



# **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...”**



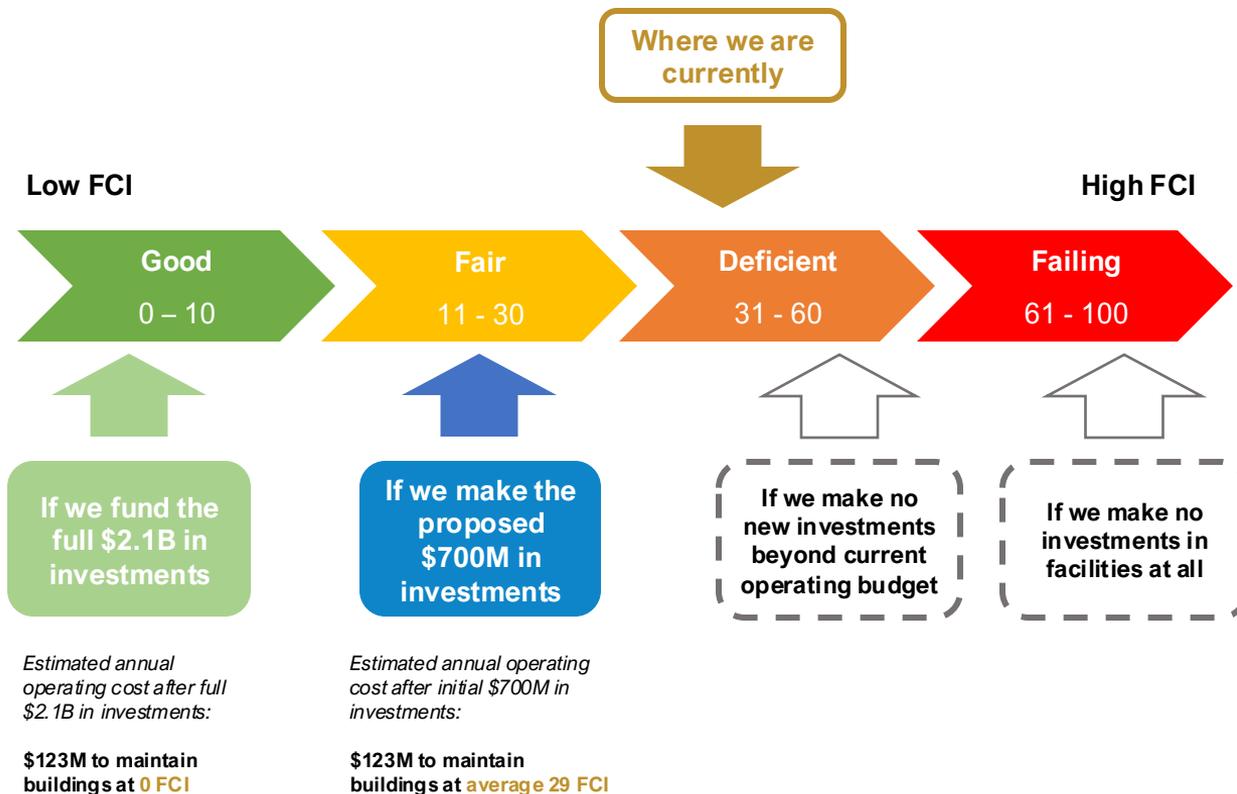
# INITIAL INVESTMENT

## KEY INDICATORS

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.**





# 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
<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



# Detroit

Public Schools Community District

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



# Meet the Design Team

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HOWEY



**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*



**Eronso Brown**  
Landscape Designer  
*Fanning Howey*

# Agenda

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- **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

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## Number of Students:

- Up to **500** Students

## Target Square Footage:

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

## Special Facilities:

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

## Hard Construction Cost:

- \$30,000,000

## 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**



# 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



*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





# Community Benefits

# Safe Haven – Family Support Services



Food Pantry



Laundry Services



Family Volunteer Center

# Celebration of Culture and Educational Partnerships

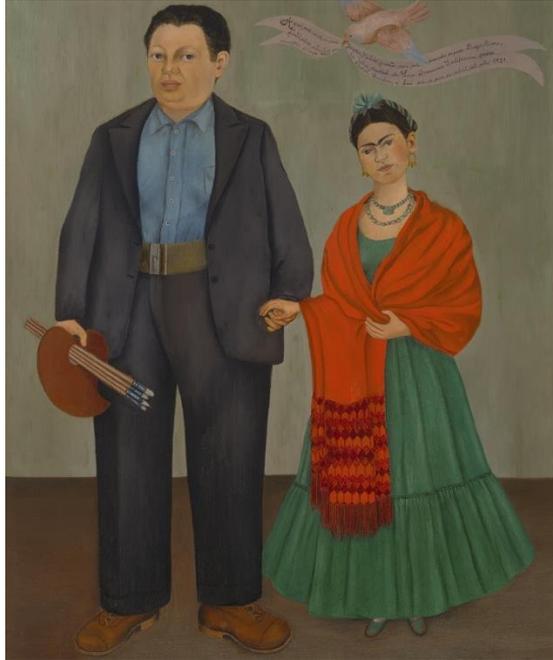
## Latino, Arabic, Afrocentric Connections



