



Long-Range Facilities Plan (LRFP)

Eastpointe Community Schools Michigan March 2024



EASTPOINTE
COMMUNITY SCHOOLS



Agenda

- 1 Purpose of Facility Master Plan & Nationwide Examples
- 2 Facilities' & Data Summary
- 3 Options Summary & Long Term Visions
- 4 Community Meeting Details



Your experienced team



David Sturtz

Planning Executive

- 11 years school experience
- 50+ school district LRFPs & Educational Specifications
- Two state-wide LRFPs



Kerianne Wolf, REFP

Planning Director

- 30 years experience
- 50+ LEAs
- Facilities Planning & Educational Specifications Specialist



John Beckelheimer

Consultant

- 6 years School experience
- 20+ School District financing projects

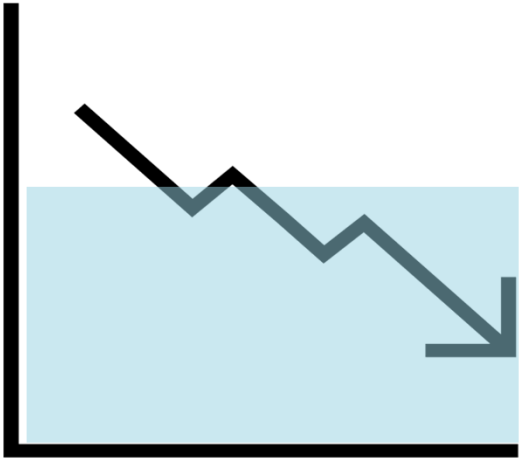
Purpose of Facility Master Plan (AKA Why are we here?)

- High School requires a major condition overhaul in the near term (<5 years) to ensure it can continue to function, let alone serve as a hub of activity, education and point of pride for our community.
- District has significant surplus capacity only because people in our community are not choosing what we have to offer and where we have to offer it. To change this reality, we have to position ourselves to invest more per student and more per teacher than we can currently afford.
 - The way to do this is to reduce operating expenses through **restructuring and reinvestment**.
 - **Restructuring** involves reducing the number of school facilities we operate.
 - **Reinvesting** involves using those saved resources to invest in the programs our families want, the resources our students and teachers need, and the places they live and learn in every day.
- The recent bond provides a much-needed investment in the highest priority needs but **many** priority needs will remain after these dollars have been spent to maintain our nearly \$200m in facilities in good working order (warm/cool, safe, and dry).

**Facilities Master Plan
provides vision and plans for how and when
to make investments**

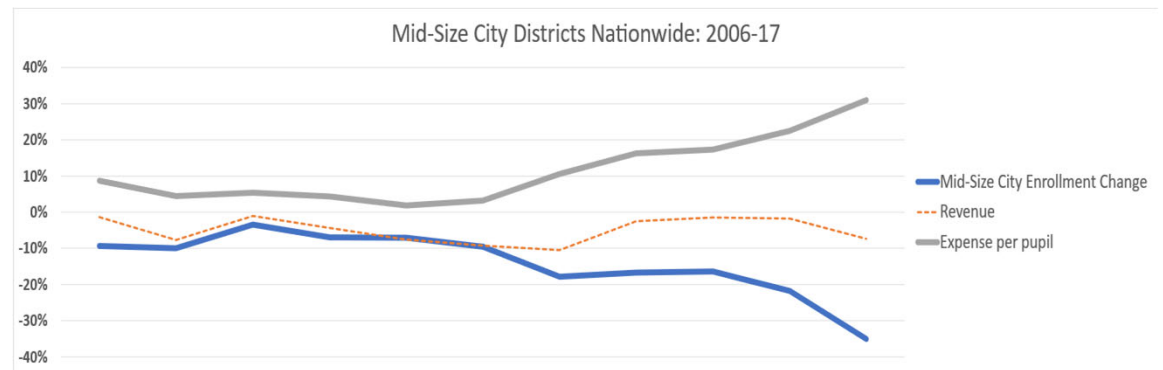


Nationwide Examples



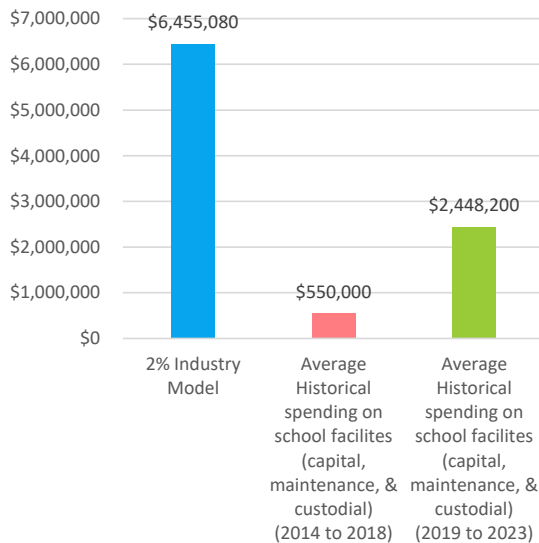
Population decline over-extends fixed resource expenses relative to student population

- Underutilized capacity
- Ratio of students to building decreases, stressing finances
- Difficulty providing sufficient human resources to the student



Nationwide Examples

ECS Capital Maintenance Budget



Define your cost for quality

- Match up what you can desire with what you can afford.
- Quantify the costs of the desired quality services, the enrollments, and funding necessary to sustain them.

