



Detroit Public Schools Community District Facility Master Plan Initial Recommendations

Frequently Asked Questions

Q: What is the construction timeline for the Facility Master Plan recommendations?

A: As part of the initial \$700M investment in our facilities, we expect renovations of existing buildings to begin in 2022, with new builds, reactivations and additions to follow in 2023, after a period of community-engaged design to inform the development of the new facilities. We expect *renovations* to be completed sometime during the 2024-2025 school year, and for *new builds, reactivations and additions* to be completed by the beginning of the 2025-2026 school year. There will be no renovations at schools under consideration for future, planned consolidation.

Q: What are you inviting feedback about?

A: As part of our initial \$700M investment as part of DPSCD's Facility Master Plan, the District has identified specific areas where building consolidations may be necessary to ensure that students and families have access to the best facilities possible to support their learning, development and growth. Part of that analysis has meant that some buildings that are in poorer condition may need to be decommissioned, and students given the opportunity to transfer to a nearby school that is newly built or getting significant renovations. We invite community feedback on these initial recommendations, particularly on where, and when, investments are going.

Q: What is the timeline for transition?

A: At this point, students at most schools should plan to be able to complete their education at their current school, meaning elementary or middle school graduation. Should transitions need to occur, students will be able to choose a school to attend, including school options in their neighborhood that are receiving major renovations or new buildings as part of the Facility Master Plan.

For some schools, entire programs will be moving to another location. However, everything will remain intact for that program: the school name, staff and program elements will remain the same, but at another location.

Please see the Appendix for detailed information regarding the transition timeline for individual schools.



Q: What school/schools will the students transition to?

A: At this point, students should plan to be able to complete their studies at their current school, meaning elementary or middle school graduation. All students currently attending a school that is under consideration for consolidation can choose to attend a nearby school. Students that wish to attend a nearby school will be given an assignment based on their neighborhood boundary. Please note that some DPSCD schools require an application to be submitted before a student can enroll. *Please see the Appendix for detailed information regarding the transition timeline for individual schools.*

Q: What will happen to staff at schools that will be consolidating under the initial recommendations?

A: DPSCD will make every effort to maintain continuity at schools where programs are being phased out to keep student-staff relationships strong. All teachers and support staff who are affected by a building consolidation will continue to be employed by DPSCD, in accordance with their individual employment contracts, collective bargaining rules and District policies. We expect many staff members to move with students to new programs and/or buildings, however, some may be selected (or request) to fill other vacancies in the District. Human Resources will work directly with the staff members at programs being consolidated to identify a new placement.

Q: If I choose to attend another school, what do I have to do to ensure my student is enrolled at a new school?

A: The DPSCD Office of Enrollment is committed to ensuring the transition for students and families is seamless and easy to navigate. For families at schools under consideration for consolidation and who opt to leave their current school to send their student to another school within DPSCD, members of the enrollment team will be available to support them throughout the enrollment process (or application process for application or examination schools). Families can choose a school that best fits the needs of their students and family. However, enrollment is capped based on building capacity, and the availability of programs and services. Email enrollment.growth@detroitk12.org to seek support.

Q: What are the underlying cost assumptions for the five (5) new planned schools such as how many square feet, maximum number of students and demolition costs?

A: Table A highlights answers to this question based on current market costs. Please note that vacant building decommission and demolition costs are both included in the last column for the old and new Phoenix building.

Table A

	# of Students	Construction Cost Per Sq. Ft.	Demo Cost Per Sq. Ft.	Existing Sq. Ft.	New Sq Ft	Construction Cost	Demo Cost	Total Cost Construction and Demo
Pershing	600	\$469.60	\$11.01	249,694	137,646	\$64,637,878	\$2,748,831	\$67,386,709
Cody	600	\$469.60	\$12.69	286,752	137,646	\$64,637,878	\$3,638,436	\$68,276,314
Robeson	750	\$460.11	\$12.35	48,500	103,673	\$47,700,569	\$599,176	\$48,299,745
Carstens	750	\$460.11	\$10.94	128,800	103,673	\$47,700,569	\$1,409,126	\$49,109,695
Phoenix	500	\$460.11		112,628	103,673	\$47,700,569		\$47,700,569

Q: How can the District explore making investments in transportation innovations?

