plante moran | cresa

Strategic Capital Planning

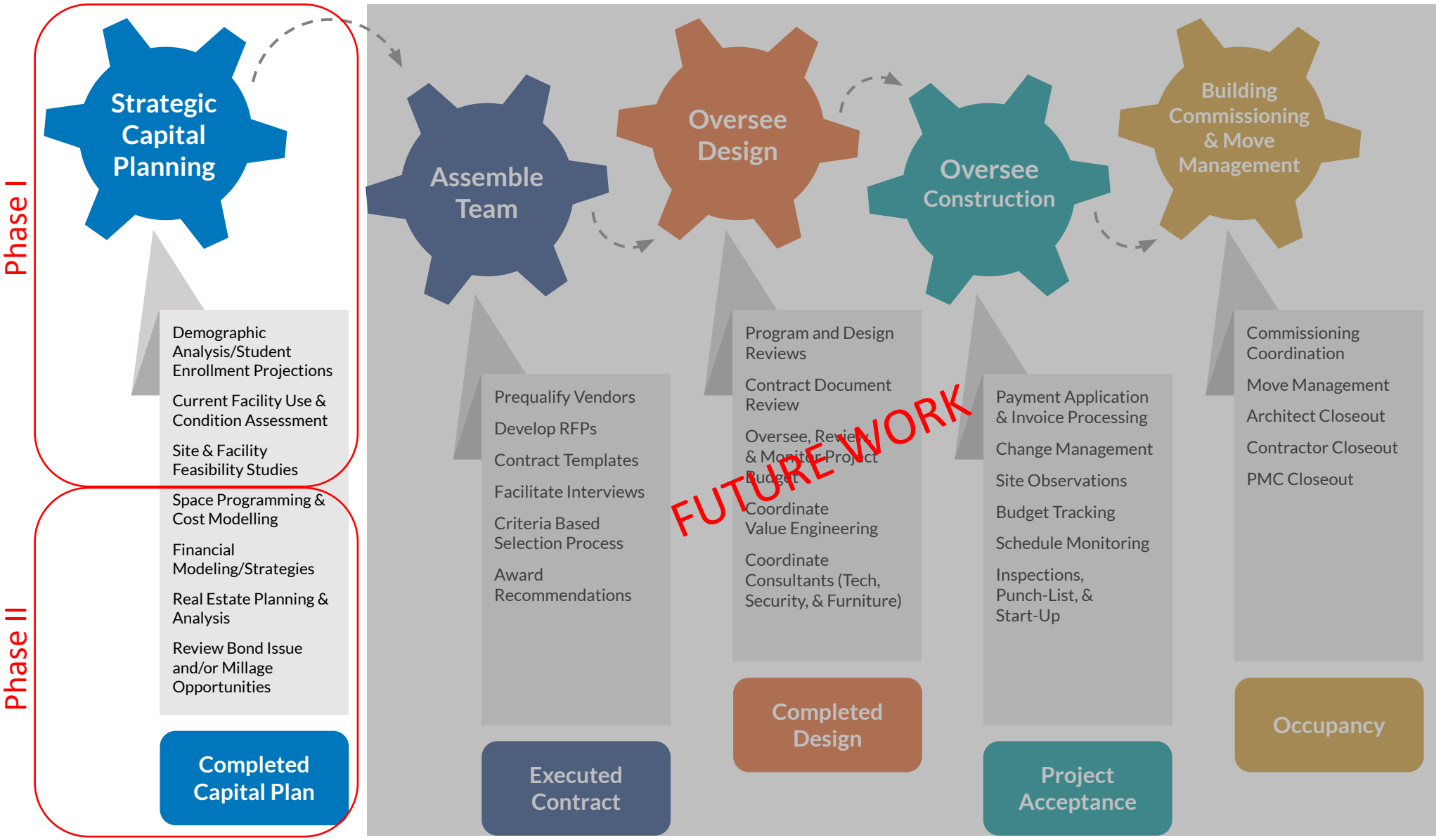
Presented to: Grosse Ile Township Schools

