



FACILITIES INFRASTRUCTURE NEEDS ASSESSMENT

MAY 2019



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Introduction

Over the years Holt Public Schools continually maintained their buildings. None the less, the buildings and the systems within continue to age. The District is now looking to provide upgrades to replace systems that are at or beyond their useful life. Half of the District's buildings are over 60 years old. Even with upgrades over the intervening years, facilities have continued to age. Given this, HPS is identifying current facility and site needs for its buildings. The District has engaged a team of professional consultants to perform a physical assessment of each school facility. The evaluation team consisted of architectural, mechanical, electrical engineering professionals. The professional team was asked to assess each school facility based on an immediate to 9 year time range.

Needs Prioritization

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

TMP's Evaluation Process

This assessment provides significant information to inform the larger effort of developing a master plan for HPS facilities. It reviews the condition of the building and site and identifies work that needs to be done to bring each building up to maintain its current use and amenities. In addition, four safety, security and code enhancements are included with the physical assessment: second means of exiting from classrooms, corridor separation, barrier-free access, secure building entry and classroom door locks.

But to explore other opportunities to positively impact students and staff within these buildings, other improvements or additions should be considered. So, in addition to the Facility Assessment, a Program Assessment will be completed. This Program Assessment will identify new initiative and improvements based on input from district administration staff, and students.

These assessments will inform the deliberations of the School Board and will consider the proposed building and site improvements.

Conclusions

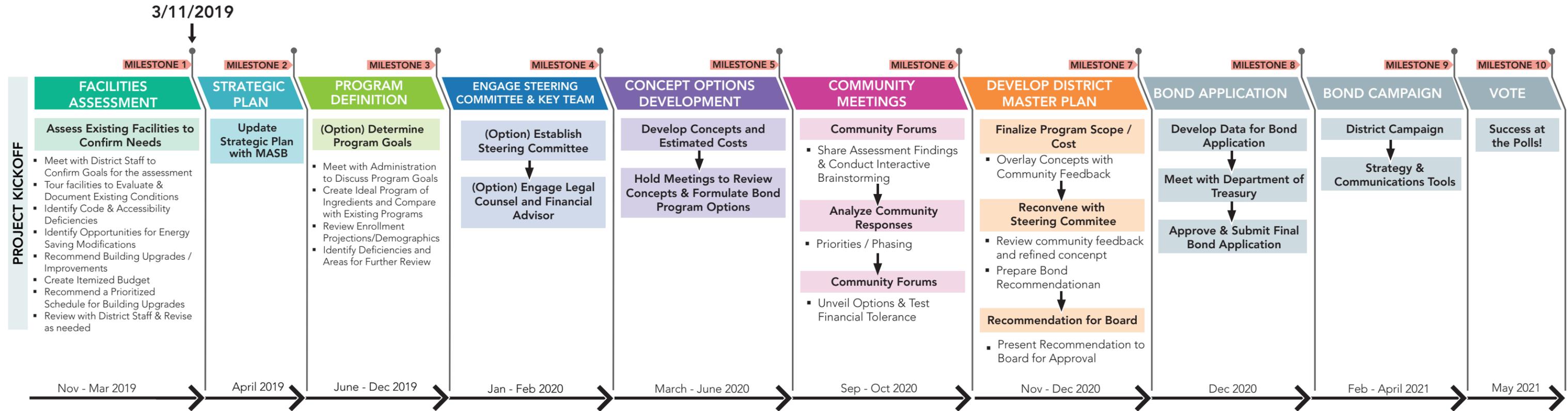
On average, Holt has facilities that are well maintained but are old buildings. There are a few common upgrades required across the District that are itemized in this reports. Some of the general areas of concern stem from building components suffering from age related fatigue. Others stem from building code deficiencies or necessary security enhancements. The buildings have components and systems that are nearing the end of their useful service life and are more costly to maintain.

Granger, Wolverine, and TMP greatly appreciates the opportunity to assist the District through this process and the findings are as follows.



PROJECT FORMATION PLAN

In developing a bond program, we customize the approach for every district. There are many deliverables that we create for each district that provide a strong foundation for the “right” bond program for a particular community - and one that a community can support with confidence on election day! The formation plan below, is customized for your district to adjust as needed.



Durations indicated are not always sequential, but often overlap. This plan allows for a May 2021 vote

Glossary of Terms

Fitness Rooms: A room with gym equipment in it.

Media Center: A room that contains and encourages the use of audiovisual media and associated equipment as well as books, periodicals, and the like.

Auditorium: A space set apart for the audience in a theater.

Cafeteria: Dining room in which students serve themselves or are served from a counter and pay before eating.

Kitchen: A room or area where food is prepared and cooked.

Servery: A service alcove with counter or buffet between dining room and kitchen.

Office: A room, set of rooms, used for those with a position of responsibility or some degree of executive authority.

Staff Space: Rooms or areas used and occupied only by the staff, such as staff lounge.

Mechanical Room: Also known as boiler room is a room or space in a building dedicated to the mechanical equipment and its associated electrical equipment, as opposed to rooms intended for human occupancy or storage.

Electrical Room: A room or space in a building dedicated to electrical equipment.

Storage Room: A room used for storing goods, supplies, furniture, and/or equipment, used in the school.

Custodial Room: A room or space dedicated to the storage of custodial tools and equipment.

Glossary of Terms

Lobby: A room providing a space out of which one or more other rooms or corridors lead, typically one near the entrance of a public building.

Vestibule: A small room next to the outer door and connecting it the interior of the building. Security entries and upgrades are anticipated to be located at the main vestibule.

Secure Entry: An advance screening system designed to identify and automatically deny entry to unauthorized people.

Corridors: A long passage in a building from which doors lead into rooms.

Stairs: A set of steps leading from one floor of a building to another, typically inside a building.

Elevator: A platform or compartment housed in a shaft for raising and lowering people or things to different floors or levels.

Toilet Room: A room or compartment equipped with one or more toilets.

Classroom: A room in which a class of students is taught.

Art Room: A room in a school set aside for instruction in the visual arts.

Music Room: A room in a school set aside for instruction in music.

Science Lab: A place equipped for experimental study in a science or for testing and analysis.

Computer Lab: A space which provides computer services to a defined community.

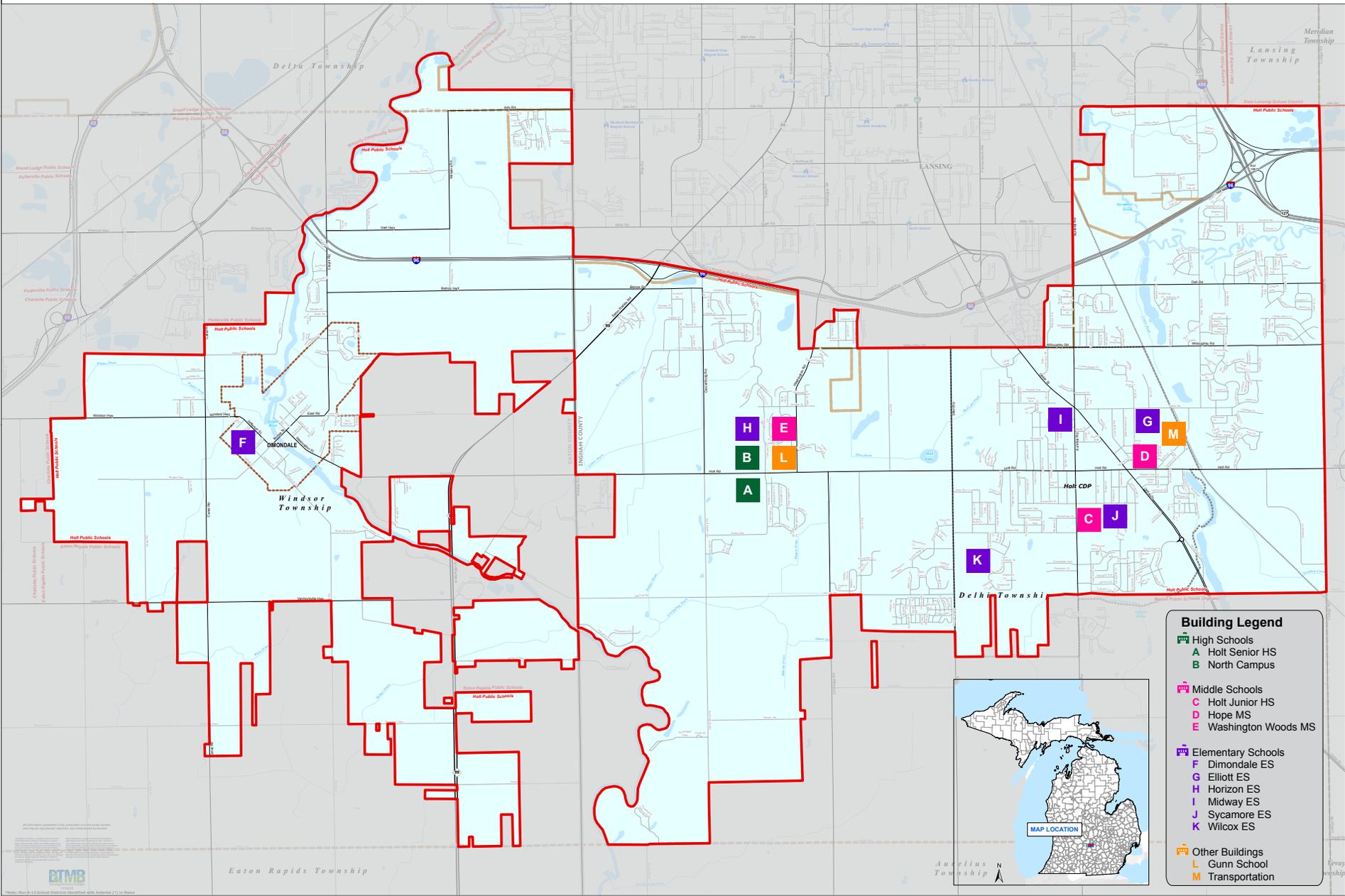
Flex Space: A Lightly zoned space utilized for multiple uses/ activities.

Gymnasium: A large room used for various indoor sports.

Natatorium: An indoor swimming pool.

Locker Room: A room containing lockers for the storage of personal belongings, especially while taking part in a sport.

Holt Public Schools District Map



Building Size & Age Summary

FACILITY	STREET ADDRESS	CITY, STATE, ZIP	YEAR BUILT	GROSS SQUARE FEET	NUMBER OF FLOORS	SITE ACRES
				946,989		410
Dimondale Elementary School	330 Walnut Street	Dimondale	1951	43,393	1	30
Elliott Elementary School	4200 Bond Street	Holt	1942	44,291	1	22
Horizon Elementary School	5776 West Holt Road	Holt	1993	54,000	1	N.C.
Midway Early Learning Center	4552 Spahr Road	Holt	1949	43,392	1	18
Sycamore Elementary School	4429 Sycamore Street	Holt	1952	50,213	1	40
Wilcox Elementary School	1650 Laurelwood Road	Holt	1968	46,465	1	20
Hope Middle School	2020 Park Lane	Holt	1926	130,300	1	5
Washington Woods Middle School	2055 Washington Road	Holt	1993	73,000	1	N.C.
Holt Junior High School School	1784 North Aurelius Road	Holt	1958	160,285	2	38
Grade 12- North Campus	5780 West Holt Road	Holt	1975	111,285	1	80
Holt High School	5885 West Holt Road	Holt	2003	340,000	3	157
Gunn School	2009 South Washington	Holt	1886	450	1	N.C.
Ed Trek				-		-
Transportation Building	2125 Delhi Street	Holt	1984	10,200	1	-
N.C. = included in North Campus						

Totals by Category per Building

	Dimondale Elementary School	Elliott Elementary School	Horizon Elementary School	Midway Early Learning Center	Sycamore Elementary School	Wilcox Elementary School	Totals by Elementary Buildings
ELEMENTARY BUILDINGS							
SITE	1,009,066	999,642	639,972	956,429	743,245	529,867	\$ 4,878,221
BUILDING EXTERIOR	1,082,192	987,323	158,018	1,118,592	1,151,568	1,172,669	\$ 5,670,362
LOBBIES AND VESTIBULES	51,717	48,243	49,994	69,722	54,597	64,464	\$ 338,737
CORRIDORS STAIRS AND ELEVATORS	290,436	104,716	329,207	67,106	296,903	113,613	\$ 1,201,981
TOILET ROOMS	33,542	85,107	88,060	183,807	349,326	131,640	\$ 871,482
CLASSROOMS	1,116,476	885,406	962,931	952,755	1,359,103	580,055	\$ 5,856,727
ART ROOMS	33,246	-	58,311	-	-	87,038	\$ 178,595
MUSIC ROOMS	-	72,912	54,131	40,836	-	26,043	\$ 193,923
SCIENCE LABS	-	-	-	-	-	-	\$ -
COMPUTER LABS	12,684	48,990	38,058	-	46,945	39,259	\$ 185,936
FLEX SPACES	-	-	-	-	-	-	\$ -
GYMNASIUMS	90,526	27,303	101,559	179,719	28,170	21,468	\$ 448,744
NATATORIUMS	-	-	-	-	-	-	\$ -
LOCKER ROOMS	-	-	-	-	-	-	\$ -
FITNESS ROOMS	-	-	-	-	-	-	\$ -
MEDIA CENTER	82,950	27,339	116,301	65,578	52,105	19,284	\$ 363,557
AUDITORIUM	-	-	6,776	-	-	-	\$ 6,776
CAFETERIA	-	26,248	-	-	73,032	-	\$ 99,280
KITCHEN / SERVERY	33,184	9,174	16,910	15,047	-	8,073	\$ 82,387
OFFICES	29,027	73,908	119,857	123,844	121,620	67,702	\$ 535,958
STAFF SPACES	50,837	52,972	130,746	70,334	173,231	93,422	\$ 571,542
MECHANICAL ELECTRICAL AND STORAGE ROOMS	43,567	55,149	59,093	27,470	47,805	99,666	\$ 332,750
CUSTODIAL	5,043	16,387	3,266	15,405	-	-	\$ 40,101
MECHANICAL	1,898,906	1,358,484	1,880,714	2,148,964	1,692,835	1,731,142	\$ 10,711,045
ELECTRICAL	960,571	954,621	1,446,801	930,658	1,080,164	1,008,190	\$ 6,381,004
PLUMBING	701,546	750,755	349,666	825,964	761,894	749,246	\$ 4,139,069
ASBESTOS REMOVAL	216,965	221,455	-	216,960	251,065	232,325	\$ 1,138,770
TECHNOLOGY	25,042	151,053	151,744	98,883	179,690	242,287	\$ 848,700
Totals by Building	\$ 7,767,523	\$ 6,957,186	\$ 6,762,116	\$ 8,108,074	\$ 8,463,299	\$ 7,017,451	\$ 45,075,648

