



PLYMOUTH-CANTON

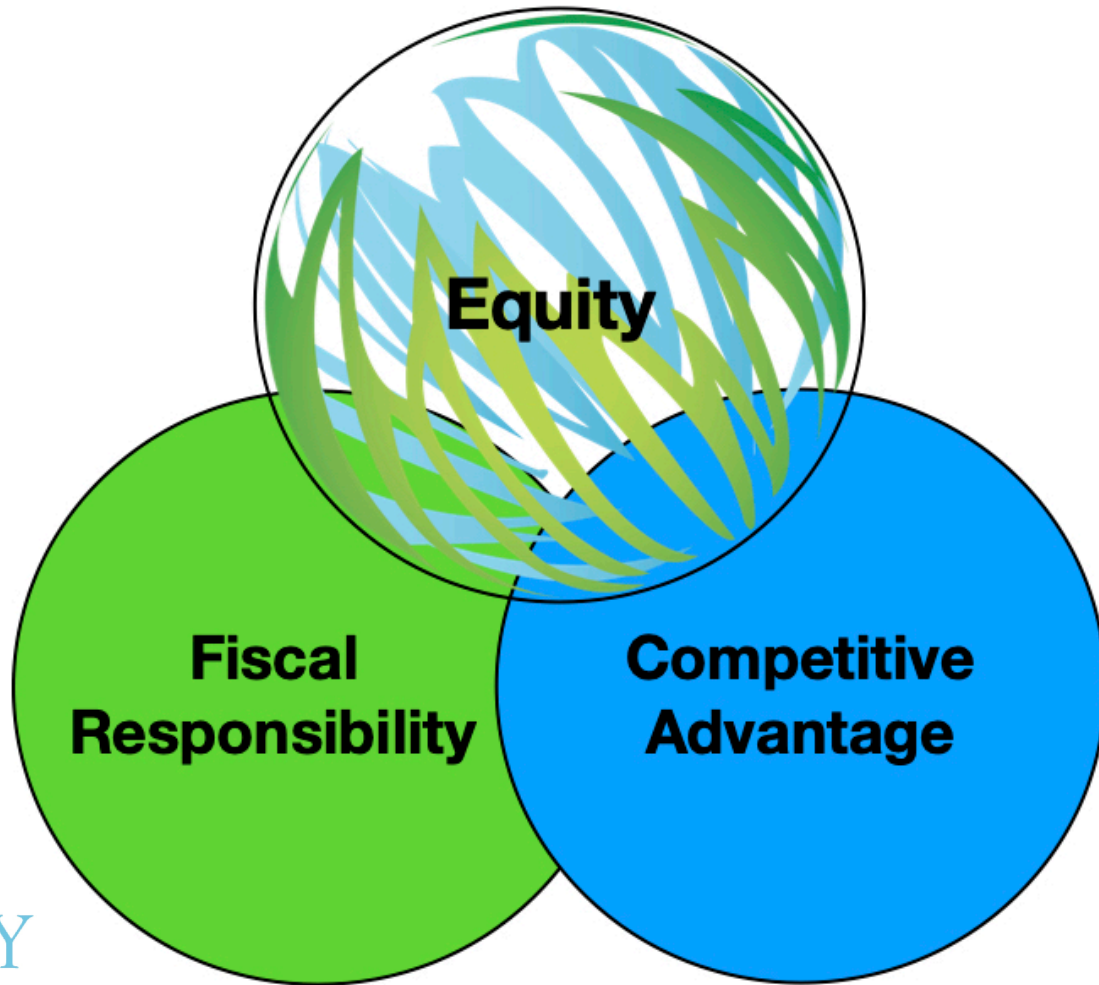
COMMUNITY SCHOOLS

GLOBALLY FOCUSED. LOCALLY CONNECTED.

10 Year Master Plan Presentation

P-CCS Board of Education

November 12, 2019



P-CCS: 10 Year Master Plan

What Our Students NEED:

- Safety and security.
- Upgrades of all facilities.
- Equity of programs within district facilities.
- Technology and infrastructure upgrades.
- Innovative programming.
- Growth of program offerings.
- Flexibility for program expansions.
- Classroom furniture replacement.
- Competitive advantages with other educational options.

The Process

- **Board Policy 9140.01**
- **District Partnership**
 - Plante Moran Cresa
 - TMP Architecture
 - McCarty & Smith, Inc.
- **Scope of Work**
 - Enrollment Projections
 - Visioning
 - Building Assessments
- **Steering Committee**



Timeline

October, 2018:
Assessment
and review

February, 2019:
Assessment
reports from
consultants

**February
through
June, 2019:**
Visioning
Sessions
with all
levels and
departments

May, 2019:
Steering
Committee
formed to
facilitate
process

**October,
2019:** Board
of Education
Special
Meeting /
Workshop

**November,
2019:**
Steering
Committee
Concluded;
Board of
Education
consider
resolution

**March 10,
2020:**
Proposed
date for Bond
2020 Election

Steering Committee

10 Year Facilities Plan Steering Committee:

Kate Borninski, P-CCS Board of Education
Patti McCoin, P-CCS Board of Education
Monica Merritt, Superintendent of Schools
Debbie Piesz, Chief Finance & Operations Officer
Beth Rayl, Chief Academic Officer
Kurt Tyszkiewicz, Executive Director of Student Services
Nick Brandon, Executive Director Marketing & Communications
Julie Woodhams, Executive Director of Specialized Services
Dr. Denise Lilly, Director of Diversity, Equity, and Inclusion
Tim Gruszczynski, Director of Maintenance & Operations
Dana Jones, Director of Early Childhood
Hal Heard III, Director of High Schools
Diane Robertson, Executive Secretary for Student Services
Matt Smoot, Technology Integration Specialist
Rania Hammoud, Curriculum Coordinator
Rich Welch, Operations Manager
Dr. Jim Burt, Principal (Workman)

Emily Hawthorne, Principal (Isbister)
Alex Noroyan, Assistant Principal (Discovery)
Kevin Rhein, Principal (Pioneer MS)
Clint Smiley, Principal (West MS)
Vernon Crump, Asst. Principal for Activities & Athletics (Canton HS)
Rajani Aatre, Parent
Celena Khatib, Parent

Consultants:

Plant Moran Cresa
TMP Architecture
McCarthy & Smith
McCarthy & Smith



PLYMOUTH-CANTON
COMMUNITY SCHOOLS

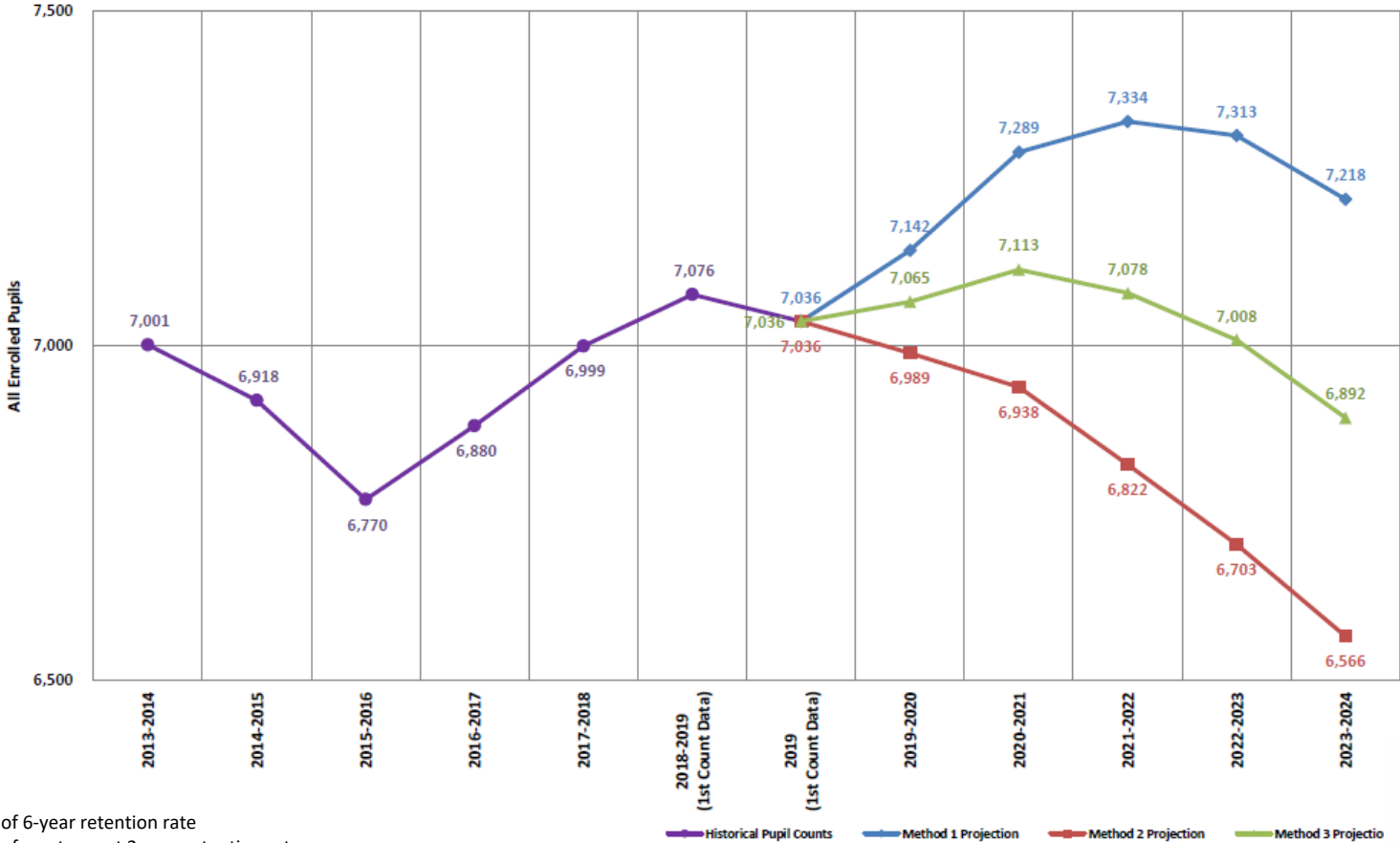
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ENROLLMENT HISTORY & PROJECTIONS