A: The District has committed to a comprehensive transportation review/plan with the updated Strategic Plan and my evaluation. This will be completed by the summer. Approximately 60% of K-8 students attend a school outside of their neighborhood boundary. While parent choice allows us to evaluate our program delivery, school culture, and administration, it presents challenges to the transportation ecosystem. Simpler solutions include use of depot stops (fewer stops at public parking lots) used by charter schools however, given the number of DPSCD students without transportation to the depot stops, an alternative solution is warranted. An evaluation of alternative transportation solutions including the use of additional vendors and the latest technology is necessary. The Operations Department continues to explore options to increase service using an expanded multi-provider approach. The greatest opportunity is more loops and reducing routes. Generally, though, parents are not comfortable placing students in new single driver routes to schools. We are moving forward with a consultant to review and evaluate investments in the transportation solution options listed below:

Small Vehicle Vendors - Contract additional small vehicle vendors.

- HopSkipDrive
- RideAlong
- ALC Student Transportation Solutions

Carpool Options - Focus on students who attend application/exam schools without transportation or students who attend schools outside of their neighborhood boundary.

- GoKid Carpool App

Tiered Bussing System Advantages - Stagger more bell times throughout the District to increase the number of routes assigned to individual bus drivers.

- Increase use of three tiers.
- Revise bell times for elementary-middle and high schools to allow easier tiering.



District-owned Fleet – Purchase additional vans using surplus dollars

- Only a Chauffeurs license is required
- Labor and fuel associated with ESE routes are 70% reimbursable by MDE

Parent Apps - Use of Apps to inform parents of the expected arrival of the bus into the GIS area.

- Here Comes the Bus
- Transfinder
- StopFinder
- Edulog Parent Portal
- Zonar MyView

DDOT Partnership - Renew District purchase of bus passes for 9-12 students

- High school students may continue to access schools of their choice with free transportation. Most high school students are not affected by the proposed Facilities Master Plan

Q: What is the feeder pattern data, including cost assumptions, that supports the school transition from Bunche to Chrysler, as opposed to a transition from Bunche to Old Woodward Academy?

A: Chrysler parents want grades 6-8 added to the current building. The building is old with high repair costs and there is not enough land to expand the current building to do this. Expanding the middle school grades will help overall district enrollment by keeping the middle school students and another building can increase K-5 enrollment as well. The recommendation to use the old Bunche Prep building is also based on the home addresses of current students at Chrysler. The map below indicates current Chrysler students travel from all over Detroit and metro Detroit (i.e. each blue dot represents where Chrysler families live).



Based on traffic patterns, we determined the new location for Chrysler would not detract from families attending because:

- Many families travel from east of the current Chrysler building, making the new Chrysler building closer to many families, especially many in the Islandview/Villages area.
- The new Chrysler building is situated near the Gratiot/Chene intersection, allowing families coming from the east/northeast to easily access the new building through Gratiot, often on their way to work.
- The new Chrysler building is also situated close to the Gratiot exit off I-75/375, ensuring that those coming from the west side or other parts of the city can access the building within a 2-3 minute drive from the freeway (similar to the current Lafayette location)

The cost assumption for Woodward Academy vs. Bunche Prep is based on market lows and highs for school renovations in the metro-Detroit area. Please refer to Table B below.