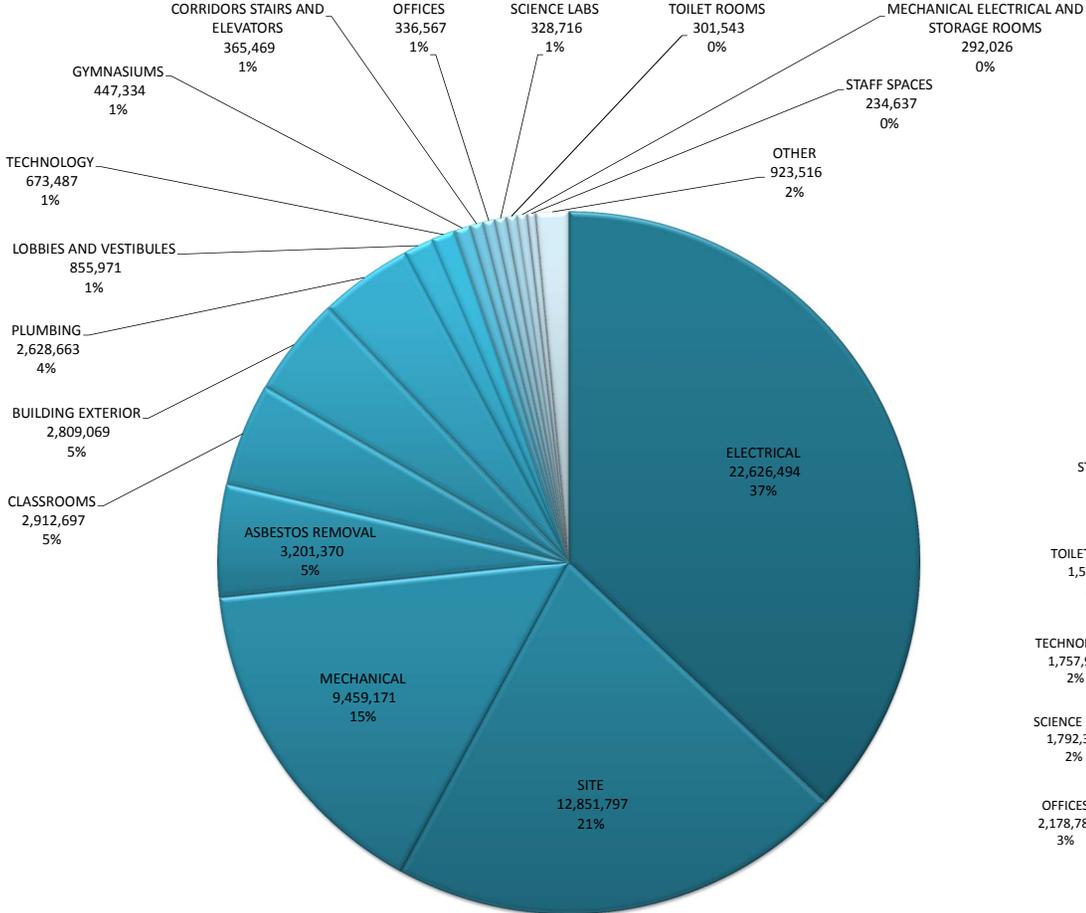
Building Area	43,393	44,291	54,000	43,392	50,213	46,465
Building \$/SF	\$ 155.75	\$ 134.51	\$ 113.37	\$ 164.81	\$ 153.75	\$ 139.62

Totals by Category per Building

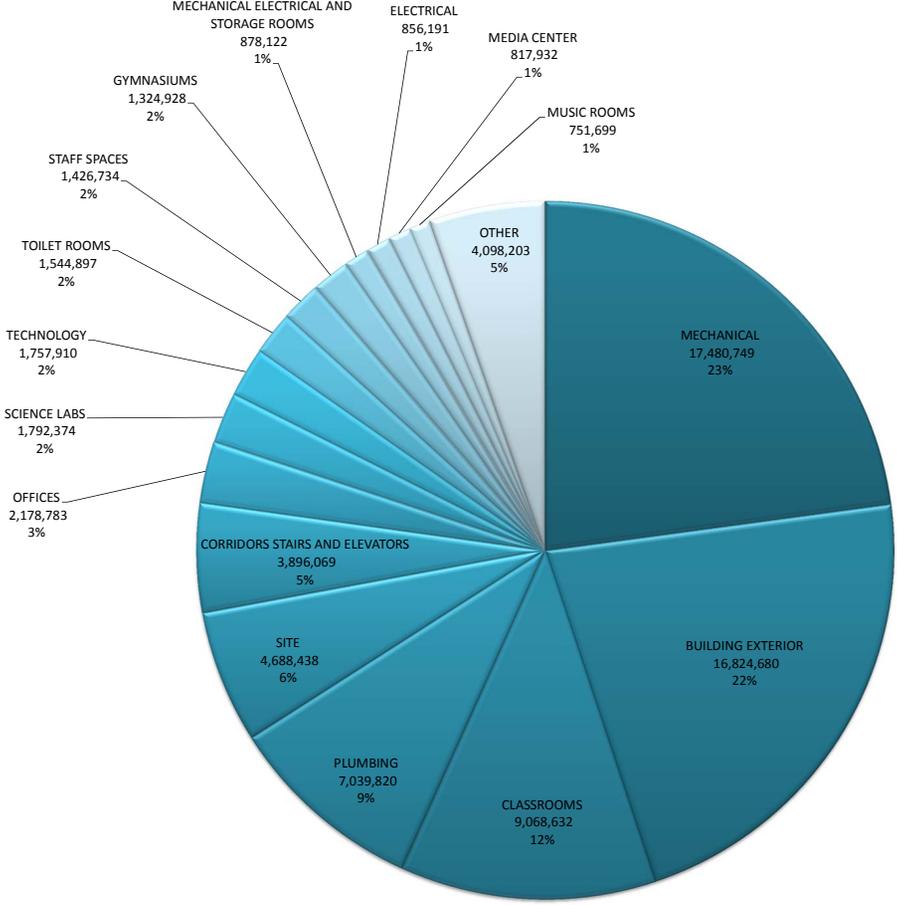
	Hope Middle School	Washington Woods Middle School	Holt Junior High School	Grade 12- North Campus	Holt High School	Totals by Middle & High School Buildings	Gunn School	Transportation Building	Totals by Support buildings	District Totals
MIDDLE AND HIGH SCHOOL BUILDINGS							SUPPORT BUILDINGS			
SITE	696,957	1,367,172	2,888,670	644,672	5,628,572	\$ 11,226,043	-	1,435,971	\$ 1,435,971	\$ 17,540,235
BUILDING EXTERIOR	2,449,827	1,432,952	4,062,285	1,887,730	3,590,920	\$ 13,423,713	120,042	419,632	\$ 539,674	\$ 19,633,749
LOBBIES AND VESTIBULES	53,903	383,788	290,578	241,603	214,322	\$ 1,184,194	45,407	3,035	\$ 48,442	\$ 1,571,373
ELEVATORS	546,113	316,497	418,320	537,742	1,228,506	\$ 3,047,178	-	12,379	\$ 12,379	\$ 4,261,538
TOILET ROOMS	103,003	205,120	177,444	124,651	327,494	\$ 937,710	12,314	24,934	\$ 37,248	\$ 1,846,441
CLASSROOMS	1,480,513	405,832	1,431,981	480,659	2,316,382	\$ 6,115,367	9,235	-	\$ 9,235	\$ 11,981,328
ART ROOMS	96,690	55,752	94,563	88,070	425,419	\$ 760,493	-	-	\$ -	\$ 939,088
MUSIC ROOMS	59,349	237,893	140,323	28,157	192,422	\$ 658,145	-	-	\$ -	\$ 852,068
SCIENCE LABS	-	456,500	519,129	233,676	911,786	\$ 2,121,090	-	-	\$ -	\$ 2,121,090
COMPUTER LABS	17,878	68,602	109,436	33,234	214,142	\$ 443,292	-	-	\$ -	\$ 629,228
FLEX SPACES	178,963	49,798	-	61,875	127,227	\$ 417,863	-	-	\$ -	\$ 417,863
GYMNASIUMS	335,995	279,818	300,618	364,771	42,316	\$ 1,323,518	-	-	\$ -	\$ 1,772,262
NATATORIUMS	-	-	42,416	-	306,748	\$ 349,164	-	-	\$ -	\$ 349,164
LOCKER ROOMS	78,121	100,405	143,342	174,518	157,376	\$ 653,762	-	-	\$ -	\$ 653,762
FITNESS ROOMS	-	-	-	-	32,660	\$ 32,660	-	-	\$ -	\$ 32,660
MEDIA CENTER	86,986	41,136	272,342	44,533	139,405	\$ 584,403	-	-	\$ -	\$ 947,960
AUDITORIUM	44,835	-	190,369	-	177,125	\$ 412,329	-	-	\$ -	\$ 419,105
CAFETERIA	59,546	38,129	71,846	70,368	-	\$ 239,889	-	-	\$ -	\$ 339,169
KITCHEN / SERVERY	12,618	33,884	30,877	22,112	19,146	\$ 118,637	-	-	\$ -	\$ 201,024
OFFICES	304,621	161,713	394,804	563,430	521,691	\$ 1,946,259	-	33,133	\$ 33,133	\$ 2,515,350
STAFF SPACES	152,344	156,489	351,752	188,097	211,669	\$ 1,060,352	-	29,476	\$ 29,476	\$ 1,661,370
MECHANICAL ELECTRICAL AND STORAGE ROOMS	171,591	46,483	257,211	169,772	119,740	\$ 764,798	-	72,599	\$ 72,599	\$ 1,170,147
CUSTODIAL	30,968	-	3,266	7,011	9,245	\$ 50,490	-	4,266	\$ 4,266	\$ 94,857
MECHANICAL	2,943,756	2,149,883	2,611,193	2,114,309	5,950,919	\$ 15,770,060	-	458,814	\$ 458,814	\$ 26,939,920
ELECTRICAL	3,310,497	1,487,550	3,445,119	2,132,252	6,674,517	\$ 17,049,934	-	51,747	\$ 51,747	\$ 23,482,685
PLUMBING	772,469	834,283	787,436	1,102,444	1,339,923	\$ 4,836,554	-	692,860	\$ 692,860	\$ 9,668,483
ASBESTOS REMOVAL	651,500	-	801,425	556,425	-	\$ 2,009,350	2,250	51,000	\$ 53,250	\$ 3,201,370
TECHNOLOGY	318,138	192,183	399,411	184,964	488,001	\$ 1,582,697	-	-	\$ -	\$ 2,431,397
Totals by Building	\$ 14,957,180	\$ 10,501,862	\$ 20,236,155	\$ 12,057,074	\$ 31,367,674	\$ 89,119,944	\$ 189,248	\$ 3,289,845	\$ 3,479,093	\$ 137,674,686

Building Area	130,300	73,000	160,285	111,285	340,000	450	10,200
Building \$/SF	\$ 109.44	\$ 125.13	\$ 108.23	\$ 102.55	\$ 75.70	\$ 420.55	\$ 181.75

Summary by Category - All Buildings



Within 3 Years



4 - 9 Years

Summary by Category - All Buildings

CATEGORY	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 yrs	Replace in 7-9 years	Totals by Component
SITE	548,657	12,303,140	1,797,684	2,890,755	\$ 17,540,235
BUILDING EXTERIOR	258,981	2,550,088	7,291,943	9,532,737	19,633,749
LOBBIES AND VESTIBULES	786,040	69,931	156,652	558,750	\$ 1,571,373
CORRIDORS STAIRS AND ELEVATORS	60,805	304,664	914,860	2,981,210	\$ 4,261,538
TOILET ROOMS	148,636	152,907	251,347	1,293,550	\$ 1,846,441
CLASSROOMS	635,592	2,277,105	3,476,364	5,592,267	\$ 11,981,328
ART ROOMS	14,200	190,336	251,170	483,381	\$ 939,088
MUSIC ROOMS	22,589	77,780	302,373	449,326	\$ 852,068
SCIENCE LABS	103,860	224,856	390,120	1,402,254	\$ 2,121,090
COMPUTER LABS	25,928	59,991	127,783	415,526	\$ 629,228
FLEX SPACES	9,230	11,080	201,486	196,068	\$ 417,863
GYMNASIUMS	20,590	426,744	751,603	573,325	\$ 1,772,262
NATORIUMS	1,420	-	10,224	337,520	\$ 349,164
LOCKER ROOMS	17,750	180,653	212,640	242,719	\$ 653,762
FITNESS ROOMS	1,420	-	-	31,240	\$ 32,660
MEDIA CENTER	9,230	120,798	247,341	570,591	\$ 947,960
AUDITORIUM	8,730	96,116	2,822	311,438	\$ 419,105
CAFETERIA	3,550	23,627	185,500	126,492	\$ 339,169
KITCHEN / SERVERY	12,070	-	60,144	128,810	\$ 201,024
OFFICES	135,630	200,937	614,249	1,564,534	\$ 2,515,350
STAFF SPACES	61,770	172,867	620,988	805,745	\$ 1,661,370
MECHANICAL ELECTRICAL AND STORAGE ROOMS	90,214	201,812	455,969	422,152	\$ 1,170,147
CUSTODIAL	9,230	27,789	23,101	34,737	\$ 94,857
MECHANICAL	564,313	8,894,858	6,822,006	10,658,743	\$ 26,939,920
ELECTRICAL	1,959,341	20,667,153	112,800	743,391	\$ 23,482,685
PLUMBING	-	2,628,663	2,018,641	5,021,179	\$ 9,668,483
ASBESTOS REMOVAL	-	3,201,370	-	-	\$ 3,201,370
TECHNOLOGY	602,141	71,346	1,620,273	137,637	\$ 2,431,397
Totals by Years	\$ 6,111,916	\$ 55,136,609	\$ 28,920,084	\$ 47,506,077	\$ 137,674,686
	Replace by 2020	\$ 61,248,525			

TOTAL OF ALL CATEGORIES \$ 137,674,686

- Immediate**
- 1-3 Years**
- 4-6 Years**
- 7-9 Years**

Immediate need. Prioritize this item in a 1-3 year replacement plan.