Enrollment History & Projections

- Enrollment projections are provided out five years (2024).
- Based on the historic data used by P-CCS, it is recommended that Method 3 (average of Methods 1 & 2) be used for enrollment projections.
- Total enrollment shows downward trend due to decrease in Southeast Michigan birthrates, which are similar to birthrates nationwide.
- Overall enrollment loss of graduating student population is offset slightly by housing growth.

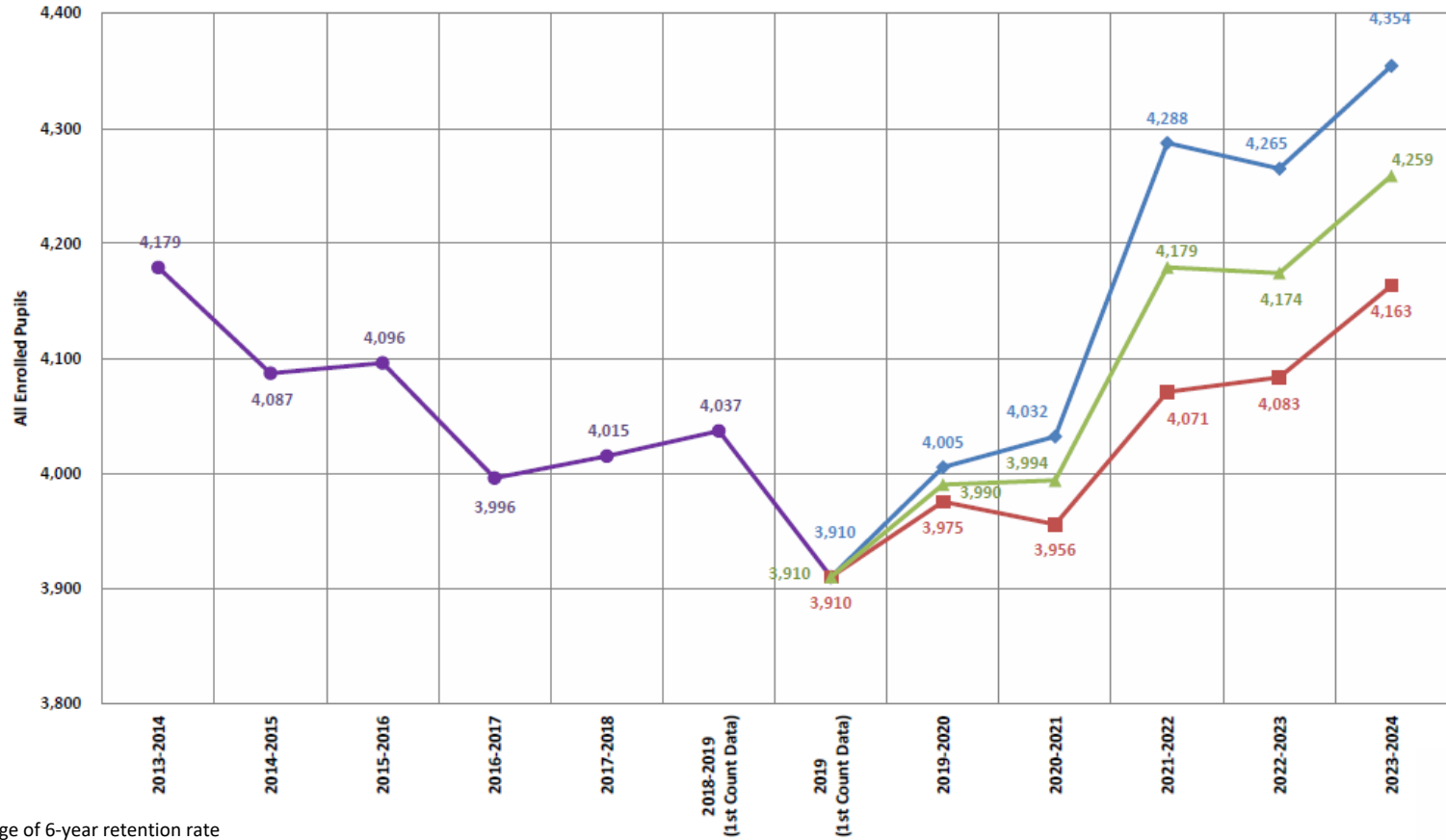
Elementary School Totals



Method 1 – Average of 6-year retention rate
 Method 2 – Average of most recent 2-year retention rate
 Method 3 – Average of Method 1 and Method 2