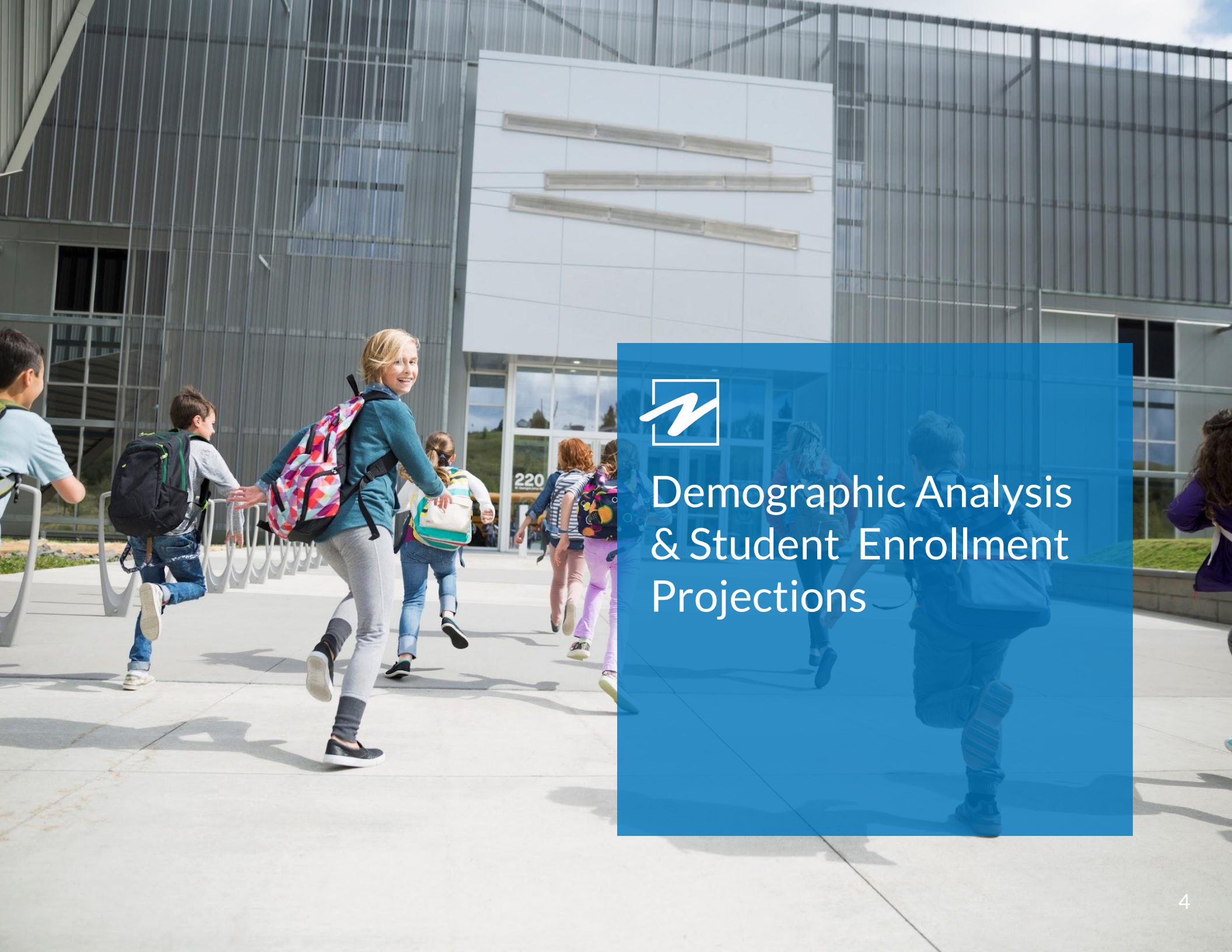
October 28, 2021

pmcresa.com | (248) 223-3500

Process Overview

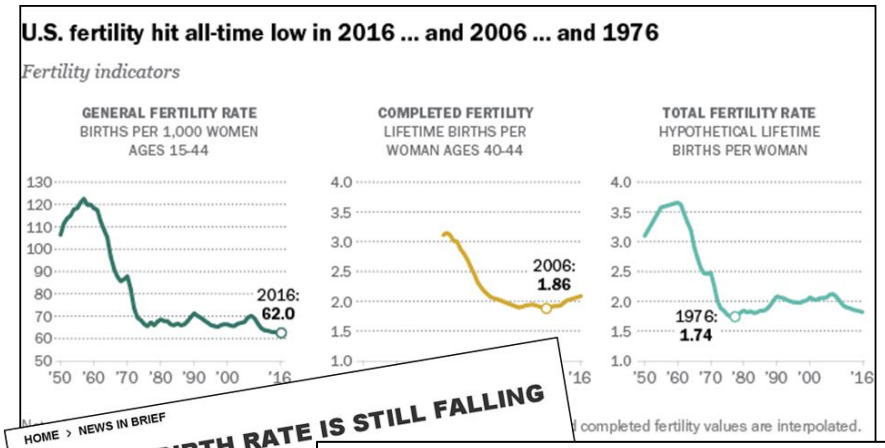
Process Overview

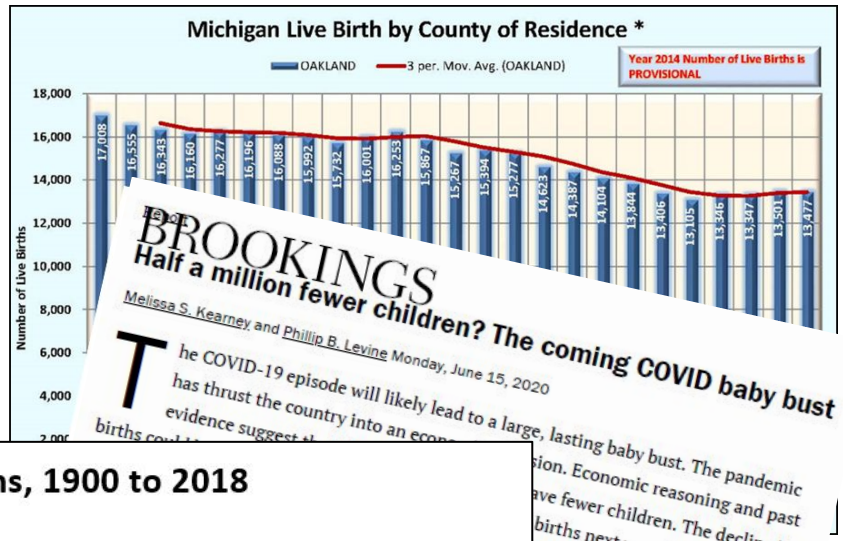




Demographic Analysis & Student Enrollment Projections

Demographics Analysis





HOME › NEWS IN BRIEF

THE U.S. BIRTH RATE IS STILL FALLING

But that's not necessarily a bad thing.

KATE WHEELING · JAN 11, 2019

The fertility rate in the United States has been falling for
would be declining without immigration, according to a
Prevention. This marks the seventh straight year that the

In 2017, the nationwide fertility rate was 1,765.5 births
rate of 2,100 births per 1,000 women necessary to kee
differences: South Dakota, for example, had the highe
women, while Washington, D.C., had the lowest with
birth rates above replacement levels.

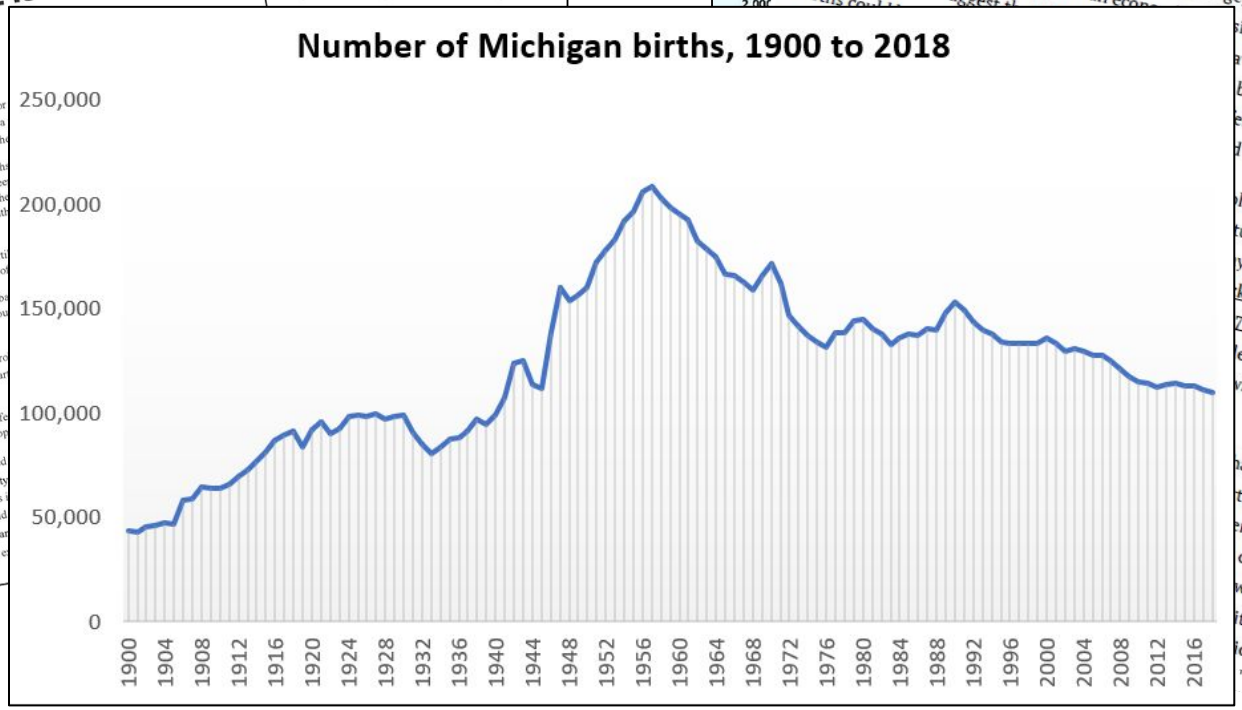
Though the report doesn't speculate about why ferti
that cultural shifts, economic anxiety, and a slew of

"It seems like the immediate causal factor is proba
South Carolina. "Fertility started to fall right arou
again."

"It seems like the immediate causal factor is pro
the University of South Carolina. "Fertility start
come back up again."

Childbearing decisions are often tied to our fe
the economic indicators have improved, peop

Static wages after the last recession coupled
Millennials with too much financial anxiety
the U.S.: Two-thirds of first-time mothers
only two countries without a national paid
Institute. A little over half of U.S. compan
leave. And childcare can be a crippling e
income.



