



FACILITY MASTER PLAN

Community Engagement Session

School Community Rebuild Update

October 2023



Tonight's Agenda

- Welcome and Introductions
- Facility Master Plan Overview
- Spring & Summer 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



Sandra Little
Quinn Evans

Principal and Director of
Diversity, Equity, and Inclusion



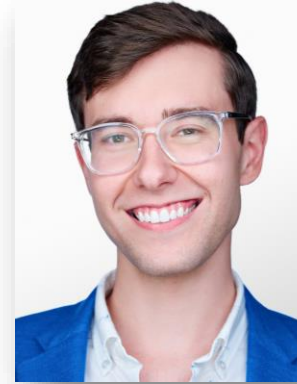
Damon Thomas
Quinn Evans

Project Manager, Architect



Paul Royal
Quinn Evans

Project Architect,
AIA, LEED AP BD+C



Matt Northcott
Quinn Evans

Designer,
LEED Green 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.



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...”





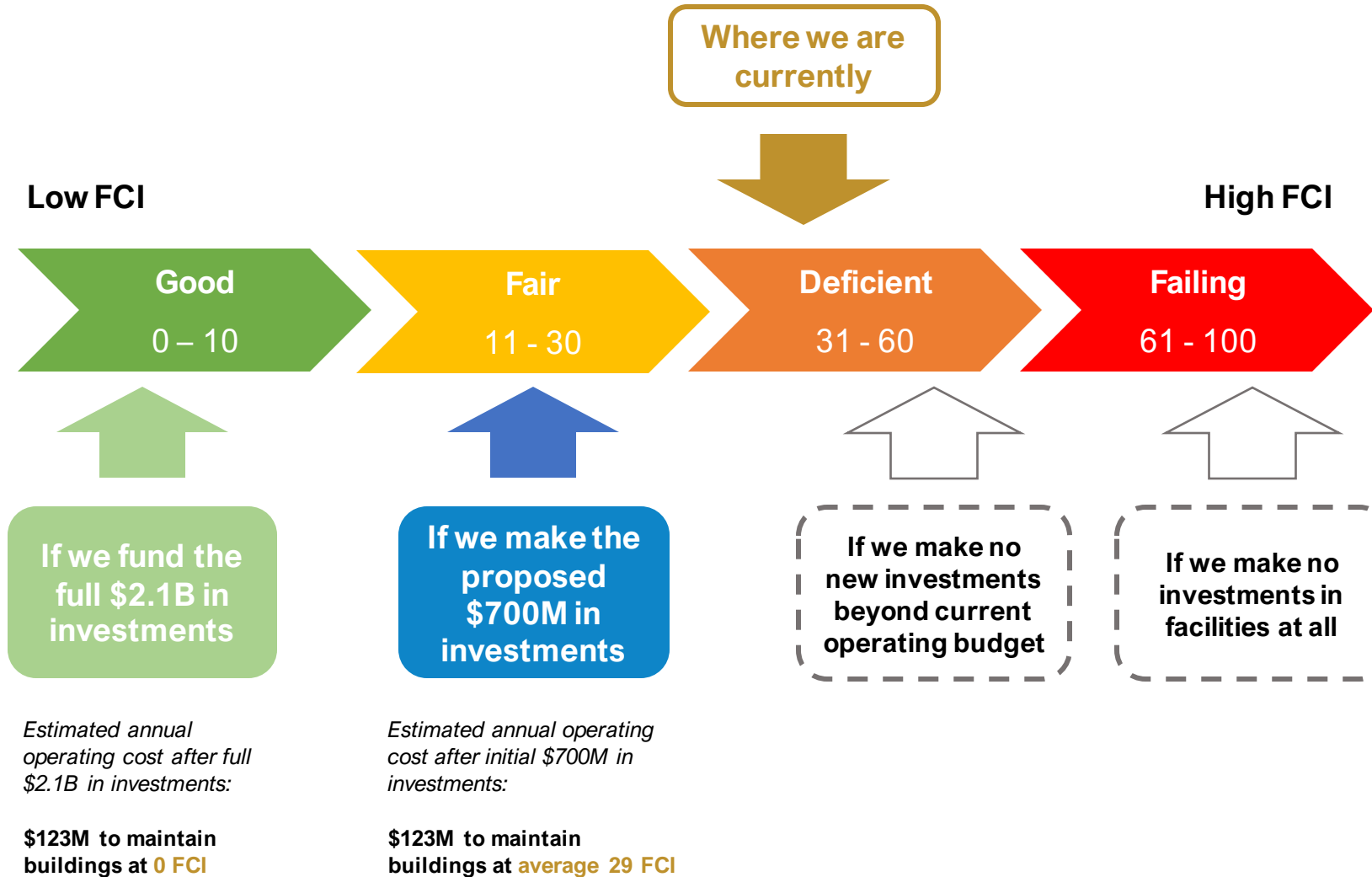
The proposed \$700M in initial investments under the Facility Master Plan will set a solid foundation for future investments and full implementation of the vision. However, we know that even after making these initial investments, there will be an ongoing need to maintain our facilities.