Middle School Totals

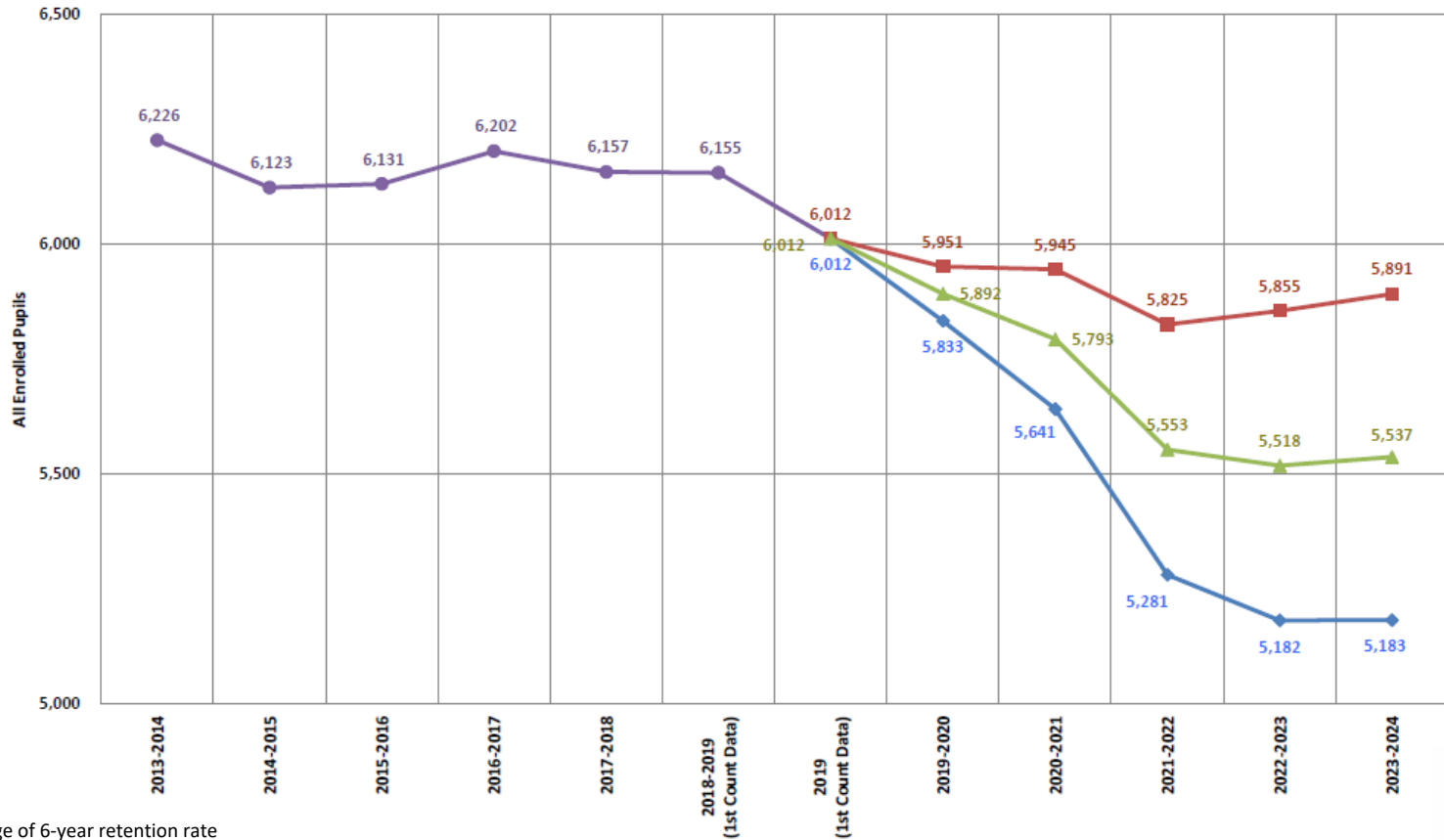


Method 1 – Average of 6-year retention rate
 Method 2 – Average of most recent 2-year retention rate
 Method 3 – Average of Method 1 and Method 2

Historical Pupil Counts Method 1 Projection Method 2 Projection Method 3 Projection



P-CEP High School (9-12)



Method 1 – Average of 6-year retention rate
 Method 2 – Average of most recent 2-year retention rate
 Method 3 – Average of Method 1 and Method 2

—●— Historical Pupil Counts
 —◆— Method 1 Projection
 —■— Method 2 Projection
 —▲— Method 3 Projection





PLYMOUTH-CANTON

COMMUNITY SCHOOLS

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ASSESSMENT & VISIONING

General Assessment

Process for Assessment Work:

- **Assessment work performed in 2012 was updated for renovations that must be performed on the buildings, equipment and facilities used by students, staff, and community.**
- **Work executed during last six years (since 2013 Bond) was reviewed.**
- **Completed assessment included:**
 - **Evaluation of all buildings.**
 - **Comprehensive list of needs (warm, safe, dry).**
- **Building tours of all buildings by P-CCS leaders, McCarthy & Smith, and TMP Architecture occurred during 2019.**
- **P-CCS engaged independent roofing and paving consultants for respective assessments.**
- **Assessment categorized into site, building envelope, interior finishes, plumbing systems, HVAC systems, and electrical systems for itemized cost estimates.**
- **P-CCS developed a bus purchase schedule for replacement of aging bus fleet.**

General Assessment / Needs

Site Improvements

- Pavement replacement
- Traffic safety improvements
- Landscaping / 'curb appeal' improvements
- Playground improvements
- Site stormwater drainage improvements

Building Improvements

- Floor finish upgrades
- Ceilings and building-wide LED lighting
- Interior doors, frames & hardware
- Exterior doors, frames & hardware
- Building-wide painting
- Classroom storage upgrades
- Casework upgrades

Building Improvements (continued)

- Corridor lockers (where applicable)
- Kitchen upgrades
- Toilet room upgrades
- ADA entrance at Salem HS
- ADA access to auditorium stage
- Auditorium stage lighting replacements
- Locker room upgrades
- Gym bleacher replacements (PHS)
- Wrestling mat hoists (PHS, CHS)
- Boiler replacements
- Roof replacements

Visioning

Visioning Process

- Purpose of the visioning sessions was to identify student needs.
- Goal of 85% building utilization for additional / flexible programs and future enrollment fluctuations.
- Visioning sessions conducted February 2019 thru May 2019.
- Visioning facilitated by TMP Architecture and McCarthy & Smith.
- Sessions included diverse group of stakeholders: students, community members, staff, administration, and Board of Education.
- Potential programming / facility needs were developed to best serve students Pre-K through 12th grade.
- Visioning theme: Equity at all grade levels.
 - Secure entry vestibules at all remaining school buildings.
 - Elementary school equity includes separate Cafeterias and Gymnasiums, dedicated spaces for music, art, and physical education.

Visioning

Security Renovations / Additions (Equity)

- **Secure Entries completed from 2013 Bond:**
 - Allen Early Learning Academy
 - Bentley Elementary School
 - Bird Elementary School
 - Dodson Elementary School
 - Gallimore Elementary School
 - Hoben Elementary School
 - Isbister Elementary School
 - Smith Elementary School
 - Tonda Elementary School
 - Workman Elementary School
 - Discovery Middle School
 - East Middle School (Phase 1)
 - Liberty Middle School
 - Starkweather Academy
 - Canton High School
 - Plymouth High School
 - Salem High School

Security Renovations / Additions (Equity)

- **Secure Entries included in 2020 Bond:**
 - Eriksson Elementary School
 - Field Elementary School
 - Hulsing Elementary School
 - Miller Elementary School
 - East Middle School (Phase 2)
 - West Middle School
 - Pioneer Middle School

Visioning

Elementary Schools

- Front entrance landscape ('curb appeal')
- Playground equipment
- Main office additions / secure entries (Security)
- Classroom additions to ensure rightsizing
- Gym additions at elementary schools (Equity)
- Music and art room additions at elementary schools (Equity)
- Classroom furniture
- Learning Commons furniture & upgrades

Middle Schools

- Front entrance landscape ('curb appeal')
- Main office relocations for secure entries (Security)
- Classroom furniture
- Learning Commons furniture & upgrades

High Schools

- Front entrance landscape ('curb appeal')
- New Multi-Purpose Room additions (CHS, PHS, SHS)
- Weight Room expansion (CHS, SHS)
- New Innovations Hub addition (middle and high school use)
- Performing Arts Center remodeling / dressing rooms & Scene Shop additions
- New Natatorium addition (PHS)
- Classroom furniture
- Learning Commons furniture & upgrades
- Band Room & storage expansion (PHS)
- Starkweather Academy Gym addition



