



FACILITY MASTER PLAN

Series 5 Project: Southwest School New Build

Southwest School Engagement

Thursday, August 29, 2024



Meet the Capital Projects Team



Machion Jackson
Deputy Superintendent of
Operations



Cleveland "Mike" Simmons
Executive Director of
Facilities & Capital Projects



Kidest Albaari
Senior Director of Capital Projects



Chatoris Jones
Senior Director of Operations





Meet Your Owner's Representatives



Nicole Blocker
Plante Moran Realpoint
Program Manager



Ivan Petrovic
Plante Moran Realpoint
Project Manager



Jon DePew
Plante Moran Realpoint
Project Manager



Kim Dokes
Dokes Design
Architecture LLC
Project Manager



Salam Rida
Dokes Design
Architecture LLC
Project Manager



Tarolyn Buckles
Onyx Enterprises
Project Manager





We are on a Journey!

Reform doesn't happen once. Reform is a process.



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.



Facility Master Plan Vision Statement

“Our vision is to implement a plan that supports schools and neighborhoods, creating opportunities for children and families, create physical spaces that equip students and educators for success, and healthy, safe and sustainable facility design, financing and operations...”



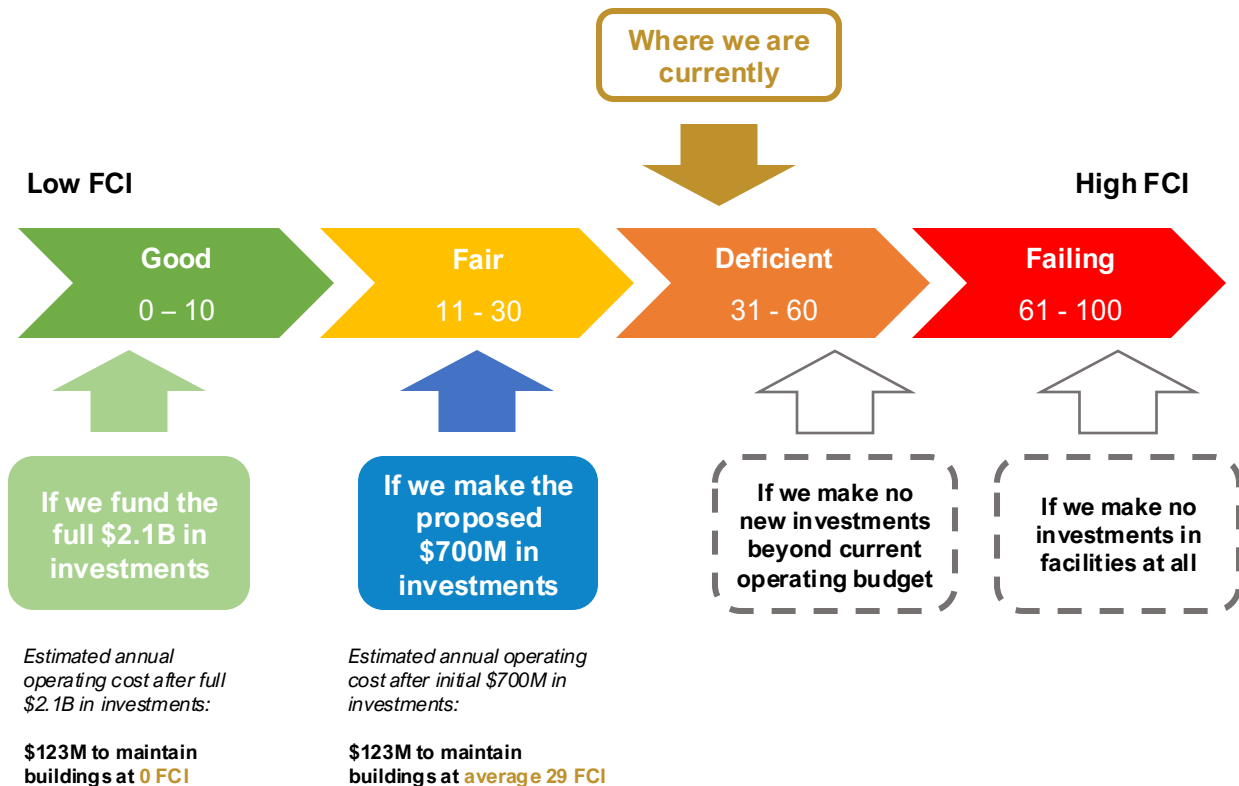
The proposed \$700M in initial investments under the Facility Master Plan will set a solid foundation for future investments and full implementation of the vision. However, we know that even after making these initial investments, there will be an ongoing need to maintain our facilities.

