



FACILITY MASTER PLAN

Community Engagement Session

School Community Rebuild Update

October 2023



Tonight's Agenda

- Welcome and Introductions
- Facility Master Plan Overview
- May Engagement Recap
- Design Concepts
- Questions & Answers





Virtual Meeting Space

- Let us know who is here!
- Using the chat feature
- Feedback & questions at the end



Scan to stay connect!



Meet Your District Presenters



Machion Jackson
Assistant 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



Tony Thomas, PE
Plante Moran Cresa
Project Manager



Kim Dokes
Dokes Design
Architecture LLC
Project Manager



Salam Rida
Dokes Design
Architecture LLC
Project Manager



David Esparza
AECOM
Project Manager



Tarolyn Buckles
Onyx Enterprises
Project Manager





Meet Your Design & Construction Team



Brendon Pollard
Kingscott
Principal,
Director of Planning and
Design



Sami Szeszulski
Kingscott
Project Manager



John Davids
Kingscott
Senior Design Architect



John Abela
SDG Associates
Director of Design



Ed Bloom
Rockford
Project Executive



Adam Al-Ansari
Rockford
Project Manager



Gabryelle Giddens
Rockford
Assist. Project Manager





We are on a Journey!

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

And STILL We Rise!



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

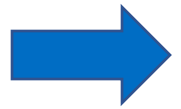
2018-2020



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.



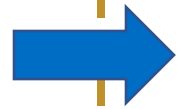
2021-2022



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.



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.



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...”





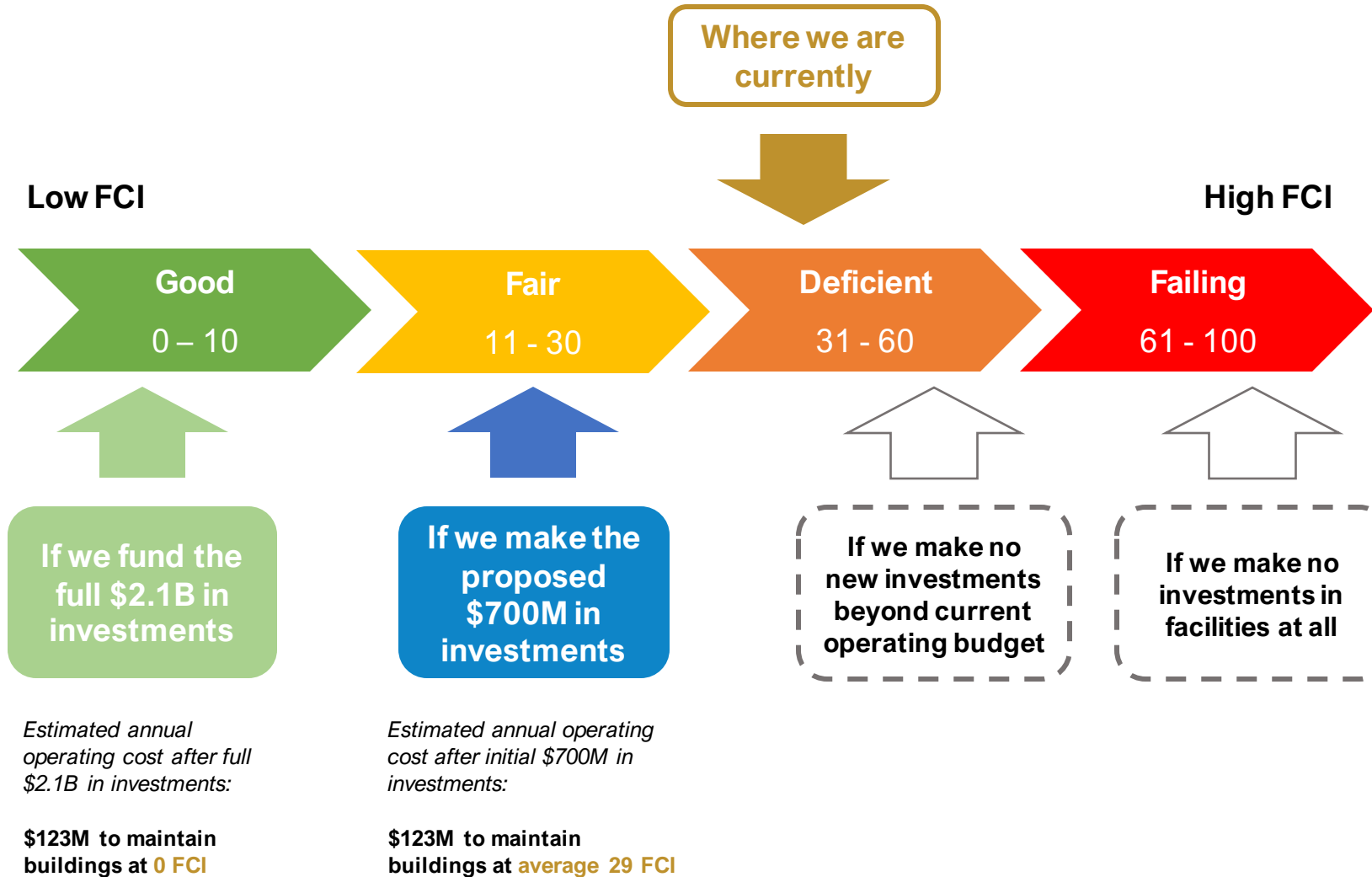
The proposed \$700M in initial investments under the Facility Master Plan will set a solid foundation for future investments and full implementation of the vision. However, we know that even after making these initial investments, there will be an ongoing need to maintain our facilities.