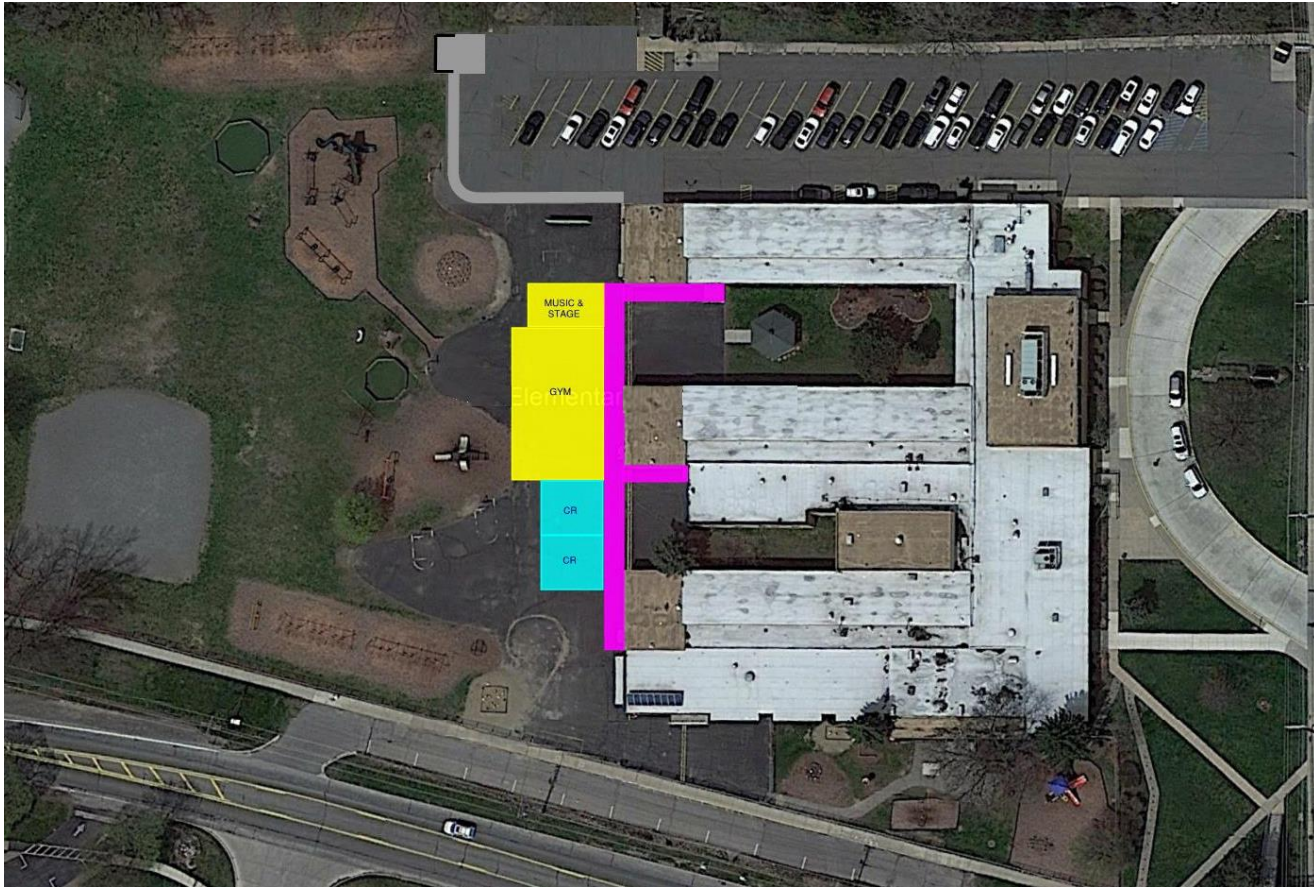
Visioning

P-CEP Site Improvements

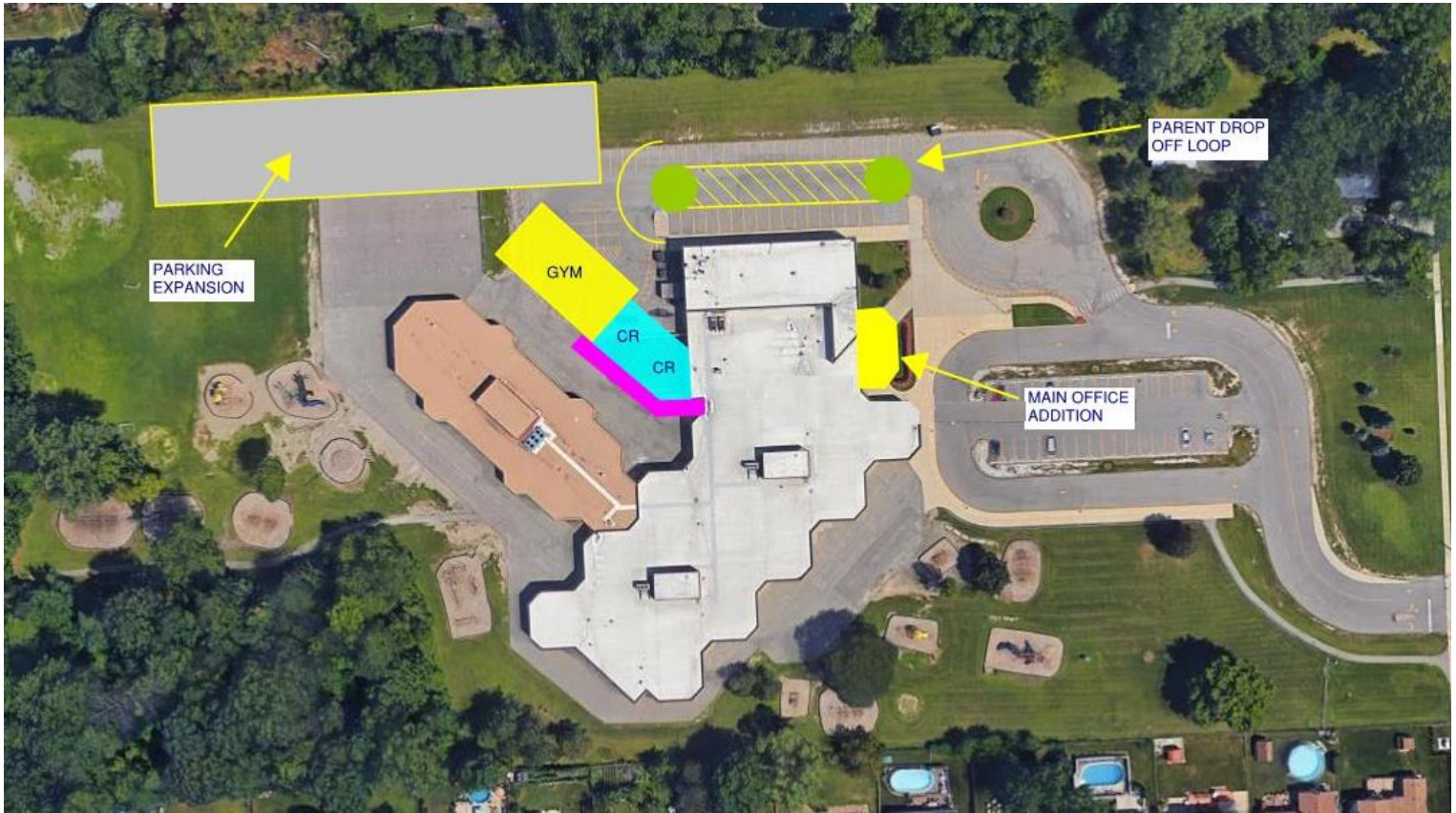
- **New stadium (track, field, grandstands, concessions / middle and high school use)**
- **Site safety improvements**
- **Site fencing, signage, landscape, field entries upgrades**
- **Concessions buildings, restroom facilities & team rooms (Equity)**
- **Multi-purpose synthetic turf practice fields (Activities and Athletics)**
- **Baseball & softball synthetic turf infields**

Other District Facilities

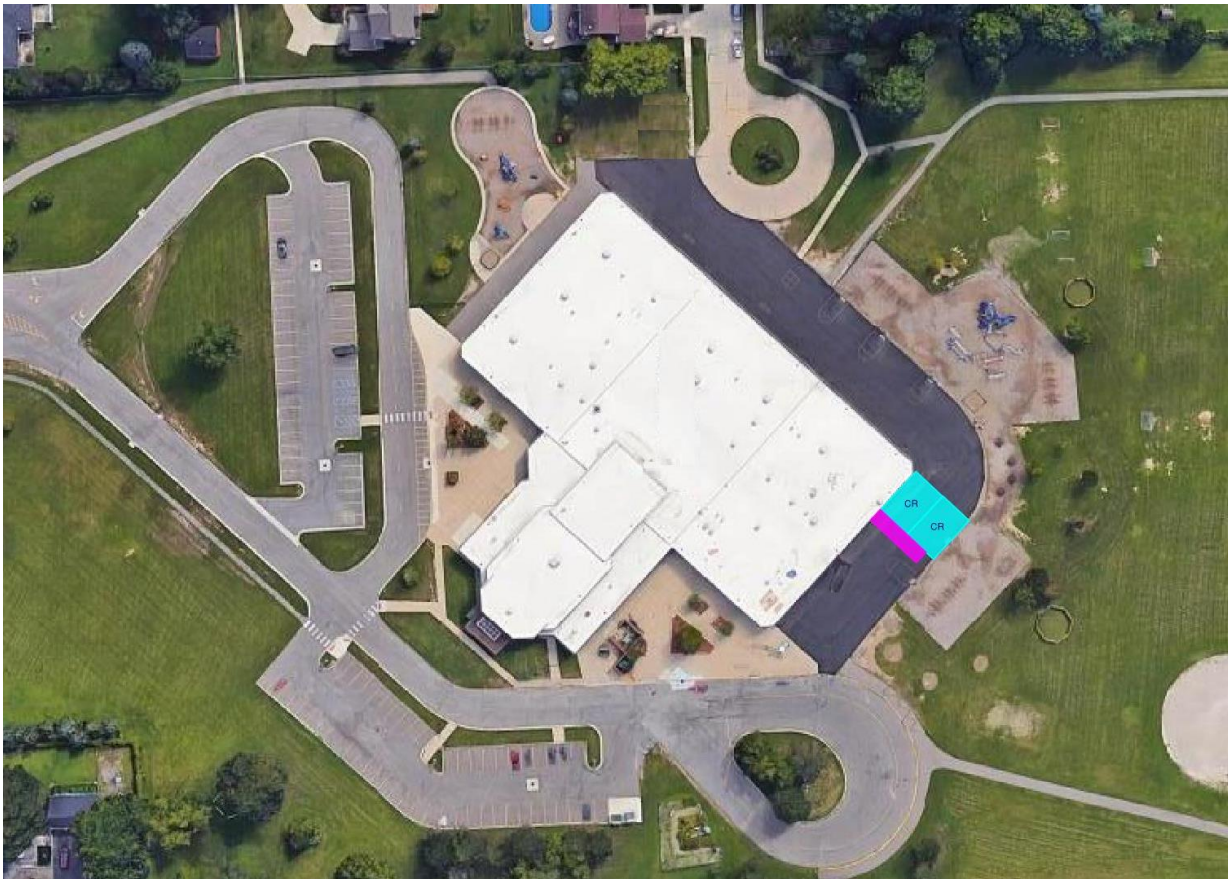
- **Allen Early Learning Academy: Classroom enhancements, including furniture**
- **New Maintenance Facility at P-CEP**