BROOKINGS

Half a million fewer children? The coming COVID baby bust

Melissa S. Kearney and Phillip B. Levine Monday, June 15, 2020

The COVID-19 episode will likely lead to a large, lasting baby bust. The pandemic has thrust the country into an economic recession. Economic reasoning and past evidence suggest that people will have fewer children. The decline in births could [illegible] births next year. We base this projection on the fertility behavior, along with data from the 1918 Spanish Flu.

[illegible] playfully speculated that there [illegible] stuck home" with their [illegible] myths about birth spikes [illegible] blackouts. As it turns out, those [illegible] 70). But the COVID-19 crisis [illegible] ter. It is leading to [illegible] why birth rates will

[illegible] haviors and ultimately [illegible] tility is different than [illegible] end to focus on the [illegible] control or abortion. [illegible] own previous research [illegible] it is important to [illegible] ices.

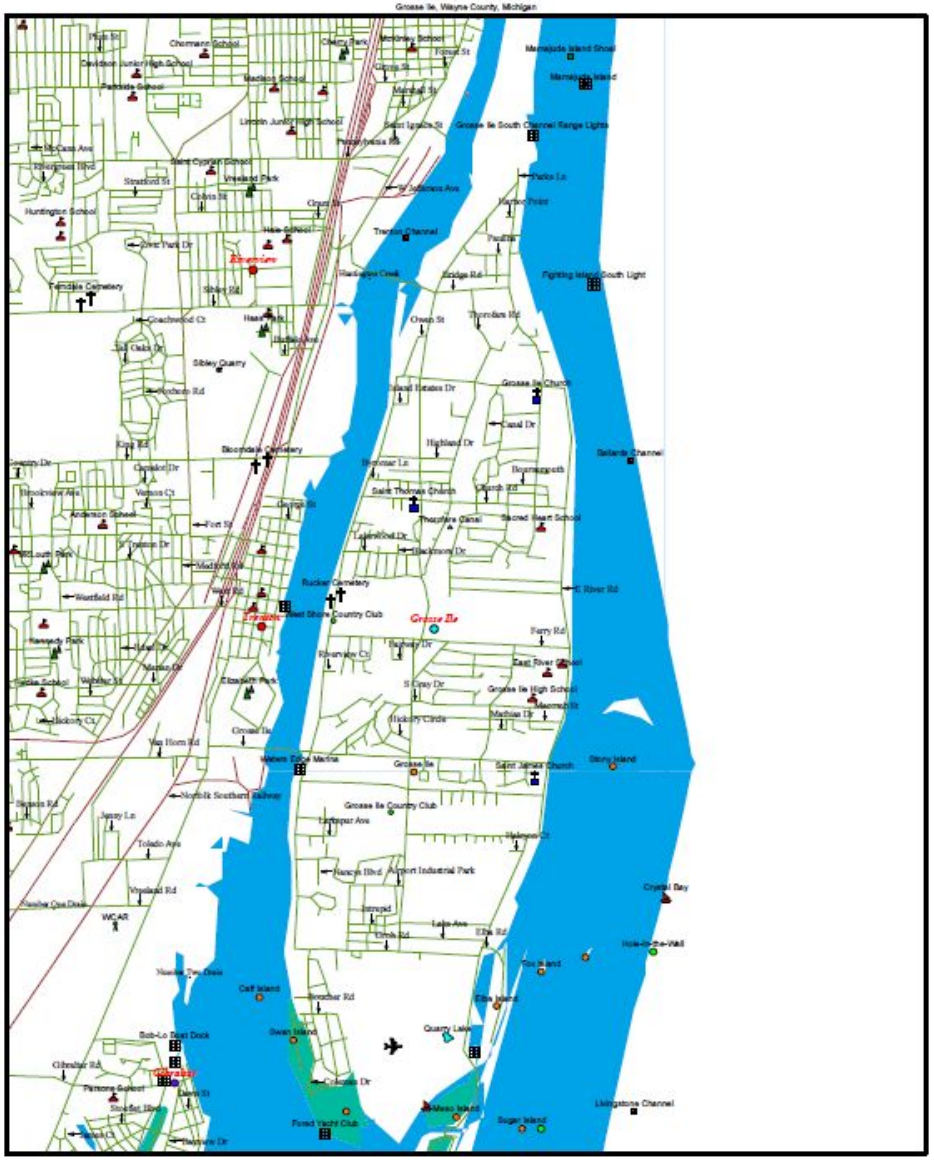
Demographic Analysis

Demographics

- Demographic Findings and Trends
  - GIS
  - US Census Bureau

- Core Base Statistical Area
  - Primary Area (District)
  - Comparison #1 (County)
  - Comparison #2 (State)

- Cohort Survival – DS 4061 (Enrollment Report)



Demographic Analysis

Demographics

- Total # of Household 4,056 units
  - Avg. Age of Household 59.9 years old
  - Households with K-12 1,370 units
  - % of Households w/ K12 33.8%

- Enrolled School Age Children 1,645 students
  - Public PK 36%
  - Private PK 64%
  - Public K-12 97%
  - Private K-12 3%

School District Data Book
=== General Characteristics Profile (Summary) ===

Primary Area: Grosse Ile Township Schools
Comparison Area 1: County of: Wayne
Comparison Area 2: State of: Michigan

	Primary Area	Comparison Area 1	Comparison Area 2
	Grosse Ile Township Schools	Wayne County	Michigan
County FIPS Code (Some Districts)		26163	
Grade Range (District)	KG - 12		
Total Persons	9,972	1,747,584	9,998,925
Urban Population	100.00%	99.30%	74.69%
White	90.11%	46.43%	71.90%
Black	0.42%	38.02%	14.06%
Asian	3.58%	3.38%	3.21%
Am. Indian/Alaskan	0.64%	0.60%	0.82%
Other	0.31%	2.10%	1.71%
2 or More Races	1.92%	3.85%	3.42%
Hispanic	3.02%	5.62%	4.87%
Median Age	52.3	39.0	40.2
Total Housing Units	4,372	802,915	4,635,434
Total Housing Units - Occupied	4,056	686,597	3,975,882
Median Housing Value	$ 262,610	$ 90,173	$ 125,826
Median Household Income	$ 115,340	$ 58,782	$ 67,645
Average Household Income	$ 145,368	$ 77,998	$ 87,816
Per Capita Personal Income	$ 59,273	$ 31,148	$ 35,411
High Income Average	$ 364,548	$ 310,881	$ 324,462
Total Number of Families	3,014	421,162	2,517,323
Total Number of Households	4,056	686,597	3,975,882
Average Household Size	2.45	2.51	2.46
Median Household Size	2.70	2.60	2.60
Median Age of Householder	59.9	53.5	54.1
Households with School Age Children	1,370	302,343	1,494,119
% of Household with School Age Children	33.8%	44.0%	37.6%
Average # of K-12 children per household	1.20	1.06	1.21
Average # of K-12 children per housing unit	0.34	0.44	0.38
Median Year Moved In	2006	2004	2004
Enrolled School Age Children PK-12	1,645	319,021	1,806,107
Enrolled in Public Pre-primary School	35.62%	72.60%	67.90%
Enrolled in Private Pre-primary School	64.38%	27.40%	32.10%
Enrolled in Public School (K-12)	96.95%	90.79%	88.92%
Enrolled in Private School (K-12)	3.05%	9.21%	11.08%
Household Educational Attainment (Pop 25+)			
Less Than High School (no diploma)	2.25%	13.84%	9.63%
High School Graduate	18.10%	29.35%	28.17%
Some College	21.79%	24.51%	23.77%
Associate's Degree (2 years)	10.17%	8.86%	9.72%
Bachelor's Degree (4 years)	26.15%	14.21%	17.49%
Master's Degree	16.00%	7.14%	8.33%
Professional Degree	3.62%	1.34%	1.76%
Doctorate Degree	1.93%	0.74%	1.14%
Employment Profile (Pop 16+)			
White Collar Occupations	72.54%	55.08%	58.20%
Blue Collar Occupations	15.76%	24.85%	23.55%
Service Occupations	11.70%	20.07%	18.25%

