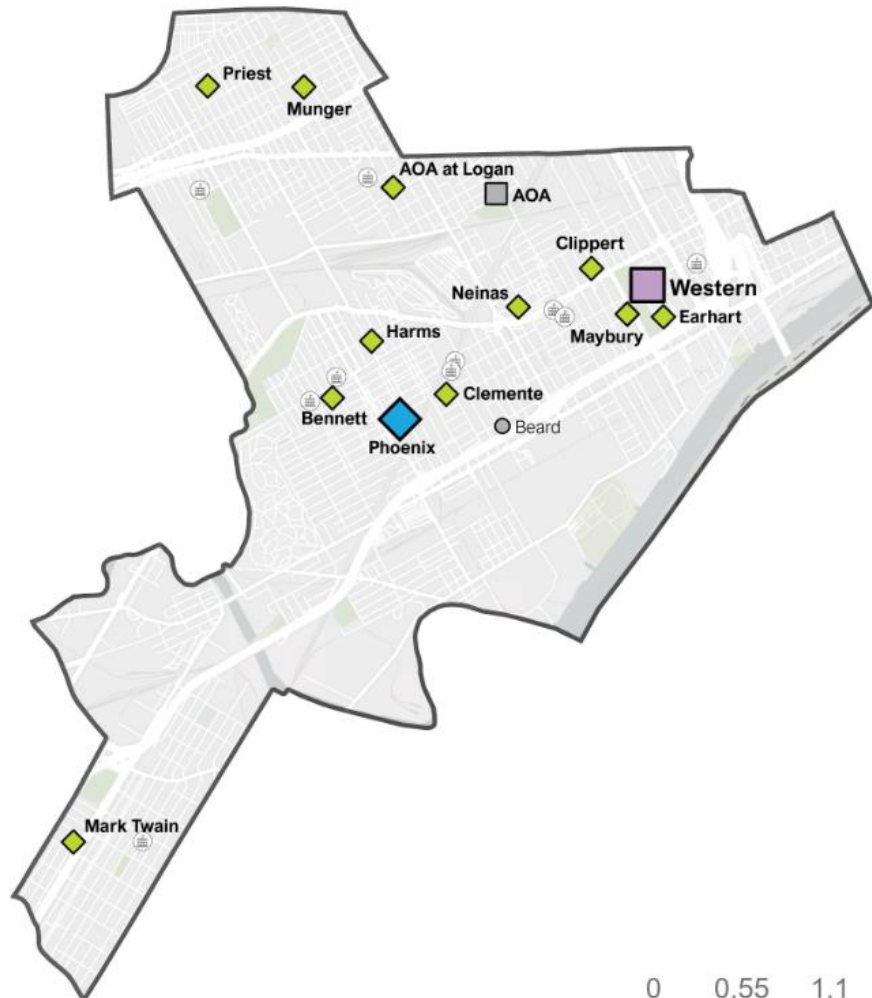
Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
AOA	1090	823	132%	0.45	0.45	\$ 11.44M	\$ 0.05M	\$ 0.00M
AOA Logan	Incl above	Incl above	Incl above	0.49	0.40	\$ 4.53M	\$ 3.41M	\$ 0.87M
Bennett	554	550	101%	0.31	0.30	\$ 3.56M	\$ 0.50M	\$ 0.13M
Clemente	682	775	88%	0.33	0.18	\$ 6.40M	\$ 0.18M	\$ 2.89M
Clippert	479	425	113%	0.37	0.30	\$ 3.35M	\$ 1.63M	\$ 0.65M
Earhart	955	917	104%	0.14	0.10	\$ 3.77M	\$ 0.17M	\$ 1.21M
Harms	343	490	70%	0.48	0.40	\$ 4.61M	\$ 0.69M	\$ 0.70M
M Twain	232	740	31%	0.57	0.23	\$ 11.64M	\$ 0.23M	\$ 6.95M
Maybury	291	330	88%	0.61	0.40	\$ 6.00M	\$ 0.03M	\$ 2.09M
Munger	975	557	175%	0.12	0.12	\$ 3.72M	\$ 0.17M	\$ 0.09M
Neinas	437	290	151%	0.42	0.35	\$ 4.83M	\$ 2.96M	\$ 0.87M
Priest	849	1012	84%	0.36	0.27	\$ 10.01M	\$ 0.22M	\$ 2.44M
Western	1964	1211	162%	0.30	0.14	\$ 23.83M	\$ 0.44M	\$ 13.14M