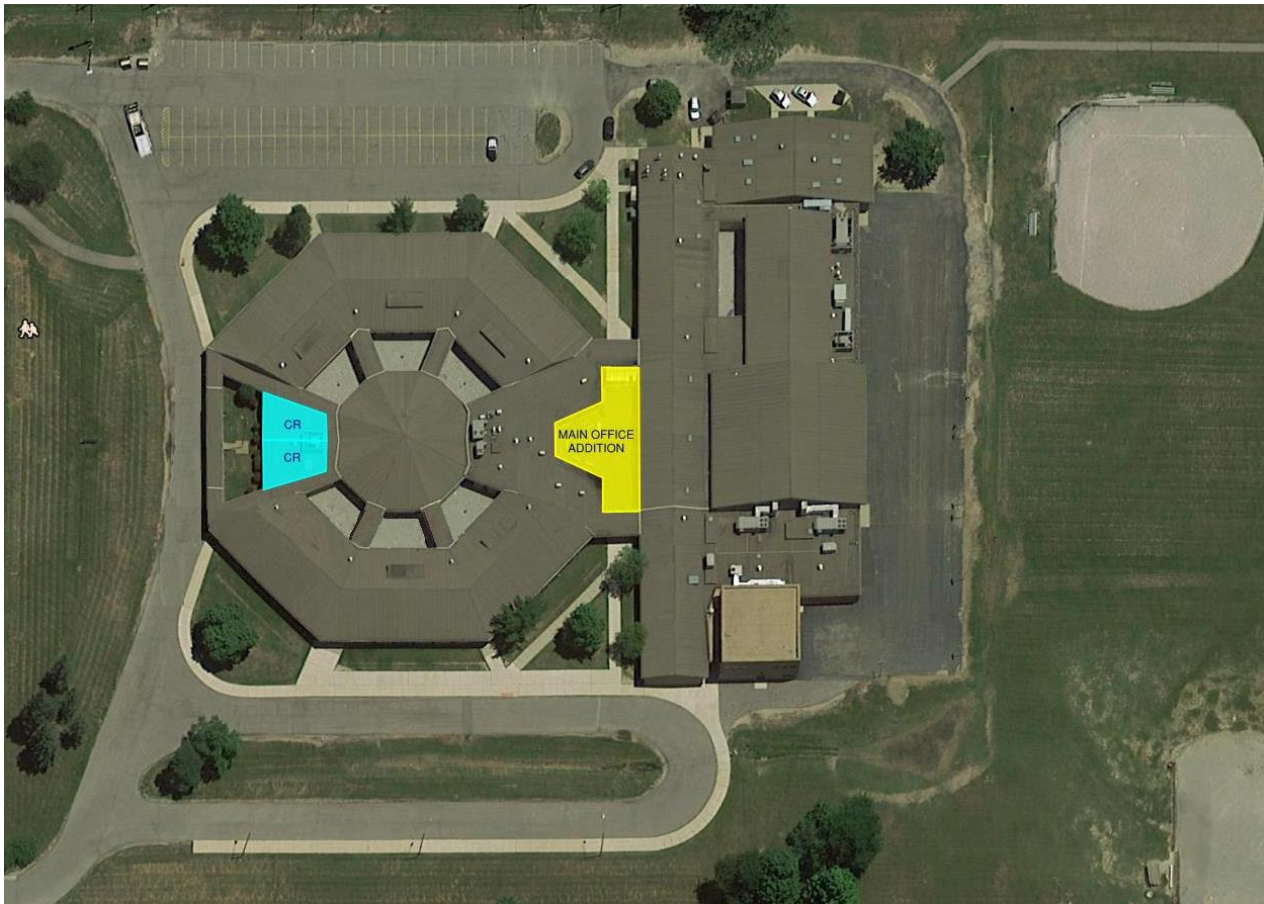
Bird Elementary School



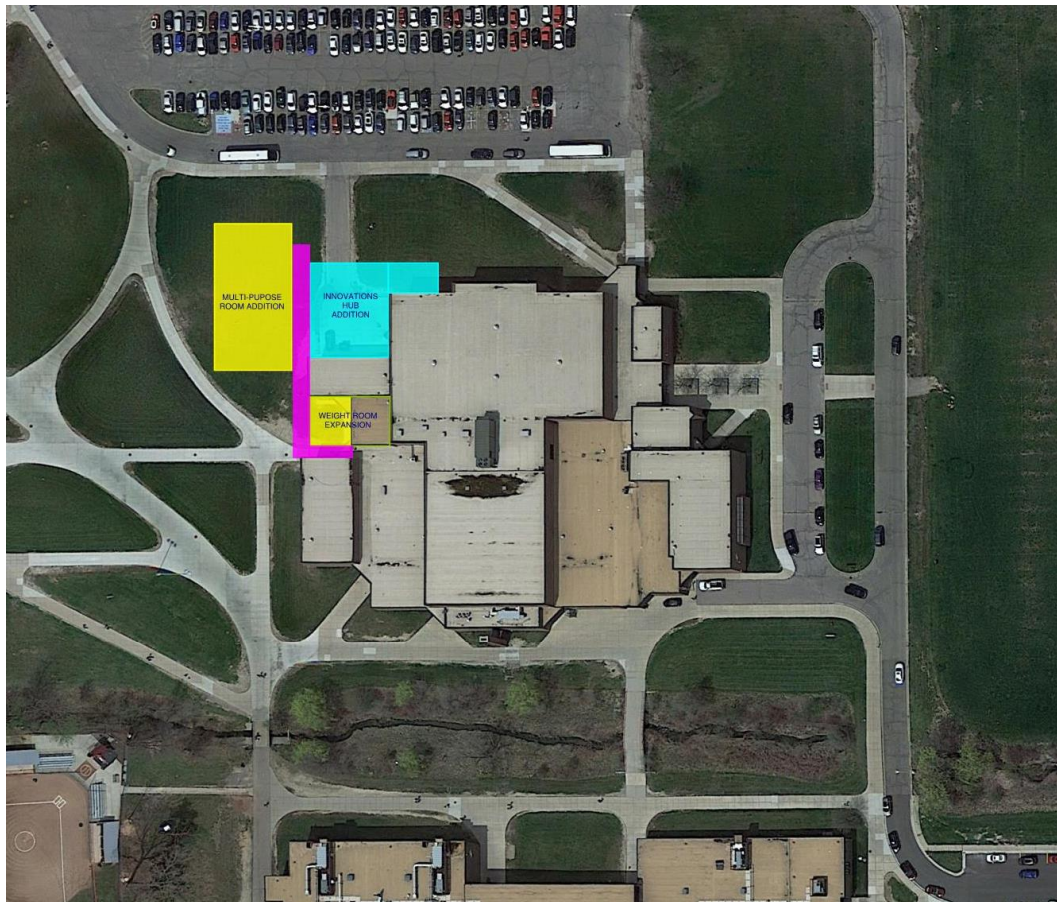
Eriksson Elementary School



Tonda Elementary School

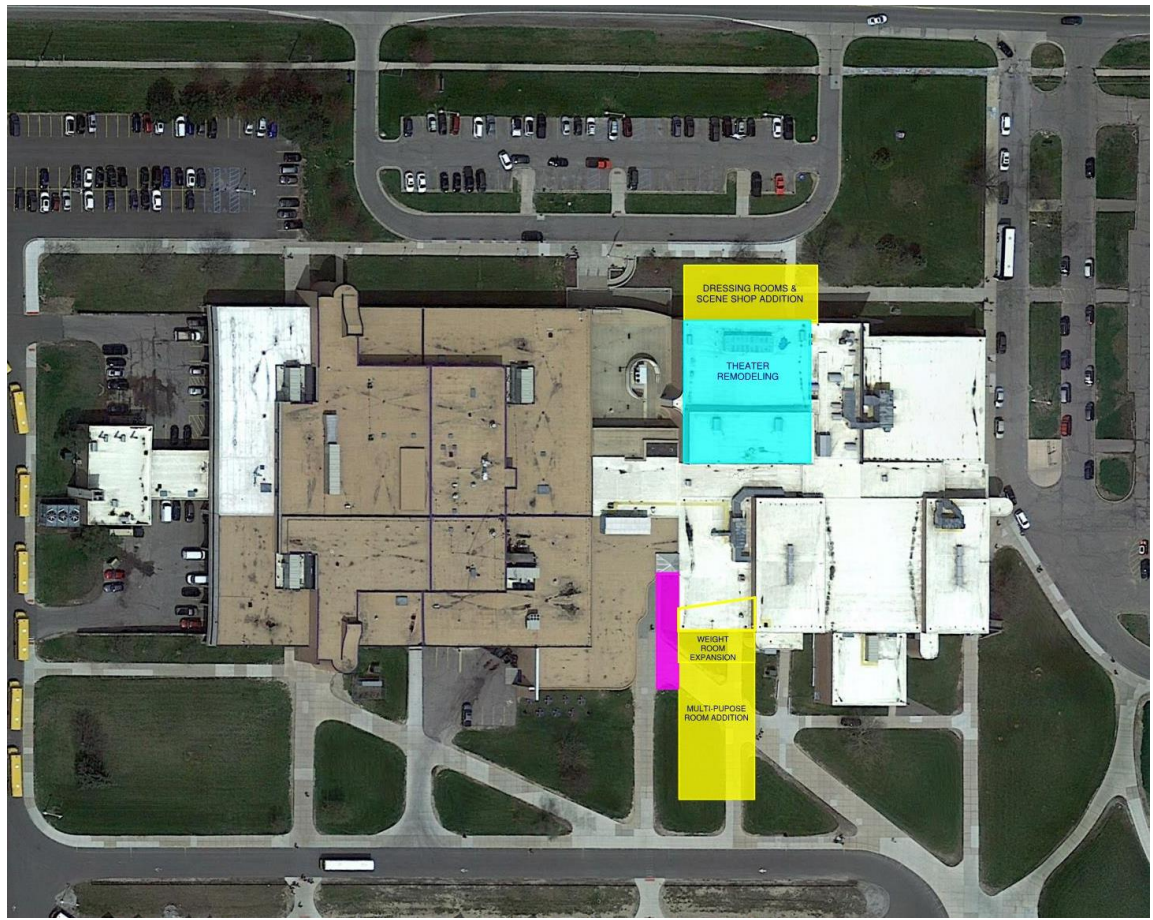