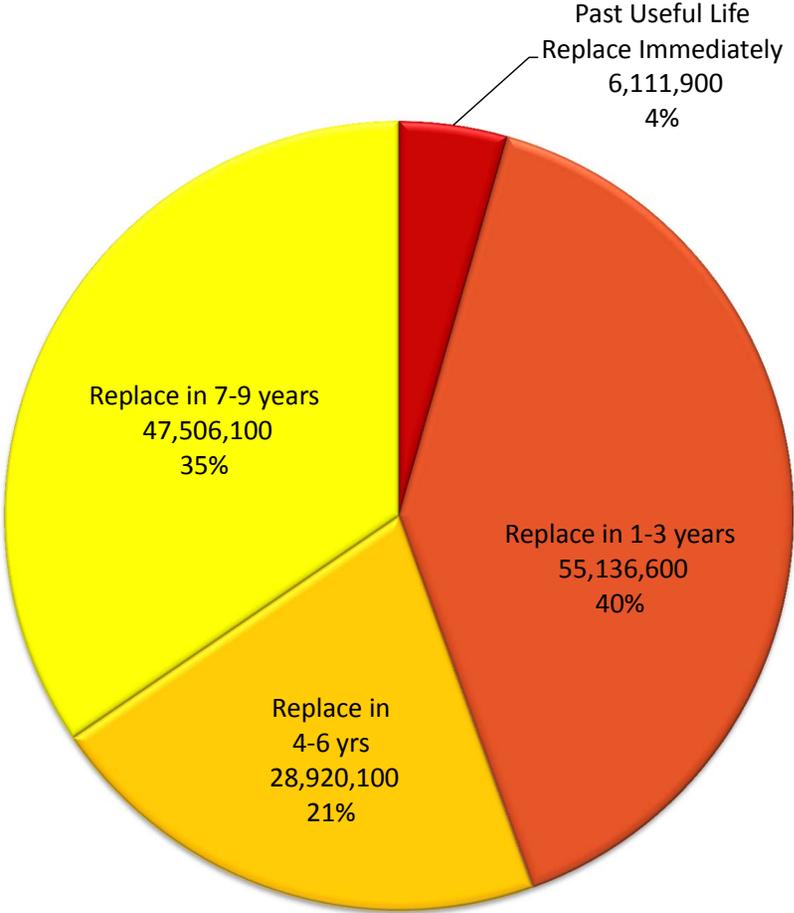
Include this item in a 1-3 year replacement plan.

Include this item within a 4-6 year replacement plan.

Include this item within a 7-9 year replacement plan.

Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
2019	\$ 6,356,392	57,342,074	30,076,887	49,406,320	4.0%					
2020	\$ 6,600,869	59,547,538	31,233,690	51,306,563	4.0%					
2021	\$ 6,845,346	61,753,002	32,390,494	53,206,806	4.0%					
2022	\$ 7,089,822	63,958,467	33,547,297	55,107,049	4.0%					
2023	\$ 7,334,299	66,163,931	34,704,100	57,007,292	4.0%					
2024	\$ 7,578,776	68,369,396	35,860,904	58,907,535	4.0%					
2025	\$ 7,823,252	70,574,860	37,017,707	60,807,778	4.0%					
2026	\$ 8,067,729	72,780,324	38,174,510	62,708,021	4.0%					
2027	\$ 8,312,206	74,985,789	39,331,314	64,608,265	4.0%					
2028	\$ 8,556,682	77,191,253	40,488,117	66,508,508	4.0%					

Summary Value by Years - All Buildings





HOLT

PUBLIC SCHOOLS

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Dimondale Elementary School

330 Walnut Street
Dimondale, MI 48821

43,393 Square Feet
Building Area

1 Floor
Number of Floors

1951
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

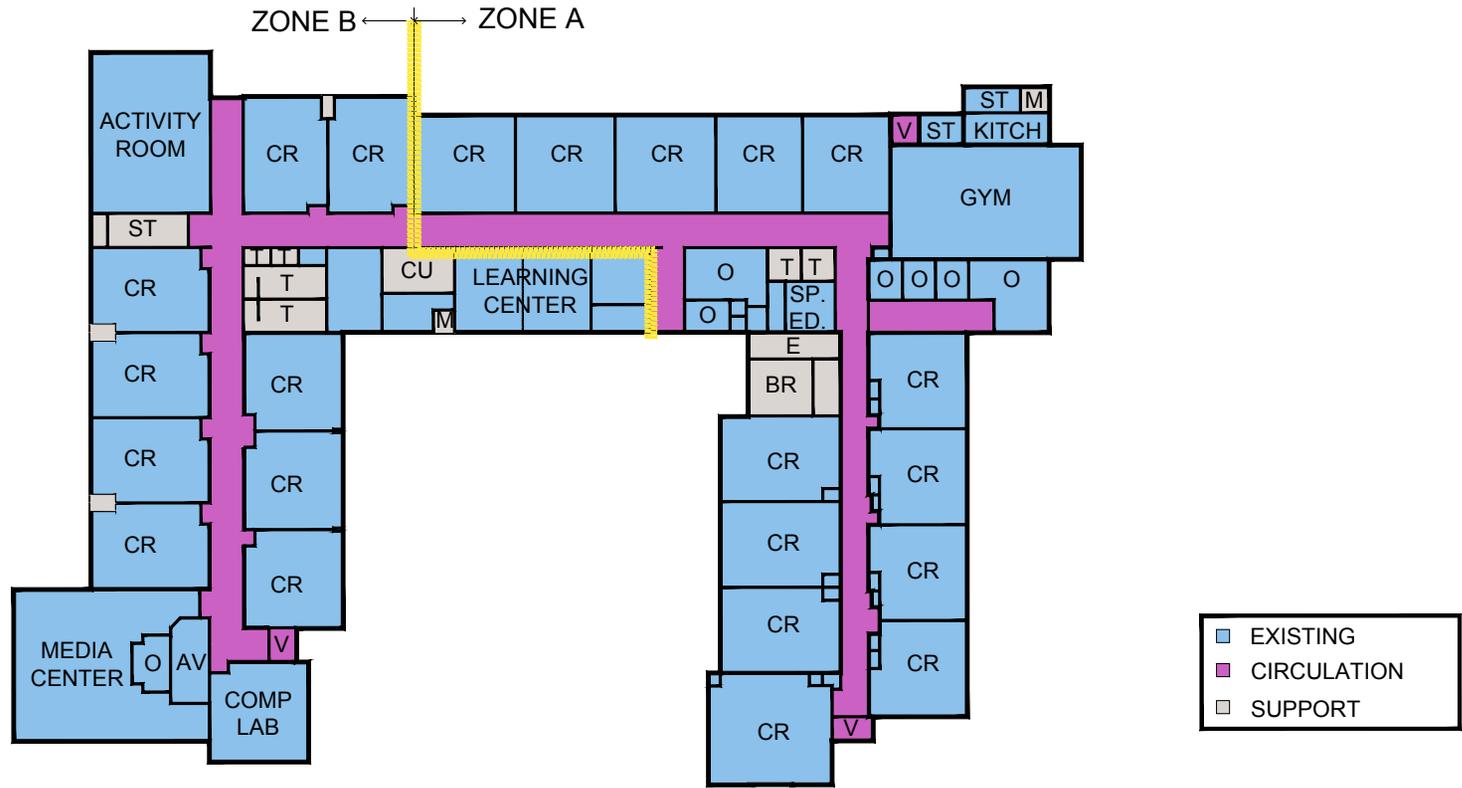
The team of architects and engineers surveyed the Dimondale Elementary School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

HOLT PUBLIC SCHOOLS

DIMONDALE ELEMENTARY SCHOOL

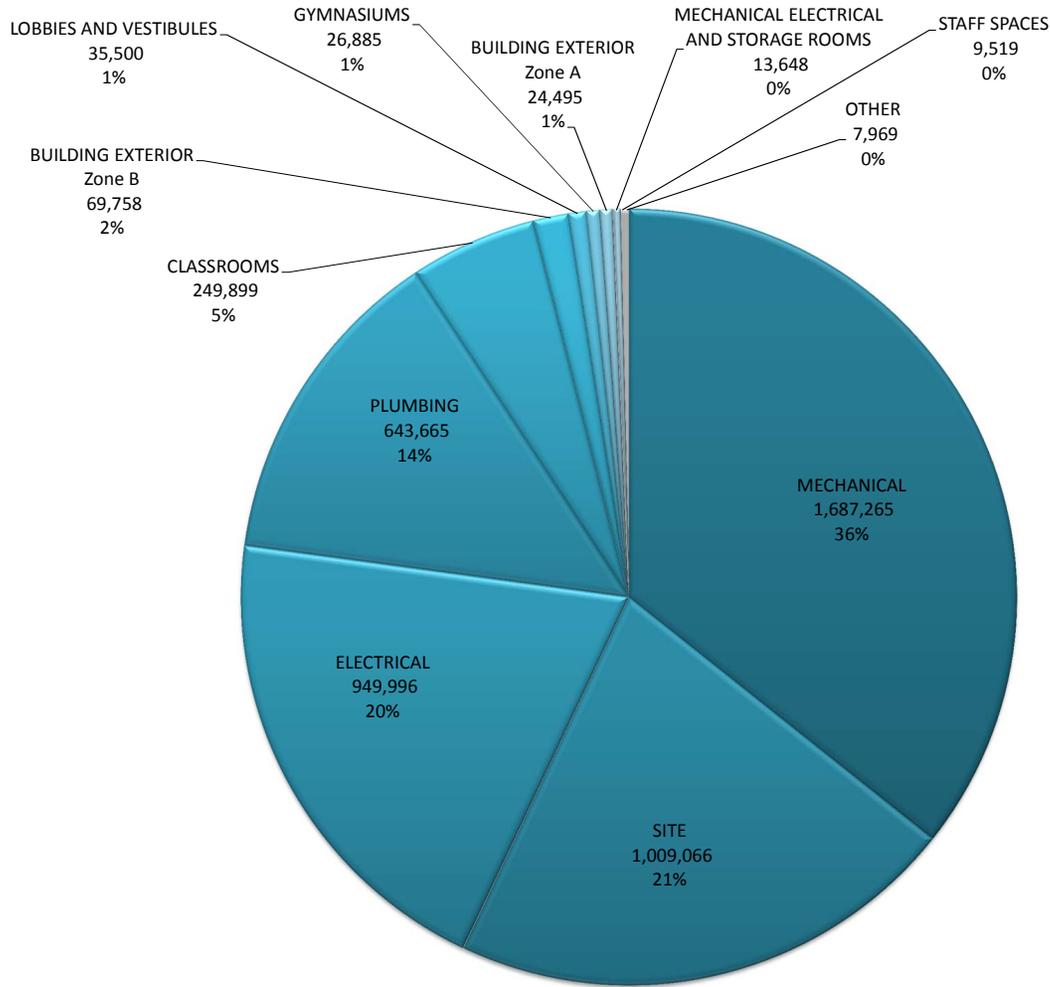
TOTAL GROSS SF = 43,393 SF



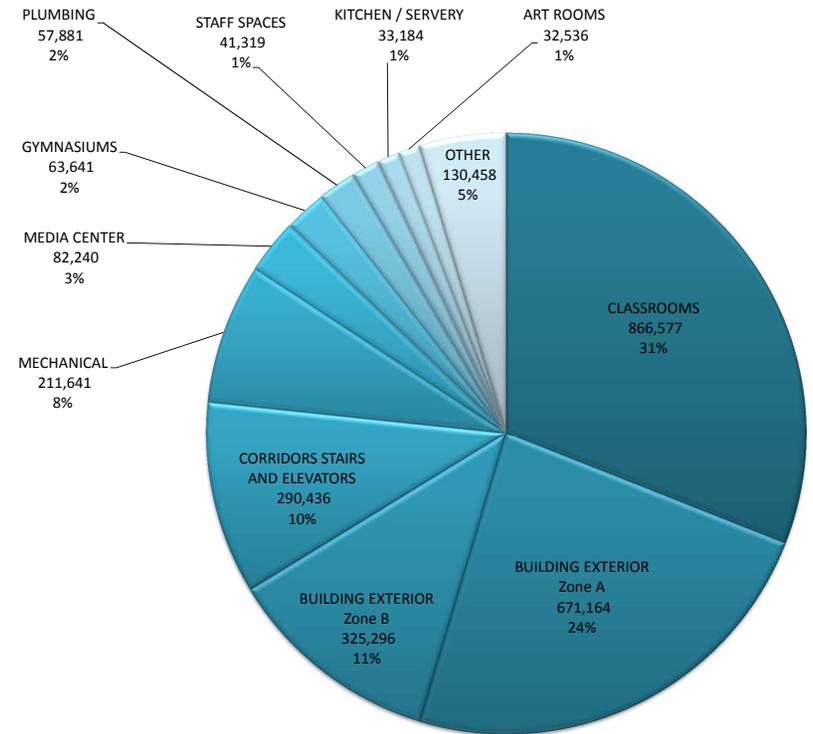
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Dimondale Elementary School CATEGORY	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
	SITE	\$ -	\$ 1,009,066	\$ -	\$ -
BUILDING EXTERIOR Zone A	\$ 2,840	\$ 21,655	\$ 613,611	\$ 49,033	\$ 687,139
BUILDING EXTERIOR Zone B	\$ 36,920	\$ 32,838	\$ 308,256	\$ 17,040	\$ 395,054
LOBBIES AND VESTIBULES	\$ 35,500	\$ -	\$ 1,969	\$ 14,248	\$ 51,717
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ -	\$ -	\$ 290,436	\$ 290,436
TOILET ROOMS	\$ -	\$ 2,789	\$ 1,395	\$ 29,359	\$ 33,542
CLASSROOMS	\$ 79,520	\$ 170,379	\$ 319,718	\$ 546,859	\$ 1,116,476
ART ROOMS	\$ 710	\$ -	\$ 298	\$ 32,238	\$ 33,246
COMPUTER LABS	\$ 710	\$ -	\$ -	\$ 11,974	\$ 12,684
GYMNASIUMS	\$ 710	\$ 26,175	\$ 22,536	\$ 41,105	\$ 90,526
MEDIA CENTER	\$ 710	\$ -	\$ 710	\$ 81,530	\$ 82,950
KITCHEN / SERVERY	\$ -	\$ -	\$ 17,646	\$ 15,538	\$ 33,184
OFFICES	\$ 1,420	\$ -	\$ 5,043	\$ 22,564	\$ 29,027
STAFF SPACES	\$ 2,130	\$ 7,389	\$ 3,694	\$ 37,624	\$ 50,837
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 7,100	\$ 6,548	\$ 25,699	\$ 4,220	\$ 43,567
CUSTODIAL	\$ -	\$ 1,630	\$ -	\$ 3,412	\$ 5,043
MECHANICAL	\$ 318,268	\$ 1,368,997	\$ 127,746	\$ 83,895	\$ 1,898,906
ELECTRICAL	\$ -	\$ 949,996	\$ 10,575	\$ -	\$ 960,571
PLUMBING	\$ -	\$ 643,665	\$ 44,697	\$ 13,184	\$ 701,546
ASBESTOS REMOVAL	\$ -	\$ 216,965	\$ -	\$ -	\$ 216,965
TECHNOLOGY	\$ -	\$ -	\$ 25,042	\$ -	\$ 25,042
Totals by Year	\$ 486,538	\$ 4,458,092	\$ 1,528,634	\$ 1,294,259	\$ 7,767,523

Replace by 2020 \$ 4,944,630

TOTAL OF ALL CATEGORIES \$ 7,767,523

2019	\$ 506,000	4,636,416	1,589,780	1,346,029	\$ 8,078,224	104%
2020	\$ 525,461	4,814,739	1,650,925	1,397,799	\$ 8,388,925	108%
2021	\$ 544,923	4,993,063	1,712,070	1,449,570	\$ 8,699,626	112%
2022	\$ 564,384	5,171,387	1,773,216	1,501,340	\$ 9,010,327	116%
2023	\$ 583,846	5,349,710	1,834,361	1,553,111	\$ 9,321,028	120%
2024	\$ 603,307	5,528,034	1,895,507	1,604,881	\$ 9,631,729	124%
2025	\$ 622,769	5,706,358	1,956,652	1,656,651	\$ 9,942,430	128%
2026	\$ 642,230	5,884,681	2,017,797	1,708,422	\$ 10,253,131	132%
2027	\$ 661,692	6,063,005	2,078,943	1,760,192	\$ 10,563,832	136%
2028	\$ 681,153	6,241,329	2,140,088	1,811,962	\$ 10,874,532	140%

Immediate

Immediate need. Prioritize this item in a 1-3 year replacement plan.

