



# **FACILITY MASTER PLAN**

## **Community Engagement Session**

### **School Community Rebuild Update**

### **October 2023**



# Tonight's Agenda

- Welcome and Introductions
- Facility Master Plan Overview
- June 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...”**





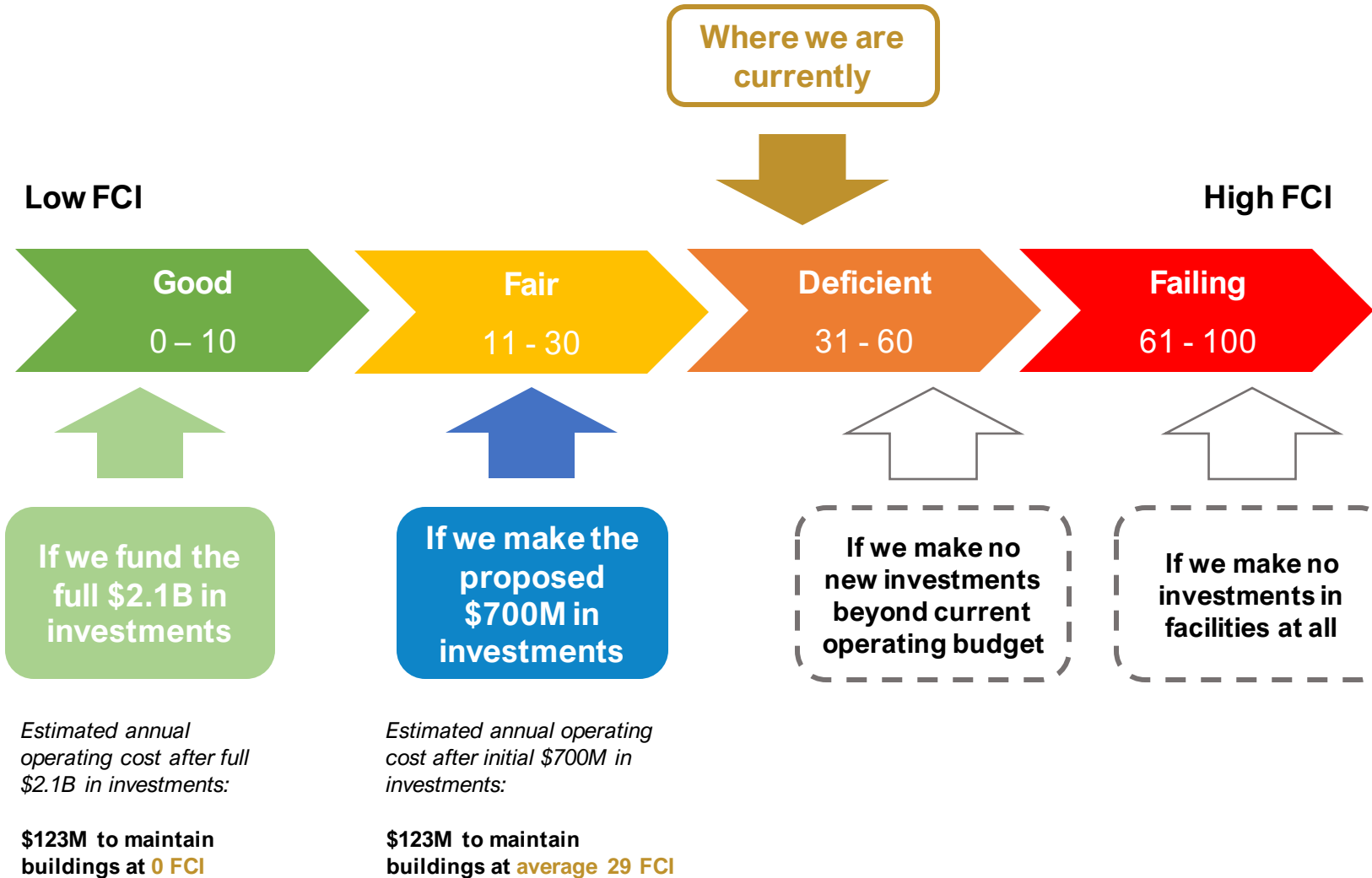
The proposed \$700M in initial investments under the Facility Master Plan will set a solid foundation for future investments and full implementation of the vision. However, we know that even after making these initial investments, there will be an ongoing need to maintain our facilities.