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*Arabic Decoration & Meaning*



*Frida Kahlo and Diego Rivera*



*Symbolism, History and Celebration of Centeredness*

# Community Culture and Artwork



*Neighborhood Murals*

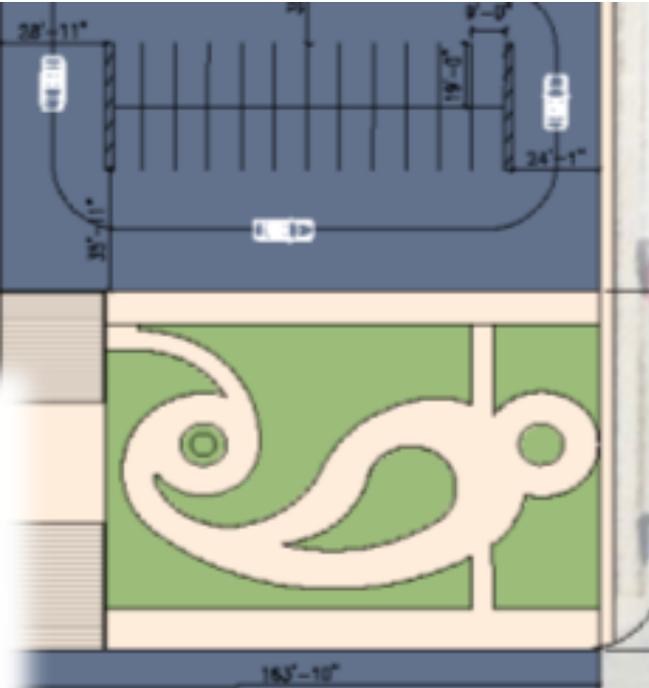


# Outdoor Spaces

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# Community Use

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*Cook-outs / Shelters*



*Celebrations*

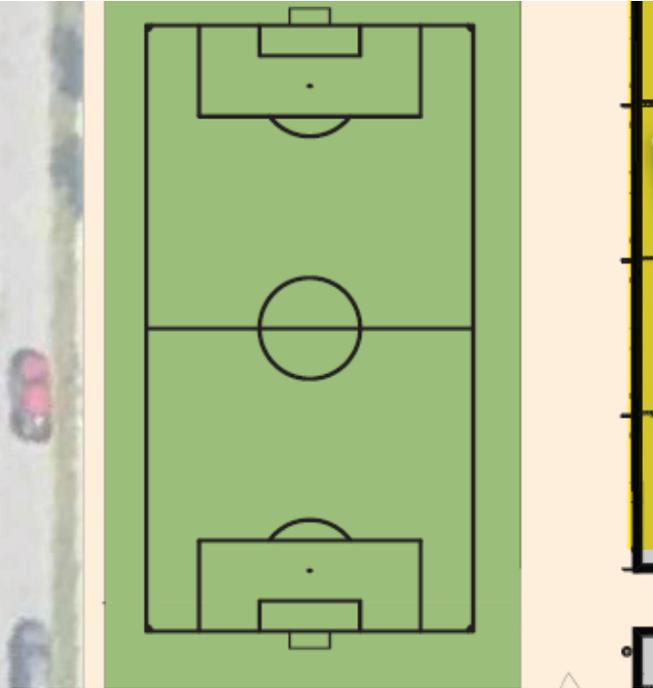


*Gardens*

# Pocket Park



# Open Space Programing



*Open Field : Community Use*



*Sutu Wall : Interactive Play*



*Inclusive Play For All Community Members*



**We Want to Hear From You!**

**Breakout Sessions**

# Instructions

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- 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 numero de la imagen a la que se refiere.



# Typical Station





## 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.)

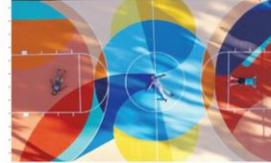
Pregunta B: ¿Cuál de estos tipos de espacios al aire libre cree que el vecindario y comunidad circundante apreciaría más? ¿Por qué? (puntos azules)



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. Arco de fútbol



8. Natural Play area  
8. Área de juego natural



9. Outdoor Learning  
9. Aprendizaje al aire libre

**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.

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