1-3 Years

Include this item in a 1-3 year replacement plan.

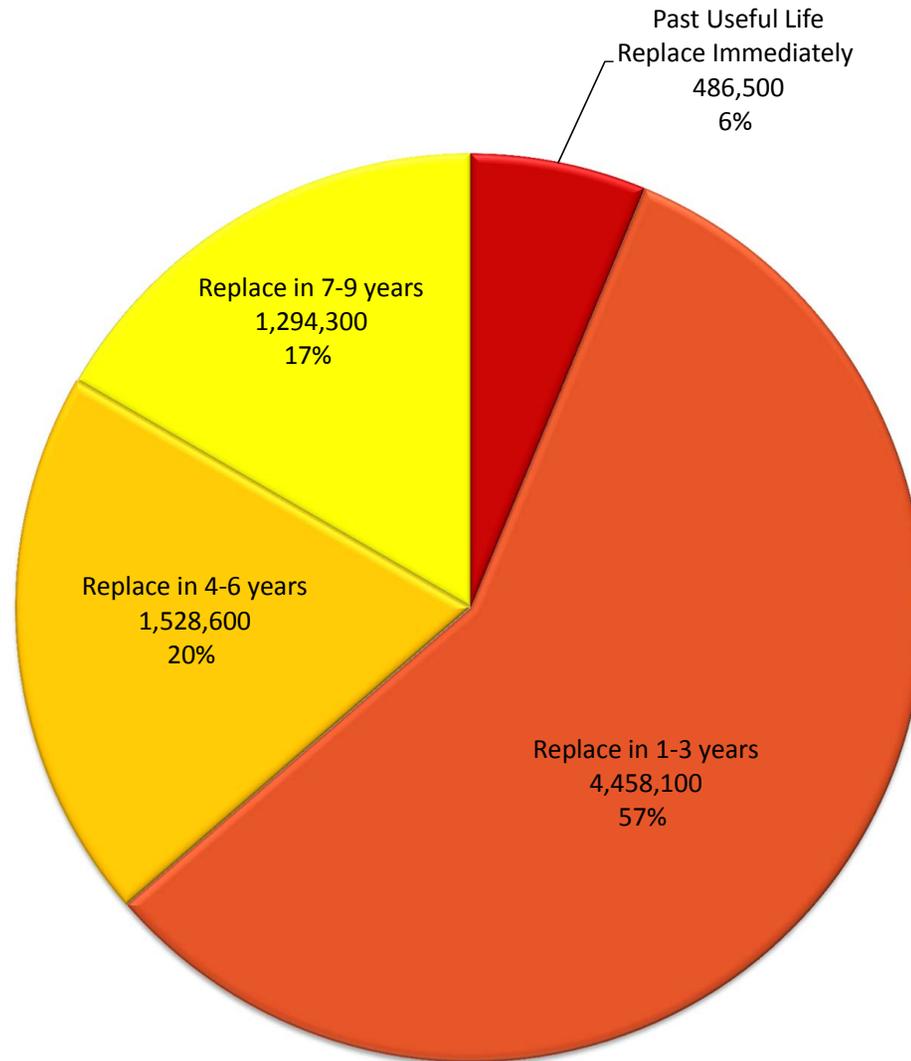
4-6 Years

Include this item within a 4-6 year replacement plan.

7-9 Years

Include this item within a 7-9 year replacement plan.

Summary Value by Years - All Buildings





Elliott Elementary School

4200 Bond Street
Holt, MI 48842

44,291 Square Feet
Building Area

1 Floor
Number of Floors

1942
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

The team of architects and engineers surveyed the Elliott Elementary School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

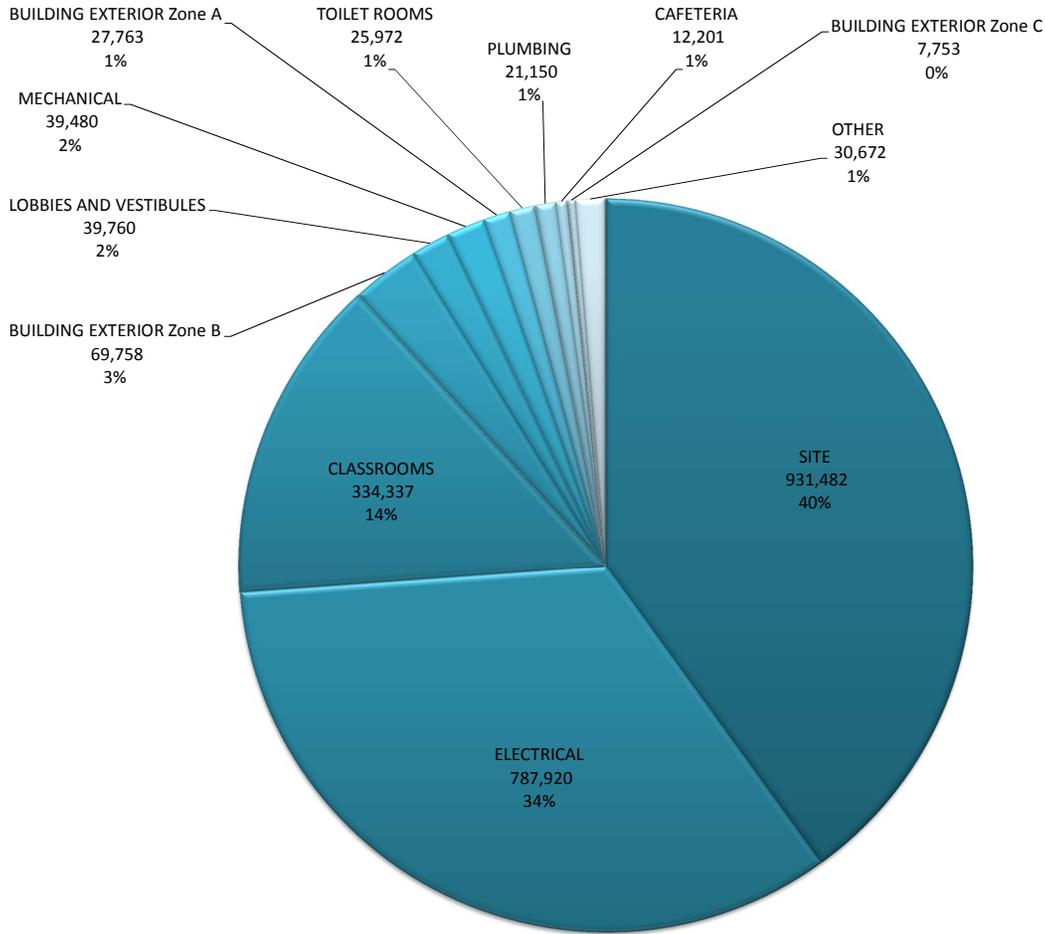
Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

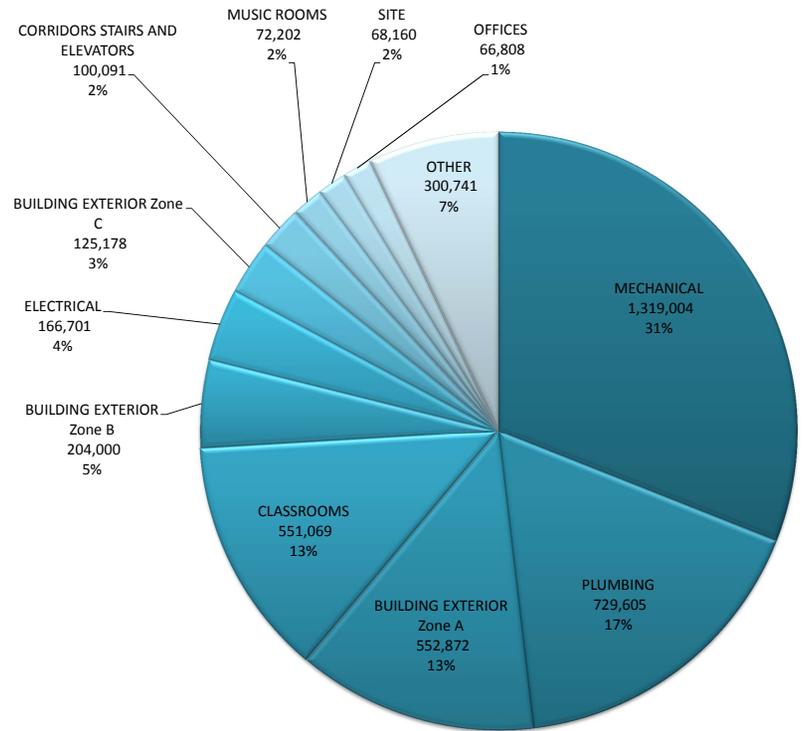
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

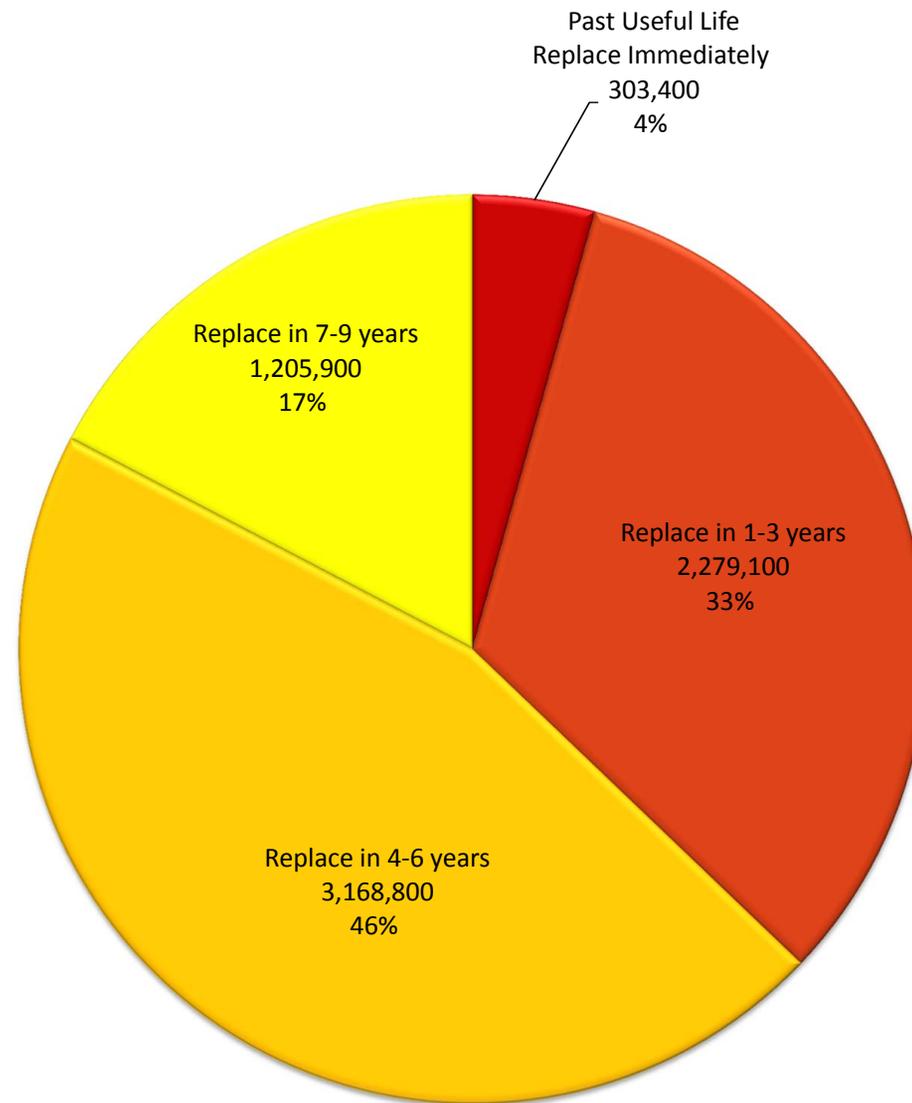
Elliott Elementary School					
CATEGORY	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
SITE	\$ -	\$ 931,482	\$ 68,160	\$ -	\$ 999,642
BUILDING EXTERIOR Zone A	\$ 3,268	\$ 24,495	\$ 512,360	\$ 40,513	\$ 580,635
BUILDING EXTERIOR Zone B	\$ 36,920	\$ 32,838	\$ -	\$ 204,000	\$ 273,758
BUILDING EXTERIOR Zone C	\$ -	\$ 7,753	\$ 75,189	\$ 49,989	\$ 132,931
LOBBIES AND VESTIBULES	\$ 39,760	\$ -	\$ 7,668	\$ 815	\$ 48,243
CORRIDORS STAIRS AND ELEVATORS	\$ 4,625	\$ -	\$ 63,713	\$ 36,378	\$ 104,716
TOILET ROOMS	\$ 24,140	\$ 1,832	\$ 57,400	\$ 1,735	\$ 85,107
CLASSROOMS	\$ 136,320	\$ 198,017	\$ 428,013	\$ 123,056	\$ 885,406
MUSIC ROOMS	\$ 710	\$ -	\$ 71,038	\$ 1,164	\$ 72,912
COMPUTER LABS	\$ 5,680	\$ -	\$ 32,916	\$ 10,394	\$ 48,990
GYMNASIUMS	\$ 710	\$ -	\$ 11,810	\$ 14,782	\$ 27,303
MEDIA CENTER	\$ 710	\$ -	\$ 11,935	\$ 14,694	\$ 27,339
CAFETERIA	\$ 710	\$ 11,491	\$ 11,491	\$ 2,556	\$ 26,248
KITCHEN / SERVERY	\$ 710	\$ -	\$ 3,352	\$ 5,112	\$ 9,174
OFFICES	\$ 7,100	\$ -	\$ 9,178	\$ 57,630	\$ 73,908
STAFF SPACES	\$ 2,840	\$ 1,197	\$ 27,149	\$ 21,786	\$ 52,972
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 4,260	\$ -	\$ 48,541	\$ 2,347	\$ 55,149
CUSTODIAL	\$ 2,130	\$ -	\$ 13,121	\$ 1,136	\$ 16,387
MECHANICAL	\$ -	\$ 39,480	\$ 1,056,347	\$ 262,658	\$ 1,358,484
ELECTRICAL	\$ -	\$ 787,920	\$ 10,575	\$ 156,126	\$ 954,621
PLUMBING	\$ -	\$ 21,150	\$ 530,583	\$ 199,022	\$ 750,755
ASBESTOS REMOVAL	\$ -	\$ 221,455	\$ -	\$ -	\$ 221,455
TECHNOLOGY	\$ 32,783	\$ -	\$ 118,271	\$ -	\$ 151,053
Totals by Year	\$ 303,375	\$ 2,279,109	\$ 3,168,810	\$ 1,205,892	\$ 6,957,186
		Replace by 2020 \$ 2,582,484			