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

SE Annex & Davis Aerospace

Series 1

8

Schools Impacted

SCOPE:

New Buildings, Additions, Program Moves & Demolitions

\$202,000,000

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 2

10

Schools Impacted

SCOPE:

Program Moves, Building Reactivations & Alternative Campus

\$12,350,000

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 3

38

Schools Impacted

SCOPE:

Pre-K Expansion & Pre-K Centers

\$13,634,959

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 4

5

Schools Impacted

SCOPE:

Demolitions

\$11,000,000

INVESTMENT TOTAL

PROJECT START:

Summer 2022

Series 5

19

Schools Impacted

SCOPE:

New Buildings, Reactivations, Addition, & Major Renovations

\$306,667,733

INVESTMENT TOTAL

PROJECT START:

Summer 2023

Series 6

50

Schools Impacted

SCOPE:

Building Renovations

\$153,939,173

INVESTMENT TOTAL

PROJECT START:

Fall 2024



Southeastern & Davis Aerospace Technical High School



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: June 2023
Design / Bidding	Start: June 2023	Complete: April 2024
Construction	Start: June 2024	Complete: August 2025

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



Spring Engagement Session Recap

Safety

New build should ensure student safety

Curriculum

New school and curriculum should go hand in hand.

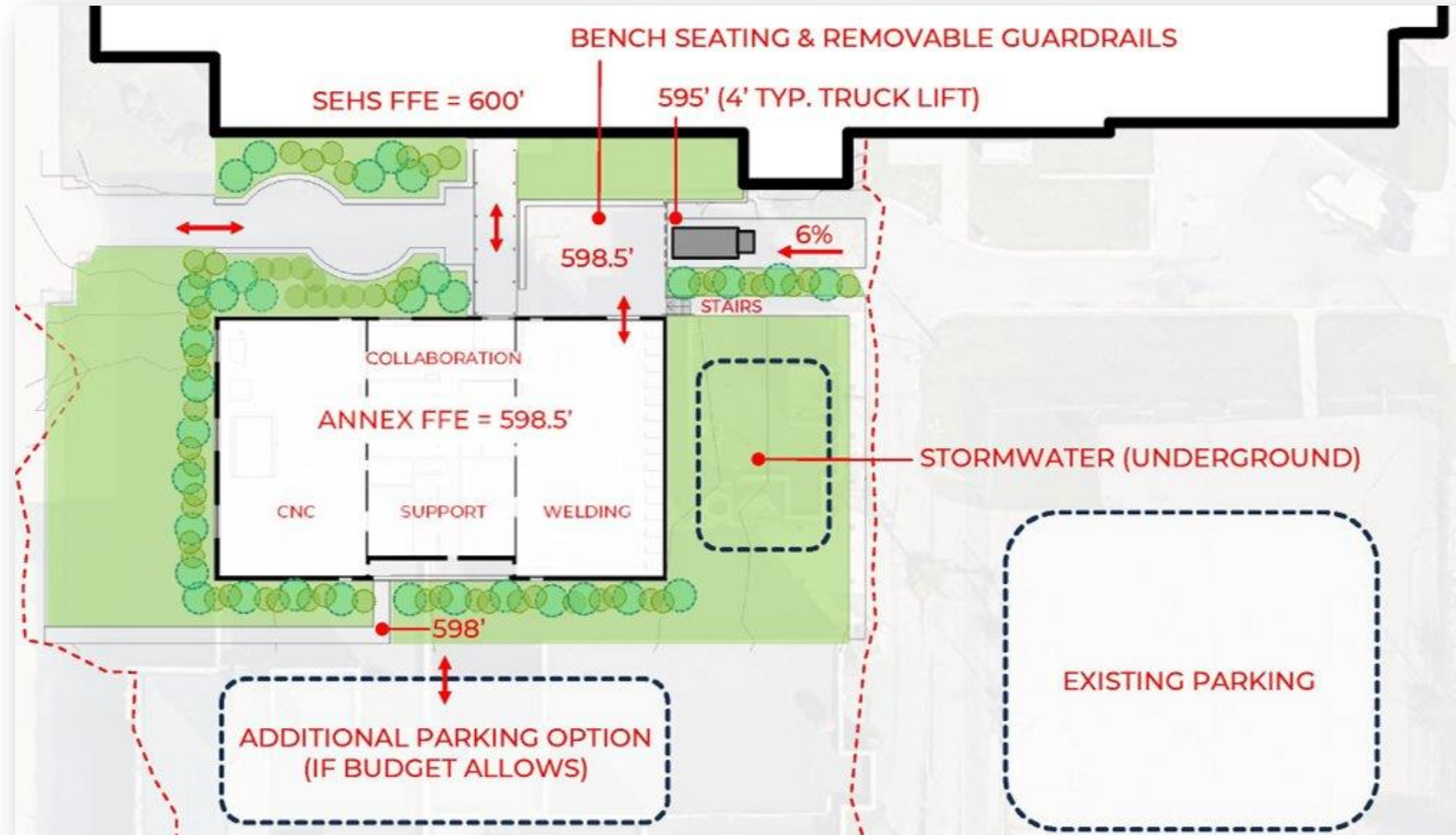
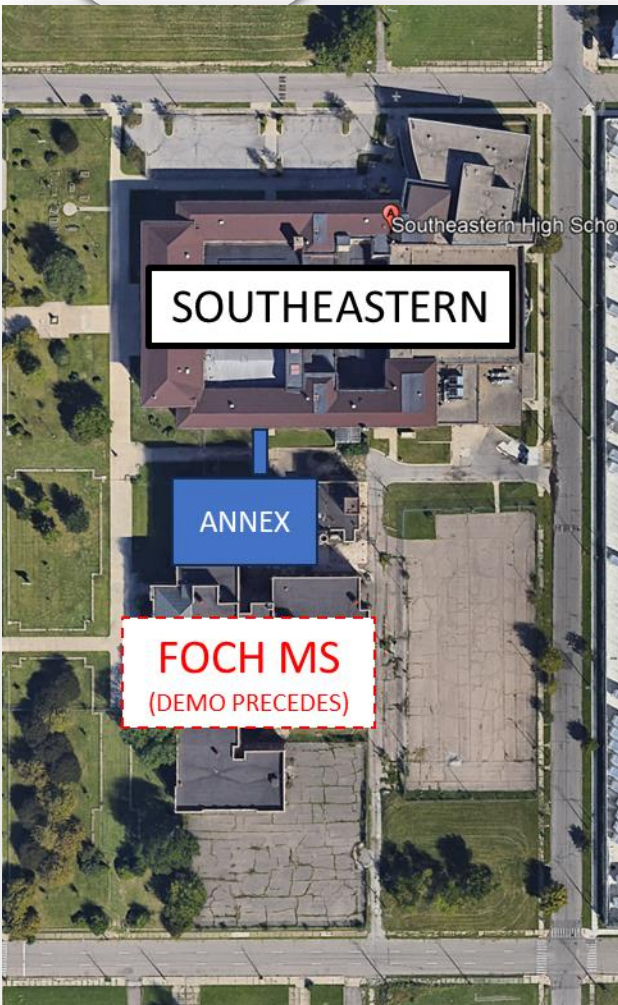
School Culture