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
<b>8</b> Schools Impacted	<b>10</b> Schools Impacted	<b>38</b> Schools Impacted	<b>5</b> Schools Impacted	<b>19</b> Schools Impacted	<b>50</b> Schools Impacted
<b>SCOPE:</b> New Buildings, Additions, Program Moves & Demolitions	<b>SCOPE:</b> Program Moves, Building Reactivations & Alternative Campus	<b>SCOPE:</b> Pre-K Expansion & Pre-K Centers	<b>SCOPE:</b> Demolitions	<b>SCOPE:</b> New Buildings, Reactivations, Addition, & Major Renovations	<b>SCOPE:</b> Building Renovations
<b>\$202,000,000</b> INVESTMENT TOTAL	<b>\$12,350,000</b> INVESTMENT TOTAL	<b>\$13,634,959</b> INVESTMENT TOTAL	<b>\$11,000,000</b> INVESTMENT TOTAL	<b>\$306,667,733</b> INVESTMENT TOTAL	<b>\$153,939,173</b> INVESTMENT TOTAL
<b>PROJECT START:</b> Summer 2022	<b>PROJECT START:</b> Summer 2022	<b>PROJECT START:</b> Summer 2022	<b>PROJECT START:</b> Summer 2022	<b>PROJECT START:</b> Summer 2023	<b>PROJECT START:</b> Fall 2024





# Paul Robeson Malcolm X Academy



# PROGRAM COMPARISON

## CURRENT

Building	SF	Students	Capacity
PRMX	54,400	439	500

## BOARD APPROVED

Building*	SF	Student Capacity	Construction Budget
PRMX	75,000	500	\$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.**

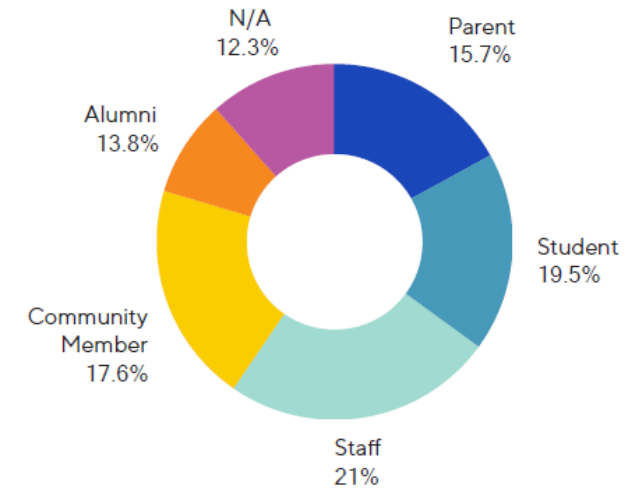
# June 2023 Engagement Session Recap



## 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
<b>TOTAL</b>	<b>210 attendees</b>



	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
<b>TOTAL</b>	<b>62</b>	<b>47</b>	<b>41</b>	<b>60</b>

\*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 & Traffic

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.