Demographic Analysis

Demographics

- Labor Force
  - Employment Potential 2.2% increase

- Industry Analysis
  - Top 3 Growing Sectors
    - Manufacturing 5.1% increase
    - Oil/Gas 5.1% increase
    - Construction 4.7% increase

  - Top 3 Declining Sectors
    - Educational Serv. 0.8% decrease
    - Information 0.6% increase
    - Public Admin. 0.6% increase

Wayne County
Demographic Trends and Analysis Summary

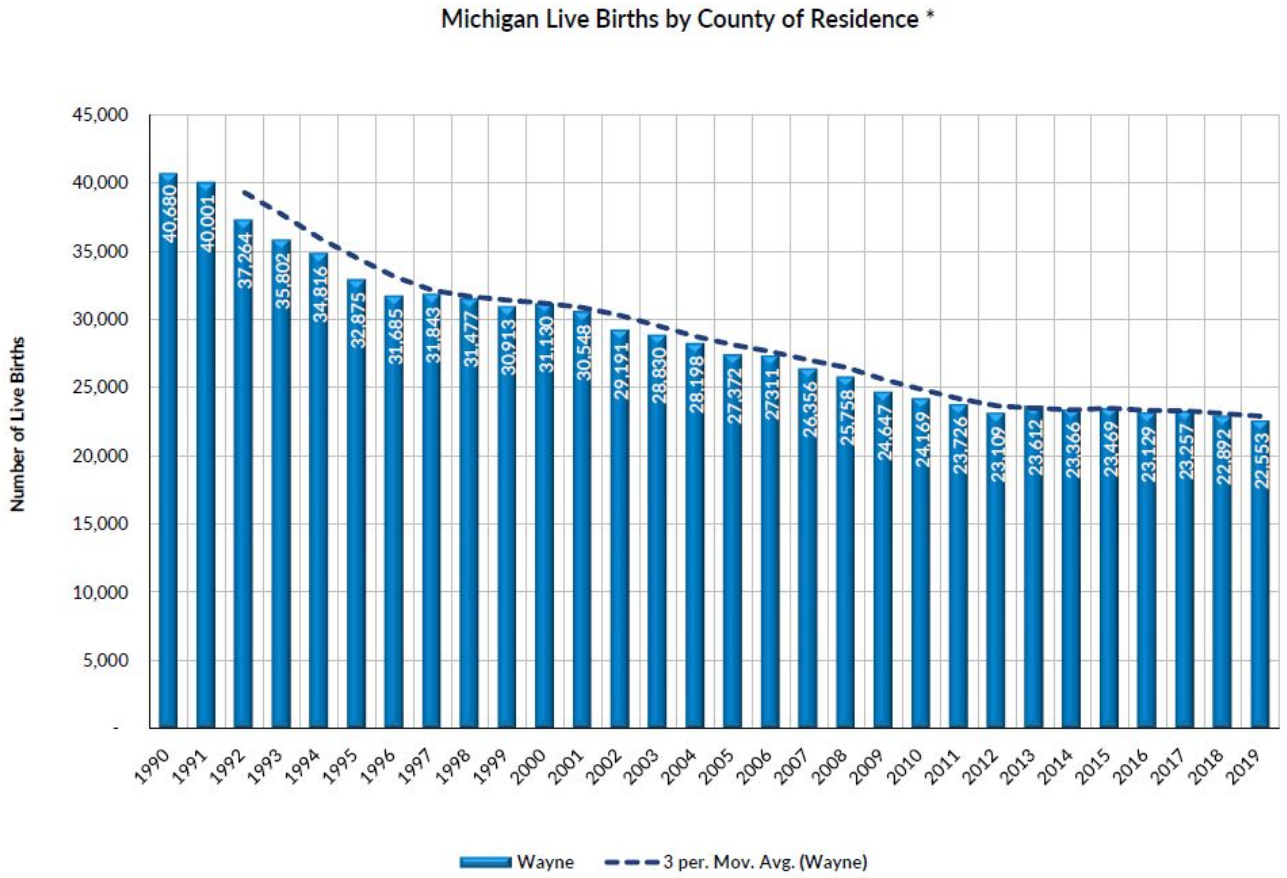
CBSA (Metropolitan Area) Name Detroit-Warren-Dearborn
County Name Wayne
State Name Michigan

				2020 - 2025	
	2010	2020	2025	Variance	Percent
Industry (Pop 16+)					
Agriculture, Forestry, Fishing & Hunting	1,854	1,811	1,853	42	2.3%
Mining, Quarrying, Oil & Gas Extraction	325	355	373	18	5.1%
Construction	25,881	28,682	30,030	1,348	4.7%
Manufacturing	105,705	120,484	126,574	6,090	5.1%
Wholesale Trade	16,486	15,966	16,265	299	1.9%
Retail Trade	74,645	72,628	73,955	1,327	1.8%
Transportation & Warehousing	35,300	35,693	36,662	969	2.7%
Utilities	5,874	5,826	5,956	130	2.2%
Information	13,032	11,171	11,107	(64)	-0.6%
Finance & Insurance	26,879	28,085	28,994	909	3.2%
Real Estate, Rental & Leasing	10,653	10,791	11,079	288	2.7%
Professional Scientific & Tech Services	33,887	36,048	37,293	1,245	3.5%
Management of Cos & Enterprises	548	582	602	20	3.4%
Admin & Support & Waste Mgmt Servs	32,695	36,274	37,858	1,584	4.4%
Educational Services	53,981	46,585	46,225	(360)	-0.8%
Health Care & Social Assistance	104,396	110,552	114,582	4,030	3.6%
Arts, Entertainment, & Recreation Servs	14,470	14,906	15,385	479	3.2%
Accommodation & Food Servs	54,880	56,903	58,742	1,839	3.2%
Other Services	32,596	33,829	34,904	1,075	3.2%
Public Administration	27,383	23,821	23,677	(144)	-0.6%
Occupations (Pop 16+)					
Mgmt, Business & Financial Ops	77,919	84,662	88,019	3,357	4.0%
Professional and Related	129,118	140,324	145,887	5,563	4.0%
Sales and Office	170,647	154,705	155,174	469	0.3%
Service	143,654	138,387	140,652	2,265	1.6%
Farming, Fishing, and Forestry	1,597	1,636	1,691	55	3.4%
Construction, & Maintenance	44,766	44,562	45,630	1,068	2.4%
Production, Transportation & Moving	103,769	126,716	135,063	8,347	6.6%

Student Enrollment Projections

Student Enrollment Projections

- Birth trends
  - **Wayne County**
  - Western Wayne County
  - Population Trends
- Pupil Methodology
- 5-Year Enrollment Projection