WESTERN

Feeder Pattern Recommended Investments



KEY METRICS

New FCI: 20

- Improved from 29

New Utilization: 95%

- Improved from 108%

Investment Total: \$80M

KEY INVESTMENTS

REBUILD

New state-of-the-art PreK-8 building at Phoenix

RENOVATION

Renovations at most schools focused on roofing, heating, cooling or exterior enclosure

ADDITION

Expanded building at Western High School with innovative new spaces for students



SUMMARY OF PROPOSED CHANGES



CENTRAL

Current Context

KEY METRICS

Current FCI: 39

Current Utilization: 66%

Investment Need: \$36M



Legend

School Type

- ◆ Elementary/Middle
- High School
- Other
- Vacant
- ⊞ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization



CENTRAL

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
Central/Durfee	854	1353	63%	0.31	0.21	\$ 16.16M	\$ 2.19M	\$ 4.95M
Noble	579	807	72%	0.61	0.60	\$ 20.63M	\$ 1.97M	\$ 0.28M



SUMMARY OF PROPOSED CHANGES NORTHWESTERN AREA



NORTHWESTERN

Current Context



KEY METRICS

Current FCI: 42

Current Utilization: 59%

Investment Need: \$156M

Legend

School Type

- ◆ Elementary/Middle
- High School
- Other
- Vacant
- ⦿ Charter and Private

Condition

- Good
- Fair
- Deficient
- Failing
- N/A

Label Guide

School Name
2019-20 Enrollment, Utilization



NORTHWESTERN

Summary of Proposed Investments

Building	Enrollment	Capacity	Utilization	FCI Before Investment	FCI After Investment	Investment Need	Anchor Investments Total	Proposed Master Plan Investments
Burton	654	872	75%	0.33	0.25	\$ 8.88M	\$ 5.04M	\$ 2.14M
Cass	2357	1848	127%	0.19	0.12	\$ 19.77M	\$ 1.25M	\$ 7.38M
DCP	425	1572	27%	0.65	0.65	\$ 56.66M	\$ 0.07M	\$ 0.00M
Douglass	67	1355	5%	0.41	0.41	\$ 23.11M	\$ 0.04M	\$ 0.00M
DSA	456	1126	40%	0.19	0.13	\$ 14.12M		\$ 4.39M
Edmonson	105	465	23%	1.06	0.58	\$ 7.79M	\$ 0.13M	\$ 3.49M
Legacy	-	-	-	0.80	0.80	\$ 7.00M	\$ 0.02M	\$ 0.00M
Sampson Webber	350	837	42%	0.65	0.65	\$ 22.12M	\$ 0.12M	\$ 0.00M
Thirkell	581	547	106%	0.94	0.46	\$ 12.51M	\$ 0.58M	\$ 6.40M
West Side	385	446	86%	0.29	0.17	\$ 4.97M	\$ 0.38M	\$ 2.16M



NORTHWESTERN

Feeder Pattern Recommended Investments



Legend	
School Type	Recommendations
◇ Elementary/Middle	● Demo
□ High School	● Full Rebuild
○ Other	● Reactivation/Addition
○ Vacant	● Renovation
	● Hold
	● Future Recommendation

KEY METRICS

New FCI: 35

- Improved from 42

New Utilization: 74%

- Improved from 59%

Investment Total: \$26M

KEY INVESTMENTS

RENOVATIONS

Renovations at most schools focused on heating, cooling and roofing

NEW PROGRAMS

Expanded neighborhood access to Burton International Academy

PROGRAM MOVES

West Side, Legacy, & Lions consolidated programs at Douglass



FACILITY MASTER PLAN IMPLEMENTATION



Implementation of the Facility Master Plan

Next Steps

- Onboarding an owner's representative, construction manager(s) and architectural/engineering vendors to manage implementation of capital projects.
- Develop an internal cross-departmental implementation structure to ensure a districtwide process for aligning programmatic and operational priorities across departments, such as IT, Enrollment, ESE, Finance, Operations and others in the implementation of capital projects.
- Conduct ongoing design engagement with parents, students, staff and community members at each school with new spaces to develop design concepts and incorporate community priorities in the design of new builds, additions and reactivated buildings.
- Engage with internal teams to ensure programmatic and instructional priorities are central to the design of new spaces.
- Plan for Phase II investments, including identifying a funding strategy for additional capital funding.