TOTAL OF ALL CATEGORIES \$ 6,957,186

2019	\$ 315,510	2,370,274	3,295,562	1,254,128	\$ 7,235,474	104%
2020	\$ 327,645	2,461,438	3,422,315	1,302,363	\$ 7,513,761	108%
2021	\$ 339,780	2,552,602	3,549,067	1,350,599	\$ 7,792,048	112%
2022	\$ 351,915	2,643,767	3,675,820	1,398,835	\$ 8,070,336	116%
2023	\$ 364,050	2,734,931	3,802,572	1,447,070	\$ 8,348,623	120%
2024	\$ 376,185	2,826,096	3,929,324	1,495,306	\$ 8,626,911	124%
2025	\$ 388,320	2,917,260	4,056,077	1,543,542	\$ 8,905,198	128%
2026	\$ 400,455	3,008,424	4,182,829	1,591,778	\$ 9,183,486	132%
2027	\$ 412,590	3,099,589	4,309,582	1,640,013	\$ 9,461,773	136%
2028	\$ 424,725	3,190,753	4,436,334	1,688,249	\$ 9,740,061	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years - All Buildings





Horizon Elementary School

5776 West Holt Road
Holt, MI 48842

54,000 Square Feet
Building Area

1 Floor
Number of Floors

1993
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

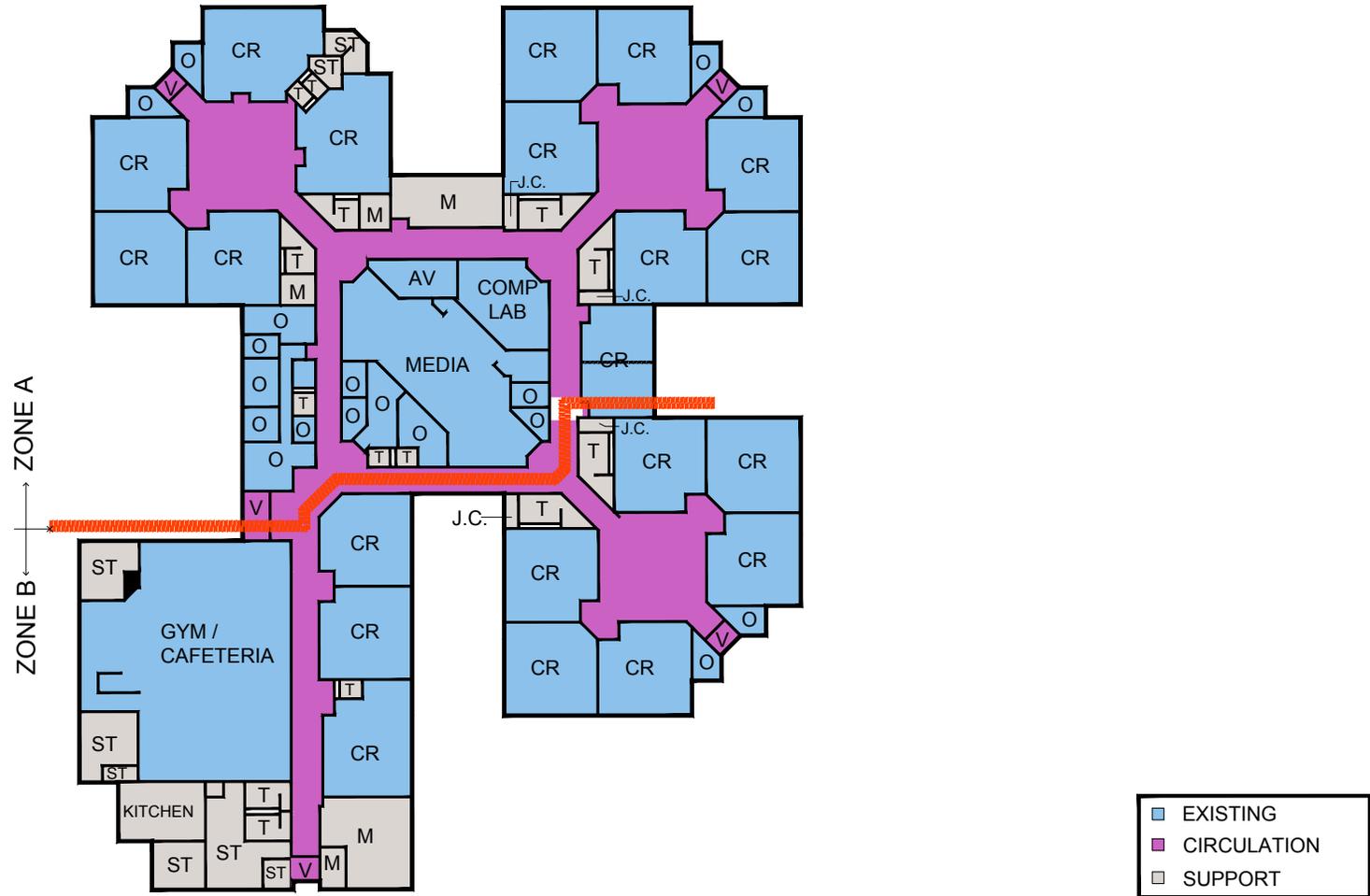
The team of architects and engineers surveyed the Horizon Elementary School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

HOLT PUBLIC SCHOOLS

HORIZON ELEMENTARY SCHOOL

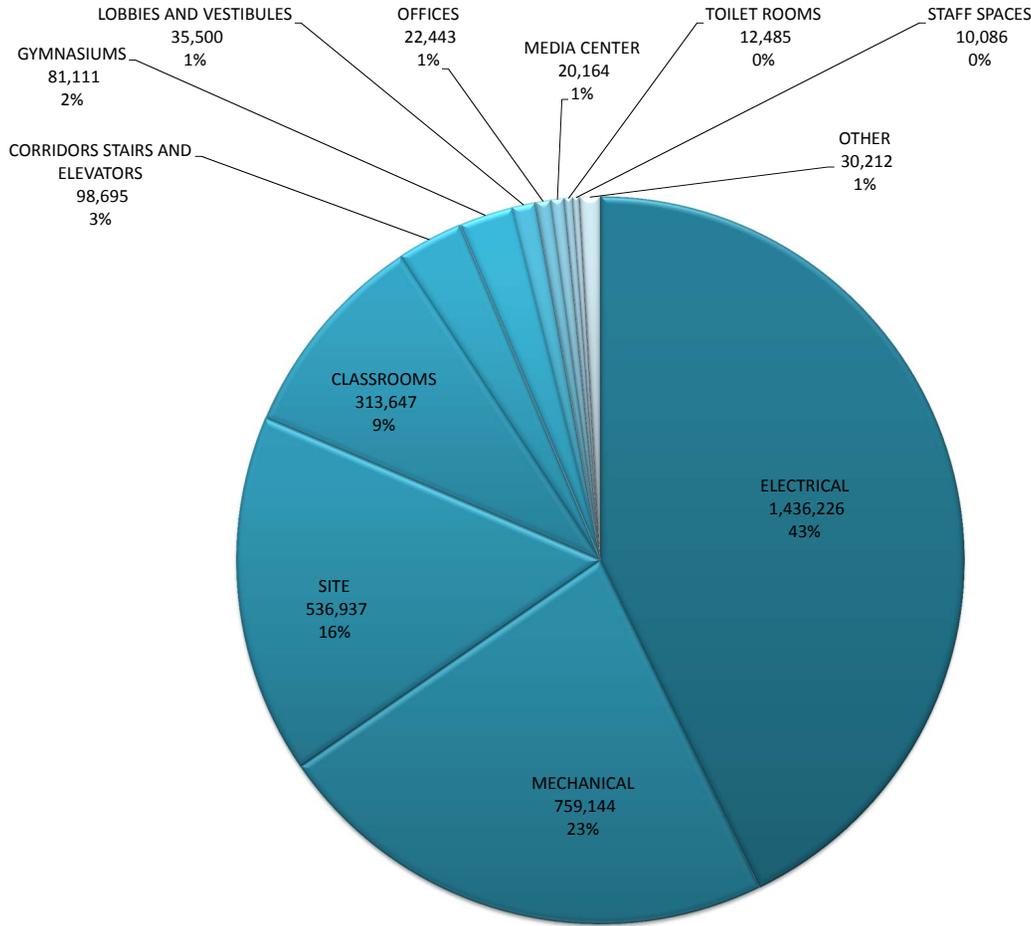
TOTAL GROSS SF = 54,000 SF



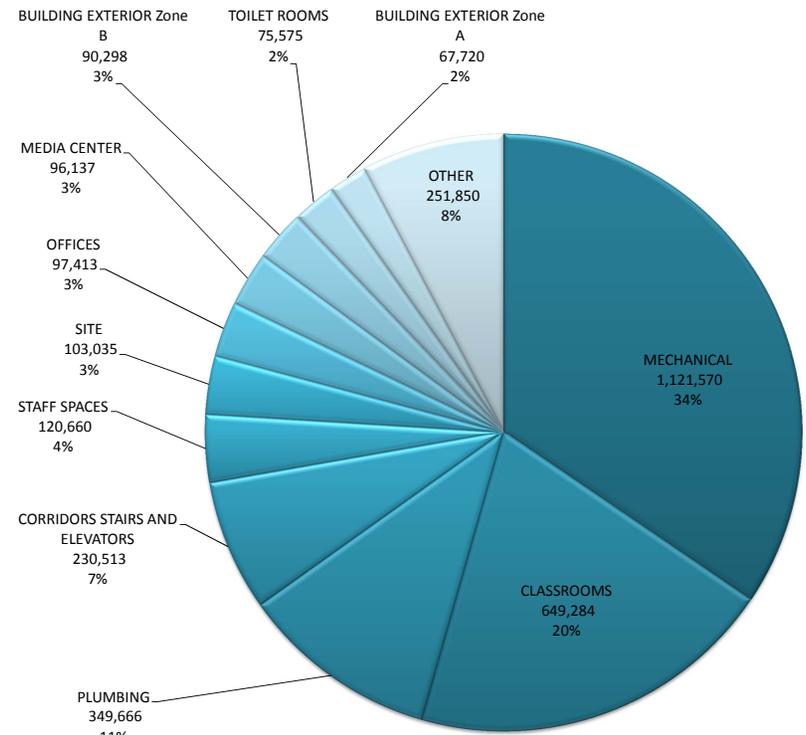
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Horizon Elementary School	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ 2,357	\$ 534,580	\$ 18,687	\$ 84,348	\$ 639,972
BUILDING EXTERIOR Zone A	\$ -	\$ -	\$ -	\$ 67,720	\$ 67,720
BUILDING EXTERIOR Zone B	\$ -	\$ -	\$ -	\$ 90,298	\$ 90,298
LOBBIES AND VESTIBULES	\$ 35,500	\$ -	\$ -	\$ 14,494	\$ 49,994
CORRIDORS STAIRS AND ELEVATORS	\$ 50,650	\$ 48,044	\$ 130,604	\$ 99,909	\$ 329,207
TOILET ROOMS	\$ 12,485	\$ -	\$ 7,929	\$ 67,646	\$ 88,060
CLASSROOMS	\$ 127,985	\$ 185,662	\$ 298,733	\$ 350,550	\$ 962,931
ART ROOMS	\$ 710	\$ -	\$ 49,390	\$ 8,210	\$ 58,311
MUSIC ROOMS	\$ 710	\$ 7,270	\$ 40,201	\$ 5,950	\$ 54,131
COMPUTER LABS	\$ 6,461	\$ -	\$ -	\$ 31,597	\$ 38,058
GYMNASIUMS	\$ 710	\$ 80,401	\$ 20,448	\$ -	\$ 101,559
MEDIA CENTER	\$ 2,130	\$ 18,034	\$ 1,710	\$ 94,427	\$ 116,301
AUDITORIUM	\$ 5,180	\$ -	\$ -	\$ 1,596	\$ 6,776
KITCHEN / SERVERY	\$ 710	\$ -	\$ -	\$ 16,200	\$ 16,910
OFFICES	\$ 18,849	\$ 3,595	\$ 30,895	\$ 66,518	\$ 119,857
STAFF SPACES	\$ 8,520	\$ 1,566	\$ 49,909	\$ 70,751	\$ 130,746
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 8,461	\$ -	\$ 23,635	\$ 26,997	\$ 59,093
CUSTODIAL	\$ 710	\$ -	\$ -	\$ 2,556	\$ 3,266
MECHANICAL	\$ 239,700	\$ 519,444	\$ -	\$ 1,121,570	\$ 1,880,714
ELECTRICAL	\$ -	\$ 1,436,226	\$ -	\$ 10,575	\$ 1,446,801
PLUMBING	\$ -	\$ -	\$ -	\$ 349,666	\$ 349,666
TECHNOLOGY	\$ 39,339	\$ 71,346	\$ 41,059	\$ -	\$ 151,744
Totals by Year	\$ 561,167	\$ 2,906,169	\$ 713,201	\$ 2,581,579	\$ 6,762,116