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





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



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.*



Facility Master Plan (FMP) Implementation Strategy Overview



Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
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



Carstens Elementary – Middle School



Rebuild Site Considerations

The master plan process relied on data provided by the District, county, state, and US Census to establish context for existing conditions and a forecast of future conditions including city investments for site considerations.

Carstens Site

Site Acreage: 2.94 acres

FCI: 40

Renovation Need: \$13,173,080

New Build: \$29,000,000

Building Size: 128,000 SF

Stark Site

Site Acreage: 1.2 acres

FCI: 62

Renovation Need: N/A

New Build: \$29,000,000

Building Size: 51,877 SF

Golightly CTC Site

Site Acreage: 9.57 acres

FCI: 56

Renovation Need: \$20,357,742

New Build: \$29,000,000

Building Size: 132,668 SF

FCI Score Key:



Good (0 - 10)



Fair (11 - 30)

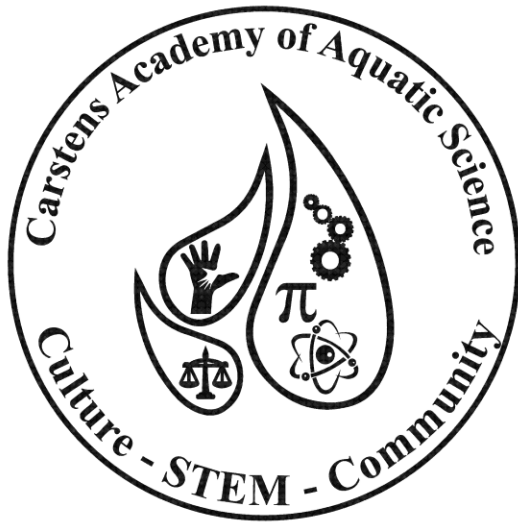


Deficient (31 - 60)



Failing (61 - 100)

Demographics, Space Utilization, Proximity to Other Schools, Marketing Opportunities, Safety, and Flood Zoning were also considered.



PROGRAM COMPARISON

CURRENT

Building	SF	Students	Capacity
Carstens	128,000	347	650

BOARD APPROVED

Building*	SF	Student Capacity	Construction Budget
Carstens	75,700	620	\$29,000,000

SCHEDULE OVERVIEW*

Planning	Start: April 2023	Complete: September 2023
Design / Bidding	Start: September 2023	Complete: March 2025
Construction	Start: April 2025	Complete: August 2027

*Estimated Hard Construction Cost and Schedule subject to verification based on current market conditions.