Innovation Opportunities

As we continue engaging with community, we will also identify innovation opportunities through the Facility Master Plan, including:

Already included in Master Plan budget

Innovations & National Best Practices for New Builds, Additions and Reactivations



- Spaces for small group and project-based learning
- Exterior accessible health centers, with sensory rooms, OT, PT, behavioral health and other spaces
- Dedicated Pre-K spaces – gross motor room and other developmentally appropriate spaces
- 3D art labs, CTE labs, maker spaces in high schools

Partially included in Master Plan budget + may require additional funding

Inspiring Outdoor Spaces to Promote Health and Active Learning



- Newly renovated playgrounds at all K-8 schools
- Potential for aligned access to outdoor spaces with City of Detroit to ensure access to healthy spaces for students and families.
- Potential for innovative outdoor classrooms that promote nature-based learning

Sustainable Building Practices



- Energy efficient building envelope: roof and window insulation, efficient windows
- Ground source heat pumps
- Stormwater runoff strategies: bioswales, rain gardens, permeable paving, green roofs
- LED lighting
- Indoor and outdoor air systems with energy recovery



APPENDIX



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

Cost Summary: New Builds, Reactivations, Additions, Demolitions

New Builds	Cost
Cody	\$68,276,314
Carstens	\$49,109,695
Paul Robeson/ Malcolm X	\$48,299,745
Pershing	\$80,386,709
Phoenix	\$47,700,569

Additions	Cost
Charles Wright	\$10,000,000
JR King	\$16,184,749
CMA	\$17,737,376
Southeastern	\$16,006,656
Western	\$9,583,985

Reactivations	Cost
Vetal	\$12,700,000
AEW (PK)	\$284,749
Hancock (PK)	\$4,597,545
Fleming (PK)	\$750,000
Northern*	\$9,000,000 <i>HVAC, Roofing</i>

Demolitions	Cost
AA Trail	\$650,145
Clark	\$918,030
Golightly CTC	\$1,460,515
Thurgood Marshall	\$1,000,755
Greenfield Union	\$474,275
Blackwell	\$855,660
Foch	\$1,257,579
Post	\$1,345,850
Biddle	\$322,712
Old Carrie	\$399,950
Van Zile	\$529,171

**This plan includes \$9M to support renovations at Northern High School. The full need is \$49.5M. The remainder of the cost will be identified through proceeds from property sales and other revenue associated with the Facility Master Plan.*