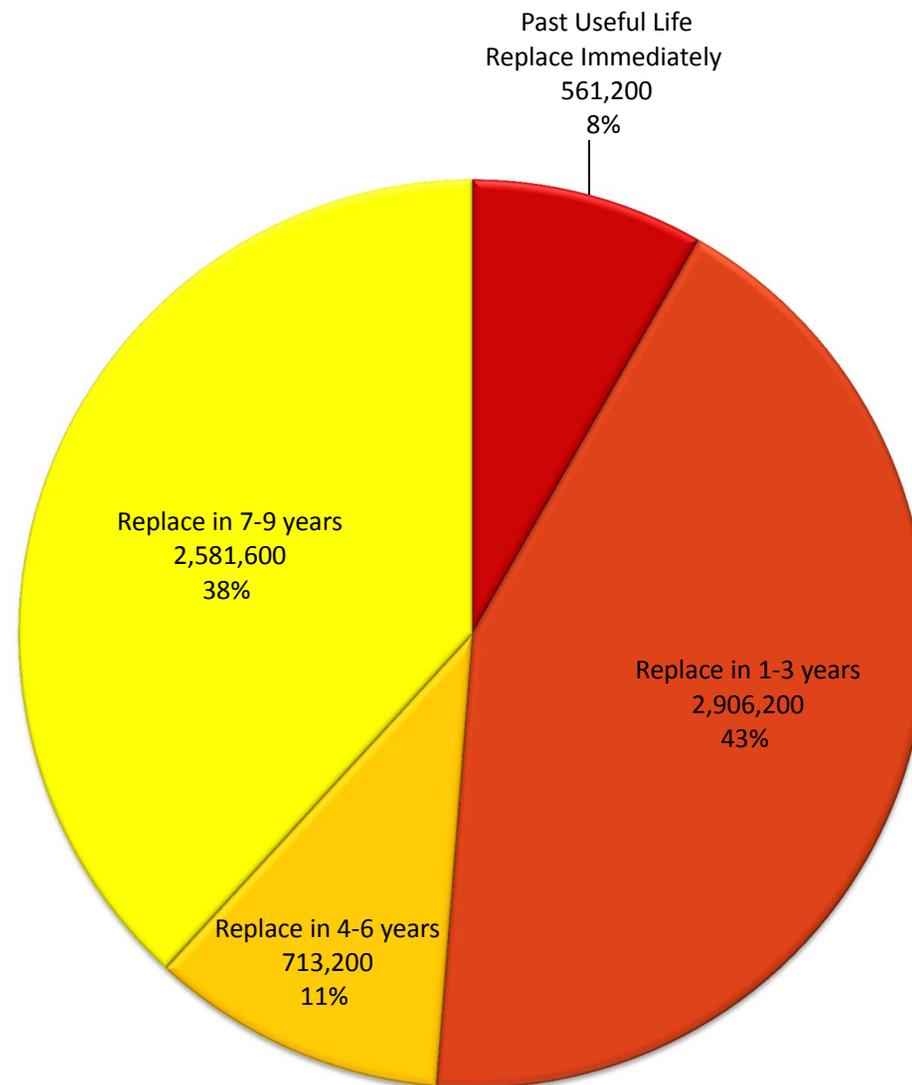
Replace by 2020 \$ 3,467,336

TOTAL OF ALL CATEGORIES \$ 6,762,116

2019	\$ 583,614	3,022,416	741,729	2,684,842	\$ 7,032,600	104%
2020	\$ 606,060	3,138,662	770,257	2,788,106	\$ 7,303,085	108%
2021	\$ 628,507	3,254,909	798,785	2,891,369	\$ 7,573,569	112%
2022	\$ 650,954	3,371,156	827,313	2,994,632	\$ 7,844,054	116%
2023	\$ 673,400	3,487,403	855,841	3,097,895	\$ 8,114,539	120%
2024	\$ 695,847	3,603,650	884,369	3,201,158	\$ 8,385,023	124%
2025	\$ 718,294	3,719,896	912,897	3,304,421	\$ 8,655,508	128%
2026	\$ 740,740	3,836,143	941,425	3,407,685	\$ 8,925,993	132%
2027	\$ 763,187	3,952,390	969,953	3,510,948	\$ 9,196,477	136%
2028	\$ 785,634	4,068,637	998,481	3,614,211	\$ 9,466,962	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years - All Buildings





Midway Early Learning Center

4552 Spahr Avenue
Holt, MI 48842

43,392 Square Feet
Building Area

1 Floor
Number of Floors

1949
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

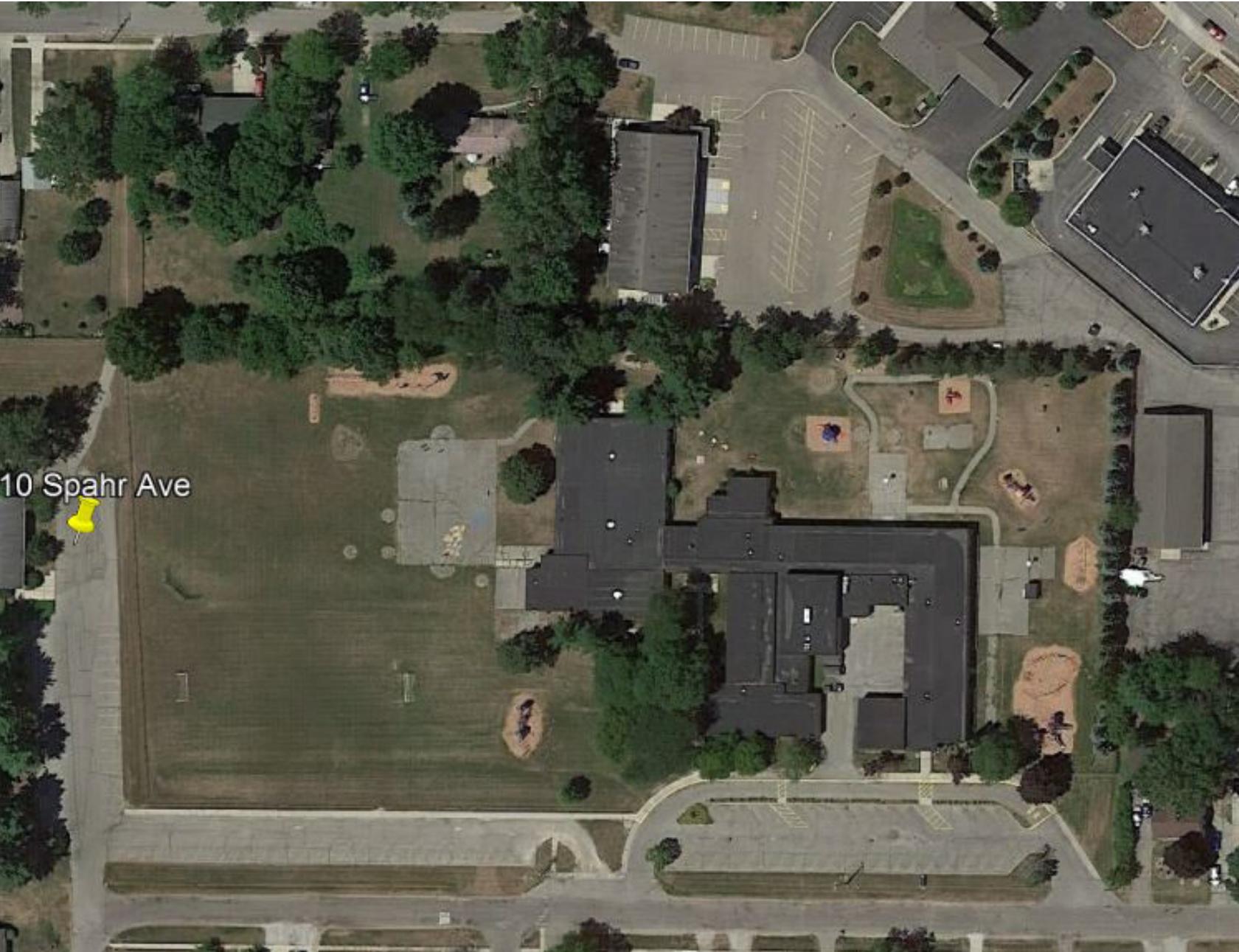
The team of architects and engineers surveyed the Midway Early Learning Center according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

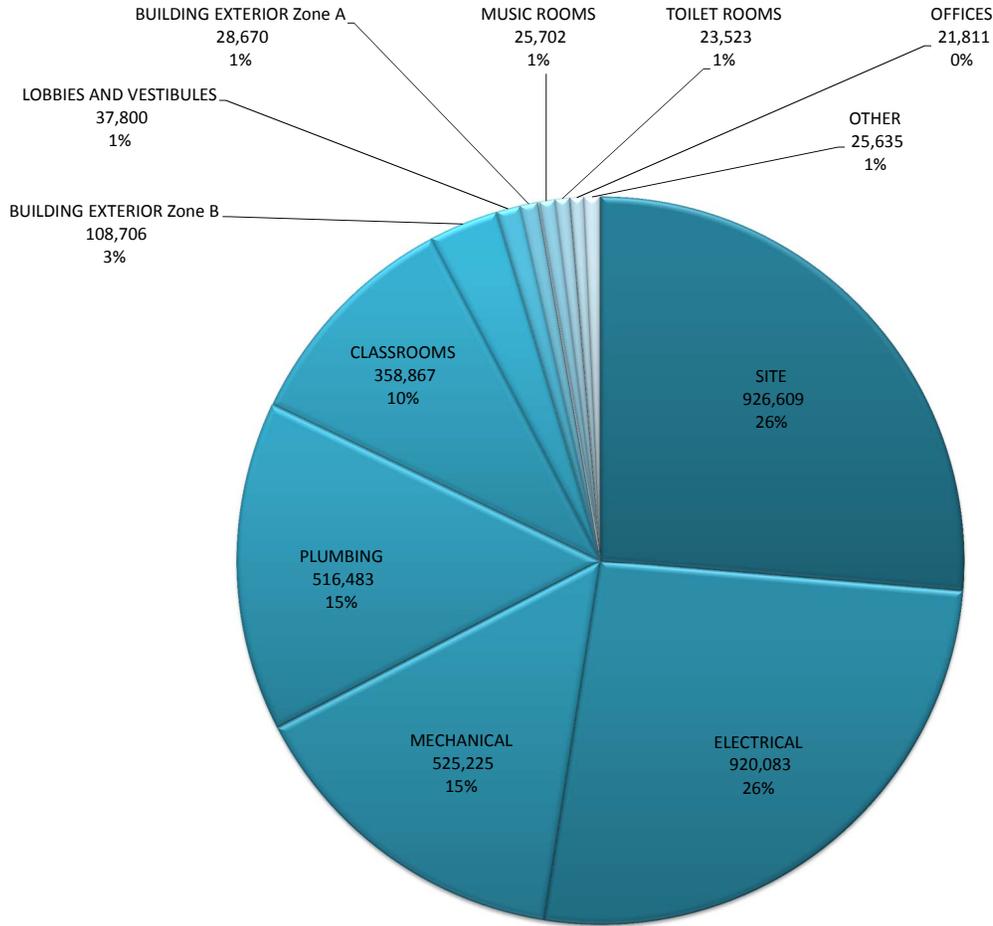
Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Site Plan