Pioneer Middle School



Canton High School

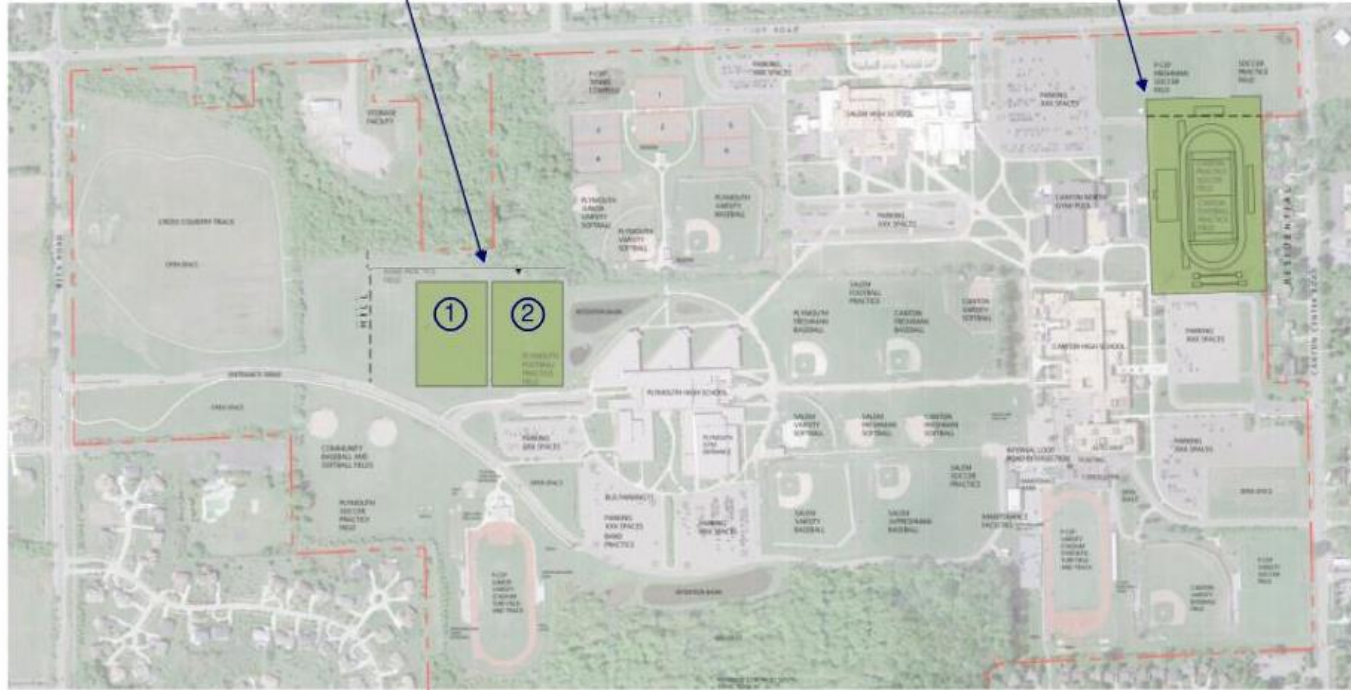




Salem High School

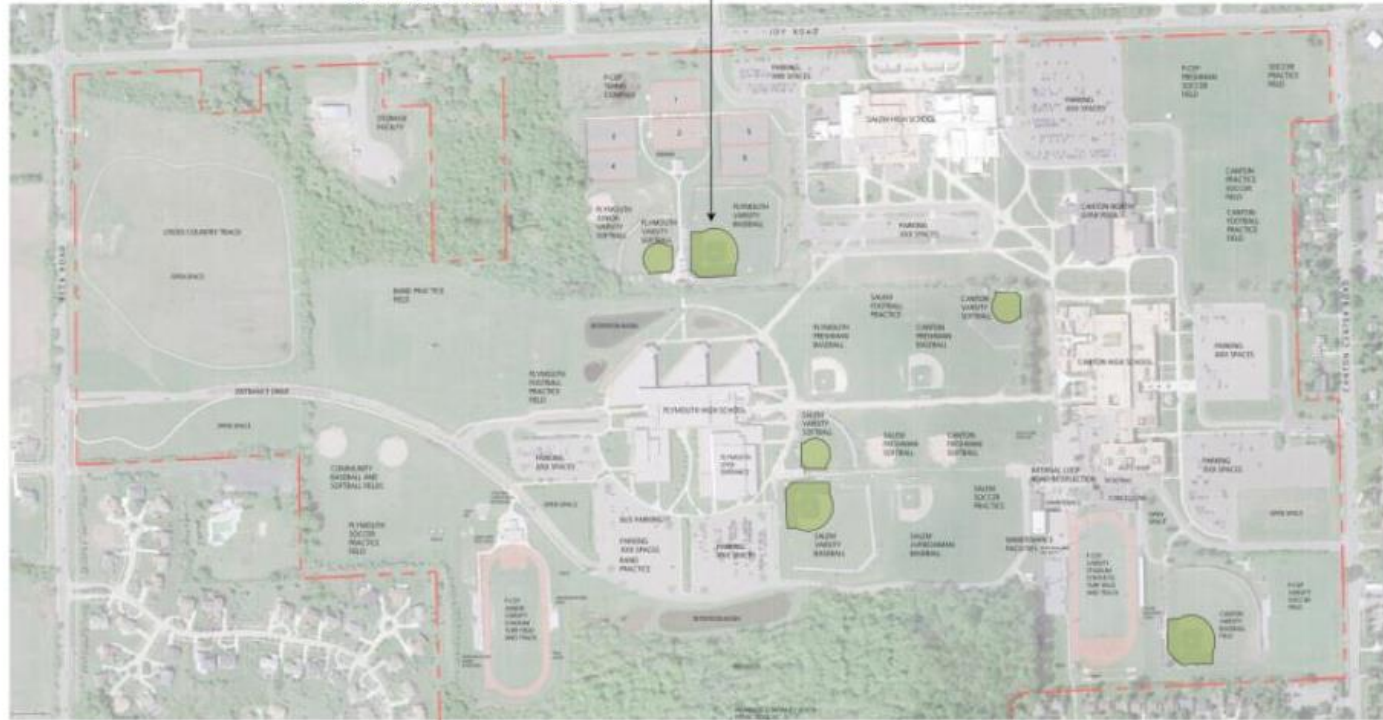
MULTI-PURPOSE
SYNTHETIC TURF
FIELDS (280'x400')