Retaining historical relevance and emphasize school pride and community

Aesthetic & Architecture














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

New Build Site Plan



Floor Plan & Program Elements

Room Legend

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

COLLABORATION

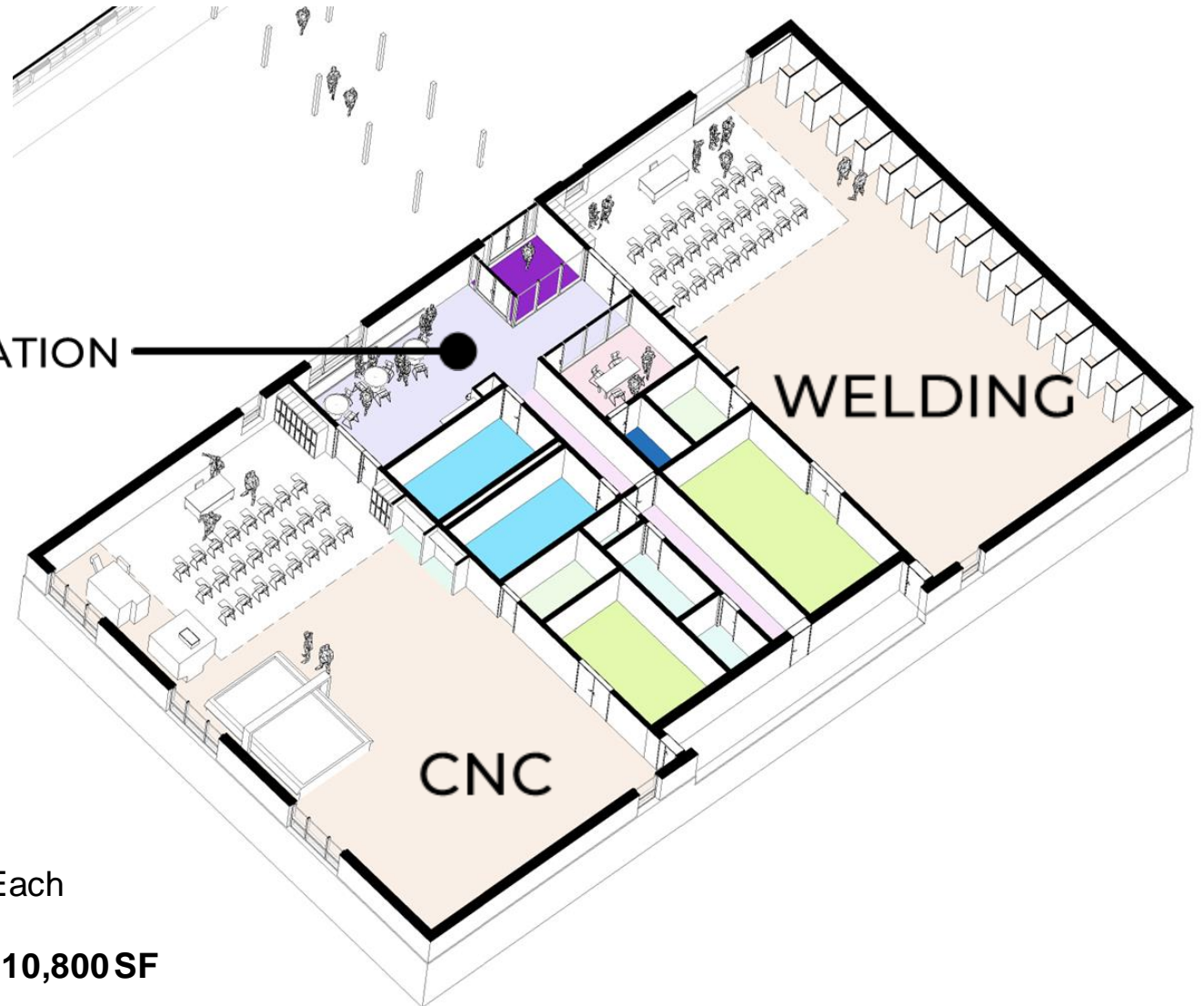
WELDING

CNC

WELDING AND CNC LABS:

- Classroom Space included +3,000 SF Each

TOTAL SQUARE FOOTAGE: 10,800 SF

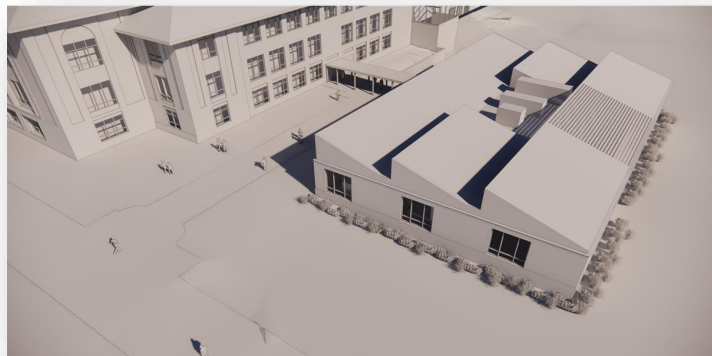
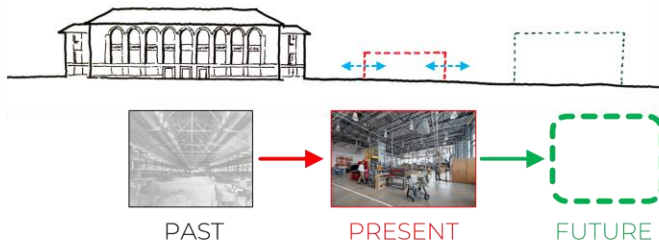




CTE Annex New Build 3D Massing

BIG IDEA:

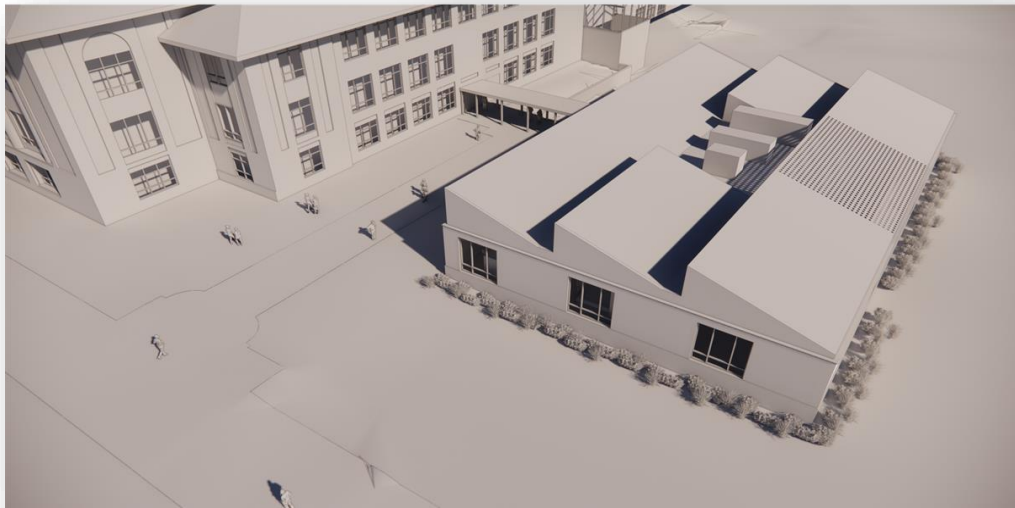
"CELEBRATE THE BEAUTY OF TECHNICAL CRAFT WHILE ELEVATING DETROIT'S RICH HISTORY OF INNOVATIVE MANUFACTURING."





CTE Annex New Build 3D Massing

View from Fairview St. (Looking East)





PROGRAM COMPARISON

CURRENT

Building	SF	Students	Capacity
Davis Aero	132,700	200	N/A

BOARD APPROVED

Building*	SF	Student Capacity	Construction Budget
Davis Aero	40,000	400	\$3,500,000

SCHEDULE OVERVIEW*

Planning	Start: April 2023	Complete: September 2023
Design / Bidding	Start: September 2023	Complete: April 2024
Construction	Start: June 2024*	Complete: June 2025*

*Estimated Hard Construction Cost and Schedule subject to verification based on current market conditions and City Airport Terminal Operations / FAA Relocations.



Davis Aerospace Feedback

School Culture

Retaining historical relevance.

Get back to the history of the Benjamin O. Davis School.

Culture was lost moving to Golightly – believe the program needs to be highlighted at the new school.

Curriculum

Participants identified challenges that they felt the new schools should address.

The curriculum needs to return to core business.

A curriculum to prepare students for aviation and core business.

Want students to graduate with their pilot's license.

Aesthetic & Architecture

New schools and an improved curriculum should go hand in hand.

The new building should be an FAA-certified school.

FAA-certified school to ensure students receive proper training.

Greenery and garden spaces should be implemented.

Aviation stations.