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Ford

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
AEW	\$.44M	\$.44M	\$ 1.95M	-	\$ 2.36M	\$ 2.36M	\$.00M	-	\$.06M	-	\$ 1.33M	-
Bow	\$ 6.74M	\$ 6.74M	\$ 1.79M	-	\$.13M	-	\$.44M	-	\$.75M	-	\$ 1.49M	-
Charles Wright	\$.08M	\$.08M	\$ 3.37M	\$ 1.51M	\$ 3.80M	\$ 3.80M	\$.00M	-	\$.07M	\$.01M	\$.87M	-
Cooke	\$.07M	\$.07M	\$ 1.35M	-	\$.73M	\$.73M	\$ 1.13M	\$ 1.13M	\$ 1.52M	-	\$.88M	-
Emerson	\$ 2.53M	\$ 2.53M	\$ 4.67M	-	\$ 2.34M	\$ 2.34M	\$ 2.03M	-	\$ 1.94M	-	\$ 2.38M	-
Ford	\$.32M	\$.32M	\$ 17.02M	\$ 4.29M	\$ 10.27M	\$ 10.27M	\$ 9.76M	\$ 3.76M	\$ 1.80M	\$ 3.12M	\$ 5.66M	-
FLICS	\$ 3.78M	-	\$ 8.56M	-	\$ 6.60M	-	\$.13M	-	\$.12M	-	\$ 3.83M	-
JR King	\$.00M	-	\$ 9.89M	-	\$ 1.57M	\$ 1.57M	\$ 2.35M	\$ 2.35M	\$ 3.17M	-	\$ 3.58M	-
CMA @ Ludington	\$.81M	\$.81M	\$ 4.31M	\$ 1.52M	\$ 4.39M	\$ 4.39M	\$ 1.20M	-	\$ 1.20M	-	\$ 3.01M	-
Randolph	\$ 3.40M	-	\$ 4.12M	-	\$ 2.86M	-	\$.00M	-	\$.71M	-	\$ 3.43M	-
Renaissance	\$.67M	\$.67M	\$ 2.10M	\$ 1.08M	\$ 2.21M	\$ 2.21M	\$.00M	-	\$.67M	-	\$.10M	-
Coleman Young	\$ 1.57M	-	\$ 2.80M	-	\$ 1.60M	-	\$.00M	-	\$.43M	-	\$ 2.44M	-
Total	\$20.4M	\$11.7M	\$61.9M	\$8.7M	\$38.9M	\$27.7M	\$17M	\$13.2M	\$19.3M	\$134K	\$29M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Mumford

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Bagley	\$ 2.43M	\$ 2.43M	\$ 3.56M	-	\$ 3.65M	-	\$ 1.63M	-	\$.72M	-	\$ 2.34M	-
Bates	\$ 2.70M	-	\$ 5.90M	-	\$.00M	-	\$.00M	-	\$.49M	-	\$ 2.11M	-
Bethune	\$ 2.85M	\$ 2.85M	\$ 8.50M	-	\$ 1.40M	-	\$.00M	-	\$ 3.75M	\$.31M	\$ 3.66M	-
Mumford	\$.21M	\$.21M	\$ 7.00M	\$ 1.08M	\$.13M	\$.13M	\$.00M	-	\$.02M	-	\$.00M	-
Palmer Park	\$ 1.83M	\$ 1.70M	\$ 6.77M	-	\$ 15.36M	\$ 15.36M	\$ 5.77M	\$ 5.77M	\$.43M	\$.24M	\$ 2.16M	-
Pasteur	\$.64M	\$.64M	\$ 1.59M	-	\$ 2.61M	\$ 2.61M	\$ 1.42M	-	\$ 1.05M	-	\$ 2.04M	-
Schulze	\$.11M	\$.11M	\$ 3.06M	-	\$.90M	\$.90M	\$ 2.38M	\$ 2.38M	\$.32M	\$.02M	\$.87M	-
Vernor	\$.52M	\$.52M	\$ 1.12M	-	\$ 3.26M	\$ 3.26M	\$ 1.12M	\$ 1.12M	\$ 1.17M	-	\$.97M	-
Total	\$11.3M	\$8.4M	\$37.5M	\$1M	\$27.3M	\$22.3M	\$12.3M	\$9.3M	\$14.8M	\$573K	\$14.1M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Pershing

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Davison	\$ 1.88M	-	\$ 2.53M	-	\$ 5.16M	-	\$.00M	-	\$ 2.14M	-	\$ 1.98M	-
Davison Annex	\$.59M	\$.59M	\$ 1.54M	-	\$ 1.04M	-	\$ 1.11M	-	\$.25M	-	\$.59M	-
DIA @ White	\$ 1.11M	-	\$ 1.98M	-	\$ 2.29M	-	\$.00M	-	\$.31M	-	\$ 1.34M	-
Greenfield Union	\$.44M	-	\$.84M	-	\$ 1.18M	-	\$.39M	-	\$.06M	-	\$.09M	-
Mason	\$ 1.91M	\$ 1.91M	\$ 5.60M	-	\$ 2.88M	\$ 2.88M	\$ 2.46M	\$ 2.46M	\$.77M	-	\$ 2.66M	-
Nolan	\$ 3.07M	\$ 3.07M	\$ 5.01M	-	\$ 6.13M	\$ 6.13M	\$ 2.81M	-	\$ 1.90M	-	\$ 2.24M	-
Total	\$9M	\$6M	\$17.5M	-	\$18.7M	\$9M	\$6.8M	\$2.5M	\$35.7M	-	\$8.9M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Osborn