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





Facility Master Plan (FMP) Implementation Strategy Overview



Series 1 Managed by PMR	Series 2 Managed by PMR	Series 3 Management Capital Team/PMR	Series 4 Management Capital Team	Series 5 Management PMR	Series 6 Management TBD
8 Schools Impacted	10 Schools Impacted	38 Schools Impacted	5 Schools Impacted	19 Schools Impacted	50 Schools Impacted
SCOPE: New Buildings, Additions, Program Moves & Demolitions	SCOPE: Program Moves, Building Reactivations & Alternative Campus	SCOPE: Pre-K Expansion & Pre-K Centers	SCOPE: Demolitions	SCOPE: New Buildings, Reactivations, Addition, & Major Renovations	SCOPE: Building Renovations
\$202,000,000 INVESTMENT TOTAL	\$12,350,000 INVESTMENT TOTAL	\$13,634,959 INVESTMENT TOTAL	\$11,000,000 INVESTMENT TOTAL	\$306,667,733 INVESTMENT TOTAL	\$153,939,173 INVESTMENT TOTAL
PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2023	PROJECT START: Fall 2024



Detroit

Public Schools Community District

Southwest K - 8 School
Community Meeting - August 29, 2024



Meet the Design Team



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Sam Moschelli
AIA, NCARB, NOMA
Program Executive
Fanning Howey



Kirk Welsh
AIA NCARB NOMA
Project Manager
PURE Architects



Steve Herr
AIA
Director of Design
Fanning Howey



Carla Remenschneider
IIDA, RID
Director of Interior Design
Fanning Howey



Chase Holloway
AIA
Project Architect
Fanning Howey



Ernsö Brown
Landscape Designer
Fanning Howey

Agenda

- **Presentation Overview (15 min.)**
- **Instructions (5 min.)**
- **Small Group – 4 Stations (15 min. / station)**
 - Instructions (1 min.)
 - Exercise (10 min.)
 - Debrief (4 min.)
- **Large Group – Here's what we heard. (20 min.)**
- **We Will Be Back! Stay tuned for the next meeting announcement.**



Project Details

Number of Students:

- Up to **500** Students

Special Facilities:

- Secondary PK/K Entrance
- Central Courtyard
- Secure Staff Entrance

Site Considerations:

- Community Parklet
- Vacated Easements
- Alley Access

Project Timeline:

- Planning: **January 2024 – March 2024**
- Design/Bidding: **March 2024 – June 2025**
- Construction: **September 2025 – August 2027**

Target Square Footage:

- Approximate **75,000** SF
- One-story

Hard Construction Cost:

- \$30,000,000

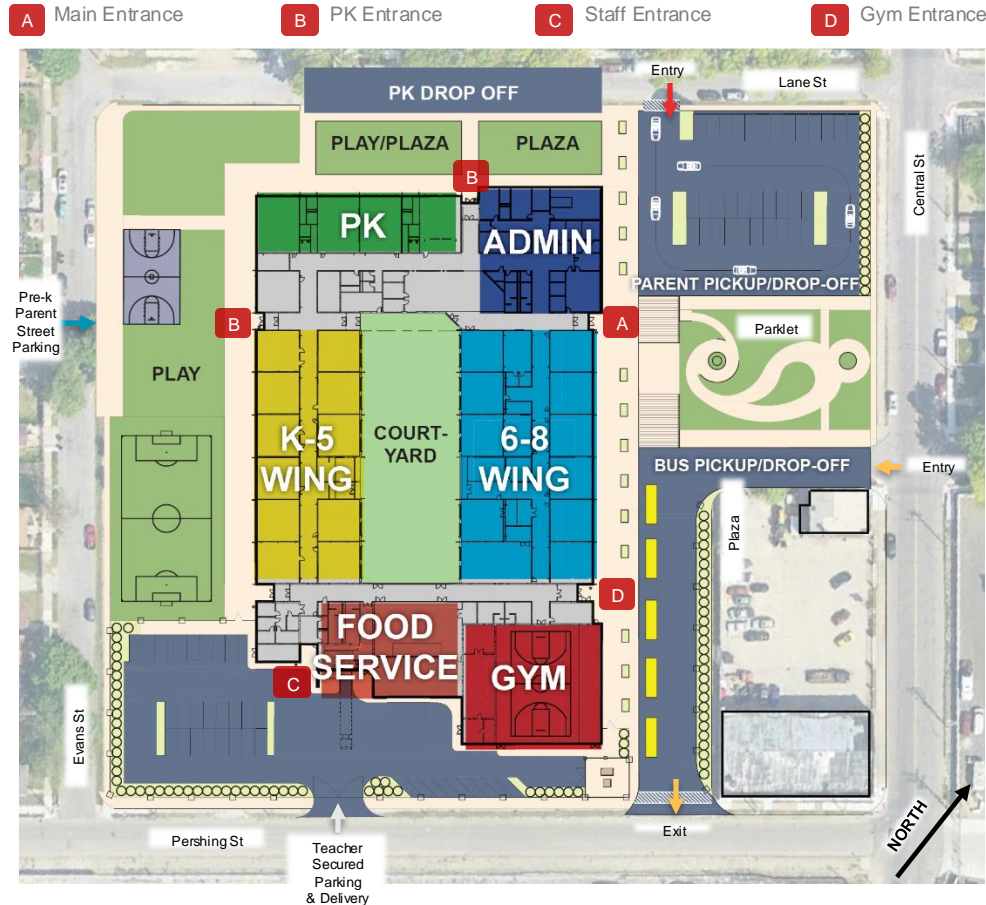




Conceptual IDEAS

Site Plan

- Secured Interior Pre-K Playground area separate from the rest of the campus
- North Plaza Inviting to Community Use
- Open lawn spaces for Community use along Evans Street.



Courtyard Inspiration



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Exterior pathways



Courtyard Discovery Potential

Playgrounds



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- Secured Pre-K Playground area separate from the rest of the campus
- Sensory Materials