NEW STADIUM
470x790



Plymouth Canton Community Schools
P-CEP ACTIVITIES & ATHLETICS

VARSITY BASEBALL & SOFTBALL
SYNTHETIC TURF INFIELD



Plymouth Canton Community Schools
P-CEP ACTIVITIES & ATHLETICS



LEGACY
Building. Inspiring. Transforming.



PLYMOUTH-CANTON
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EXISTING RESTROOM FACILITIES



NEW CONCESSIONS, RESTROOMS,
DRINKING FOUNTAIN, VARSITY
SOFTBALL & FRESHMEN SOFTBALL
& BASEBALL

NEW CONCESSIONS, RESTROOMS,
STORAGE, TEAM ROOMS -
FOOTBALL, BASEBALL & SOCCER

Plymouth Canton Community Schools
P-CEP ACTIVITIES & ATHLETICS



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TECHNOLOGY

Technology

- **Classroom technology upgrades**
- **Student devices refresh**
- **Innovative technologies**
- **Interactive flat panel (IFP) refresh**
- **Projector refresh at middle and high schools**
- **Rewire classroom cable systems (HDMI, Ethernet)**
- **Staff devices refresh**
- **Copiers & printers refresh**
- **Scanners refresh**
- **Document cameras refresh**
- **Public address systems upgrades**
- **Video announcement / distribution system refresh**
- **Access point (AP) refresh**
- **Building server refresh**
- **Network switches refresh**
- **Firewall, SAM storage refresh**
- **UPS battery replacements**



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COMMUNITY SCHOOLS

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BUDGET SUMMARY

Ten Year Master Plan Budget Summary

BUILDING ASSESSMENT										VISIONING										TEN YEAR PLAN TOTAL	
No.	Building	Site	Building Envelope	Interior Finishes	Plumbing Systems	HVAC Systems	Electrical Systems	Bus Purchases	ASSESSMENT TOTAL	Program Addition (Including site improvements)	Interior Program Remodeling	Classroom Furniture	New Maintenance/ Operation Facility at Joy & Beck Rd.	Secure Entry	Curb Appeal Improvements	Playground Equipment	Site Athletics Upgrades	VISIONING TOTAL	ASSESSMENT & VISIONING TOTAL	Technology	BUILDING TOTAL
1	Bentley Elementary	\$280,284	\$32,138	\$218,335	\$0	\$0	\$372,795	\$0	\$893,755	\$1,299,641	\$482,063	\$474,030	\$0	Existing	\$96,413	\$289,239	\$0	\$2,641,283	\$3,545,134	\$667,031	\$4,212,165
2	Bird Elementary	\$96,935	\$601,293	\$561,968	\$44,993	\$514,200	\$411,360	\$0	\$2,320,066	\$3,189,326	\$314,948	\$474,030	\$0	Existing	\$96,413	\$289,239	\$0	\$4,363,953	\$6,683,959	\$667,031	\$7,350,990
3	Dodson Elementary	\$452,400	\$374,723	\$224,705	\$44,993	\$1,375,485	\$385,630	\$0	\$2,857,936	\$2,263,766	\$494,918	\$494,640	\$0	Existing	\$96,413	\$289,239	\$0	\$3,638,973	\$6,496,929	\$667,031	\$7,163,959
4	Evikson Elementary	\$1,042,136	\$1,024,302	\$360,583	\$0	\$0	\$347,085	\$0	\$2,774,106	\$2,723,320	\$334,230	\$483,420	\$0	\$1,626,158	\$96,413	\$289,239	\$0	\$5,522,789	\$8,296,895	\$667,031	\$8,963,926
5	Farrand Elementary	\$1,053,379	\$73,788	\$2,051,337	\$0	\$173,543	\$334,230	\$0	\$2,738,276	\$3,591,044	\$475,635	\$432,810	\$0	Existing	\$96,413	\$289,239	\$0	\$4,885,139	\$7,623,415	\$667,031	\$8,290,446
6	Field Elementary	\$977,816	\$1,003,252	\$360,583	\$0	\$0	\$347,085	\$0	\$2,688,736	\$2,723,320	\$411,360	\$483,420	\$0	\$1,626,158	\$96,413	\$289,239	\$0	\$5,599,519	\$8,288,655	\$667,031	\$8,956,686
7	Gallmore Elementary	\$312,762	\$56,562	\$1,344,312	\$44,993	\$449,925	\$289,238	\$0	\$2,497,791	\$2,243,198	\$1,246,935	\$391,590	\$0	Existing	\$96,413	\$289,239	\$0	\$4,267,373	\$6,765,163	\$667,031	\$7,432,194
8	Hibben Elementary	\$274,904	\$1,019,723	\$340,134	\$50,135	\$231,300	\$340,658	\$0	\$2,856,943	\$1,894,784	\$253,513	\$432,810	\$0	Existing	\$96,413	\$289,239	\$0	\$3,665,157	\$5,923,100	\$667,031	\$6,590,131
9	Huling Elementary	\$801,895	\$1,242,050	\$447,868	\$8,356	\$0	\$347,085	\$0	\$2,847,294	\$2,715,619	\$366,368	\$483,420	\$0	\$1,626,158	\$96,413	\$289,239	\$0	\$5,547,214	\$8,394,488	\$667,031	\$9,061,498
10	Hobster Elementary	\$151,965	\$32,138	\$1,366,969	\$0	\$570,762	\$253,886	\$0	\$2,375,720	\$3,719,594	\$314,948	\$391,590	\$0	Existing	\$96,413	\$289,239	\$0	\$4,811,782	\$7,187,501	\$667,031	\$7,854,532
11	Miller Elementary	\$114,474	\$821,113	\$164,415	\$0	\$482,063	\$306,306	\$0	\$1,887,371	\$2,980,432	\$276,383	\$483,420	\$0	\$1,818,983	\$96,413	\$289,239	\$0	\$5,914,867	\$7,802,238	\$667,031	\$8,469,269
12	Smith Elementary	\$313,161	\$530,269	\$884,103	\$44,993	\$514,200	\$244,245	\$0	\$2,530,970	\$3,189,326	\$256,673	\$391,590	\$0	Existing	\$96,413	\$289,239	\$0	\$4,217,238	\$6,748,208	\$667,031	\$7,415,238
13	Tondt Elementary	\$808,811	\$32,138	\$499,303	\$0	\$0	\$372,795	\$0	\$1,623,407	\$1,396,053	\$449,420	\$483,420	\$0	Existing	\$96,413	\$289,239	\$0	\$2,685,048	\$4,308,095	\$667,031	\$4,975,125
14	Workman Elementary	\$310,988	\$361,547	\$119,230	\$44,993	\$752,018	\$462,780	\$0	\$2,050,655	\$482,064	\$510,988	\$515,250	\$0	Existing	\$96,413	\$289,239	\$0	\$1,893,950	\$3,944,605	\$667,031	\$4,611,636
15	Discovery Middle School	\$514,254	\$388,864	\$479,849	\$96,413	\$803,438	\$822,720	\$0	\$3,104,547	\$0	\$610,613	\$893,100	\$0	Existing	\$96,413	\$0	\$0	\$1,600,125	\$4,704,672	\$752,922	\$5,457,594
16	East Middle School	\$1,150,549	\$51,420	\$1,523,793	\$8,356	\$867,713	\$629,895	\$0	\$4,231,635	\$0	\$506,744	\$641,200	\$0	\$2,186,350	\$96,413	\$0	\$0	\$3,429,707	\$7,661,341	\$752,922	\$8,414,263
17	Liberty Middle School	\$63,777	\$0	\$0	\$0	\$0	\$0	\$0	\$63,777	\$0	\$25,710	\$0	\$0	Existing	\$0	\$0	\$0	\$25,710	\$88,487	\$752,922	\$920,244
18	Pioneer Middle School	\$778,512	\$1,464,827	\$2,084,437	\$96,413	\$363,154	\$584,903	\$0	\$5,372,244	\$0	\$931,345	\$709,900	\$0	\$2,198,205	\$96,413	\$0	\$0	\$3,935,862	\$9,308,107	\$752,922	\$10,061,028
19	West Middle School	\$456,044	\$1,469,568	\$2,083,796	\$96,413	\$867,713	\$719,880	\$0	\$5,681,412	\$0	\$931,988	\$709,900	\$0	Work in 2020	\$96,413	\$0	\$0	\$1,738,300	\$7,431,712	\$752,922	\$8,184,634
20	Canton High School	\$3,427,349	\$1,213,062	\$5,233,093	\$411,360	\$0	\$2,410,313	\$0	\$12,715,086	\$7,027,743	\$1,447,794	\$2,016,200	\$0	Existing	\$96,413	\$0	\$0	\$10,896,990	\$23,311,675	\$1,570,045	\$24,881,761
21	Plymouth High School	\$3,105,511	\$3,605,828	\$774,514	\$15,426	\$1,863,975	\$2,086,939	\$0	\$11,454,191	\$17,964,867	\$616,297	\$1,511,400	\$0	Existing	\$96,413	\$0	\$0	\$20,189,072	\$31,643,263	\$1,570,045	\$33,213,348
22	Salem High School	\$3,403,123	\$2,442,450	\$5,078,368	\$411,360	\$1,478,325	\$2,056,800	\$0	\$14,870,426	\$5,431,239	\$2,769,610	\$2,015,200	\$0	Existing	\$96,413	\$0	\$0	\$10,212,460	\$25,162,886	\$1,570,045	\$26,752,971
23	P.A.C.E.P Campus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	In Site Budget	\$0	\$0	\$0	\$19,507,463	\$19,507,463	\$1,570,045	\$21,077,547	
24	Starweather Academy	\$64,275	\$596,472	\$743,019	\$0	\$482,063	\$289,238	\$0	\$2,175,066	\$3,936,844	\$1,425,620	\$412,200	\$0	Existing	\$96,413	\$0	\$0	\$5,871,076	\$8,046,142	\$355,644	\$8,401,786
25	Administration Building	\$148,935	\$217,507	\$322,018	\$0	\$0	\$131,764	\$0	\$820,213	\$0	\$305,306	\$0	\$0	Existing	\$64,275	\$0	\$0	\$369,581	\$1,189,795	\$355,644	\$1,545,439
26	New Maintenance/Operation Facility at Joy & Beck Rd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,226,486	In Bldg Budget	\$0	\$0	\$0	\$2,226,486	\$2,226,486	\$0	\$2,226,486
27	Transportation & Curriculum	\$324,100	\$0	\$96,413	\$0	\$0	\$96,413	\$0	\$516,925	\$0	\$0	\$0	\$0	Existing	\$0	\$0	\$0	\$516,925	\$0	\$0	\$516,925
28	Allen Early Learning Academy	\$58,021	\$167,115	\$514,200	\$128,550	\$482,063	\$282,810	\$0	\$1,632,759	\$0	\$1,620,373	\$0	\$0	Existing	\$96,413	\$0	\$0	\$1,716,785	\$3,349,544	\$667,031	\$4,016,574
29	Tanger Center	\$443,176	\$32,138	\$179,970	\$44,993	\$321,375	\$0	\$0	\$1,021,651	\$0	\$0	\$154,260	\$0	Existing	\$96,413	\$0	\$0	\$250,672	\$1,272,324	\$8,000	\$1,280,324
30	Trowell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Existing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	Bus Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$16,580,733	\$16,580,733	\$0	\$0	\$0	\$0	N/A	\$0	\$0	\$0	\$0	\$16,580,733	\$0	\$16,580,733
Category Totals		\$ 18,969,892	\$ 18,854,284	\$ 28,688,333	\$ 1,592,735	\$ 12,593,401	\$ 14,927,869	\$ 16,580,733	\$113,205,245	\$68,781,035	\$17,474,380	\$15,327,800	\$2,226,486	\$11,081,010	\$2,378,175	\$4,049,325	\$19,507,463	\$140,825,673	\$254,030,918	\$ 20,847,533	\$274,878,451