Quantify the gaps & define strategies

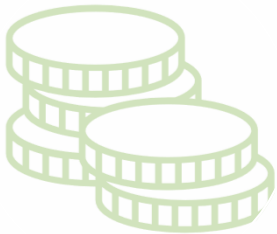
- Data analyses show the degree to which the schools can afford to support the vision identified.
- Develop options to optimize the number of students that could receive the benefits from this vision.

Communicate your why

- Being faithful to the vision and the supporting data often provides clear direction for the best strategies to invest in students and communities for the long-term.



August 2023 Bond Program



Projects by School and Bond Series			
	Series 2024	Series 2026	Total
Crescentwood Elementary School	\$2,342,413	\$1,163,594	\$3,506,007
Forest Park Elementary School	\$1,841,523	\$2,329,618	\$4,171,141
Bellview Elementary School	\$2,112,984	\$1,295,928	\$3,408,912
Pleasant View Elementary School	\$3,904,495	\$1,070,319	\$4,974,814
Eastpointe Middle School	\$1,460,084	\$1,487,739	\$2,947,823
Eastpointe High School	\$2,133,365	\$7,940,628	\$10,073,993
Eastpointe Early Learning Center	\$4,141,621	\$2,135,635	\$6,277,256
Operations & Transport Center	\$66,075	\$599,393	\$665,468
Total	\$18,002,560	\$18,022,854	\$36,025,414



Facilities' Summary

Basic Building Information						
Campus	Grade Level	Approx. Acres	Current GSF	2024 FCA Est.	Facility Condition Index	Capacity
EastPointe Learning Center	Pre-K	6.7	34,992	6,609,184	70%	272
Crescentwood ES	K-2	7.04	36,817	5,655,218	57%	430
Forest Park ES	K-2	8.13	42,058	7,409,417	65%	470
Bellview ES	3rd to 5th	5.13	42,515	5,825,475	51%	525
Pleasantview ES	3rd to 5th	6.26	41,082	6,914,582	63%	540
Middle School	6th to 7th	4.43	113,857	17,365,207	50%	1216
High School	8th to 12th	17.19	305,363	39,228,291	39%	2600
Maintenance and Transportation Center		1.84	28,824	2,128,851	27%	
		56.72	645,508	\$ 91,136,227	46%	6,053

Data by Grade Grouping							
	Capacity	Current Enrollment	Projected Enrollment	Surplus Current	Surplus Projected	Current Utilization	Projected Utilization
PK	272	254	365	18	-93	93%	134%
K-2	900	554	506	346	394	62%	56%
3-5	1,065	492	414	573	651	46%	39%
6-7	1,216	284	267	932	949	23%	22%
8-12	2,600	853	745	1,747	1,855	33%	29%
TOTALS	6,053	2,437	2,297	3,616	3,756	40%	38%



Data Summary



Under utilized facilities



Declining enrollment



Yearly facility budgets



Other considerations

Long Term Vision for 9-12 or 6-12

LONG TERM VISION for 620 students 9th to 12th Grades				
	Action	Cost (in millions)	Capacity	Utilization
Current High School Site	Major Renovations & Partial Demolition	\$103,181,894	2,324	27%
Construct New on New Land TBD	New Construction (and purchase additional land)	\$59,675,000	682	91%
Renovate & Build Addition at Bellview Elementary School	Moderate Renovation & Addition	\$49,046,250	682	91%
Covert Middle School	Moderate Renovation	\$28,464,250	1,216	51%

LONG TERM VISION for 1,012 students to 6th to 12th Grades				
	Action	Cost (in millions)	Capacity	Utilization
Current High School Site	Major Renovations & Partial Demolition	\$103,181,894	2,324	44%
Construct New on New Land TBD	New Construction (and purchase additional land)	\$97,405,000	1,113	91%
Renovate & Build Addition at Bellview Elementary School	Moderate Renovation & Addition	\$86,776,250	1,113	91%
Covert Middle School	Moderate Renovation	\$28,464,250	1,216	83%

**Subsequent actions at middle and elementary schools
WILL BE DETERMINED BASED ON LONG TERM VISION FOR HIGH SCHOOL
See Options #1 to #5 on next slides**



Option #1 | Three to Four PK-5 Elementary Schools & One 6-12

OPTION #1					
Campus	Action	Cost (in millions)	Capacity	Enrollment	Utilization
Early Learning Center	Close				
Middle School	Close				
Convert 3 to 4 Elementary Schools to PK-5	Major Renovations	\$30-\$41	1440 - 1965	1,196	61% to 83%
One Elementary School	Potentially One Closure				
6-12: Convert Middle School, or Renovate High School or Build New	TBD	TBD	TBD	1,012	TBD
TOTALS		\$30-\$41	TBD	2,208	TBD

