



# **FACILITY MASTER PLAN**

## **Southeastern Annex School Engagement Meeting**

**April 10, 2024**



# Agenda

- Welcome and Introductions
- Timeline
- Concept
- Site and Floor Plans
- Interior and Exterior Renderings
- Questions & Answers





# Meet Your District Presenters



**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



**Ahmed Beasley**  
Plante Moran Realpoint  
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



**Sandra Little**  
**Quinn Evans**  
Principal and Director of  
Diversity, Equity, and Inclusion



**Damon Thomas**  
**Quinn Evans**  
Project Manager, Architect



**Paul Royal**  
**Quinn Evans**  
Project Architect,  
AIA, LEED AP BD+C



**Shanita Rutland**  
**Quinn Evans**  
Designer,  
NOMA, AIA Assoc.

**QUINN  
EVANS**



**Stephanie Corona**  
**Gilbane**  
Project Executive



**Jason Steinhebel**  
**Gilbane**  
Cost Estimation



**Michelangelo Cereghino**  
**KEO Associates**  
Director of Construction

**Gilbane**  
Gilbane Building Company

**KEO**  
KEO & ASSOCIATES, INC.



# Southeastern High School





# MANUFACTURING CTE ANNEX

## BOARD APPROVED

Building*	SF	Student Capacity	Construction Budget
Southeastern	10,800	N/A	\$6,000,000

## SCHEDULE OVERVIEW\*

Planning	Start: April 2023	Complete: August 2023
Design / Bidding	Start: August 2023	Complete: May 2024
Construction	Start: July 2024	Complete: August 2025

\*Estimated Hard Construction Cost and Schedule subject to verification based on current market conditions and Foch Building Demolition Program.

# Concept

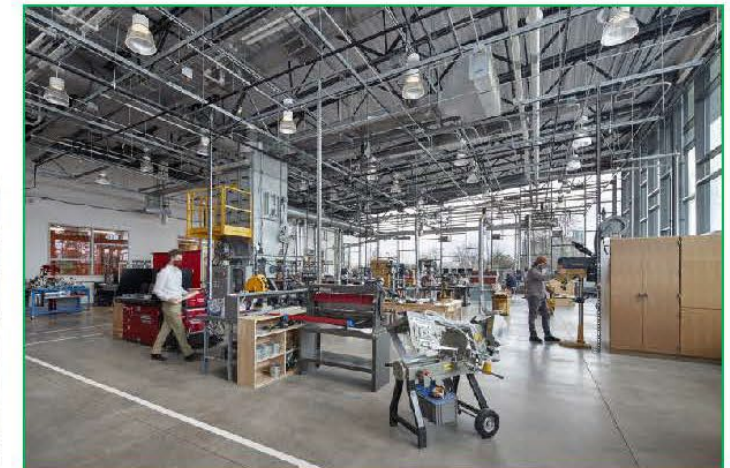
## (ORGANIZING CONCEPT - "NORTH STAR")

### HISTORIC ASSEMBLY LINES:

- OPEN FLOOR PLAN
- CLEAR SPANS
- DAYLIGHT
- PROCESS-FOCUSED
- OPEN CEILINGS
- CLEAR SIGHT LINES

### 21<sup>ST</sup> CENTURY CTE LEARNING:

- COLLABORATION & BREAKOUT AREAS
- MAXIMIZE FLEXIBILITY
- STUDENT HEALTH & TECHNICAL EXCELLENCE
- PROJECT-BASED / RE-TOOL FOR TOMORROW
- ADAPTABLE / 'FUTURE-PROOF'
- INTEGRATE DPSCD'S MISSION, VISION, & VALUES



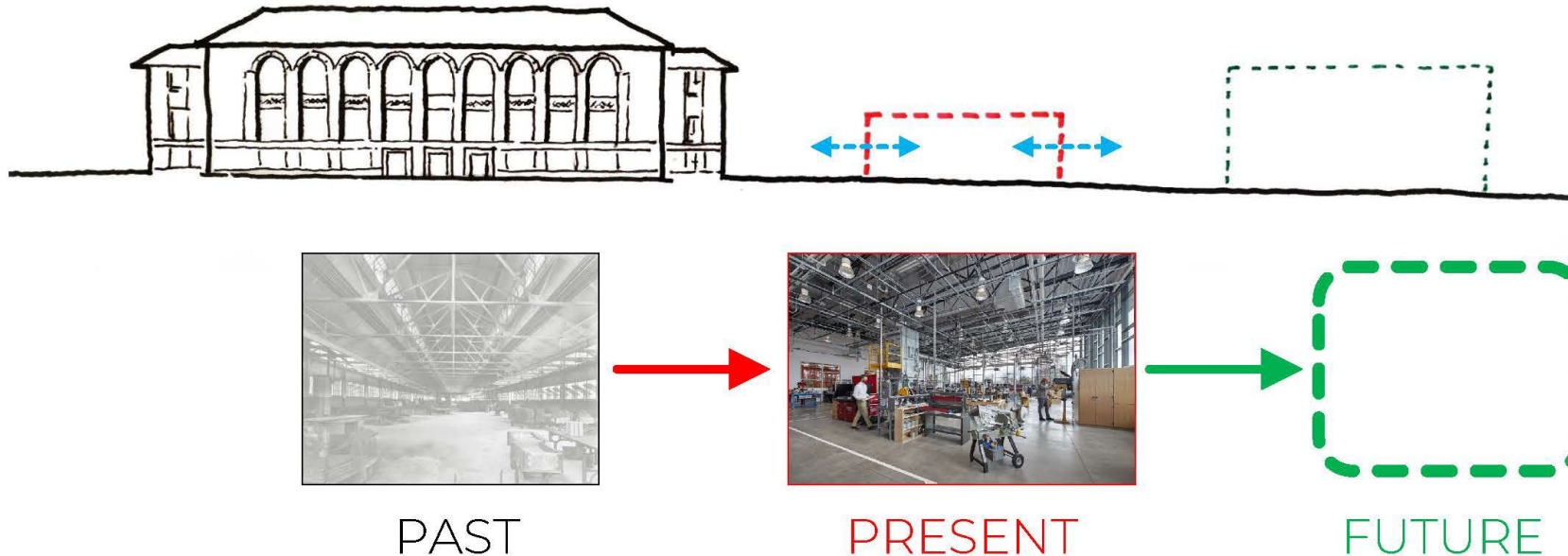
PRECEDENT: GREENVILLE (SC) TECHNICAL COLLEGE CENTER FOR MANUFACTURING INNOVATION, CREDIT LS3P ASSOCIATES LTD.