Playgrounds



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Community Benefits

Safe Haven – Family Support Services



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Food Pantry



Laundry Services



Family Volunteer Center

Celebration of Culture and Educational Partnerships

Latino, Arabic, Afrocentric Connections



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Arabic Decoration & Meaning



Frida Kahlo and Diego Rivera



Symbolism, History and Celebration of Centeredness

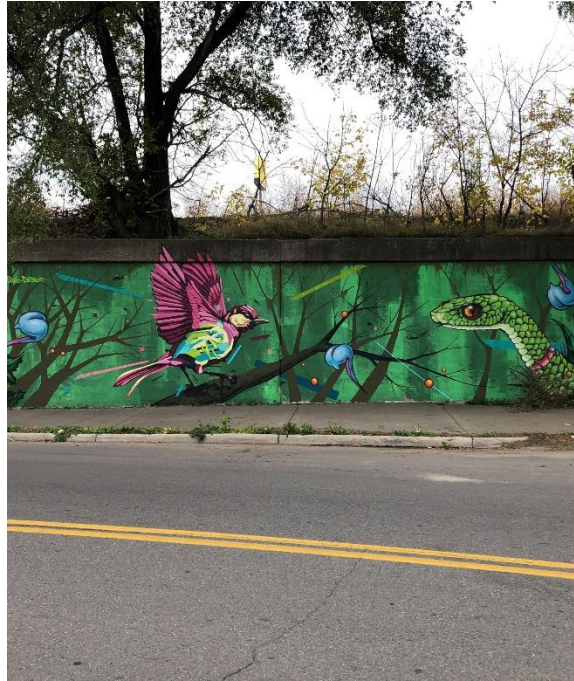
Community Culture and Artwork



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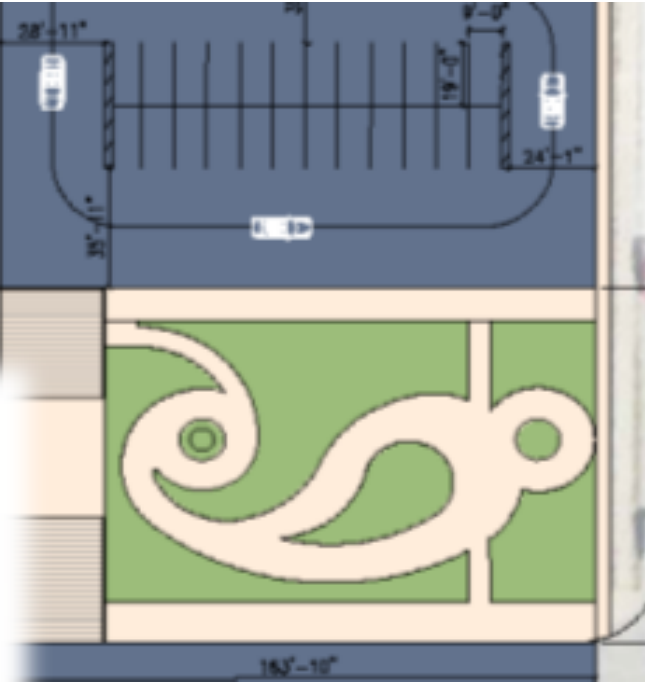
Neighborhood Murals