** Source: Michigan Resident Birth Files, Division for Vital Records & Health Statistics, Michigan Department of Health & Human Services*

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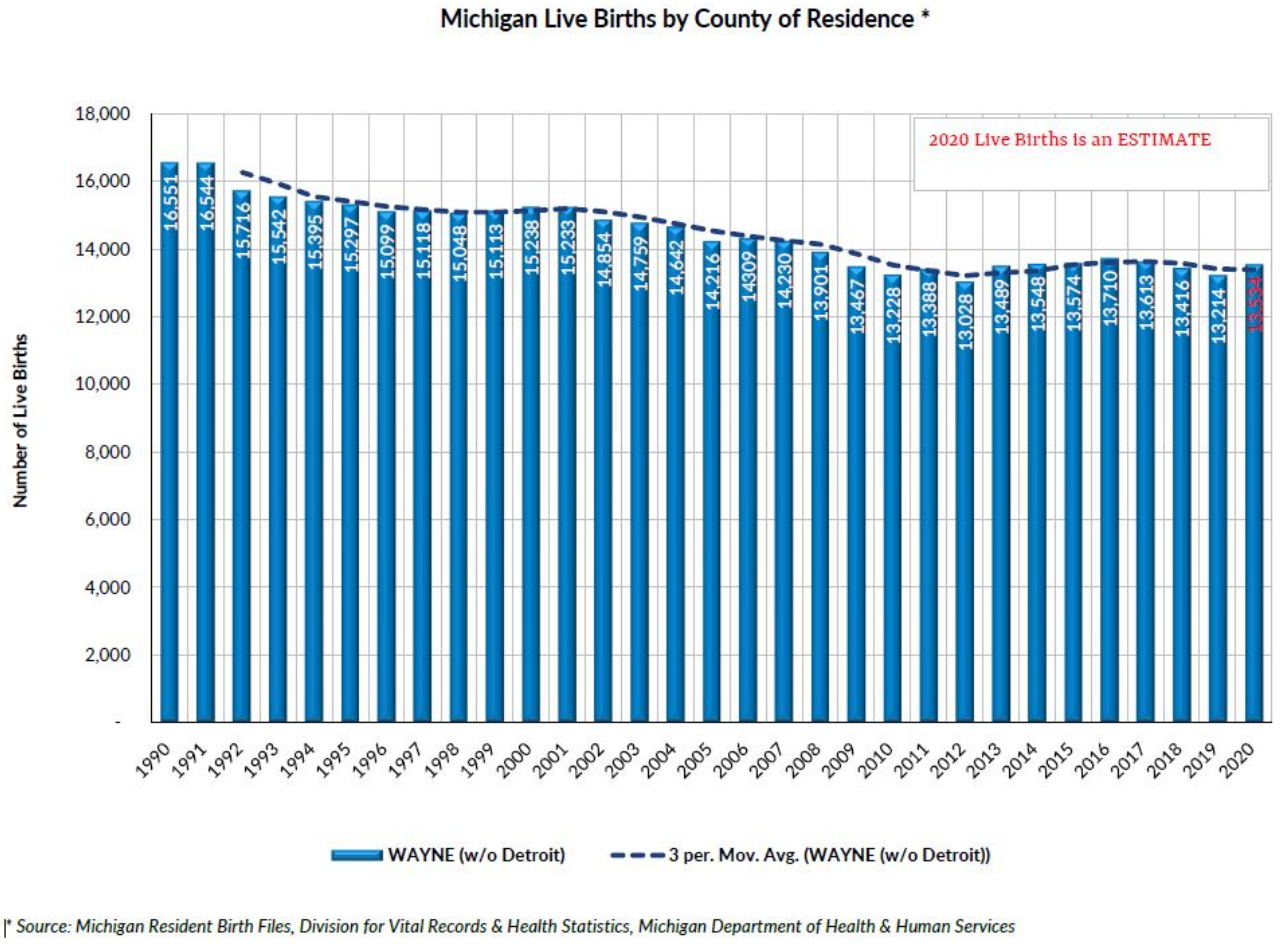