# Concept



BIG IDEA: “CELEBRATE THE BEAUTY OF TECHNICAL CRAFT WHILE ELEVATING DETROIT’S RICH HISTORY OF INNOVATIVE MANUFACTURING.”

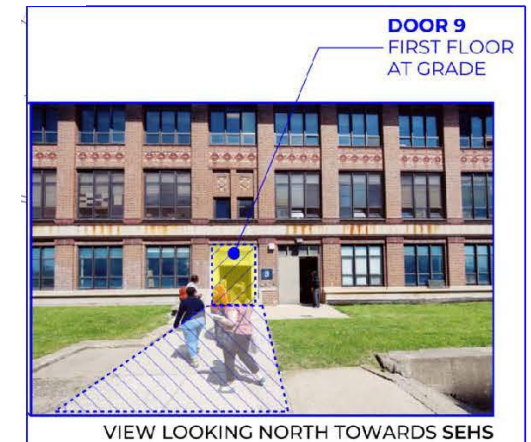
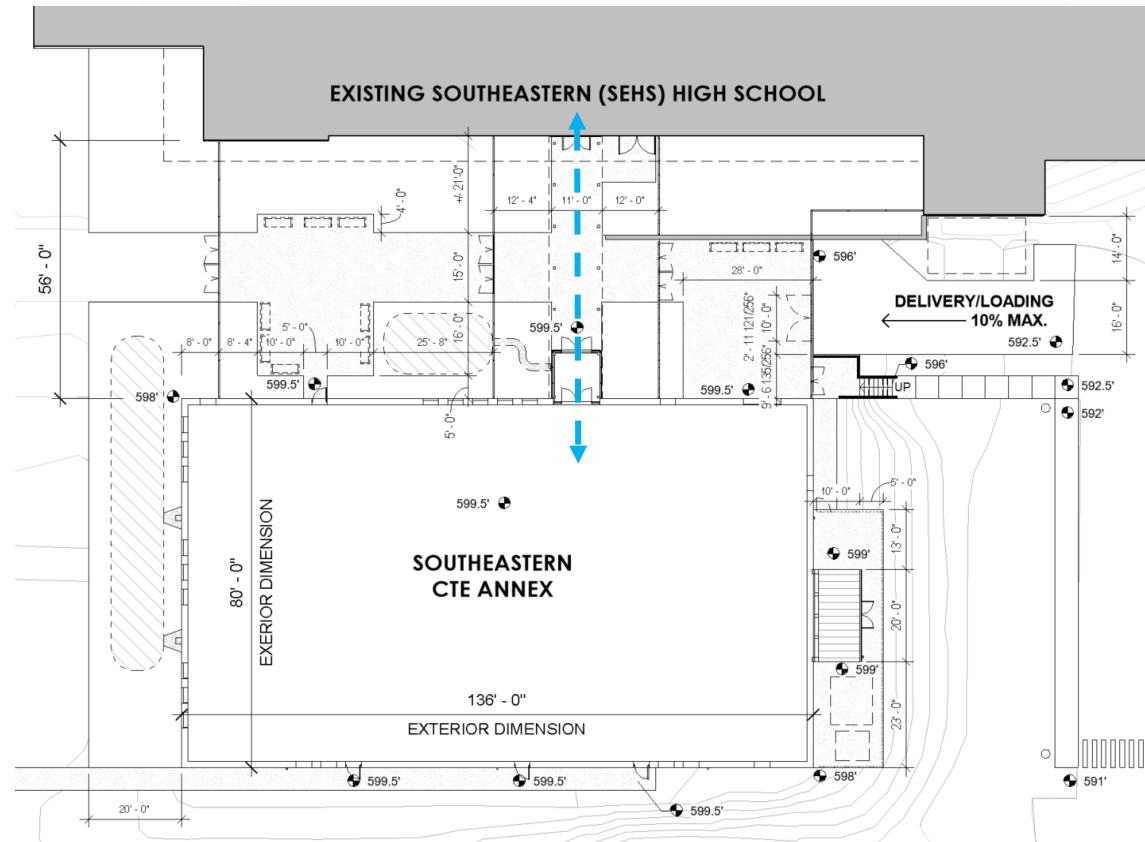




Students Rise. We All Rise.