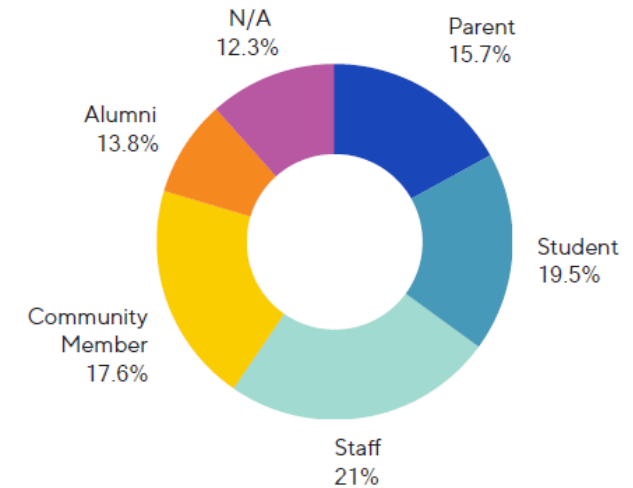


May 2023 Engagement Session Recap

Totals (All Meetings)

Pershing High School, Paul Robeson
Malcom X Academy, Carstens Elementary-
Middle School, Davis Aerospace Technical
High School and Southeastern High School

Parent	33
Student	41
Staff	44
Community Member	37
Alumni	29
N/A	26
TOTAL	210 attendees



	Meeting 1 Pershing High School	Meeting 2 Paul Robeson Malcom X Academy	Meeting 3 Carstens Elementary- Middle School	Meeting 4 Davis Aerospace Technical High School and Southeastern High School
Parent	3	16	4	10
Student	9	3	15	14
Staff	14	7	10	13
Community Member	8	12	8	9
Alumni	16	4	2	7
N/A	12	5	2	7
TOTAL	62	47	41	60

*The numbers in the table represent attendees who signed in at the beginning of the meeting. We estimate a 20% grossing factor for those that joined the meeting after the session began.

What We Heard!



Safety

New build should ensure student safety

Curriculum

New school and curriculum should go hand in hand.










School Culture

Retaining historical relevance and emphasize school pride and community

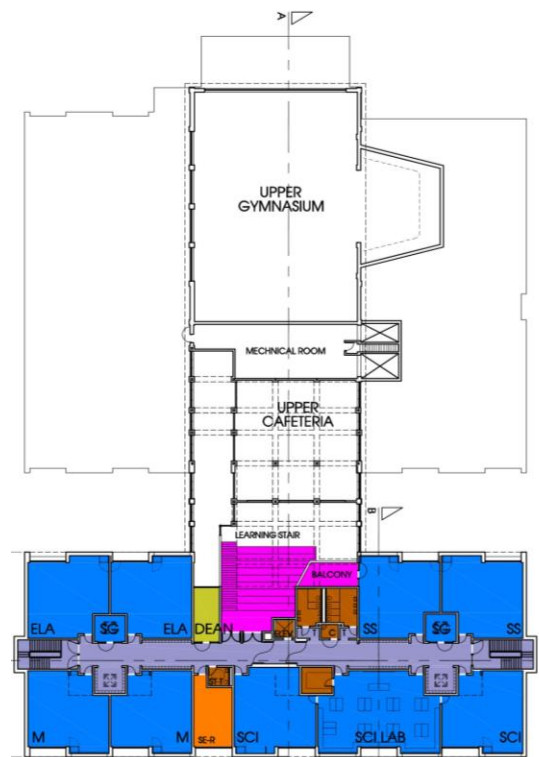
Aesthetic & Architecture

Reflect modern, state-of-the-art designs and ideas.