Outdoor Spaces



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Community Use



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Cook-outs / Shelters



Celebrations

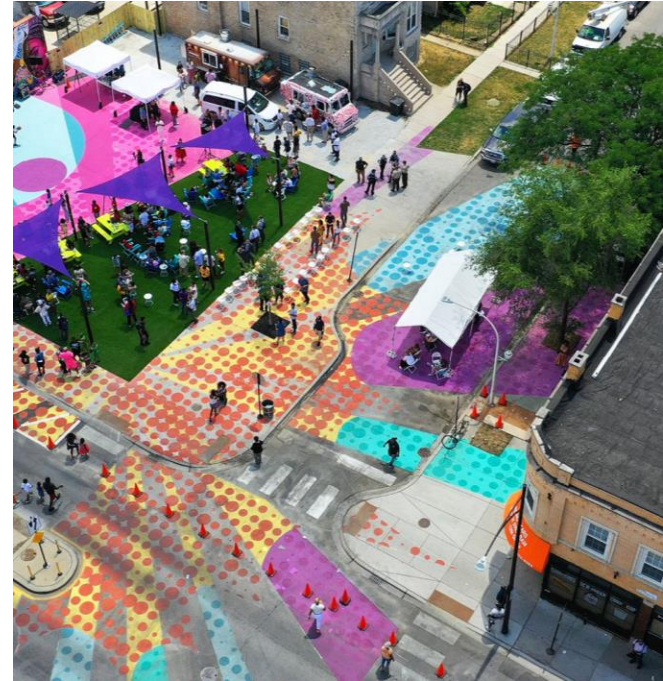


Gardens

Pocket Park



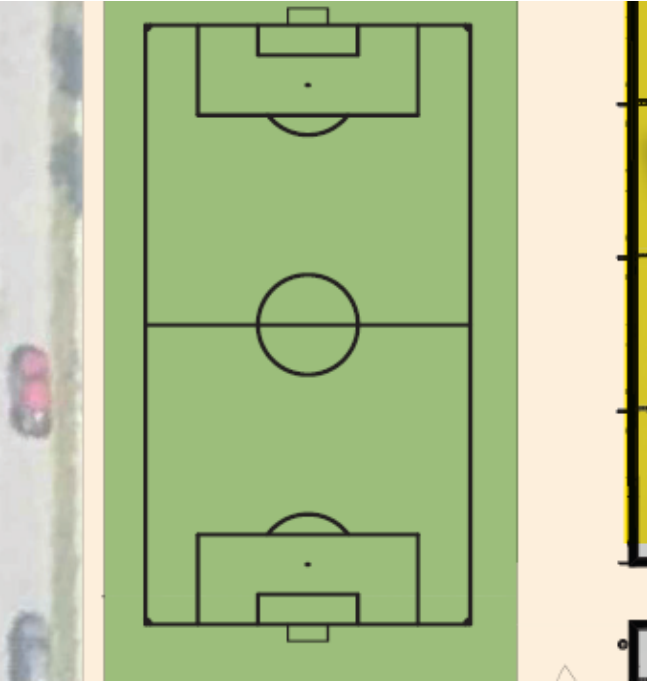
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Open Space Programing



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Open Field : Community Use



Sutu Wall : Interactive Play



Inclusive Play For All Community Members



We Want to Hear From You!

Breakout Sessions

Instructions

- Dots, Post-its, and Pens available at each station.
- **Stations have different instructions.**
 - Each station has instructions in English and Spanish that pertain to each board. Interpreters will float between stations.
- **Save time for a debrief at each station.**



INSTRUCTIONS:

Please place **green** dots next to the types of spaces that you believe would be most effective in helping promote physical and mental health amongst the students and faculty.

Please place **blue** dots next to the types of spaces that you believe the surrounding neighborhood and community would most appreciate.

Please write on post-its with any additional comments or suggestions. If you are referring to a specific image in your post-it, including the number of the image to which you are referring is helpful.

Por favor coloque los puntos verdes junto a los tipos de espacios que cree que serían más eficaces en ayudar a promover la salud física y mental entre los estudiantes y profesores.

Por favor coloque los puntos azules junto a los tipos de espacios que cree que el vecindario y comunidad circundante apreciara más.

Por favor escriba en una nota post-it con cualquier comentario o sugerencia adicional. Si se refiere a alguna imagen específica en tu post-it, es útil incluir el número de la imagen a la que se refiere.



Typical Station



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Station 1: The Site

Estación 1: El Sitio




QUESTION:

Which of these types of outdoor spaces do you believe would be most effective in helping to promote physical and mental health amongst the students and faculty at Southwest K-8? Why? (Place green dots next to selections. Write on post-its with additional comments, thoughts, suggestions.)

Pregunta A: ¿Cuál de estos tipos de espacios al aire libre cree que sería más efectivo en ayudar a promover la salud física y mental entre los estudiantes y profesores de Southwest K-8? ¿Por qué? (Puntos verdes)

QUESTION:

Which of these types of outdoor spaces do you believe the surrounding neighborhood and community would most appreciate? Why? (Place blue dots next to selections. Write on post-its with additional comments, thoughts, suggestions.)

Pregunta B: ¿Cuál de estos tipos de espacios al aire libre cree que el vecindario y comunidad circundante apreciaría más? ¿Por qué? (Puntos azules)



1. Playground
1. Patio de recreo



2. Community Garden
2. Jardín comunitario



3. Basketball court
3. Cancha de baloncesto



4. Outdoor Dining
4. Comedor al aire libre



5. Gaga Ball
5. Bola gaga



6. Outdoor Classroom
6. Aula al aire libre



7. Soccer Goal
7. Área de fútbol



8. Natural Play area
8. Área de juego natural



9. Outdoor Learning
9. Aprendizaje al aire libre

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