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Turning Point / Fleming	\$ 1.22M	\$ 1.22M	\$ 3.35M	-	\$ 3.51M	\$.00M	\$.00M	-	\$.40M	-	\$ 2.25M	-
Pulaski @ AE East	\$.06M	\$.06M	\$ 1.91M	-	\$.42M	\$.42M	\$.00M	-	\$.08M	\$.02M	\$.20M	-
Brenda Scott	\$ 3.84M	\$ 3.84M	\$ 6.68M	-	\$ 1.32M	\$ 1.32M	\$.00M	-	\$ 2.69M	-	\$ 1.36M	-
Holmes, A.L	\$ 2.03M	-	\$ 3.92M	-	\$ 2.91M	\$.00M	\$ 2.56M	-	\$ 1.13M	-	\$ 1.81M	-
Law	\$ 1.05M	\$.90M	\$ 5.22M	-	\$ 1.12M	\$ 1.12M	\$.00M	-	\$.20M	\$.09M	\$ 1.16M	-
Osborn	\$ 5.46M	-	\$ 10.88M	-	\$ 9.19M	\$.00M	\$ 5.05M	-	\$ 26.11M	-	\$ 5.63M	-
Total	\$13.7M	\$6M	\$32M	-	\$18.5M	\$2.9M	\$7.6M	-	\$37.4M	\$121K	\$12.4M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Denby

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Beckham	\$ 1.26M	\$ 1.26M	\$ 4.02M	\$ 1.36M	\$.72M	\$.72M	\$ 2.02M	\$ 2.02M	\$.11M	\$.02M	\$.73M	-
Brewer	\$.91M	\$.91M	\$ 1.88M	-	\$ 2.93M	\$ 2.93M	\$ 1.31M	\$ 1.31M	\$ 1.61M	-	\$ 1.89M	-
Carleton	\$.95M	\$.95M	\$ 1.55M	-	\$ 3.84M	\$ 3.84M	\$ 1.30M	\$ 1.30M	\$.77M	-	\$ 1.88M	-
Denby	\$.19M	\$.19M	\$ 7.98M	\$ 2.39M	\$.29M	\$.29M	\$ 5.38M	\$ 5.38M	\$ 4.59M	\$.33M	\$.73M	-
Fisher Lower	\$.08M	\$.08M	\$ 3.37M	\$ 1.51M	\$ 2.52M	\$ 2.52M	\$.00M	-	\$.52M	\$.03M	\$.87M	-
Fisher Upper	\$.05M	\$.05M	\$ 6.86M	\$ 2.34M	\$ 1.32M	\$ 1.32M	\$.00M	-	\$ 1.21M	\$.03M	\$ 1.46M	-
Wayne	\$.42M	\$.42M	\$ 2.84M	-	\$ 3.31M	\$ 3.31M	\$ 1.13M	\$ 1.13M	\$.93M	-	\$ 1.63M	-
Total	\$3.9M	\$3.9M	\$28.5M	\$7.6M	\$14.9M	\$14.9M	\$11.1M	\$11.1M	\$16.5M	\$416K	\$9.2M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - EEV

	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Detroit Lions	\$.85M	\$.00M	\$ 1.56M	\$.00M	\$.96M	\$.00M	\$.81M	\$.00M	\$.10M	\$.00M	\$.70M	\$.00M
East English Village	\$.00M	\$.00M	\$ 2.99M	\$ 1.89M	\$.00M	\$.00M	\$.01M	\$.01M	\$.15M	\$.00M	\$.00M	\$.00M
Hamilton	\$.88M	\$.88M	\$ 2.18M	\$.00M	\$ 3.76M	\$ 3.76M	\$ 1.29M	\$ 1.29M	\$ 1.78M	\$.00M	\$ 1.85M	\$.00M
Marquette	\$ 1.33M	\$ 1.33M	\$ 3.93M	\$.00M	\$ 2.65M	\$ 2.24M	\$ 1.19M	\$.00M	\$ 1.67M	\$.11M	\$ 1.61M	\$.00M
Ronald Brown	\$ 1.20M	\$ 1.20M	\$ 4.74M	\$.00M	\$.99M	\$.94M	\$ 3.09M	\$.00M	\$ 1.35M	\$.00M	\$ 1.93M	\$.00M
Total	\$ 4.26M	\$ 3.41M	\$ 15.4M	\$ 1.89M	\$ 8.36M	\$ 6.94M	\$ 6.39M	\$ 1.3M	\$ 5.05M	\$.11M	\$ 5.46M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Southeastern