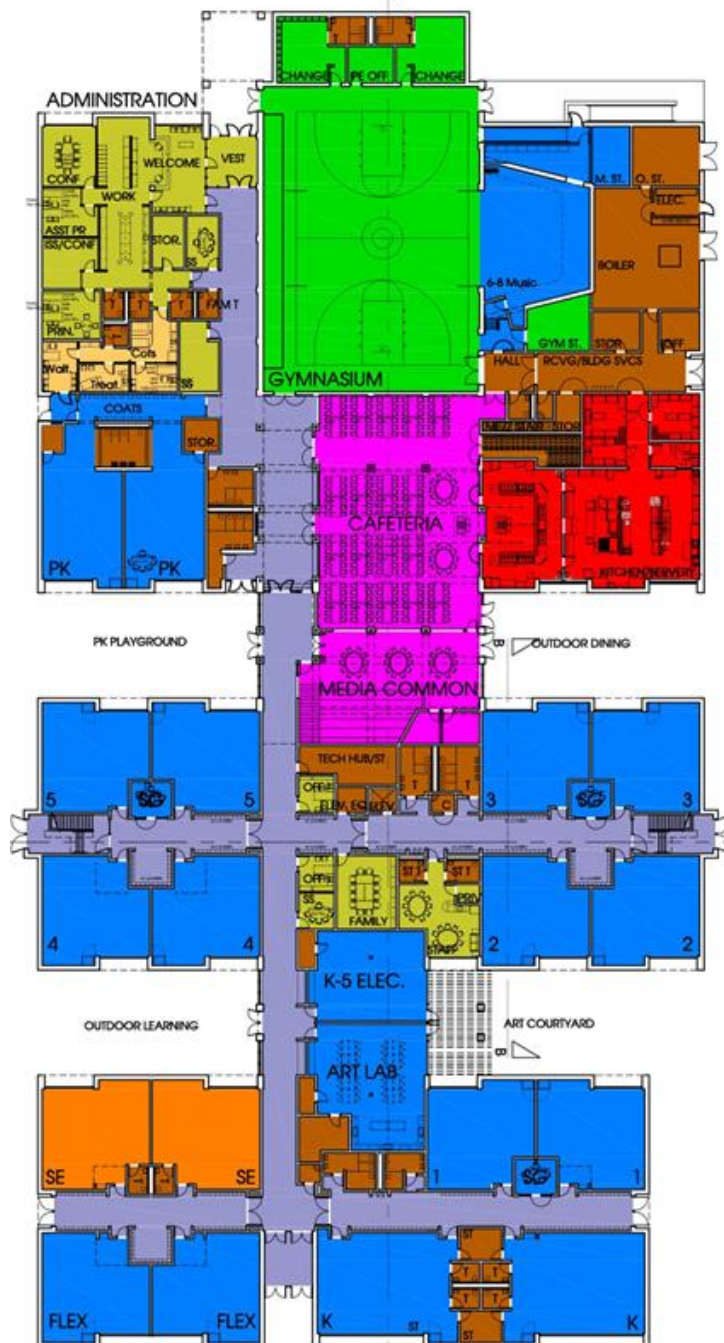
Floor Plan & Program Elements

KEY	TOTAL SQUARE FOOTAGE: 75,700 S.F.	
	ADMIN/SUPPORT	 PHYSICAL EDUCATION
	HEALTH CENTER	 COMMON SPACES
	CLASSROOMS	 FOOD SERVICE
	ESE CLASSROOMS	 CIRCULATION
	BUILDING SUPPORT	