Table B

	Sq. Ft.	Renovation \$100/Sq Ft.	Renovation \$200/Sq Ft. (Complete Gut)	Building/Land Purchase
Woodward Academy	172,933	\$17,293,300	\$34,586,600	\$10,000,000
Bunche Prep	56,488	\$5,648,800	\$11,297,600	N/A

Our enrollment projections, based on neighborhood growth and population trends, also project a 61% increase in enrollment at Chrysler, even if only accounts for K-5 grades, over the next 10 years. In addition, Pre-K demand analysis shows that there is an unmet demand of at least 100 Pre-K seats in that neighborhood (Butzel and Lower East master plan neighborhoods), adding to the opportunity for the current Chrysler building as a Pre-K center.

Q: What is the underlying cost-benefit analysis that supports the vacant school recommendations per school. Specifically, what are the demolition cost estimates per school? What are the estimated land values for each site?

A: We did not complete a cost-benefit analysis based on the value of the property by conducting appraisals for each vacant building. Rather, we conducted an analysis based on:

1. Projected demographic growth and investment in the community. While some schools are situated in neighborhoods without development, others such as Stark are well positioned. The District can use the proceeds of the Stark property sale to fund future demolitions.
2. The associated costs of maintaining the buildings over the next 20 years. Of the 25 buildings boarded in 2018-2019, 20 are in need of additional security at an estimated cost of \$2M.
3. The negative impacts on surrounding neighborhoods. The District receives regular complaints regarding the blight, fires, and other acts of vandalism conducted on vacant properties. The District lacks the capacity to police vacant properties.
4. The current average cost (\$13.9M) of renovating the buildings per the Interboro Assessment:

Table C

Vacant Buildings	Base Rehab Cost	Total Rehab Cost
Brady Elementary	1.4 M	12.3 M
Ruddiman	3.6 M	19.7 M
Cooley High School	3.6 M	50.2 M
Courtis	525 K	12.6 M
Henderson Lower	433 K	6.5 M
Lawton Building	N/A	N/A
Larned	1.2 M	7.4 M
Lodge Elementary	620 K	6.1 M
McColl Elementary School	1.6 M	8.8 M
Jemison/Herman	3.2 M	22.1 M
Robeson Early Childhood Center	880 K	6.1 M
Stewart Elementary - Middle School	950 K	12.6 M
Trix Elementary School	715 K	8.6 M
Stark School of Technology Pk-5	N/A	N/A
Turning Point/Von Steuben	1.4 M	12.1 M
Yost	2 M	10 M

Q: Please provide the build-out estimates for the Northern repositioning as Central Office.

A: The complete buildout of the Northern High School conversion is still in progress. The recommended changes were made based on the feedback from board members individually after reviewing the proposed facility plan. Namely, there was a consensus push for a new virtual school location, a new board meeting space, and a location for STEAM scrimmages and events. These costs will be paid over time with the incremental phase in of the different elements of the Northern plan and accelerated with the potential sale of the Fisher space. The initial estimates for the new plan are below:

Table D

Category	Cost
Architectural/Interior	
1/F Virtual School + Flex Spacing	\$6,700,000.00
2/F Douglass classrooms + offices	\$5,000,000.00

2/f pool	\$2,000,000.00
3/F School board offices	\$1,750,000.00
4/F IT hub	\$200,000.00
4/F Central Offices	\$1,800,000.00
Auditorium - Chairlift	\$400,000.00
Auditorium - Elevator	\$750,000.00
Interior subtotal	\$18,600,000.00
Interior after soft costs	\$24,180,000.00
MEP	
Air conditioning	\$7,464,000.00
Heating	\$2,505,000.00
Institutional Equipment	\$1,827,000.00
Interior doors, floors, walls, casework	\$-
Lighting	\$793,000.00
Plumbing and plumbing fixtures	\$1,332,000.00
Roof coverings	\$-
Sprinklers	\$424,000.00
MEP subtotal	\$14,345,000.00
MEP after soft costs	\$18,648,500.00
Site Work	
Fencing	\$77,000.00
Surface parking for 130 cars	\$1,300,000.00
Exterior lighting	\$200,000.00
Exterior surfaces	\$201,000.00
Landscaping	\$200,000.00
Site Work subtotal	\$1,978,000.00
Site Work after soft costs	\$2,571,400.00
Roofing subtotal	\$1,600,000.00
Roofing after soft costs	\$2,080,000.00