A variant could be to use Forest Park as ELC and then have Three K-5 Elementary Schools



SOME ACTIONS WILL BE DETERMINED BASED ON LONG TERM VISION FOR HIGH SCHOOL



Option #2 | One Early Learning Center, Four K-5 Elementary Schools, One 6-12

OPTION #2					
Campus	Action	Cost (in millions)	Capacity	Enrollment	Utilization
Early Learning Center	Major Renovation	\$9	272	276	101%
Convert Elementary Schools to K-5	Major Renovations	\$41	1,965	920	47%
Middle School	Close				
6-12: Convert Middle School, or Renovate High School or Build New	TBD	TBD	TBD	1,012	TBD
TOTALS		\$50	TBD	2,208	TBD

A variant could be to use Forest Park as ELC and then have Three K-5 Elementary Schools



SOME ACTIONS WILL BE DETERMINED BASED ON LONG TERM VISION FOR HIGH SCHOOL



Option #3 | Three PK-5 Elementary Schools, One 6-8 Middle School, One 9-12 High School

OPTION #3					
Campus	Action	Cost (in millions)	Capacity	Enrollment	Utilization
Bellview Elementary School	Close				
Early Learning Center	Close				
Convert Three Elementary Schools to PK-5	Major Renovations	\$32	1,425 to 1,535	1,196	78% to 84%
Middle School 6-8	Moderate Renovation	\$25	1,216	392	32%
Bellview Elementary School repurposed for 9-12	Renovations & Additions		686	620	90%
TOTALS		\$57	3,327 to 3,437	2,208	58% to 60%



SOME ACTIONS WILL BE DETERMINED BASED ON LONG TERM VISION FOR HIGH SCHOOL



Option #4 | Four PK-5 Elementary Schools, One 6-8 Middle School, One 9-12 High School

OPTION #4					
Campus	Action	Cost (in millions)	Capacity	Enrollment	Utilization
Early Learning Center	Close				
Convert Elementary Schools to PK-5	Major Renovations	\$41	1,965	1,196	61%
Renovate Middle School 6-8	Moderate Renovation	\$25	1,216	392	32%
High School 9-12	Renovate or Build New	TBD	TBD	620	TBD
TOTALS		\$66	TBD	2,208	TBD



SOME ACTIONS WILL BE DETERMINED BASED ON LONG TERM VISION FOR HIGH SCHOOL

Option #5 | One Early Learning Center, Four K-5 Elementary Schools, One 6-8 Middle School, One 9-12 High School

OPTION #5					
Campus	Action	Cost (in millions)	Capacity	Enrollment	Utilization
Early Learning Center	Major Renovation	\$9	272	276	101%
Convert Elementary Schools to K-5	Major Renovations	\$41	1,965	920	47%
Renovate Middle School 6-8	Moderate Renovation	\$25	1,216	392	32%
High School 9-12	Major Renovation & Demo	TBD	2,324	620	27%
TOTALS		\$75	5,777	2,208	38%



SOME ACTIONS WILL BE DETERMINED BASED ON LONG TERM VISION FOR HIGH SCHOOL



Options Summary Matrix

OPTIONS SUMMARY MATRIX					
Campus	Option #1	Option #2	Option #3	Option #4	Option #5
Early Learning Center	Close	Pre-K Major Renovation	Close	Close	Pre-K Major Renovation
Three Elementary Schools	PK-5 Major Renovations	K-5 Major Renovations	PK-5 Major Renovations	PK-5 Major Renovations	K-5 Major Renovations
Bellview Elementary School	Close	K-5 Major Renovation	Close	K-5 Major Renovation	K-5 Major Renovation
Middle School	Close	Close	6th to 8th Grades Moderate Renovation	6th to 8th Grades Moderate Renovation	6th to 8th Grades Moderate Renovation
High School	6th to 12th Grades TBD	6th to 12th Grades TBD	9th to 12th Grades TBD	9th to 12th Grades TBD	9th to 12th Grades TBD
TOTAL	\$30-\$41	\$50	\$57	\$66	\$75

- Costs will increase depending on the high school option selected
- High School option costs range from \$28.5million to \$103million
- Lowest cost option District wide could be \$58.5million
- Highest cost option District wide could be \$178million



Potential Long-Term Ideas for Closed Facilities

- Sell to City to repurpose property
- Develop a Center of Innovation for Pre-K to 12th Grade students
- Use for a Virtual Academy
- Use for Home Schooled Families
- Explore non-traditional capital funding strategies



Upcoming Community Meetings



Wednesday, April 17

4pm to 6pm

Eastpointe Middle School Cafeteria

24701 Kelly Road

Eastpointe, MI 48021



Friday, April 19

1pm to 3pm

Microsoft Teams





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Thank You!