# Site Plan

## ANNEX ENTRY



VIEW LOOKING NORTH TOWARDS SEHS

APRIL 10, 2024



**QUINN  
EVANS**



# Site Plan

## LANDSCAPE SITE DIAGRAM



**8' TALL SECURITY  
FENCE W/ FIRE ALARM  
INTEGRATED GATES**

**BIOSWALE - FULL SUN**

**Upland**

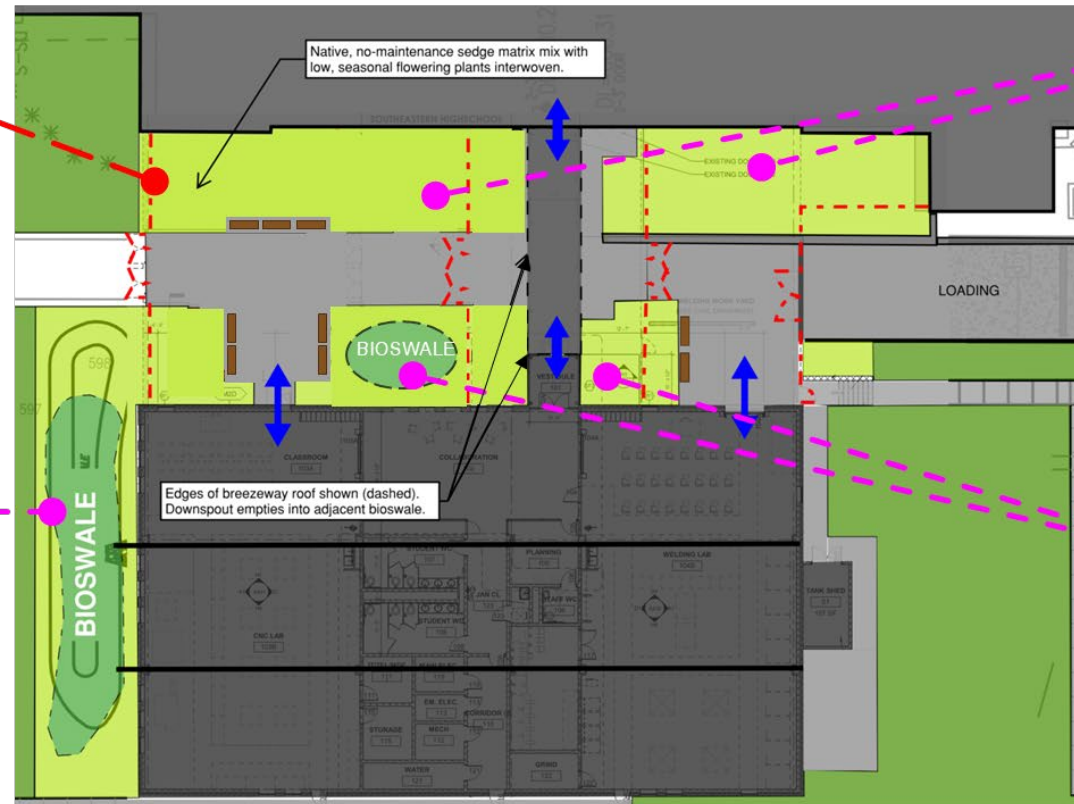
- Verbena bonariensis  
Verbena
- Achillea millefolium L.  
Common Yarrow
- Schizachyrium scoparium  
Little Bluestem

**Side slopes**

- Echinacea purpurea  
Coneflower 'Green Jewel'
- Echinacea purpurea  
Coneflower 'PoWow'
- Schizachyrium scoparium  
Little Bluestem

**Base**

- Aster puniceus  
Swamp Aster
- Carex lacustris  
Lake Sedge



**FULL SUN**

**Back**

- Verbena bonariensis  
Verbena
- Echinacea purpurea  
Coneflower
- Schizachyrium scoparium  
Little Bluestem

**Mid**

- Echinacea purpurea  
Coneflower 'Green Jewel'
- Liatris spicata  
Blazing Star 'Foristan White'
- Schizachyrium scoparium  
Little Bluestem

**Front**

- Mimulus ringens  
Monkey Flower
- Achillea millefolium L.  
Common Yarrow

**BIOSWALE - PARTIAL SHADE/AFTERNOON SUN**

**Upland**

- Pycnanthemum muticum  
Mountain Mint
- Echinacea purpurea  
Coneflower 'PoWow'
- Carex woodii  
Pretty Sedge

**Side slopes**

- Echinacea purpurea  
Coneflower 'Green Jewel'
- Achillea millefolium L.  
Common Yarrow
- Carex woodii  
Pretty Sedge

**Base**

- Mimulus ringens  
Monkey Flower
- Carex lupulina  
Hop Sedge

# Program Diagram & Elements



## Room Legend

	CLASSROOM
	COLLABORATION
	CORRIDOR
	LAB
	Room
	STAFF WC
	STORAGE
	STORAGE (TEACHER)
	STUDENT CHANGING
	STUDENT WC
	TEACHER PLANNING
	UTILITY
	VESTIBULE