Abatement	\$400,000.00
IT	
Auditorium	\$267,082.00
Classroom IT	\$274,000.00
IT after soft costs	\$703,406.60
Furniture	\$380,000.00
Soft Costs	
Construction Contingency	10%
General Conditions/Permits/Inspections	3%
CM Fees/Costs	9%
A/E Fees/ Costs	8%
Total Contingency	30%
Total	\$48,963,306.60

Q: The programs housed at DIA recently moved to this school. The plan recommends moving this program to Davison. Please provide costs to ready the current building (GEE White) for the upcoming recommendation.

A: There are no additional costs necessary to ready the White building for the Davison. All renovations to the building have already been made, except for minor improvements such as painting. The Davison school population can move in and enrollment can grow; thus maximizing the building.



Appendix

Please see below for detailed, school-specific information regarding transition timelines and enrollment considerations.

Thurgood Marshall

Middle school students as of the 2022-2023 school year at Thurgood Marshall will be able to complete their education at Thurgood Marshall and will not be required to transition until after their middle school graduation. Current elementary school students at Thurgood Marshall will be able to transition to a nearby renovated building within three years. Students that wish to transition earlier may elect to do so.

Thurgood Marshall will stop enrolling new students and complete its transition at the start of the 2025-2026 school year. Students will be assigned nearby, renovated school based on their home address, including, if applicable, a newly renovated Paul Robeson/Malcolm X Academy. A process for elementary students to transition to the new Paul Robeson/Malcolm X Academy and for middle school students to apply to the program, will be announced prior to the transition.

More information regarding transportation will be shared with Thurgood Marshall students and families during the transition period.

Students who have specialized transportation through their IEP will continue to receive those services within their newly assigned neighborhood school.

Sampson Webber

Students at Sampson Webber will be able to complete their education at Sampson Webber and will not be required to transition until after their middle school graduation. Students that wish to transition earlier may elect to do so.

Sampson Webber will stop enrolling new students in the following grades and years:

- Pre-K and Kindergarten starting the 2022-2023 school year.
- Pre-K through 1st Grade starting the 2023-2024 school year.
- Pre-K through 2nd Grade starting the 2024-2025 school year.
- Pre-K through 3rd Grade starting the 2025-2026 school year.
- Pre-K through 4th Grade starting the 2026-2027 school year.
- Pre-K through 5th Grade starting the 2027-2028 school year.
- Pre-K through 6th Grade starting the 2028-2029 school year.
- Pre-K through 7th Grade starting the 2020-2030 school year.



- Full transition of all grades after the 2030-2031 school year.

Ann Arbor Trail

Students at Ann Arbor Trail will be able to complete their education at Ann Arbor Trail and will not be required to transition until after their middle school graduation. Students that wish to transition earlier may elect to do so.

Ann Arbor Trail will stop enrolling new students in the following grades and years:

- Pre-K and Kindergarten starting the 2022-2023 school year.
- Pre-K through 1st Grade starting the 2023-2024 school year.
- Pre-K through 2nd Grade starting the 2024-2025 school year.
- Pre-K through 3rd Grade starting the 2025-2026 school year.
- Pre-K through 4th Grade starting the 2026-2027 school year.
- Pre-K through 5th Grade starting the 2027-2028 school year.
- Pre-K through 6th Grade starting the 2028-2029 school year.
- Pre-K through 7th Grade starting the 2020-2030 school year.
- Full transition of all grades after the 2030-2031 school year.

J.E. Clark

Students at J.E. Clark will be able to complete their education at J.E. Clark and will not be required to transition until after their middle school graduation. Students that wish to transition earlier may elect to do so.