Safety & Traffic

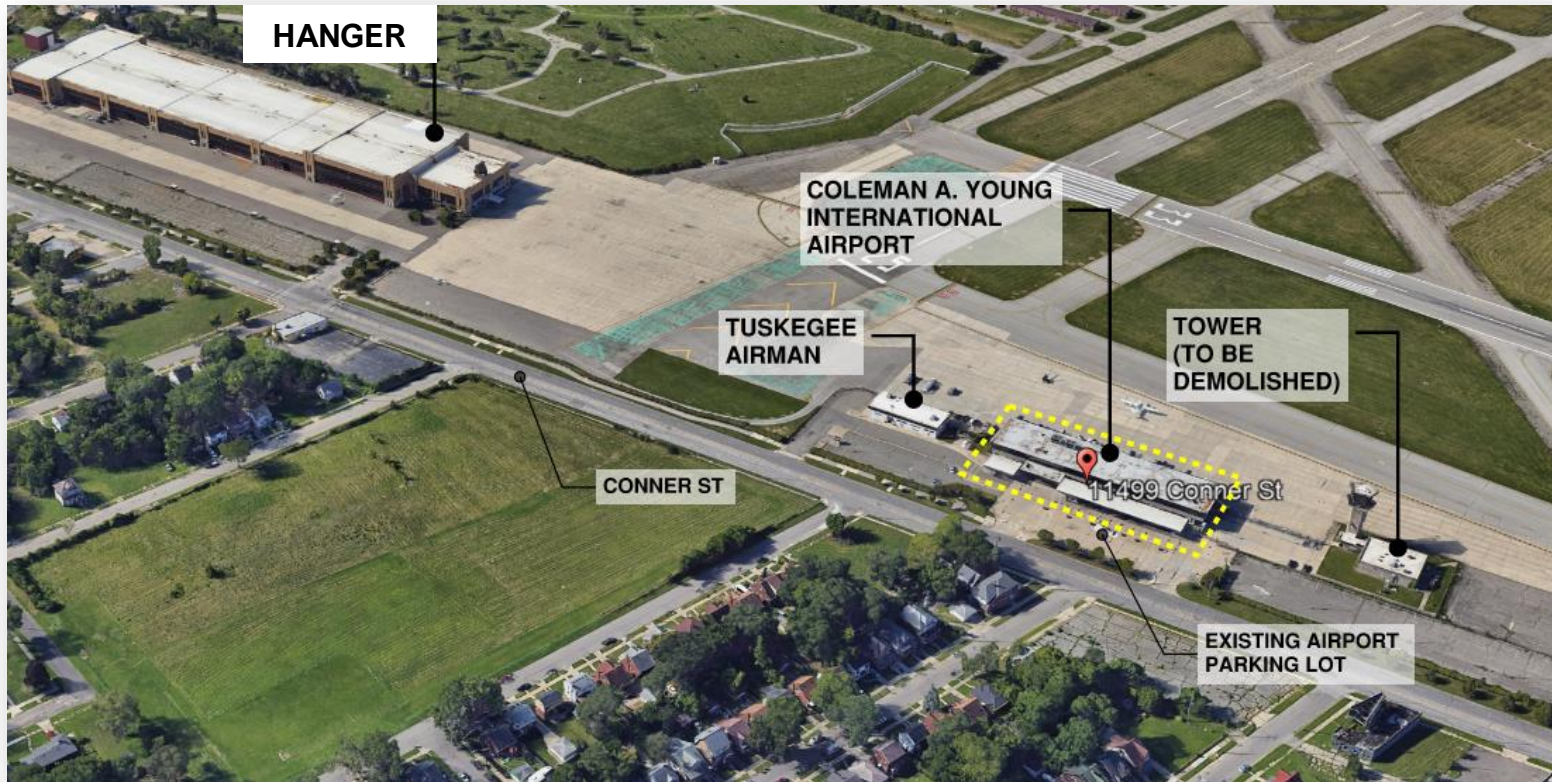
Participants identified challenges that they felt the new schools should address.

School and aircraft ground safety are important.

Active-shooter protocols.

ID cards for door access.