COLLABORATION

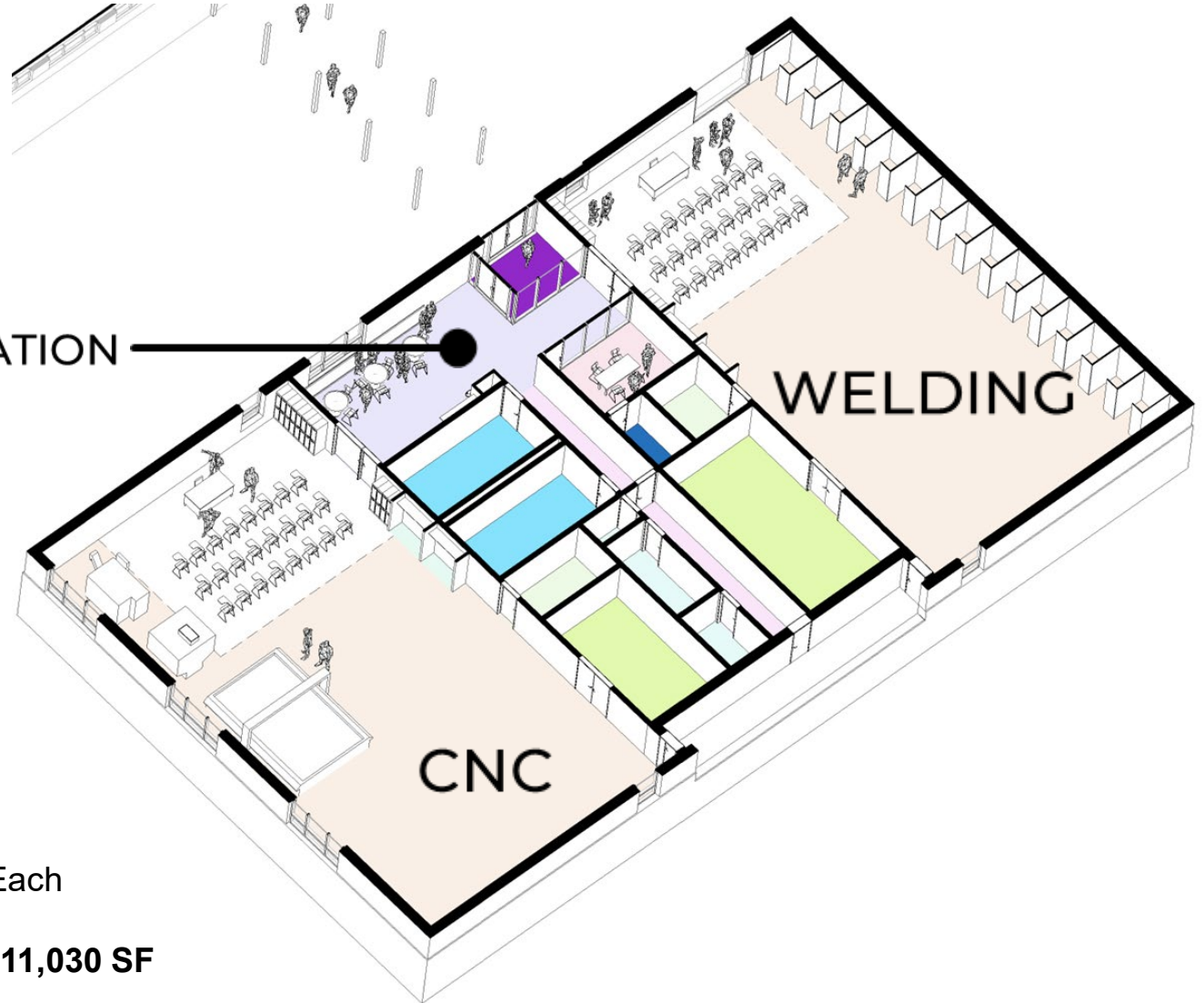
WELDING

CNC

### WELDING AND CNC LABS:

- Classroom Space included +3,400 SF Each

**TOTAL SQUARE FOOTAGE: 11,030 SF**

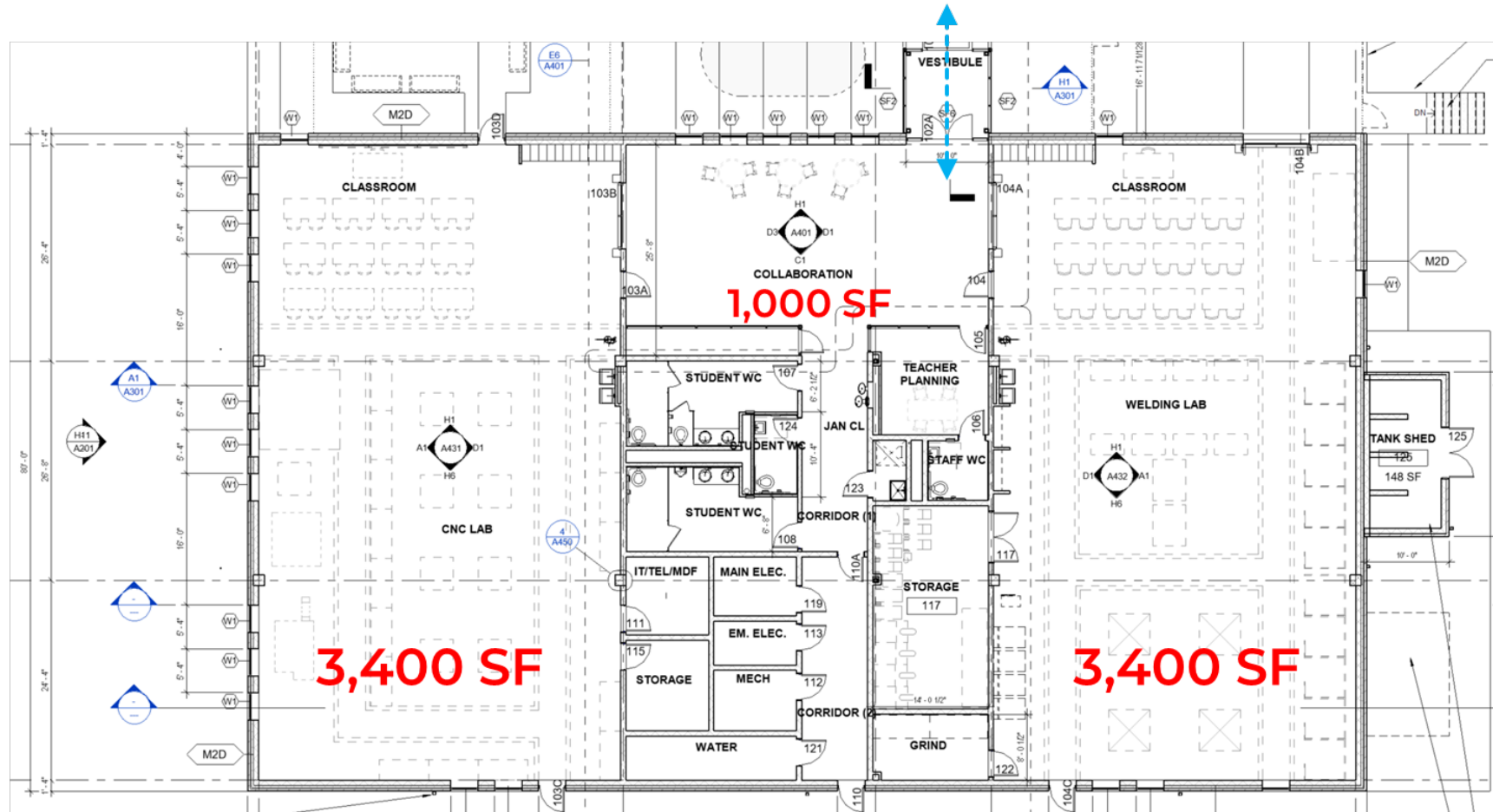