Target Bond Budget \$ 275,000,000
 Variance \$ 121,549

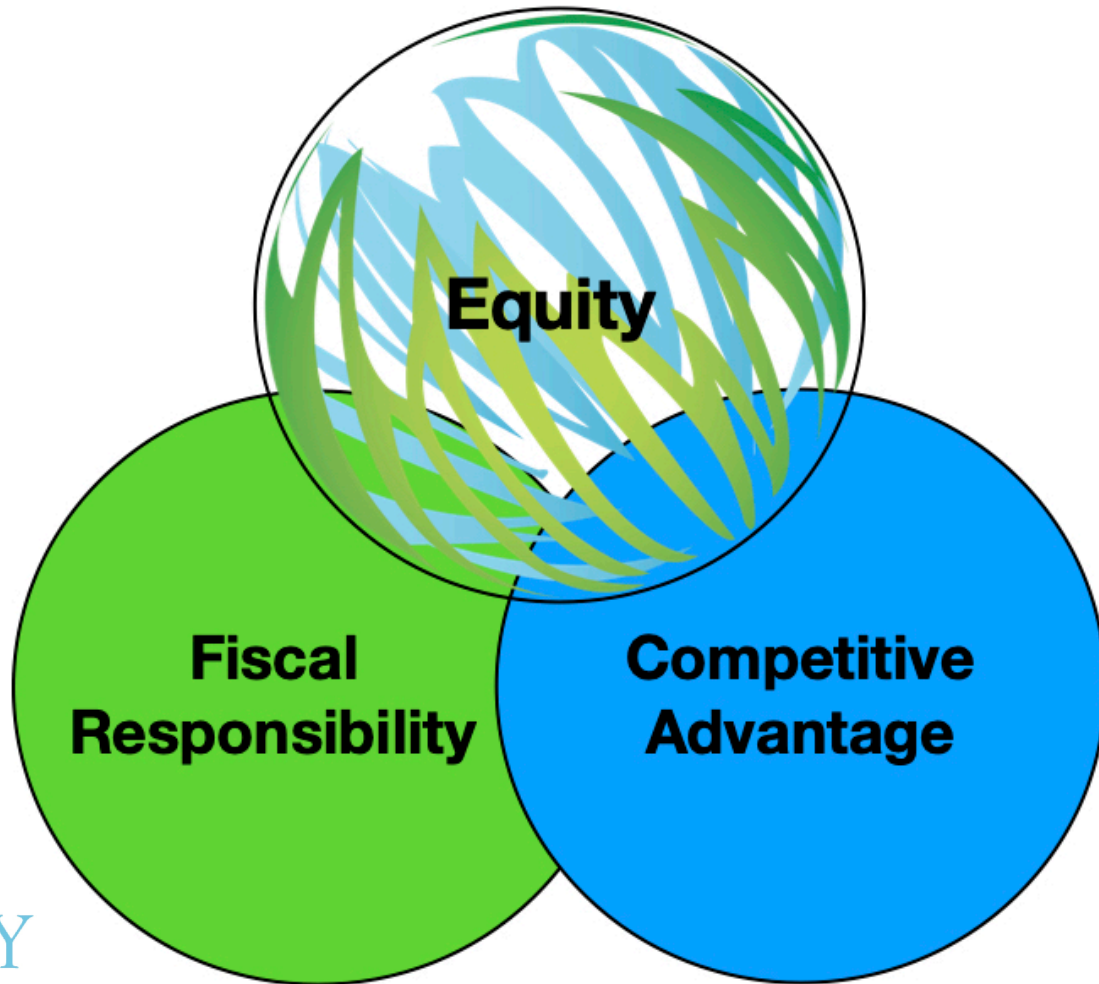


Funding the 10 Year Master Plan:

March 10, 2020 School Improvement Bond Proposal for \$275 million

Series 2020	\$100,000,000
Series 2023	\$87,500,000
Series 2026	<u>\$87,500,000</u>
Total	\$275,000,000

***** No millage rate increase, remaining at 4.02 mills *****





QUESTIONS & FEEDBACK