Relocation to City Airport

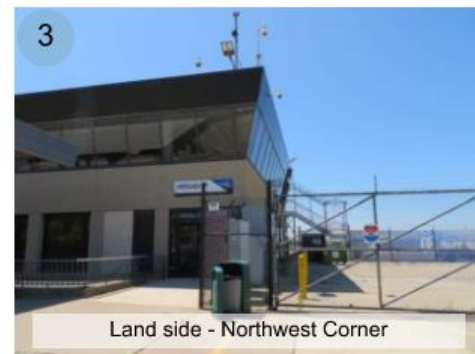
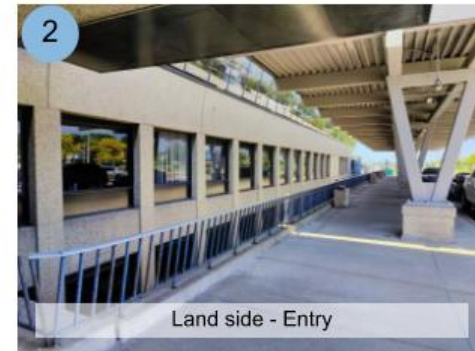
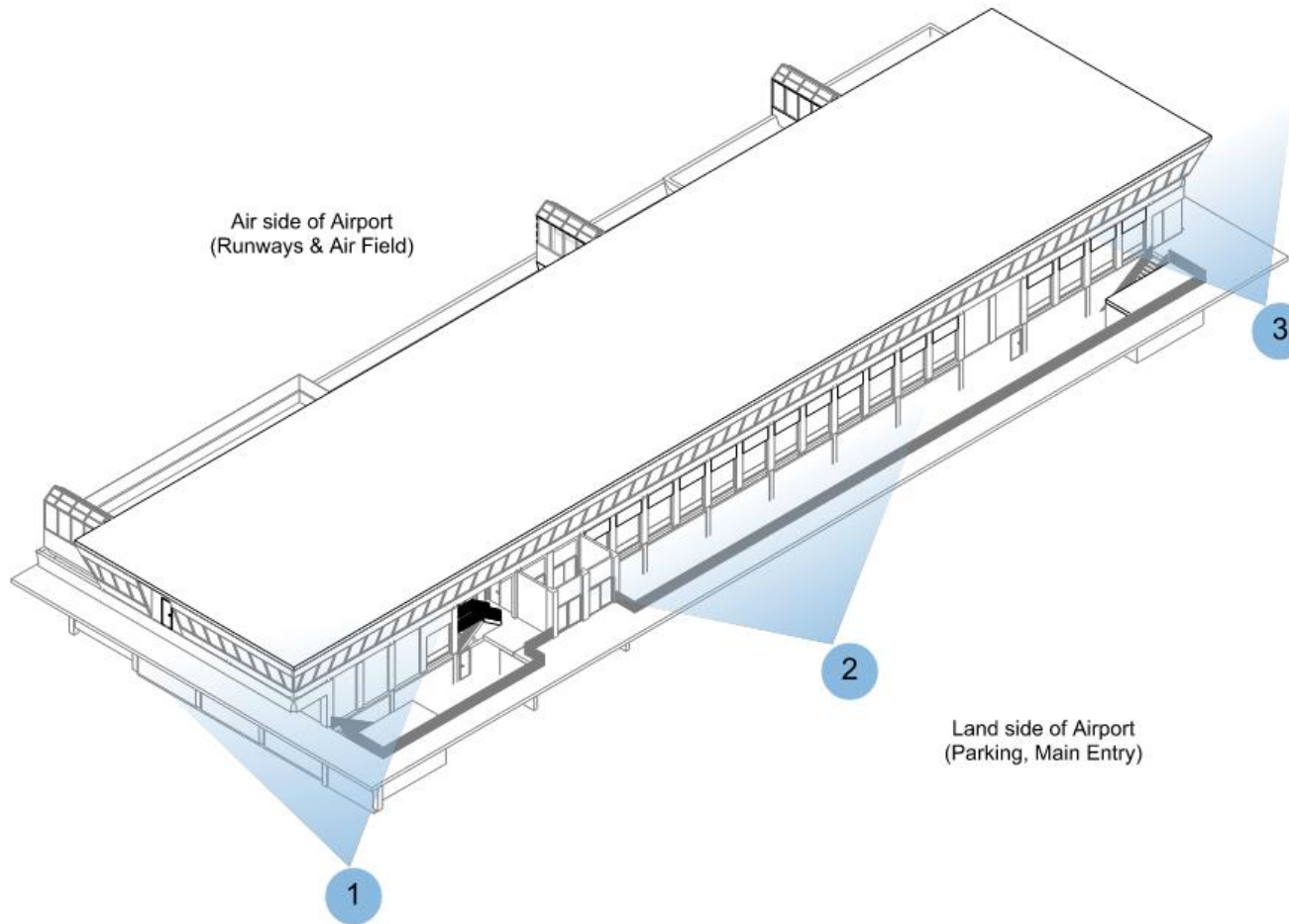