# Floor Plan

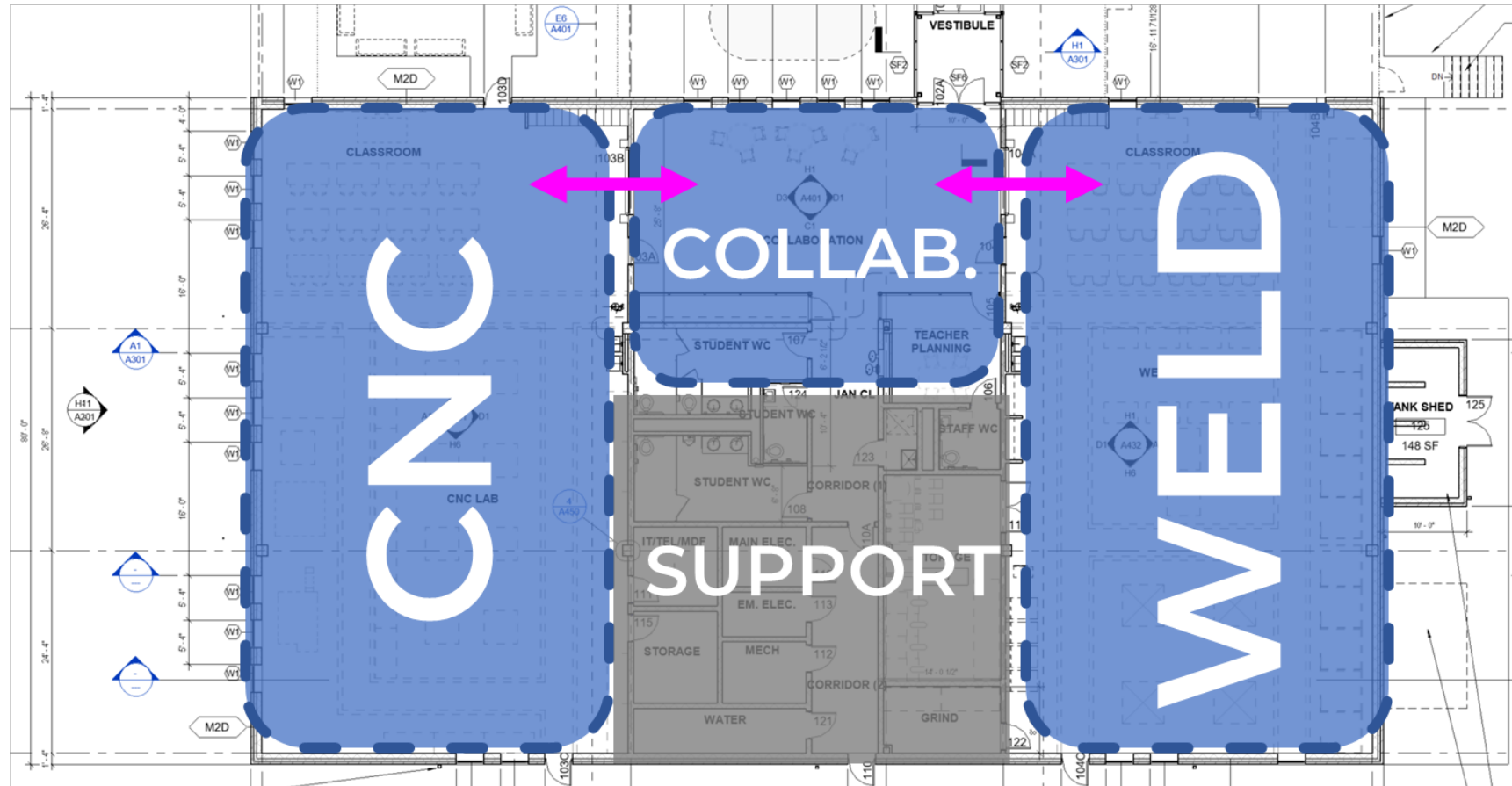
## FLOOR PLAN DIAGRAMS - BASICS





# Floor Plan

## FLOOR PLAN DIAGRAMS - COLLABORATION

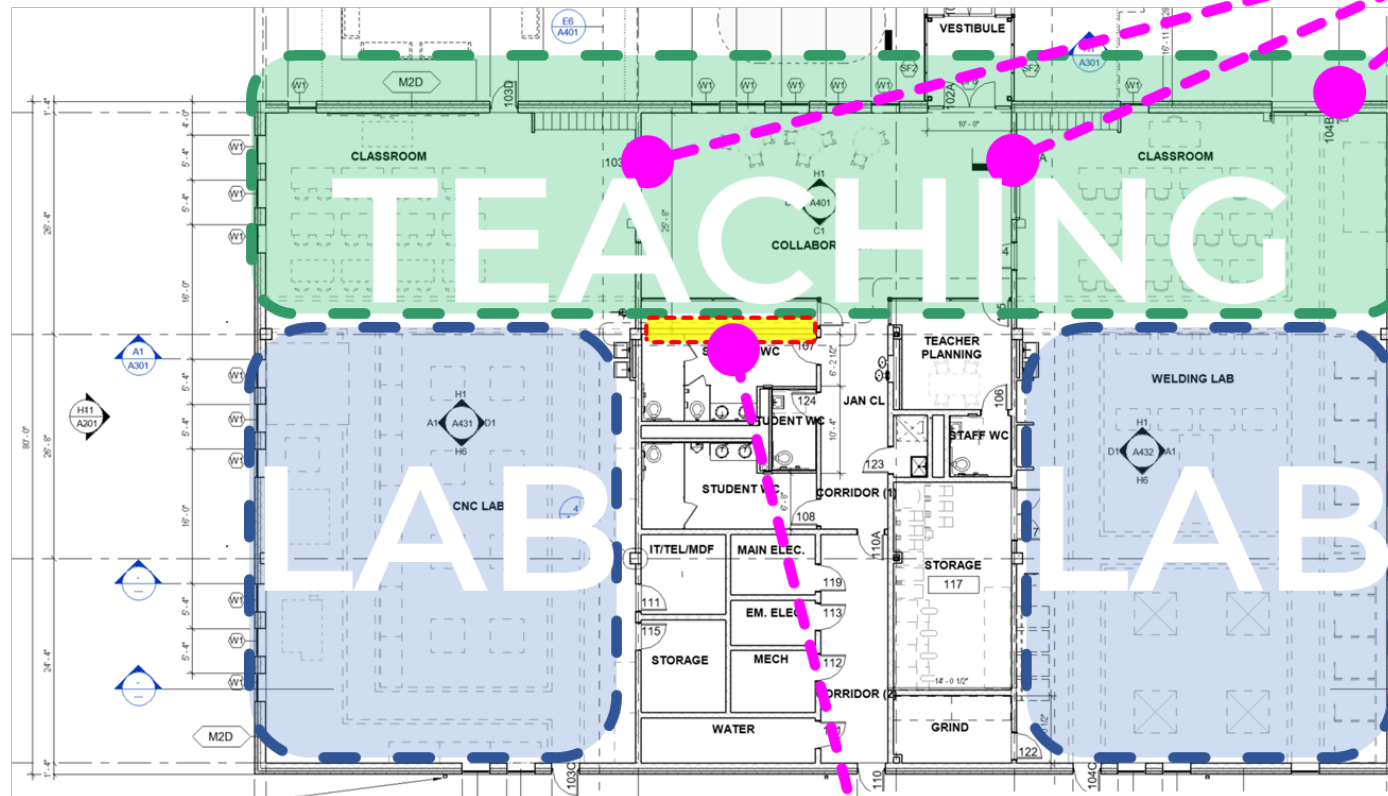