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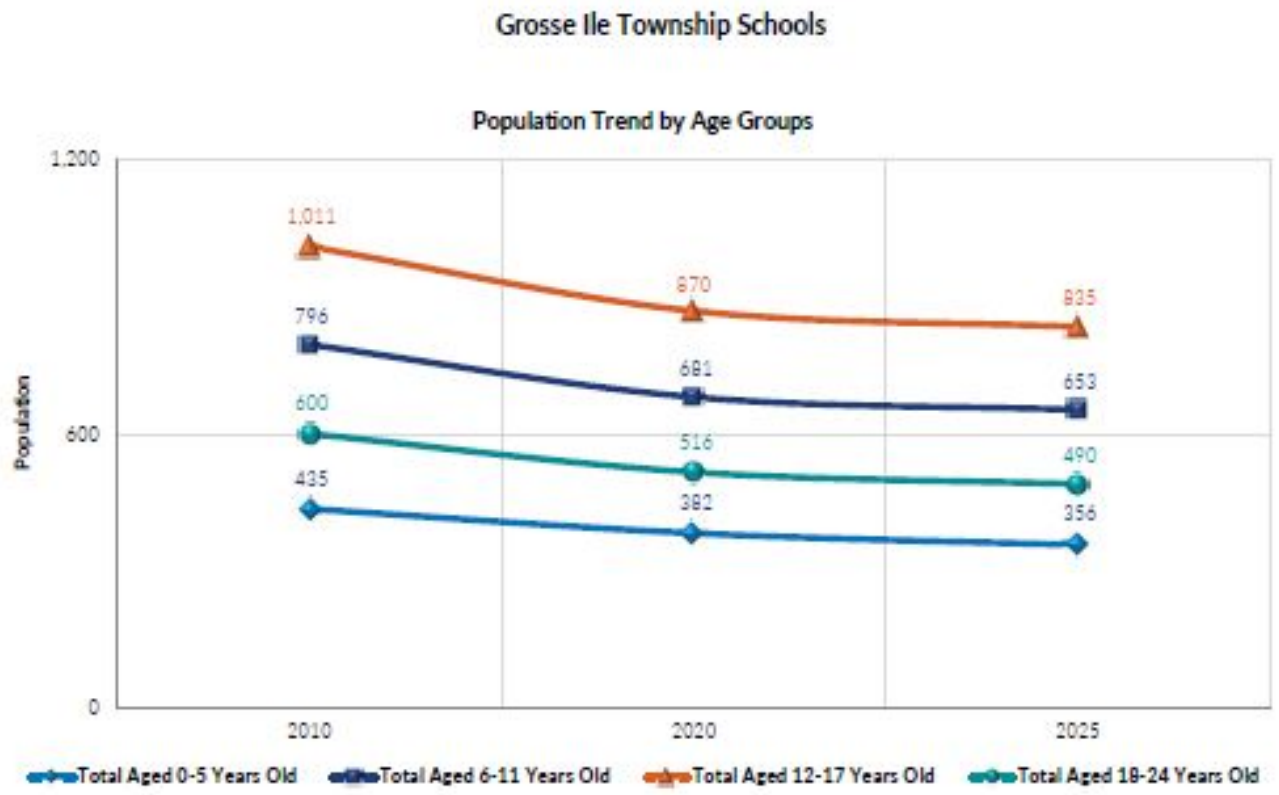
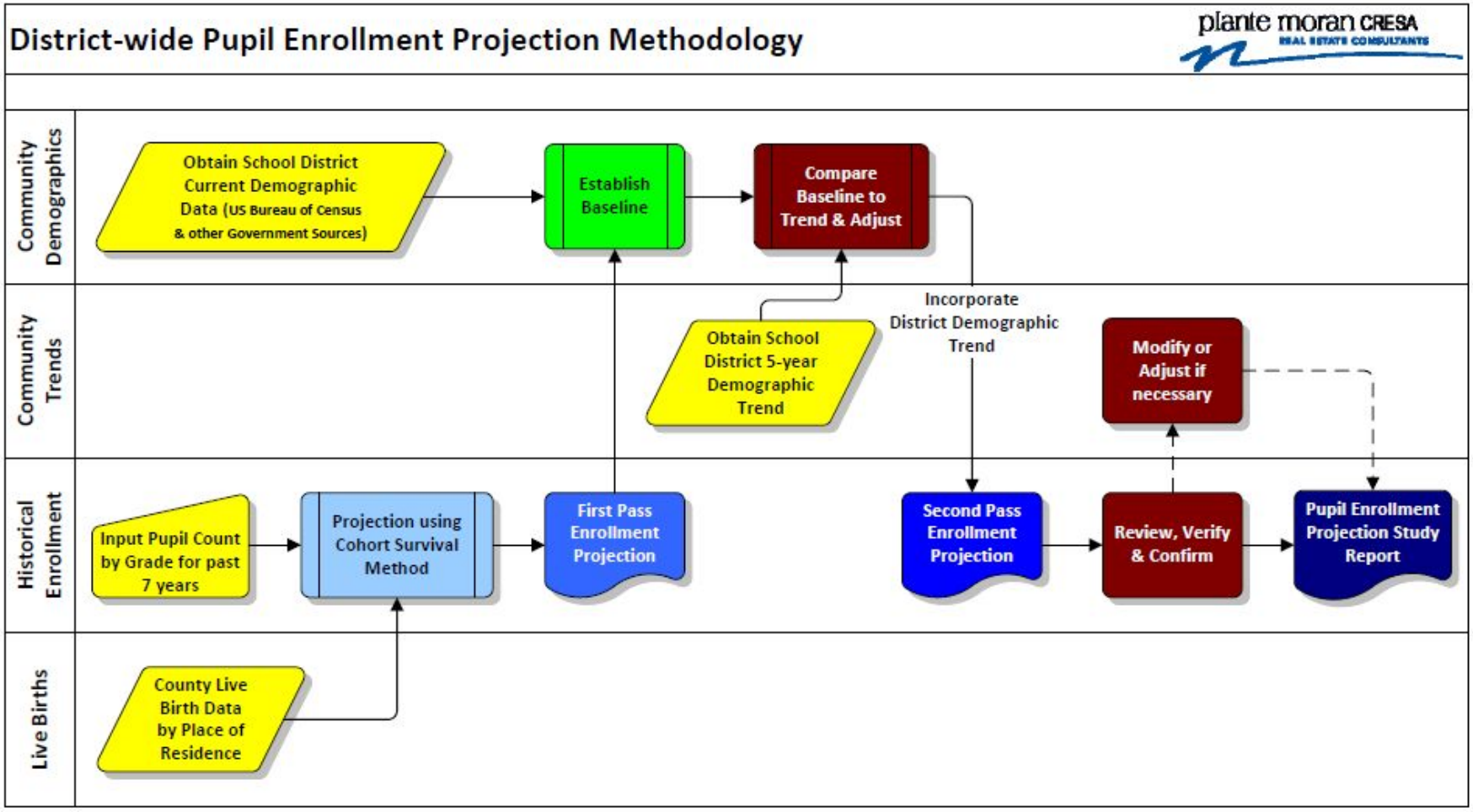


Student Enrollment Projections

Student Enrollment Projections

- **Pupil Methodology**
- 5-Year Enrollment Projection



Student Enrollment Projections

Student Enrollment Projections

- Pupil Methodology
- **5-Year Enrollment Projection**

Birth Yr	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Births	24,647	24,169	23,726	23,109	23,612	23,366	23,469	23,129	23,257	22,892	22,553	23,093
K% Birth	0.59%	0.62%	0.67%	0.67%	0.60%	0.50%	0.56%	0.61%	0.60%	0.58%	0.58%	0.00%

2020 Live Births is an ESTIMATE based on past 3 years trend

Anticipated Non-historical Factor: 0.19%

	Historical Data							Projection Data									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2028	2029
Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2030
K	145	151	159	155	141	117	131	142	142	137	132	134	N.A.	N.A.	N.A.	N.A.	N.A.
1	116	121	130	114	138	112	97	108	117	117	113	108	111	N.A.	N.A.	N.A.	N.A.
		83.66%	86.23%	71.49%	88.99%	79.18%	83.01%	82.29%	82.29%	82.29%	82.29%	82.29%	82.29%	82.29%	82.29%	82.29%	82.29%
2	107	118	124	128	124	137	106	98	109	118	118	114	110	112	N.A.	N.A.	N.A.
		101.48%	102.36%	98.82%	108.44%	99.17%	94.64%	101.01%	101.01%	101.01%	101.01%	101.01%	101.01%	101.01%	101.01%	101.01%	101.01%
3	156	109	119	127	145	128	138	110	102	113	123	123	118	114	116	N.A.	N.A.
		101.33%	101.53%	102.39%	112.92%	103.31%	101.15%	103.97%	103.97%	103.97%	103.97%	103.97%	103.97%	103.97%	103.97%	103.97%	103.97%
4	122	162	112	124	129	147	130	142	113	115	116	126	126	122	117	119	N.A.
		104.44%	103.13%	103.40%	101.44%	101.31%	101.84%	102.79%	102.79%	102.79%	102.79%	102.79%	102.79%	102.79%	102.79%	102.79%	102.79%
5	149	134	162	108	130	137	138	133	145	116	107	119	129	129	124	119	122
		110.07%	99.53%	96.75%	104.93%	106.25%	93.56%	102.04%	102.04%	102.04%	102.04%	102.04%	102.04%	102.04%	102.04%	102.04%	102.04%
6	133	152	147	165	109	130	137	141	136	149	119	110	122	132	132	128	123
		102.24%	109.52%	102.15%	100.23%	100.51%	100.51%	102.72%	102.72%	102.72%	102.72%	102.72%	102.72%	102.72%	102.72%	102.72%	102.72%
7	147	139	164	143	167	114	127	141	145	139	153	122	112	125	135	135	131
		104.64%	107.71%	97.21%	101.06%	105.56%	94.34%	102.38%	102.38%	102.38%	102.38%	102.38%	102.38%	102.38%	102.38%	102.38%	102.38%
8	147	153	143	160	140	144	121	127	141	145	140	153	122	113	125	135	136
		103.89%	102.75%	97.62%	98.14%	97.58%	97.52%	100.11%	100.11%	100.11%	100.11%	100.11%	100.11%	100.11%	100.11%	100.11%	100.11%
9	171	150	144	138	155	138	159	109	124	137	141	136	149	119	110	122	132
		102.38%	93.91%	96.94%	96.85%	98.85%	95.41%	97.58%	97.58%	97.58%	97.58%	97.58%	97.58%	97.58%	97.58%	97.58%	97.58%
10	174	170	152	141	142	159	137	160	109	125	138	142	137	150	120	111	123
		99.22%	101.31%	98.43%	102.75%	102.97%	99.11%	100.83%	100.83%	100.83%	100.83%	100.83%	100.83%	100.83%	100.83%	100.83%	100.83%
11	155	172	173	148	141	134	155	135	157	108	123	136	140	135	148	118	109
		98.63%	101.67%	97.22%	99.51%	94.19%	97.10%	98.25%	98.25%	98.25%	98.25%	98.25%	98.25%	98.25%	98.25%	98.25%	98.25%
12	140	150	168	172	146	142	132	153	134	155	107	122	135	139	134	146	116
		96.75%	97.90%	99.51%	98.71%	101.10%	98.93%	99.01%	99.01%	99.01%	99.01%	99.01%	99.01%	99.01%	99.01%	99.01%	99.01%
K - 12	1,861	1,880	1,896	1,823	1,805	1,761	1,698	1,698	1,673	1,664	1,628	1,645	N.A.	N.A.	N.A.	N.A.	N.A.
Year-to-Year #Growth:	-27	19	16	-73	-18	-44	-63	0	-24	-9	-36	16					
Year-to-Year %Growth:	-1.44%	1.04%	0.87%	-3.85%	-0.99%	-2.43%	-3.59%	-0.01%	-1.44%	-0.56%	-2.14%	0.99%					
SE	14	12	13	15	14	13	12	13	13	13	13	13					
Alt. Ed.	1	2	-	-	-	-	-	-	-	-	-	-					
Totals	1,876	1,893	1,910	1,838	1,819	1,775	1,710	1,711	1,686	1,677	1,641	1,657					