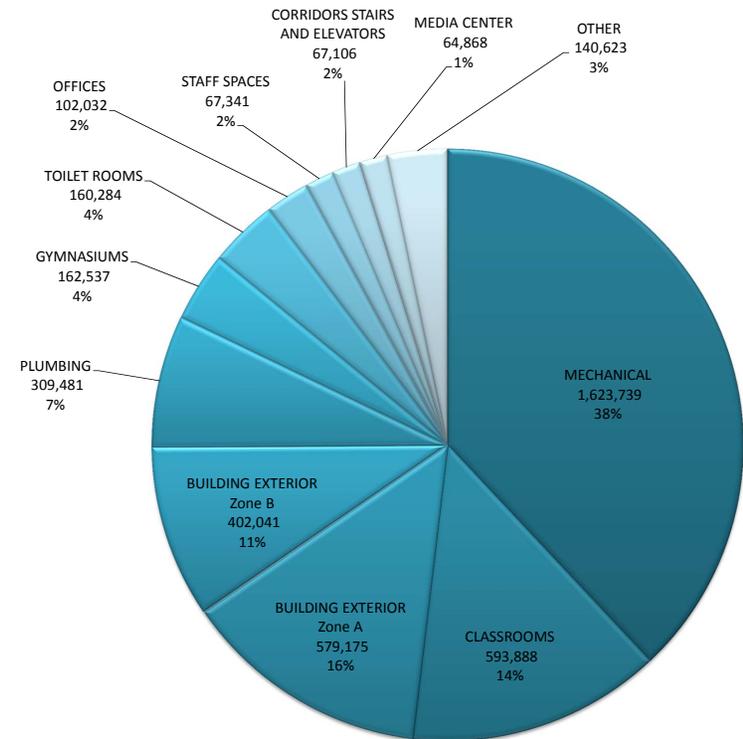


10 Spahr Ave

Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

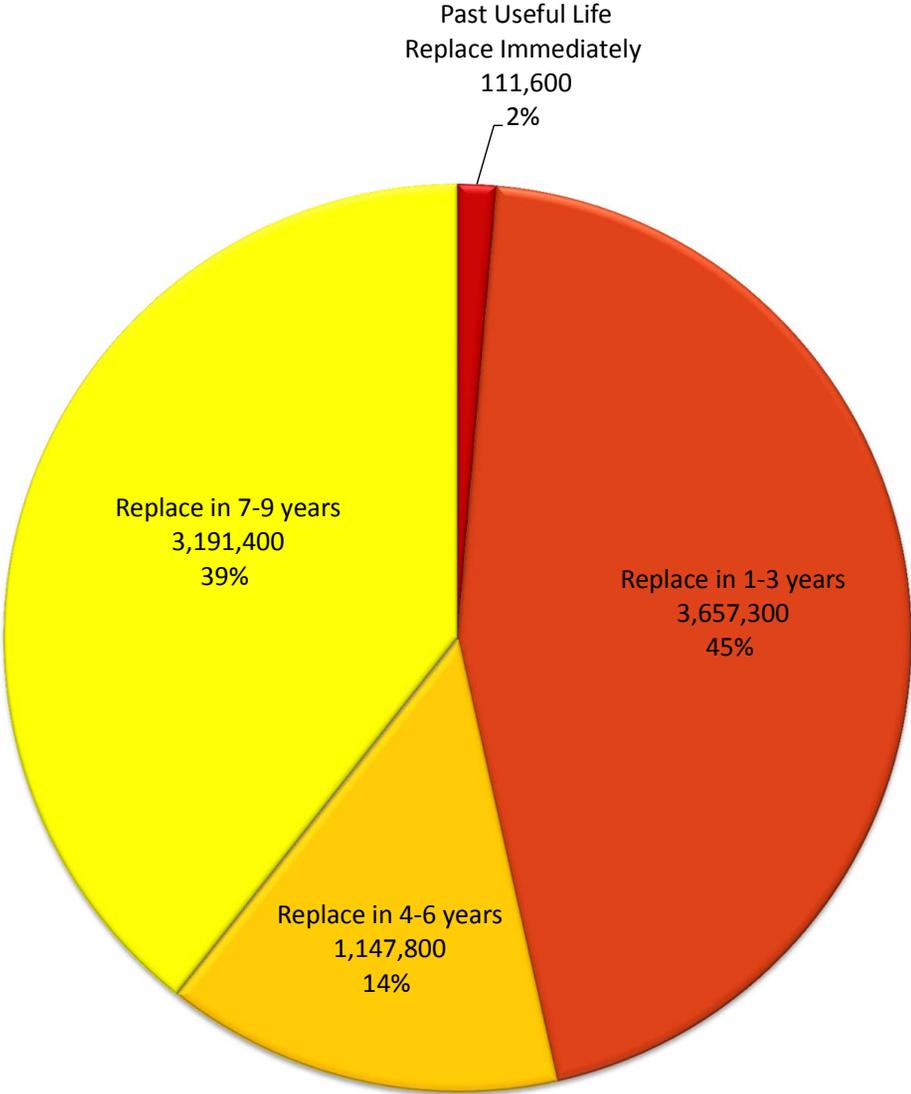
Midway Early Learning Center	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 926,609	\$ -	\$ 29,820	\$ 956,429
BUILDING EXTERIOR Zone A	\$ -	\$ 28,670	\$ 444,130	\$ 135,045	\$ 607,845
BUILDING EXTERIOR Zone B	\$ -	\$ 108,706	\$ 303,067	\$ 98,974	\$ 510,747
LOBBIES AND VESTIBULES	\$ 35,500	\$ 2,300	\$ -	\$ 31,922	\$ 69,722
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ -	\$ 6,470	\$ 60,636	\$ 67,106
TOILET ROOMS	\$ 2,840	\$ 20,683	\$ 11,435	\$ 148,849	\$ 183,807
CLASSROOMS	\$ 24,140	\$ 334,727	\$ 201,723	\$ 392,165	\$ 952,755
MUSIC ROOMS	\$ 710	\$ 24,992	\$ 10,022	\$ 5,112	\$ 40,836
GYMNASIUMS	\$ 6,390	\$ 10,792	\$ 13,659	\$ 148,878	\$ 179,719
MEDIA CENTER	\$ 710	\$ -	\$ 5,654	\$ 59,214	\$ 65,578
KITCHEN / SERVERY	\$ 710	\$ -	\$ -	\$ 14,337	\$ 15,047
OFFICES	\$ 4,970	\$ 16,841	\$ 19,233	\$ 82,799	\$ 123,844
STAFF SPACES	\$ 1,420	\$ 1,573	\$ 3,413	\$ 63,928	\$ 70,334
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 710	\$ 2,620	\$ 9,550	\$ 14,591	\$ 27,470
CUSTODIAL	\$ 710	\$ -	\$ -	\$ 14,695	\$ 15,405
MECHANICAL	\$ -	\$ 525,225	\$ -	\$ 1,623,739	\$ 2,148,964
ELECTRICAL	\$ -	\$ 920,083	\$ 10,575	\$ -	\$ 930,658
PLUMBING	\$ -	\$ 516,483	\$ 42,779	\$ 266,702	\$ 825,964
ASBESTOS REMOVAL	\$ -	\$ 216,960	\$ -	\$ -	\$ 216,960
TECHNOLOGY	\$ 32,783	\$ -	\$ 66,101	\$ -	\$ 98,883
Totals by Year	\$ 111,593	\$ 3,657,265	\$ 1,147,812	\$ 3,191,404	\$ 8,108,074
		Replace by 2020 \$ 3,768,857			

TOTAL OF ALL CATEGORIES \$ 8,108,074

2019	\$ 116,056	3,803,555	1,193,725	3,319,061	\$ 8,432,397	104%
2020	\$ 120,520	3,949,846	1,239,637	3,446,717	\$ 8,756,720	108%
2021	\$ 124,984	4,096,136	1,285,550	3,574,373	\$ 9,081,043	112%
2022	\$ 129,447	4,242,427	1,331,462	3,702,029	\$ 9,405,366	116%
2023	\$ 133,911	4,388,718	1,377,375	3,829,685	\$ 9,729,689	120%
2024	\$ 138,375	4,535,008	1,423,287	3,957,341	\$ 10,054,012	124%
2025	\$ 142,838	4,681,299	1,469,200	4,084,998	\$ 10,378,335	128%
2026	\$ 147,302	4,827,589	1,515,112	4,212,654	\$ 10,702,658	132%
2027	\$ 151,766	4,973,880	1,561,025	4,340,310	\$ 11,026,980	136%
2028	\$ 156,230	5,120,171	1,606,937	4,467,966	\$ 11,351,303	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years - All Buildings





Sycamore Elementary School

4429 Sycamore Street
Holt, MI 48842

50, 213 Square Feet
Building Area

1 Floor
Number of Floors

1952
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

The team of architects and engineers surveyed the Sycamore Elementary School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

HOLT PUBLIC SCHOOLS

SYCAMORE ELEMENTARY SCHOOL

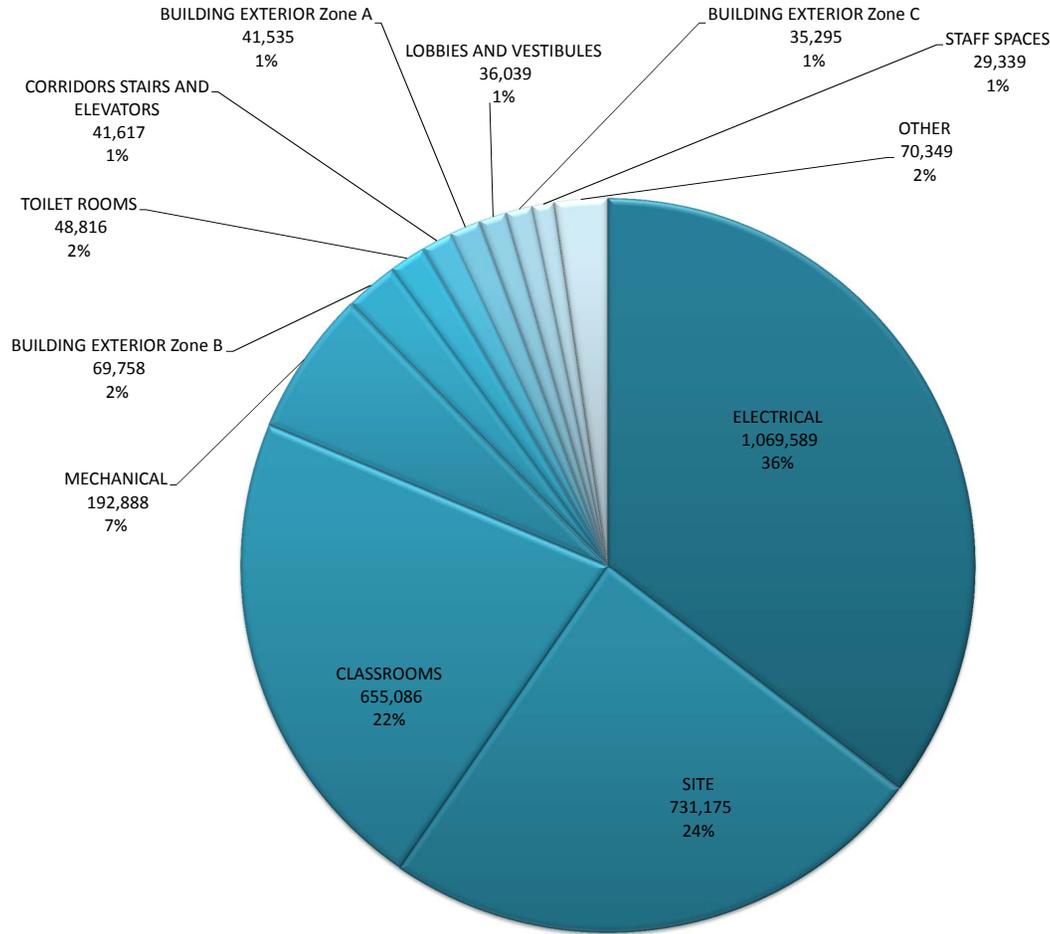
TOTAL GROSS SF = 50,213 SF



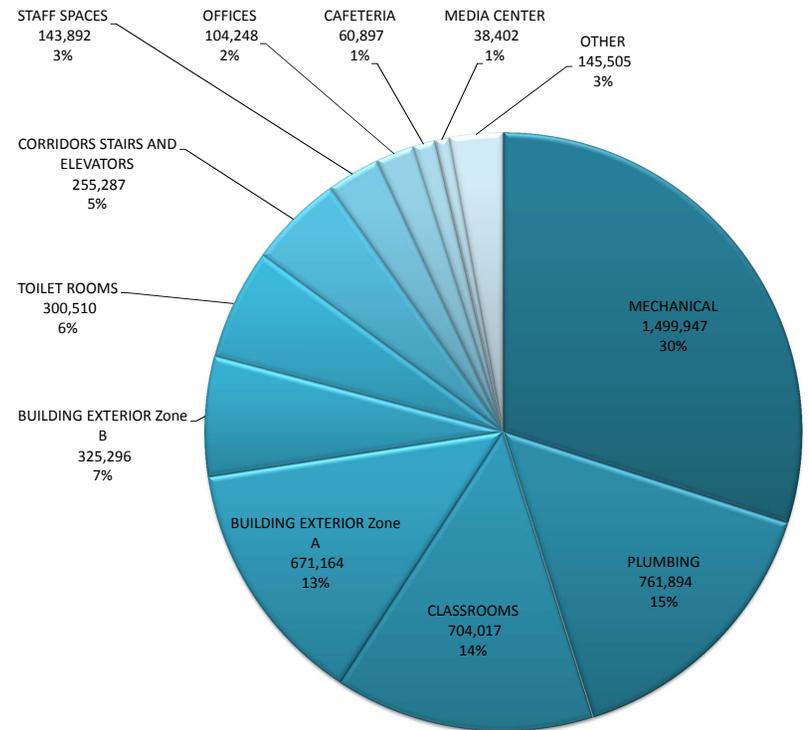
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Sycamore Elementary School		Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY						
SITE	\$ -	\$ 731,175	\$ -	\$ 12,070	\$ 743,245	
BUILDING EXTERIOR Zone A	\$ 11,360	\$ 30,175	\$ 622,131	\$ 49,033	\$ 712,699	
BUILDING EXTERIOR Zone B	\$ 36,920	\$ 32,838	\$ 308,256	\$ 17,040	\$ 395,054	
BUILDING EXTERIOR Zone C	\$ -	\$ 35,295	\$ -	\$ 8,520	\$ 43,815	
LOBBIES AND VESTIBULES	\$ 35,500	\$ 539	\$ -	\$ 18,558	\$ 54,597	
CORRIDORS STAIRS AND ELEVATORS	\$ 5,530	\$ 36,087	\$ 20,078	\$ 235,208	\$ 296,903	
TOILET ROOMS	\$ 12,070	\$ 36,746	\$ 45,909	\$ 254,602	\$ 349,326	
CLASSROOMS	\$ 105,230	\$ 549,856	\$ 289,040	\$ 414,976	\$ 1,359,103	
COMPUTER LABS	\$ 5,977	\$ 6,560	\$ 18,176	\$ 16,232	\$ 46,945	
GYMNASIUMS	\$ -	\$ -	\$ 15,390	\$ 12,780	\$ 28,170	
MEDIA CENTER	\$ 710	\$ 12,993	\$ 5,112	\$ 33,290	\$ 52,105	
CAFETERIA	\$ -	\$ 12,135	\$ -	\$ 60,897	\$ 73,032	
OFFICES	\$ 4,260	\$ 13,112	\$ 63,577	\$ 40,671	\$ 121,620	
STAFF SPACES	\$ 3,550	\$ 25,789	\$ 75,295	\$ 68,597	\$ 173,231	
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 4,970	\$ 9,632	\$ 23,971	\$ 9,233	\$ 47,805	
MECHANICAL	\$ -	\$ 192,888	\$ -	\$ 1,499,947	\$ 1,692,835	
ELECTRICAL	\$ 311,521	\$ 758,067	\$ 10,575	\$ -	\$ 1,080,164	
PLUMBING	\$ -	\$ -	\$ -	\$ 761,894	\$ 761,894	
ASBESTOS REMOVAL	\$ -	\$ 251,065	\$ -	\$ -	\$ 251,065	
TECHNOLOGY	\$ -	\$ -	\$ 140,351	\$ 39,339	\$ 179,690	
Totals by Year	\$ 537,599	\$ 2,734,952	\$ 1,637,862	\$ 3,552,887	\$ 8,463,299	

Replace by 2020 \$ 3,272,550

TOTAL OF ALL CATEGORIES \$ 8,463,299

2019	\$ 559,103	2,844,350	1,703,376	3,695,002	\$ 8,801,831	104%
2020	\$ 580,606	2,953,748	1,768,891	3,837,118	\$ 9,140,363	108%
2021	\$ 602,110	3,063,146	1,834,405	3,979,233	\$ 9,478,894	112%
2022	\$ 623,614	3,172,544	1,899,920	4,121,349	\$ 9,817,426	116%
2023	\$ 645,118	3,281,942	1,965,434	4,263,464	\$ 10,155,958	120%
2024	\$ 666,622	3,391,340	2,030,948	4,405,580	\$ 10,494,490	124%
2025	\$ 688,126	3,500,738	2,096,463	4,547,695	\$ 10,833,022	128%
2026	\$ 709,630	3,610,136	2,161,977	4,689,811	\$ 11,171,554	132%
2027	\$ 731,134	3,719,534	2,227,492	4,831,926	\$ 11,510,086	136%
2028	\$ 752,638	3,828,932	2,293,006	4,974,041	\$ 11,848,618	140%

Immediate

Immediate need. Prioritize this item in a 1-3 year replacement plan.

1-3 Years

Include this item in a 1-3 year replacement plan.