Level 2



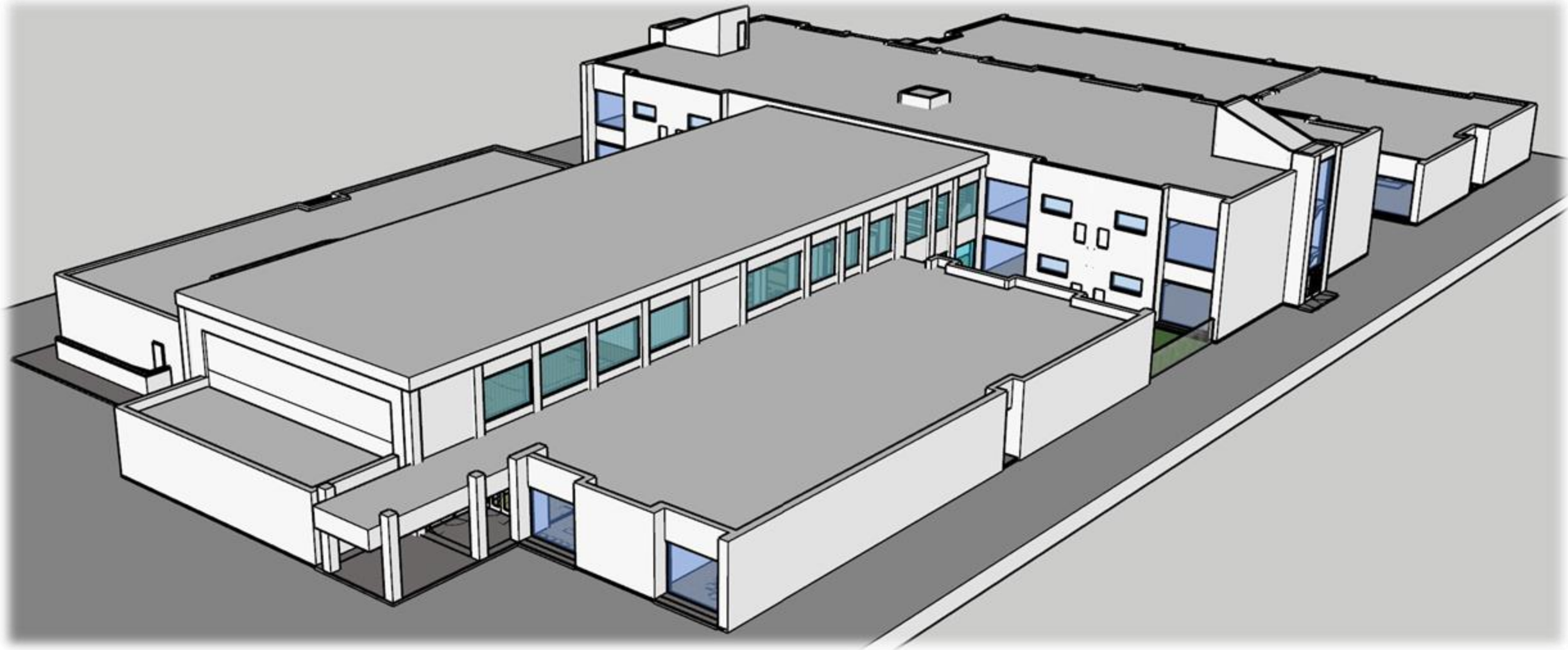
Level 1



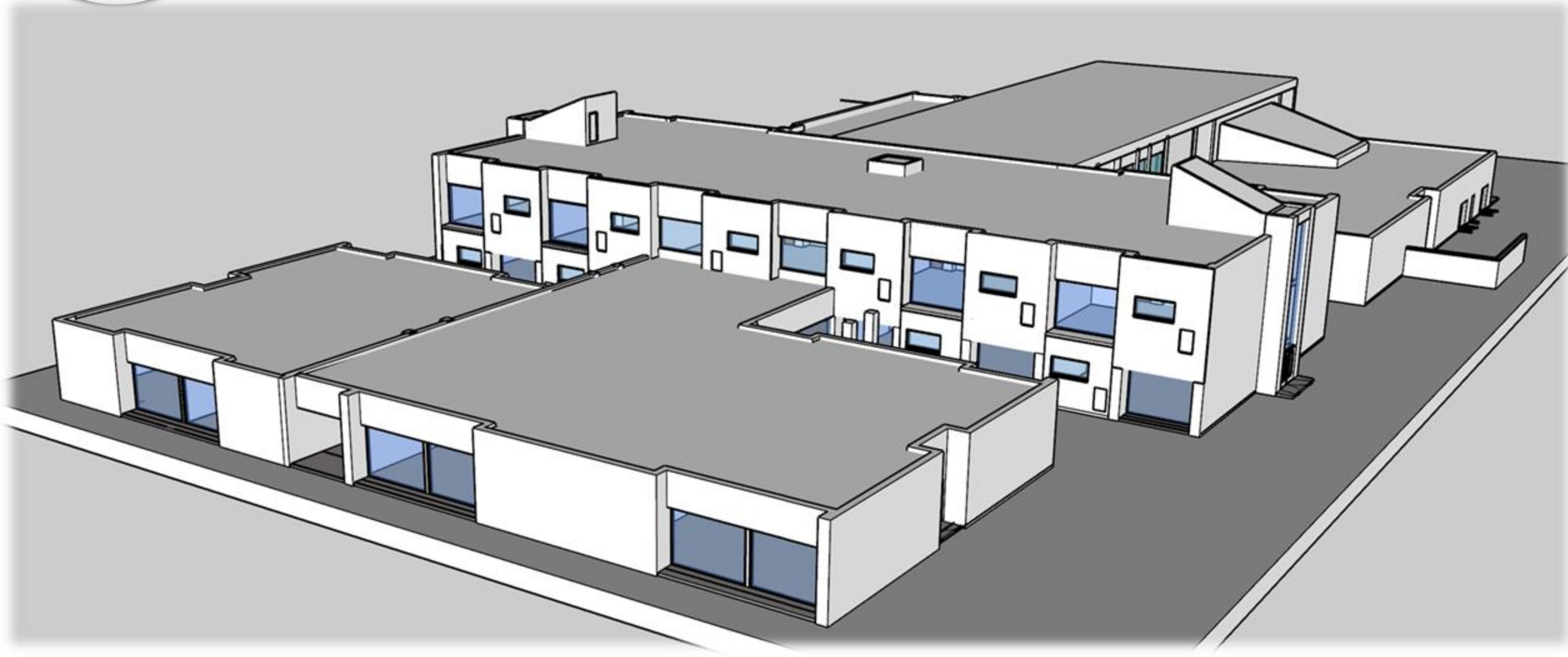
- **Secured Vestibule Entrance**
- **26 Classrooms** (900-950 SF each)
- **1 Science Lab** (1,400 SF)
- **6 Specialty Rooms**
 - 1 Music Room
 - 1 K – 5 Elective Room
 - 1 Art Lab
 - 1 Health Suite
 - 1 Family & Volunteer Center
 - 1 Media Commons & Learning Stairs
- **Gymnasium** (5,200 SF)
- **Student Courtyards**
 - Outdoor Learning/Studying
 - Outdoor Dining
 - Art Courtyard
- **Play Spaces**
 - Separate PK Playground
 - 5 – 12 Playground

Total Square Footage: 75,700 SF

Rebuild 3D Massing – Front



Rebuild 3D Massing – Back



Building Site Design Principles



Carstens Site Context

- More visibility
- Adjacency to commercial properties
- Residential Multi-Family context
- Architectural character
- Flood Plain issues to be solved
- Proximity to Jefferson Ave.
- Points of Site Entry/ Traffic calming



All design concepts are measured by how its impact to site safety for students and staff.

Key Factors:

- Safe pathway for students and families walking to school
- A separation of student drop-off and bus traffic
- A safe and efficient vehicular traffic pattern on the site
- Separate parking areas for staff and visitors
- Safe access for students from school to playgrounds and other outdoor areas
- Integration of traffic patterns into neighborhood streets with safe ingress and egress



Thank you DPSCD Family!



1)

2) **Direct link in chat!**

3) **www.detroitk12.org/fmp**

Have additional questions?
FacilityMasterPlan@detroitk12.org

Want a recap?

- This presentation deck is currently posted on the District's FMP webpage.
- A recording will be posted following this session.