J.E. Clark will stop enrolling new students in the following grades and years:

- Pre-K and Kindergarten starting the 2022-2023 school year.
- Pre-K through 1st Grade starting the 2023-2024 school year.
- Pre-K through 2nd Grade starting the 2024-2025 school year.
- Pre-K through 3rd Grade starting the 2025-2026 school year.
- Pre-K through 4th Grade starting the 2026-2027 school year.
- Pre-K through 5th Grade starting the 2027-2028 school year.
- Pre-K through 6th Grade starting the 2028-2029 school year.
- Pre-K through 7th Grade starting the 2020-2030 school year.
- Full transition of all grades after the 2030-2031 school year.



Catherine Blackwell Institute

Students at Catherine Blackwell will be able to complete their education at Catherine Blackwell and will not be required to transition until after their middle school graduation. Students that wish to transition earlier may Elect to do so.

Catherine Blackwell Institute will stop enrolling new students in the following grades and years:

- Pre-K and Kindergarten starting the 2022-2023 school year.
- Pre-K through 1st Grade starting the 2023-2024 school year.
- Pre-K through 2nd Grade starting the 2024-2025 school year.
- Pre-K through 3rd Grade starting the 2025-2026 school year.
- Pre-K through 4th Grade starting the 2026-2027 school year.
- Pre-K through 5th Grade starting the 2027-2028 school year.
- Pre-K through 6th Grade starting the 2028-2029 school year.
- Pre-K through 7th Grade starting the 2020-2030 school year.
- Full transition of all grades after the 2030-2031 school year.

Golightly CTC and Davis

Students at Golightly's CTC program will have the opportunity to transition to a brand new-built Advanced Manufacturing Wing at Southeastern High School. Students at Davis Aerospace High School will move to either the new CTC Wing at Southeastern or a new facility at Detroit City Airport, pending finalization of plans at the airport. These transitions will occur at the start of the 2024-2025 school year.

Detroit International Academy

The Detroit International Academy school will transition to the Davison campus by the start of the 2023-2024 school year. At this time, Davison Elementary-Middle school will move to the White Building where DIA is currently housed. This move will better align programming and space needs across the two schools. Students will maintain their enrollment at DIA and at Davison during the move. Detroit International Academy is proposed to become a high school, serving grades 9 through 12, which will be confirmed during the engagement process. Students currently in Kindergarten through 8th Grade will be able to complete their elementary grades and matriculate into high school at the new facility.

However, Detroit International Academy will only accept new students in Kindergarten for the 2022-2023 school year. It will not accept any new students in Kindergarten through 8th Grade starting the 2023-2024 school year.



Davison

Davison students will transition to the nearby White building, which currently houses Detroit International Academy, by the start of the 2023-2024 school year. At this time, DIA will move to the building where Davison is currently housed. This move will better align programming and space needs across the two schools. Students will maintain their enrollment at DIA and at Davison during the move.

Turning Point

The Turning Point program will move to the site of the West Side Academy, by the start of the 2023-2024 school year.

Lions, Legacy, West Side

Students from Detroit Lions Academy, Legacy Academy and West Side Academy will transition to the site of the current Frederick Douglass Academy (former Murray Wright High School) by the start of the 2023-2024 school year.

Robeson/Malcolm X

The new-build Robeson/Malcolm X Academy will be completed by the beginning of the 2025-2026 school year. During the construction period, the program (with all current teachers and staff) at Robeson/Malcolm X Academy will temporarily transition to the former CMA site for the 2023-2024 and 2024-2025 school years to facilitate construction of the new building at Robeson/Malcolm X.

Cody, Pershing, Carstens

Current students will experience no change to their program experience. Students will continue in their current building until the new building is complete, likely at the beginning of the 2025-2026 school year. At that point, the program will transition to the new building.