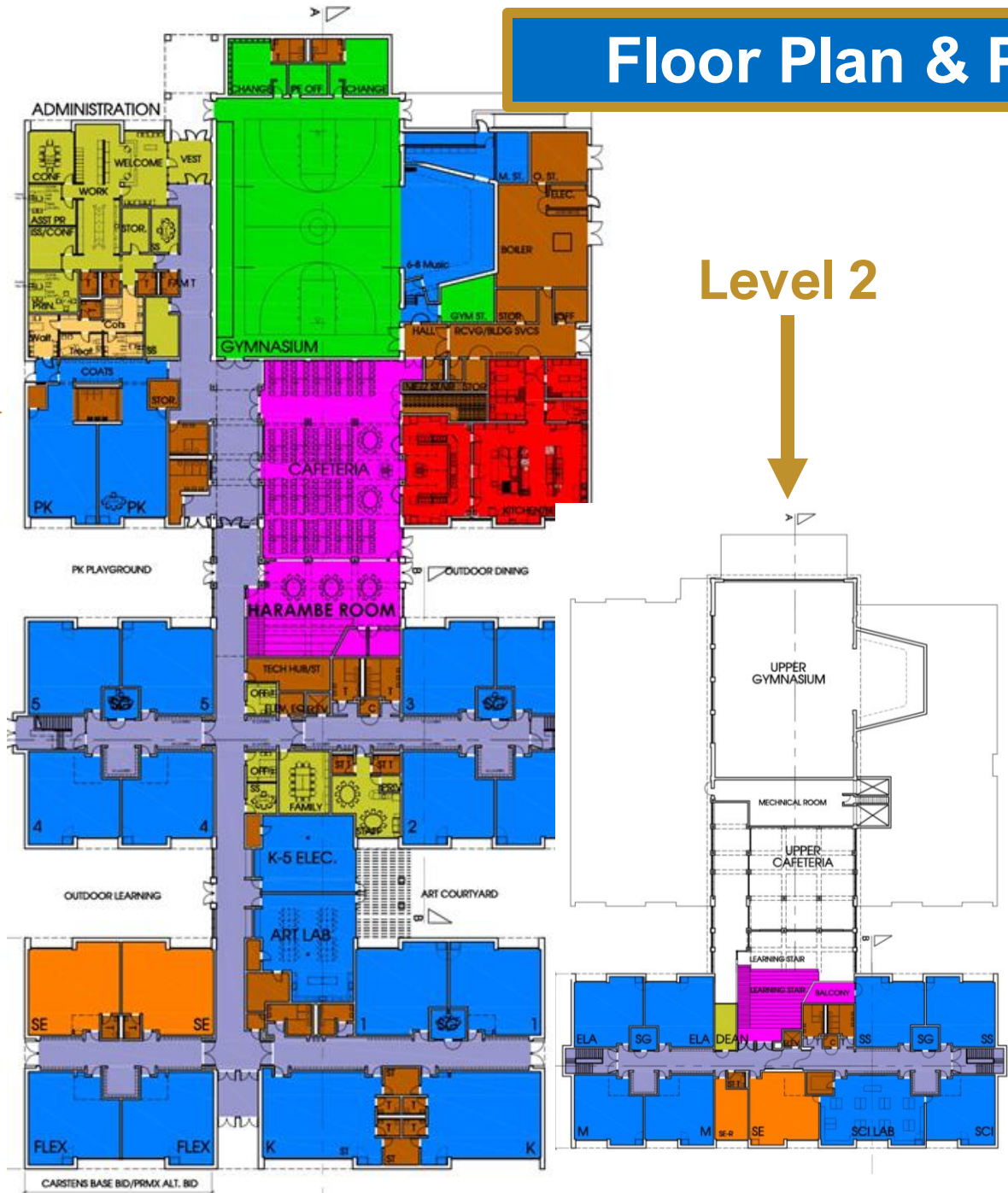
# Floor Plan & Program Elements

Level 1  
→

Layout Inspiration

NEA ONNIM  
Adinkra Symbol

(S)he who does not  
know can know from  
learning



Level 2  
↓

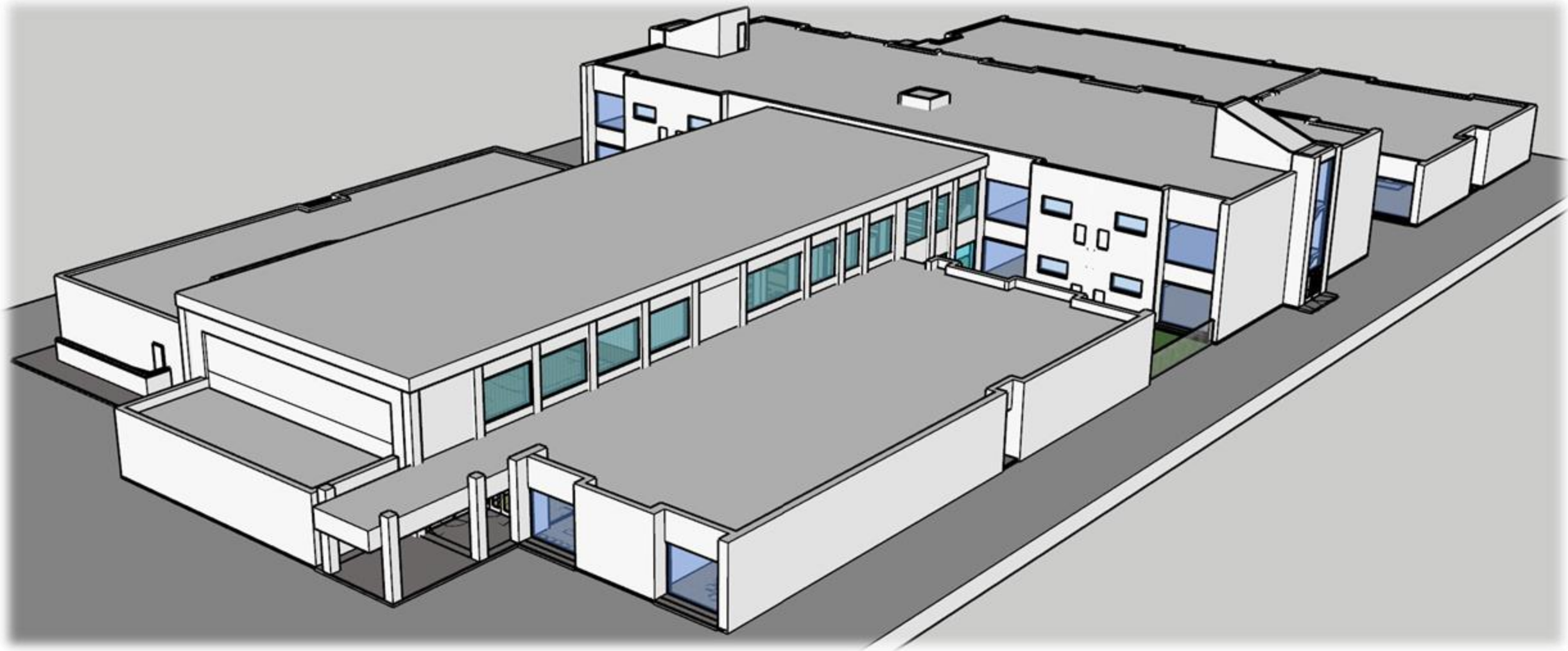
KEY	TOTAL SQUARE FOOTAGE: 71,000 S.F.	
ADMIN/SUPPORT	PHYSICAL EDUCATION	
HEALTH CENTER	COMMON SPACES	
CLASSROOMS	FOOD SERVICE	
ESE CLASSROOMS	CIRCULATION	
BUILDING SUPPORT		