PRELIMINARY

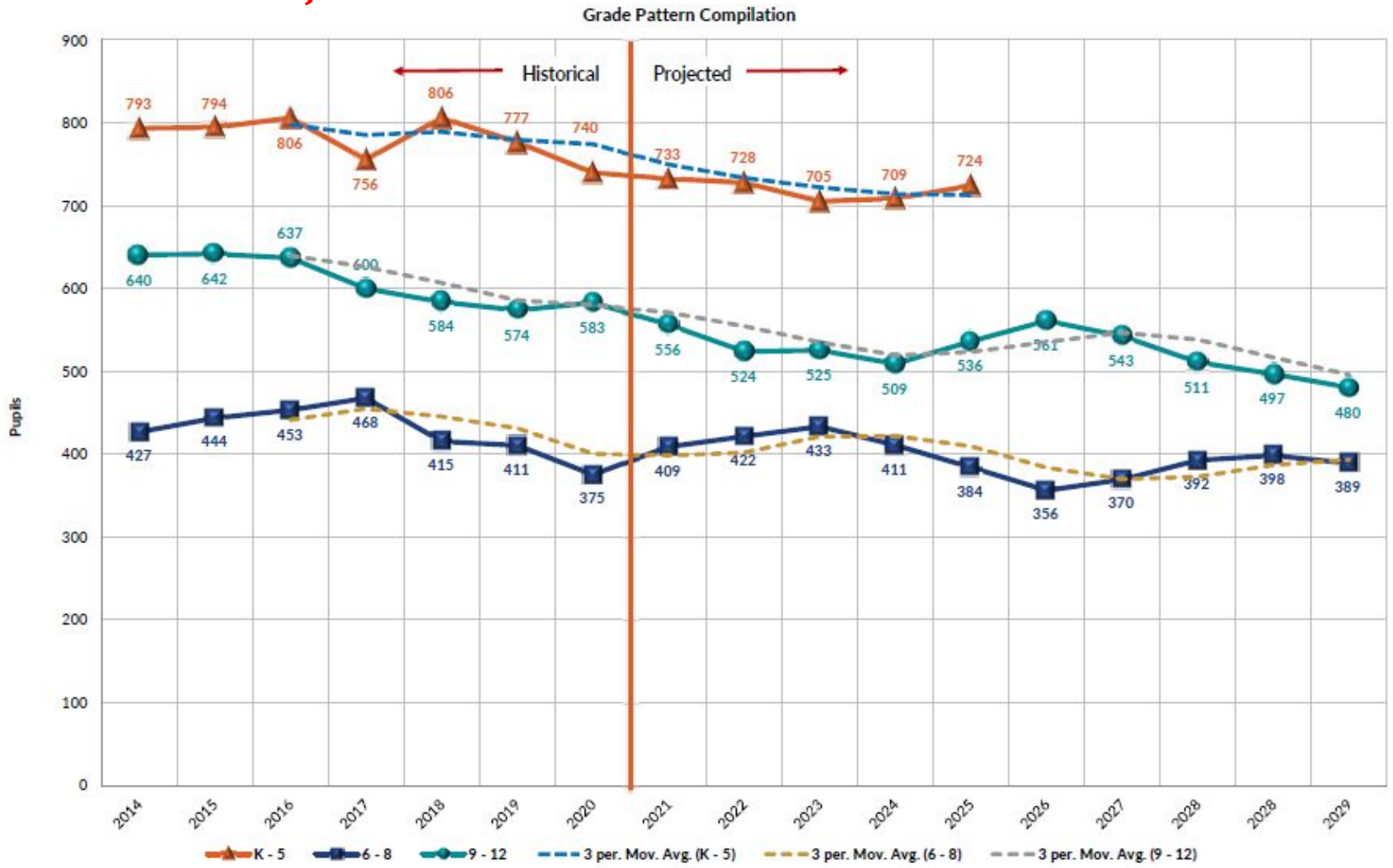
Projections for Special Education and Alternative Education pupils are based on 3-year averaging trends and are not affected by community demographics.

Note: K-12 General Education Pupil Enrollment history and projections do not include self-contained special education, alternative education or part-time students (in FTE's).