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Hutchinson	\$ 2.68M	\$ 2.68M	\$ 3.48M	-	\$.87M	\$.87M	\$ 2.50M	\$ 2.50M	\$.26M	\$.19M	\$.07M	-
Ben Carson	\$.61M	-	\$ 4.20M	-	\$ 2.02M	-	\$ 1.11M	-	\$.25M	-	\$ 1.87M	-
Bunche	\$.10M	-	\$ 4.20M	-	\$.00M	-	\$ 2.84M	-	\$ 1.94M	-	\$.70M	-
Chrysler	\$.42M	-	\$.92M	-	\$ 1.07M	-	\$.00M	-	\$.31M	-	\$.74M	-
Golightly Education Center	\$ 1.69M	\$ 1.69M	\$ 2.56M	-	\$ 1.71M	-	\$.00M	-	\$.62M	-	\$ 1.60M	-
Golightly Annex	\$.04M	\$.04M	\$ 1.54M	-	\$ 1.22M	-	\$.77M	-	\$.45M	-	\$.41M	-
King	\$.27M	\$.27M	\$ 7.04M	\$ 1.08M	\$.00M	-	\$.00M	-	\$.03M	-	\$.22M	-
Garvey	\$.26M	-	\$ 7.00M	-	\$ 1.00M	-	\$ 2.99M	-	\$ 1.02M	-	\$ 1.80M	-
Nichols	\$.68M	\$.63M	\$ 4.00M	\$ 1.08M	\$ 5.73M	-	\$ 1.30M	\$ 1.30M	\$ 2.83M	\$ 2.50M	\$ 2.39M	-
SE	\$ 8.77M	\$.30M	\$ 16.90M	-	\$ 5.27M	-	\$.00M	-	\$ 5.23M	-	\$ 2.14M	-
Spain	\$ 2.47M	\$ 2.47M	\$ 3.86M	-	\$ 4.31M	-	\$ 3.60M	\$ 3.60M	\$ 2.09M	-	\$ 2.64M	-
Total	\$18M	\$8.1M	\$55.7M	\$2.2M	\$23.2M	\$874K	\$15.1M	\$7.4M	\$21.9M	\$2.7M	\$14.6M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Western

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
AOA	\$ 1.93M	-	\$ 4.35M	-	\$ 4.16M	-	\$ 2.45M	-	\$.59M	-	\$.82M	-
AOA Logan	\$ 1.09M	\$ 1.09M	\$ 1.46M	-	\$.52M	-	\$.00M	-	\$ 1.35M	-	\$ 1.25M	-
Bennett	\$.16M	\$.16M	\$ 2.59M	-	\$.00M	-	\$.00M	-	\$.97M	-	\$.74M	-
Clemente,	\$ 1.10M	\$ 1.10M	\$ 2.09M	-	\$ 2.49M	\$ 2.49M	\$ 1.13M	-	\$.34M	-	\$.85M	-
Clippert	\$.44M	\$.37M	\$ 1.52M	-	\$.44M	\$.44M	\$.00M	-	\$ 1.19M	-	\$.60M	-
Earhart	\$.09M	\$.09M	\$ 3.12M	-	\$ 1.41M	\$ 1.41M	\$.00M	-	\$.02M	\$.01M	\$.08M	-
Harms	\$.36M	\$.36M	\$ 2.13M	-	\$.52M	\$.52M	\$.00M	-	\$.77M	-	\$ 1.97M	-
Mark Twain	\$ 2.25M	\$ 2.25M	\$ 2.68M	\$ 1.60M	\$ 4.03M	-	\$.75M	-	\$.59M	\$.59M	\$ 2.17M	\$ 2.17M
Maybury	\$.50M	\$.50M	\$ 2.40M	-	\$ 2.11M	\$ 2.11M	\$.00M	-	\$ 1.32M	-	\$ 1.18M	-
Munger	\$.10M	\$.10M	\$ 3.93M	-	\$.00M	-	\$.00M	-	\$.53M	\$.02M	\$.08M	-
Neinas	\$.51M	\$.51M	\$ 2.68M	-	\$.57M	\$.57M	\$.00M	-	\$.69M	-	\$ 1.58M	-
Priest	\$ 2.09M	\$ 2.04M	\$ 5.19M	-	\$ 2.58M	-	\$ 1.01M	\$ 1.01M	\$ 1.11M	\$.11M	\$ 1.97M	-
Western	\$.52M	\$.52M	\$ 9.30M	\$ 1.08M	\$ 2.85M	\$ 2.85M	\$.00M	-	\$.77M	-	\$ 4.37M	-
Total	\$11.1M	\$9M	\$43.4M	\$2.6M	\$21.9M	\$10.3M	\$5.3M	\$1.1M	\$17M	\$740K	\$17.7M	\$2.1M