- Secured Vestibule Entrance
- 24 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 Harambe Room & 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: 71,000 SF

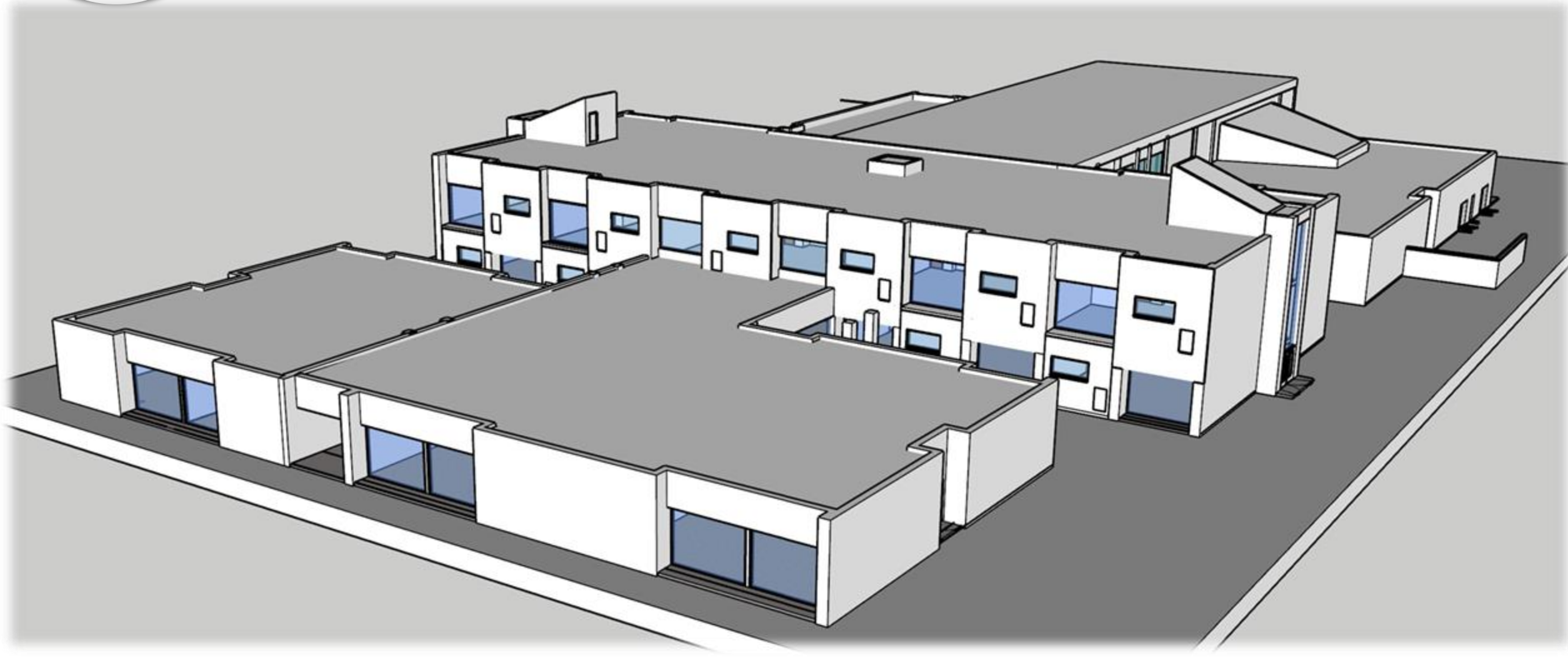


# Rebuild 3D Massing – Front





# Rebuild 3D Massing – Back





# Building Site Design Principles



## PRMX Site Context

- Linwood Ave.
- Strong neighborhood feel
- Integration into neighborhood fabric
- Architectural character
- Neighborhood “fit” and feel
- Proximity to Linwood Ave.
- Points of Site Entry

All design concepts are measured by how they impacts 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](http://www.detroitk12.org/fmp)**

**Have additional questions?**  
[FacilityMasterPlan@detroitk12.org](mailto:FacilityMasterPlan@detroitk12.org)

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**Want a recap?**

- This presentation deck is currently posted on the District's FMP webpage.