Student Enrollment Projections

Student Enrollment Projections

- Pupil Methodology
- **5-Year Enrollment Projection**

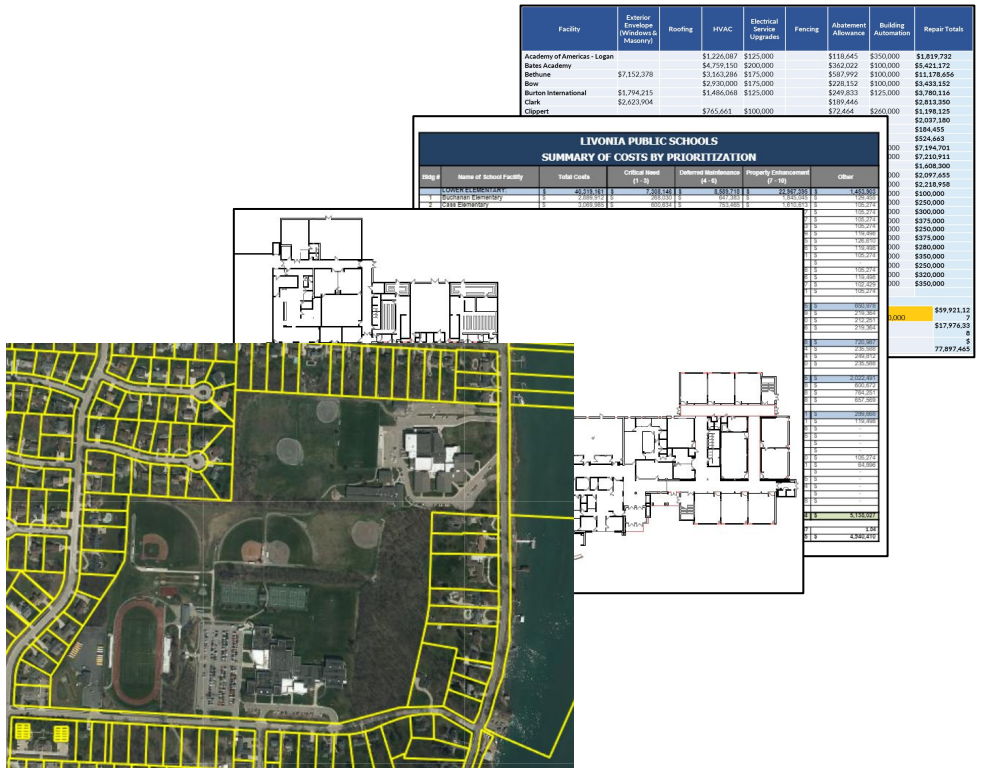


Capital Needs Assessment and Facility Utilization Update

Capital Assessment

Capital Assessment

- Conduct site visits at each facility to confirm quantities of critical and deferred, and property enhancement
- Reviewing items for buildings, site, building code conformance, electrical and HVAC system conditions, etc.,
- Construct Project Work Sheets based on site meetings with District Administrators, Principals, and key staff and include cost modelling for the following;
  - Critical, Deferred, and Property Enhancement Items
  - Includes Anticipated Escalation Cost Model
  - Includes Individual Building and Photos
  - Includes Site Analysis and Information
    - Parke Lane ES – 11 acres
    - Meridian ES – 10 acres
    - “Main” Campus – 74 acres
      - Middle School
      - High School
      - Administration
      - Transportation



Capital Assessment

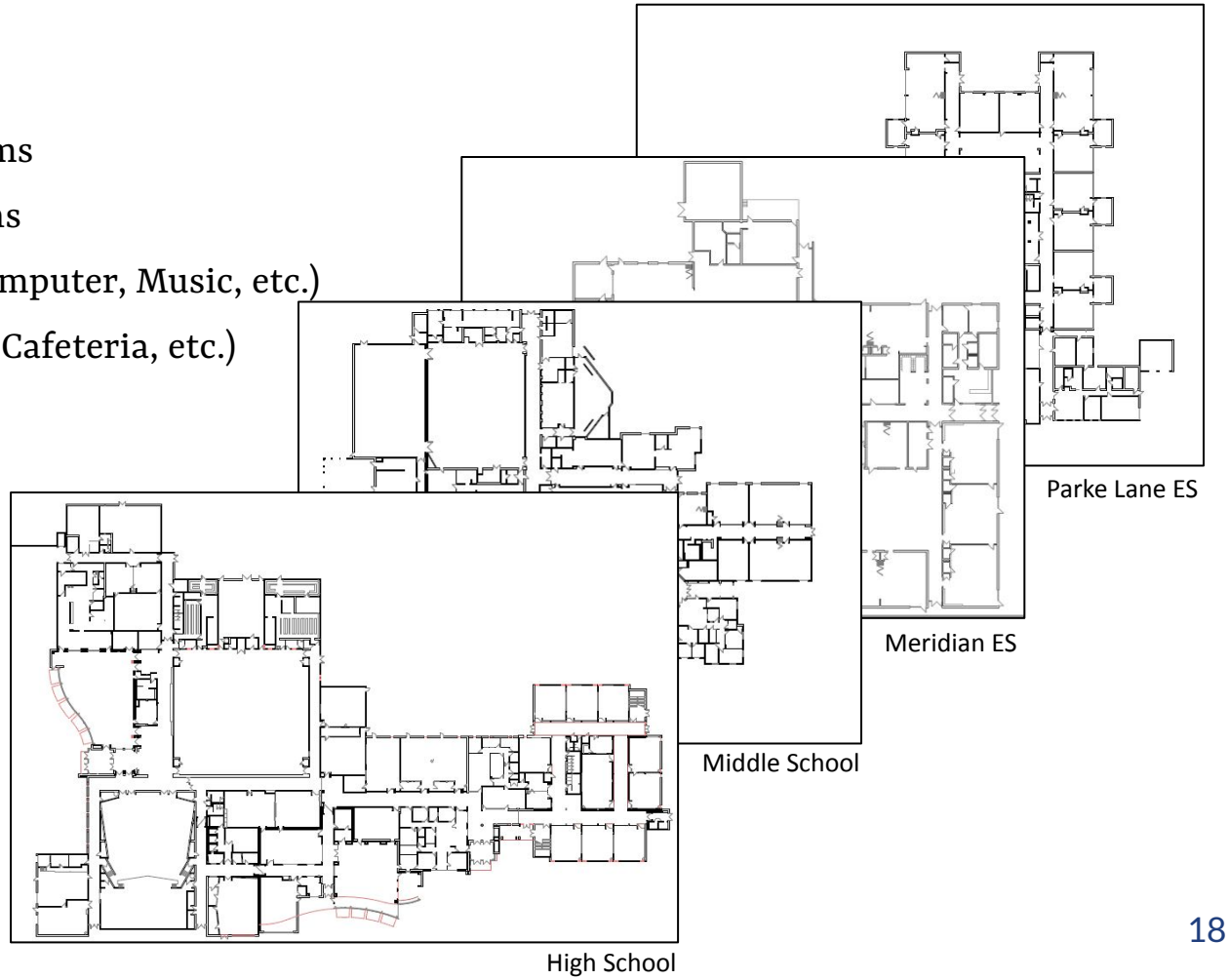
Capital Assessment Considerations

- Industry Standards for Capital Costs per Square Foot (SF)
    - Renovation - Low Range = $85 per SF
    - Renovation - High Range = $145 per SF
    - New Construction – Low Range = $250 per SF
    - New Construction – High Range = $350 per SF
    - Based on GIS' approx. SF of facility space is approx. 376,000 SF
        - Parke Lane = 55,623 SF
        - Meridian = 53,724 SF
        - Middle School = 93,237 SF
        - High School = 136,620 SF
        - Support (Admin./Bus Garage) = 33,500 SF + 5,000 SF
- Funding Considerations
    - General Fund/Enhancement Millage
    - Sinking Fund
    - Bond Fund
    - Other one-time funding sources (property sales, federal stimulus, etc.)

Facility Utilization

Facility Utilization

- Construct Utilization Worksheets based on site meetings with District Administrators, Principals, and key staff and provide the following;
  - Facility Utilization/Findings
    - General Education Classrooms
    - Special Education Classrooms
    - Support Classrooms (Art, Computer, Music, etc.)
    - Other Support Spaces (Gym, Cafeteria, etc.)
  - Individual Building Maps
    - Parke Lane ES
    - Meridian ES
    - Middle School
    - High School



Next Steps….

Phased Approach

- Form should follow function…
  - Space Programming
  - Cost Modeling
  - Financial Modeling and Strategies
  - Real Estate Planning and Analysis
  - Review Bond Issue and/or Millage Opportunities

Helping to Plan the Future

Paul R. Wills, AIA, LEED AP
Partner
paul.wills@plantemoran.com
(248) 223-3316

Brian Weber
Vice President
brian.weber@plantemoran.com
(248) 603-5071

plante moran CRESA
REAL ESTATE CONSULTANTS

pmcresa.com | (248) 223-3500