# Floor Plan

## OVERLAPPING ZONES



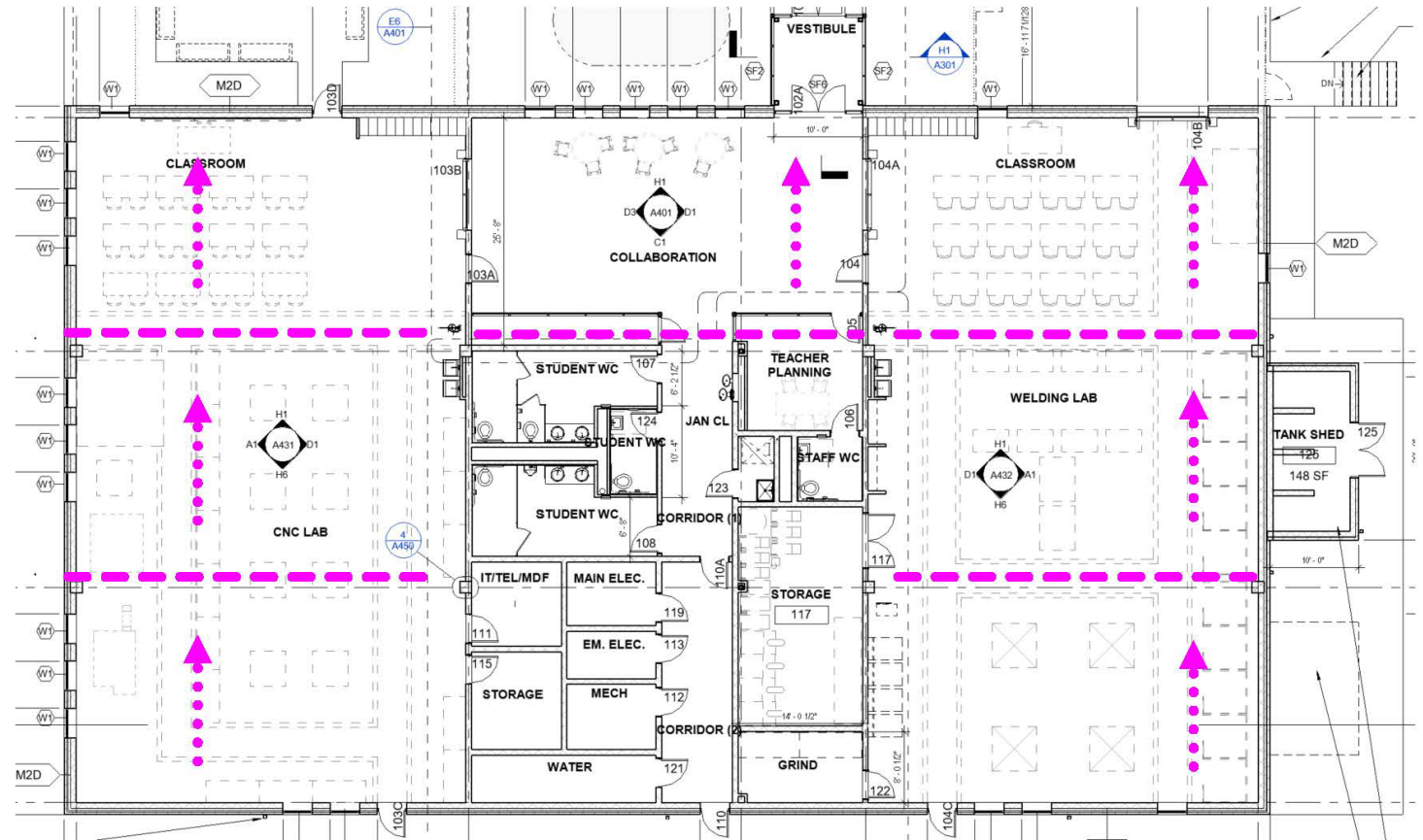
(3) LARGE  
OPERABLE LIFT  
DOORS

STUDENT WORK DISPLAY CASE  
CELEBRATES STUDENT EXCELLENCE