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Central

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Central	\$ 3.86M	\$ 3.86M	\$ 6.77M	\$ 1.80M	\$ 5.63M	-	\$.00M	-	\$ 1.36M	\$.30M	\$ 2.36M	-
Noble	\$ 3.03M	-	\$ 7.09M	-	\$ 8.10M	-	\$ 3.59M	-	\$.52M	-	\$ 3.09M	-
Total	\$6.9M	\$3.9M	\$13.9M	\$1.8M	\$13.7M	-	\$3.6M	-	\$8.7M	\$299K	\$5.5M	-



SUMMARY OF DISTRICT-WIDE RECOMMENDATIONS

FEEDER PATTERN RENOVATION COST SUMMARY - Northwestern

Area	Building Exterior		Building Interior		Heating		Cooling		Site		Systems	
	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment	Full Need	Initial Investment
Burton	\$ 1.71M	\$ 1.71M	\$ 5.86M	-	\$.96M	\$.96M	\$.00M	-	\$.73M	-	\$ 1.84M	-
Cass	\$.00M	-	\$ 17.31M	\$ 5.75M	\$ 3.37M	\$ 3.37M	\$.00M	-	\$.11M	\$.10M	\$ 3.92M	-
DCP	\$ 10.60M	-	\$ 18.12M	-	\$ 18.79M	-	\$ 9.52M	-	\$ 3.19M	-	\$ 10.62M	-
DSA	\$ 2.75M	\$ 2.75M	\$ 9.35M	-	\$ 2.72M	\$ 2.72M	\$.00M	-	\$.02M	\$.01M	\$ 2.81M	-
Douglass	\$ 6.53M	-	\$ 11.84M	-	\$ 5.32M	-	\$.12M	-	\$ 1.18M	-	\$ 3.89M	-
Edmonson	\$.52M	\$.47M	\$ 2.26M	-	\$ 3.10M	\$ 3.10M	\$.56M	\$.56M	\$ 1.46M	-	\$ 1.60M	-
Legacy	\$.42M	-	\$ 1.74M	-	\$ 3.04M	-	\$ 1.11M	-	\$.82M	-	\$ 1.63M	-
Sampson Webber	\$ 3.17M	-	\$ 5.15M	-	\$ 6.49M	-	\$ 2.90M	-	\$ 1.07M	-	\$ 3.33M	-
Thirkell	\$ 1.26M	\$ 1.26M	\$ 3.77M	-	\$ 5.02M	\$ 5.02M	\$ 1.72M	\$ 1.72M	\$ 1.39M	-	\$ 2.48M	-
Westside	\$.55M	-	\$ 3.21M	\$2.1M	\$ 1.79M	-	\$.00M	-	\$.09M	-	\$.57M	-
Total	\$28.2M	\$6.2M	\$78.9M	\$6.8M	\$52.2M	\$15.2M	\$16.6M	\$2.3M	\$17.1M	\$118K	\$33.5M	-