Important Updates

- Lease negotiations are in progress with the city.
- Expected site control in early 2025

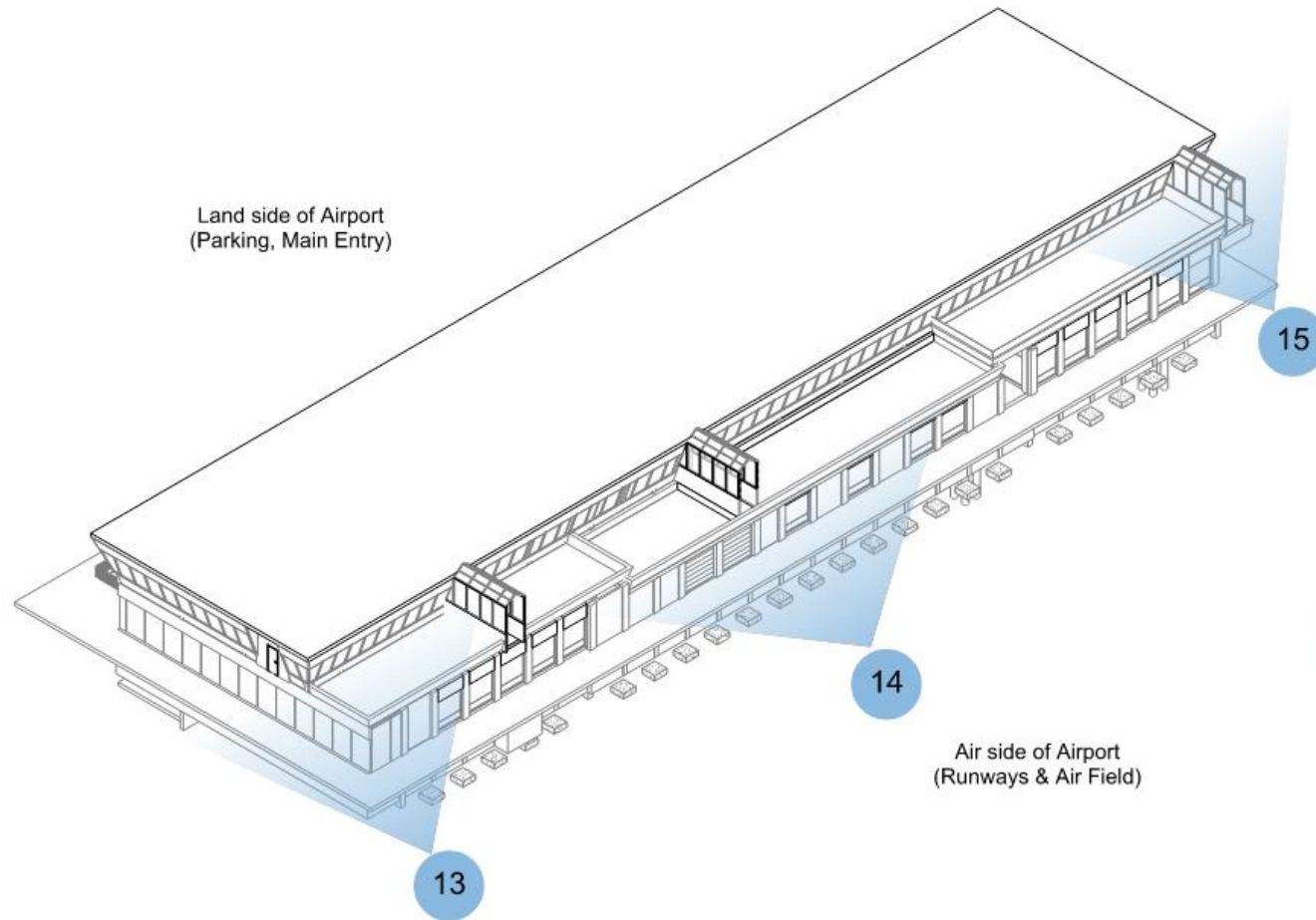
Davis Aerospace/City Airport

Front Isometric View



Davis Aerospace/City Airport

Back Isometric View





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.