# Floor Plan

## FLOOR PLAN DIAGRAMS – SLOPED ROOFS

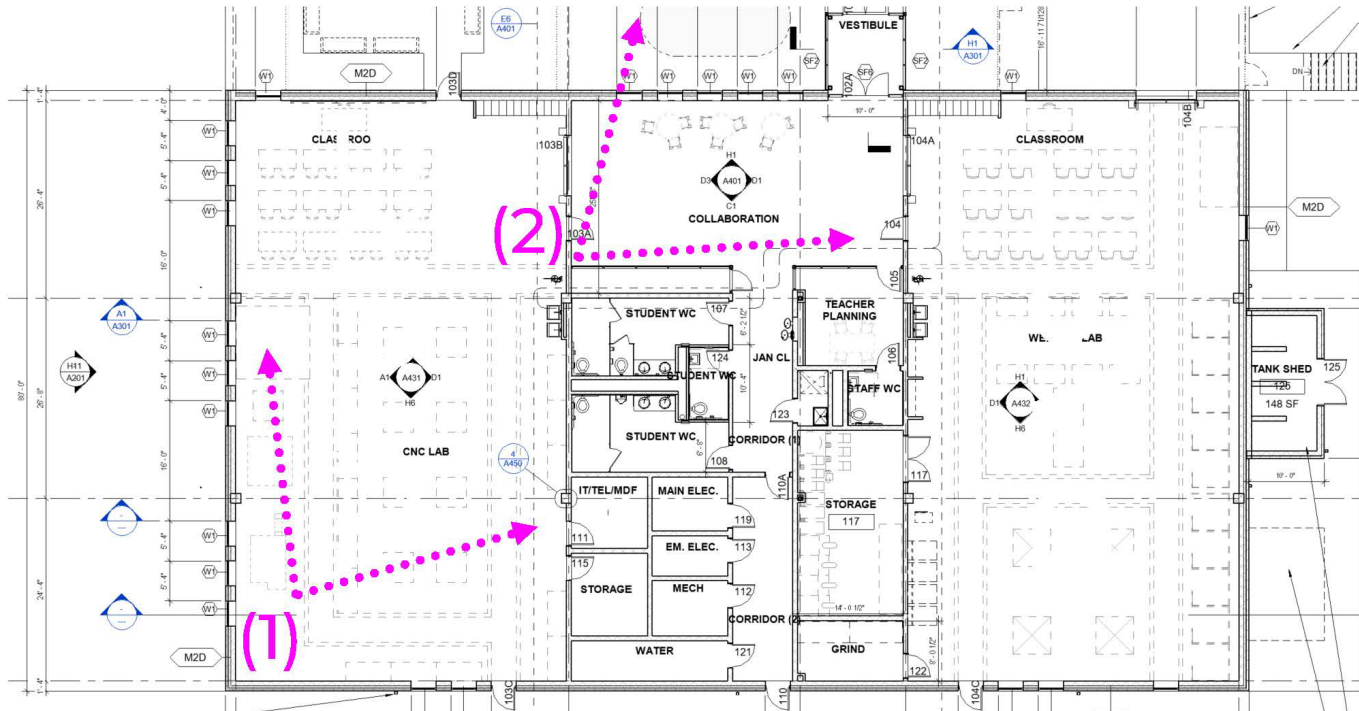






# Views

## INTERIOR VIEWS





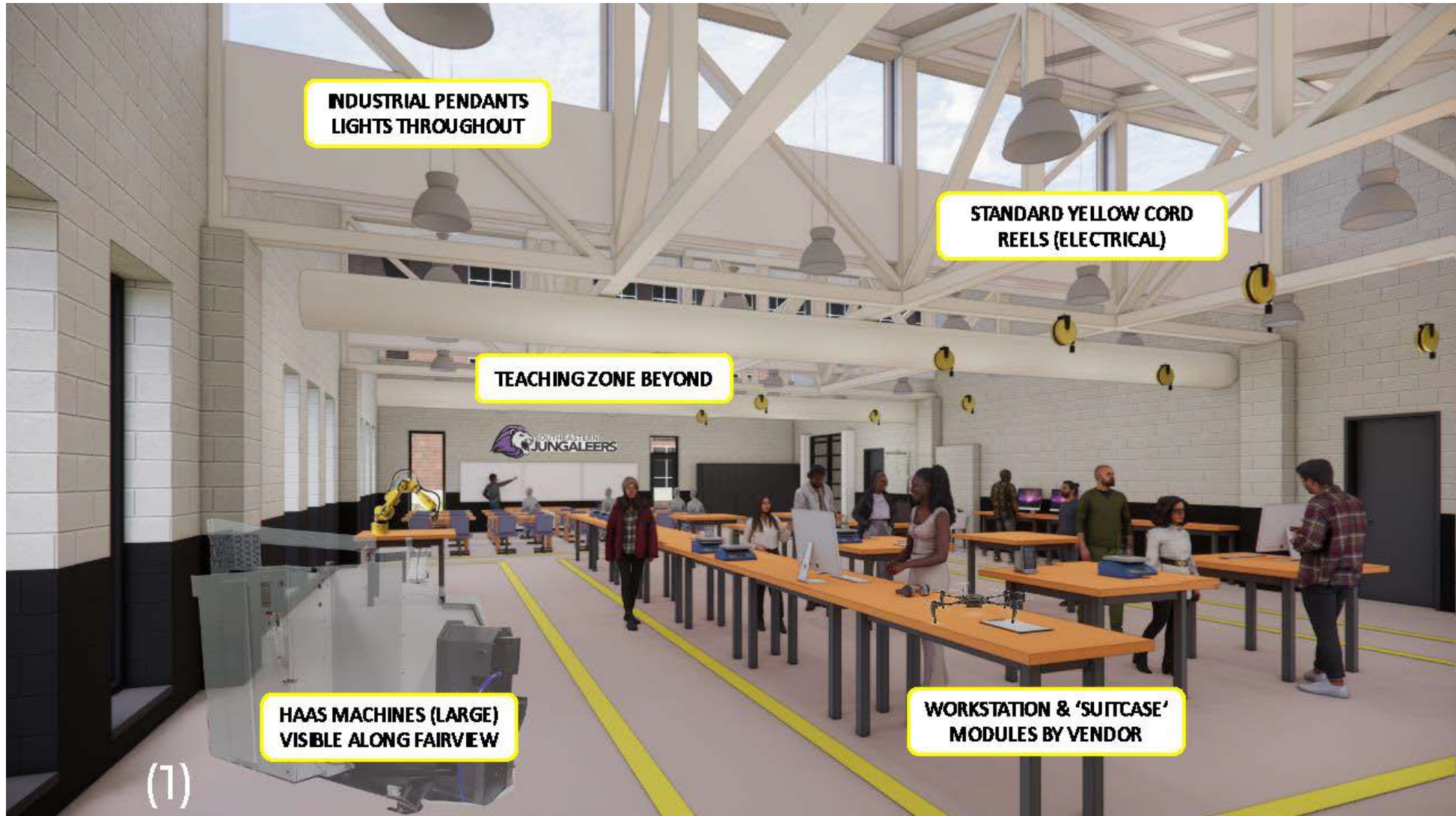
# Interior Views: CNC Lab



(1)



# Interior Views: CNC Lab



# Interior Views: Collaboration Space



(2)



# Interior Views: Collaboration Space





# Exterior Views





# Exterior Views







# Exterior Views





# Exterior Views