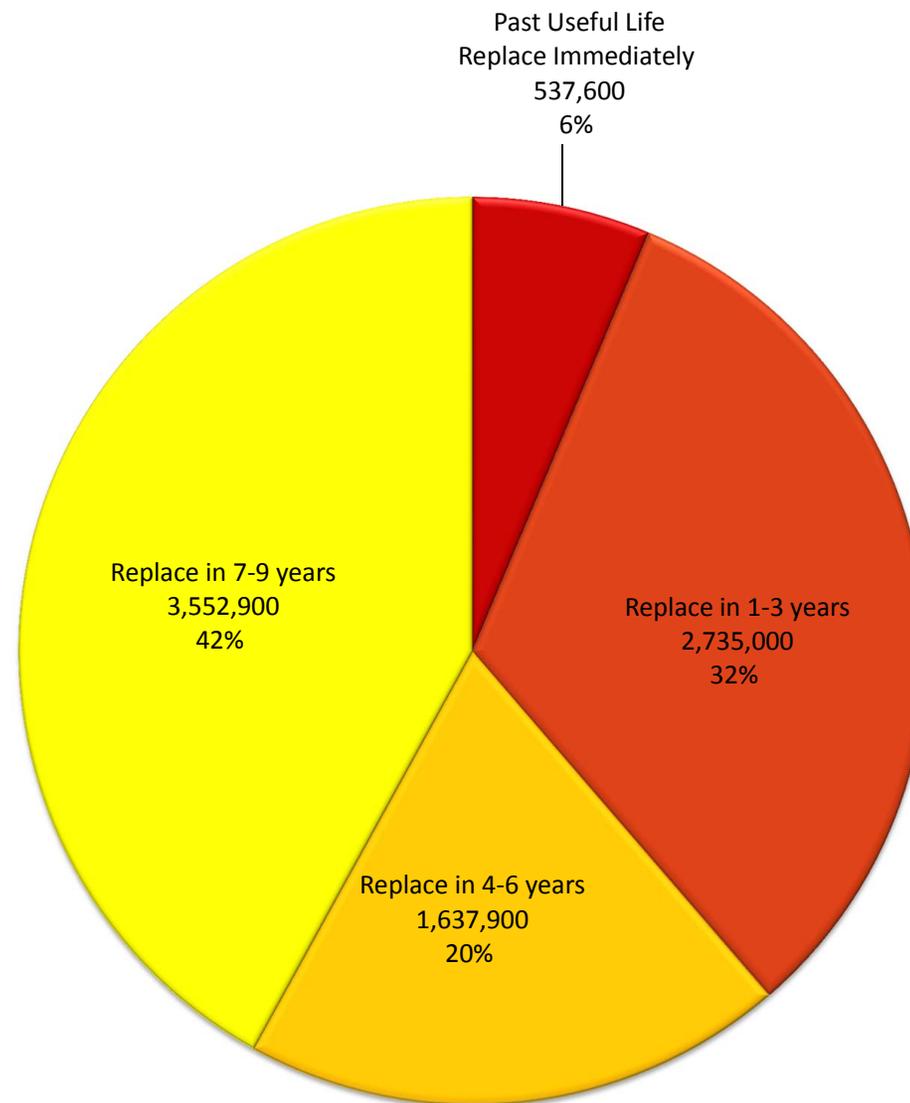
4-6 Years

Include this item within a 4-6 year replacement plan.

7-9 Years

Include this item within a 7-9 year replacement plan.

Summary Value by Years - All Buildings





Wilcox Elementary School

1650 Laurelwood Road
Holt, MI 48842

46,465 Square Feet
Building Area

1 Floor
Number of Floors

1968
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

The team of architects and engineers surveyed the Wilcox Elementary School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

HOLT PUBLIC SCHOOLS

WILCOX ELEMENTARY SCHOOL

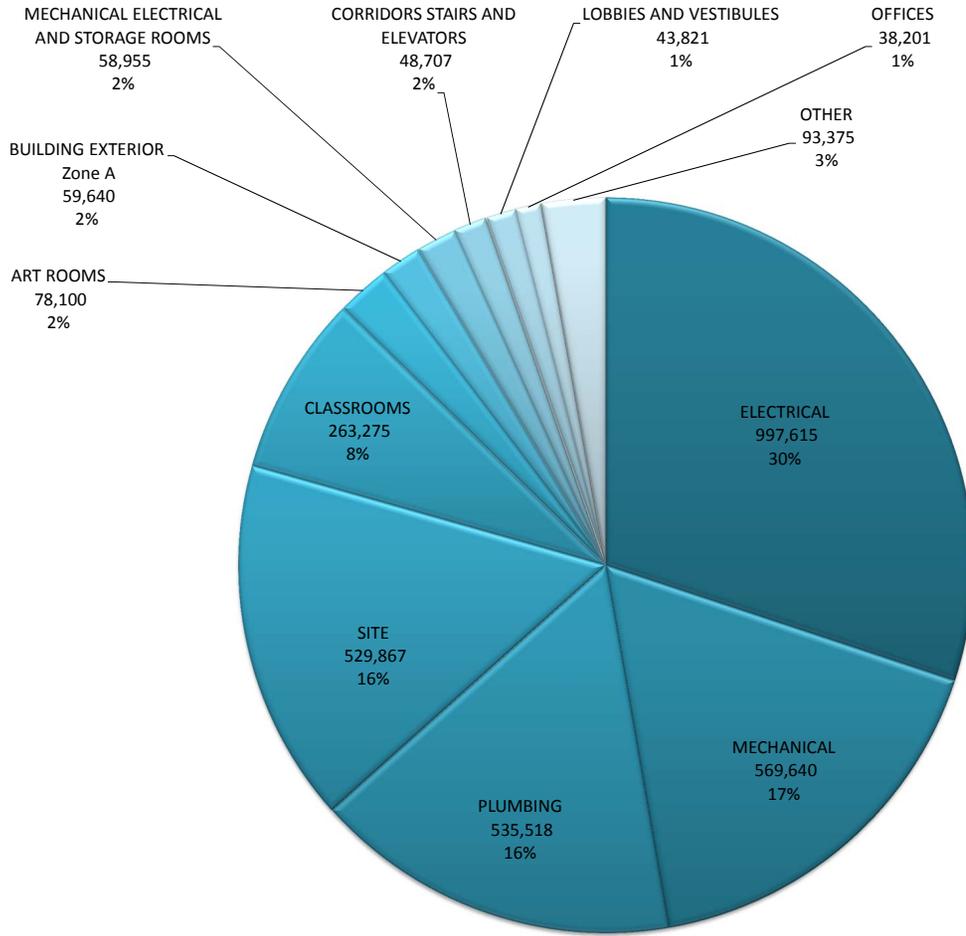
TOTAL GROSS SF = 46,465 SF



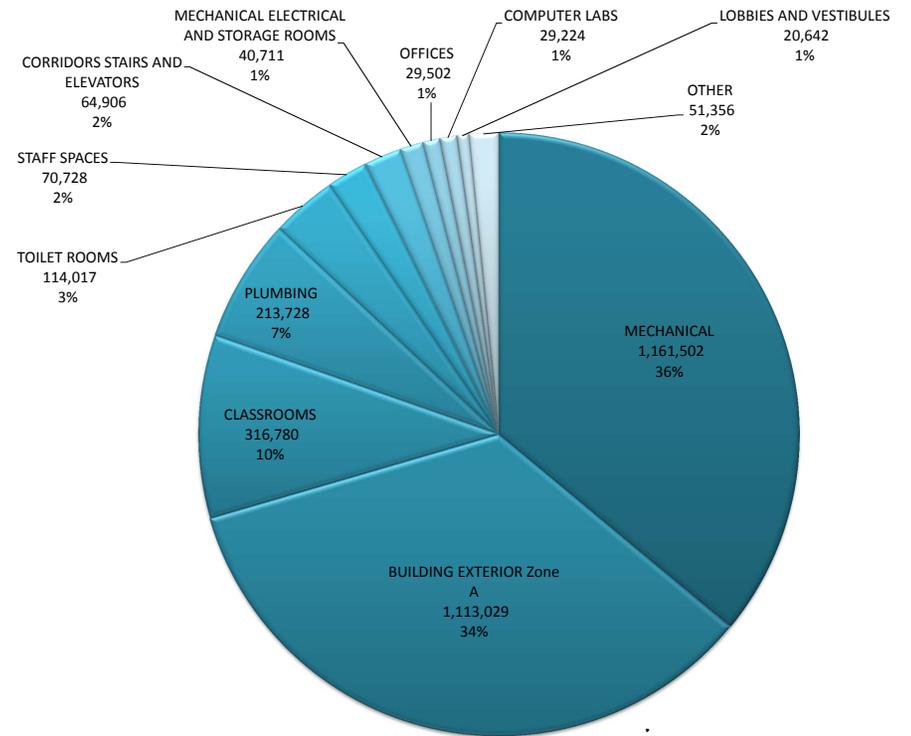
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Wilcox Elementary School	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 529,867	\$ -	\$ -	\$ 529,867
BUILDING EXTERIOR Zone A	\$ -	\$ 59,640	\$ 102,467	\$ 1,010,562	\$ 1,172,669
LOBBIES AND VESTIBULES	\$ 35,500	\$ 8,321	\$ 6,698	\$ 13,944	\$ 64,464
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ 48,707	\$ 34,324	\$ 30,582	\$ 113,613
TOILET ROOMS	\$ 8,444	\$ 9,179	\$ 29,014	\$ 85,004	\$ 131,640
CLASSROOMS	\$ 15,620	\$ 247,655	\$ 204,880	\$ 111,900	\$ 580,055
ART ROOMS	\$ 710	\$ 77,390	\$ 8,938	\$ -	\$ 87,038
MUSIC ROOMS	\$ -	\$ 17,566	\$ 7,342	\$ 1,136	\$ 26,043
COMPUTER LABS	\$ -	\$ 10,035	\$ 23,430	\$ 5,794	\$ 39,259
GYMNASIUMS	\$ 710	\$ 13,133	\$ -	\$ 7,625	\$ 21,468
MEDIA CENTER	\$ 710	\$ 10,906	\$ 7,668	\$ -	\$ 19,284
KITCHEN / SERVERY	\$ -	\$ -	\$ -	\$ 8,073	\$ 8,073
OFFICES	\$ 5,680	\$ 32,521	\$ 18,454	\$ 11,048	\$ 67,702
STAFF SPACES	\$ 2,840	\$ 19,854	\$ 57,869	\$ 12,860	\$ 93,422
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 7,100	\$ 51,855	\$ 14,859	\$ 25,852	\$ 99,666
MECHANICAL	\$ -	\$ 569,640	\$ 631,342	\$ 530,160	\$ 1,731,142
ELECTRICAL	\$ 288,269	\$ 709,346	\$ 10,575	\$ -	\$ 1,008,190
PLUMBING	\$ -	\$ 535,518	\$ 177,561	\$ 36,167	\$ 749,246
ASBESTOS REMOVAL	\$ -	\$ 232,325	\$ -	\$ -	\$ 232,325
TECHNOLOGY	\$ -	\$ -	\$ 143,989	\$ 98,298	\$ 242,287
Totals by Year	\$ 365,582	\$ 3,183,457	\$ 1,479,409	\$ 1,989,003	\$ 7,017,451

Replace by 2020 \$ 3,549,040

TOTAL OF ALL CATEGORIES \$ 7,017,451

2019	\$ 380,206	3,310,795	1,538,585	2,068,563	\$ 7,298,149	104%
2020	\$ 394,829	3,438,134	1,597,762	2,148,123	\$ 7,578,847	108%
2021	\$ 409,452	3,565,472	1,656,938	2,227,683	\$ 7,859,545	112%
2022	\$ 424,076	3,692,810	1,716,114	2,307,243	\$ 8,140,243	116%
2023	\$ 438,699	3,820,149	1,775,291	2,386,803	\$ 8,420,941	120%
2024	\$ 453,322	3,947,487	1,834,467	2,466,363	\$ 8,701,639	124%
2025	\$ 467,945	4,074,825	1,893,643	2,545,923	\$ 8,982,337	128%
2026	\$ 482,569	4,202,163	1,952,820	2,625,483	\$ 9,263,035	132%
2027	\$ 497,192	4,329,502	2,011,996	2,705,044	\$ 9,543,733	136%
2028	\$ 511,815	4,456,840	2,071,172	2,784,604	\$ 9,824,431	140%

Immediate

Immediate need. Prioritize this item in a 1-3 year replacement plan.

1-3 Years

Include this item in a 1-3 year replacement plan.

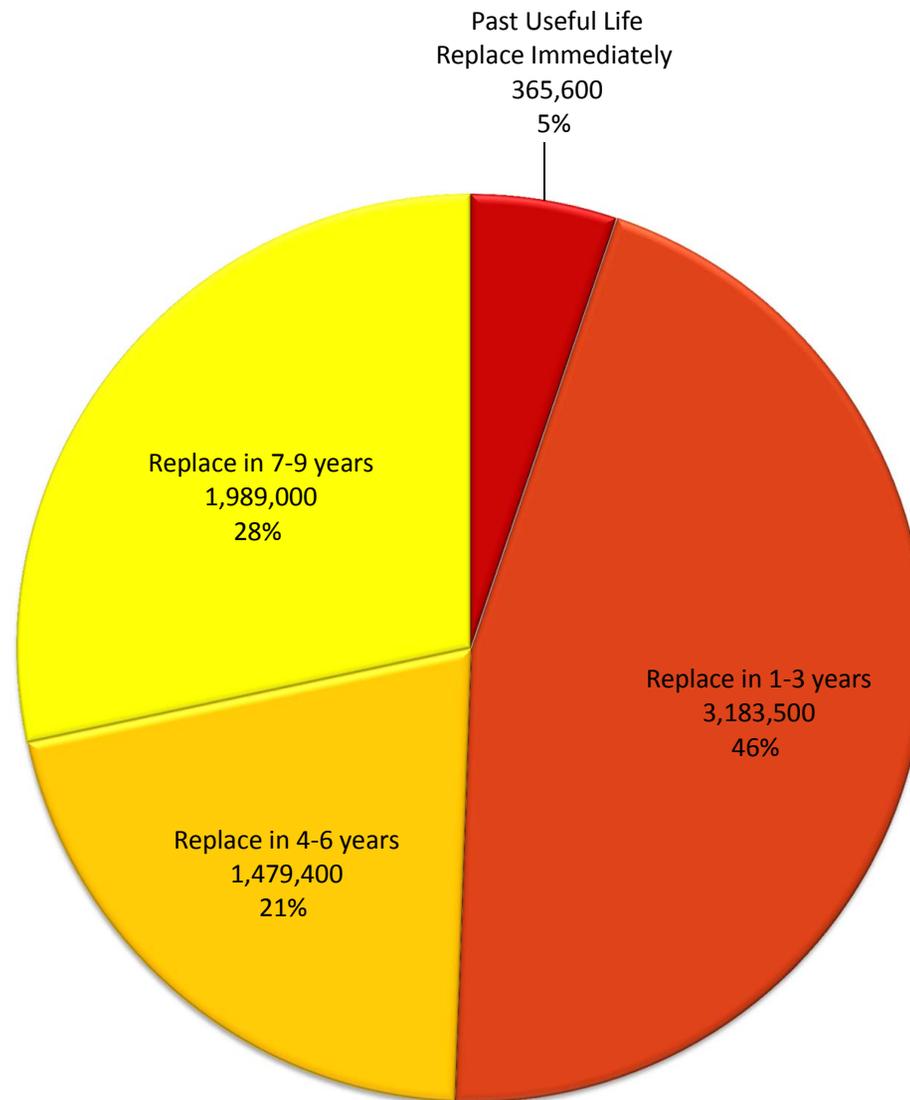
4-6 Years

Include this item within a 4-6 year replacement plan.

7-9 Years

Include this item within a 7-9 year replacement plan.

Summary Value by Years - All Buildings





Hope Middle School

2020 Park Lane
Holt, MI 48842

130,300 Square Feet
Building Area

1 Floor
Number of Floors

1926
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

The team of architects and engineers surveyed the Hope Middle School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

HOLT PUBLIC SCHOOLS

HOPE MIDDLE SCHOOL

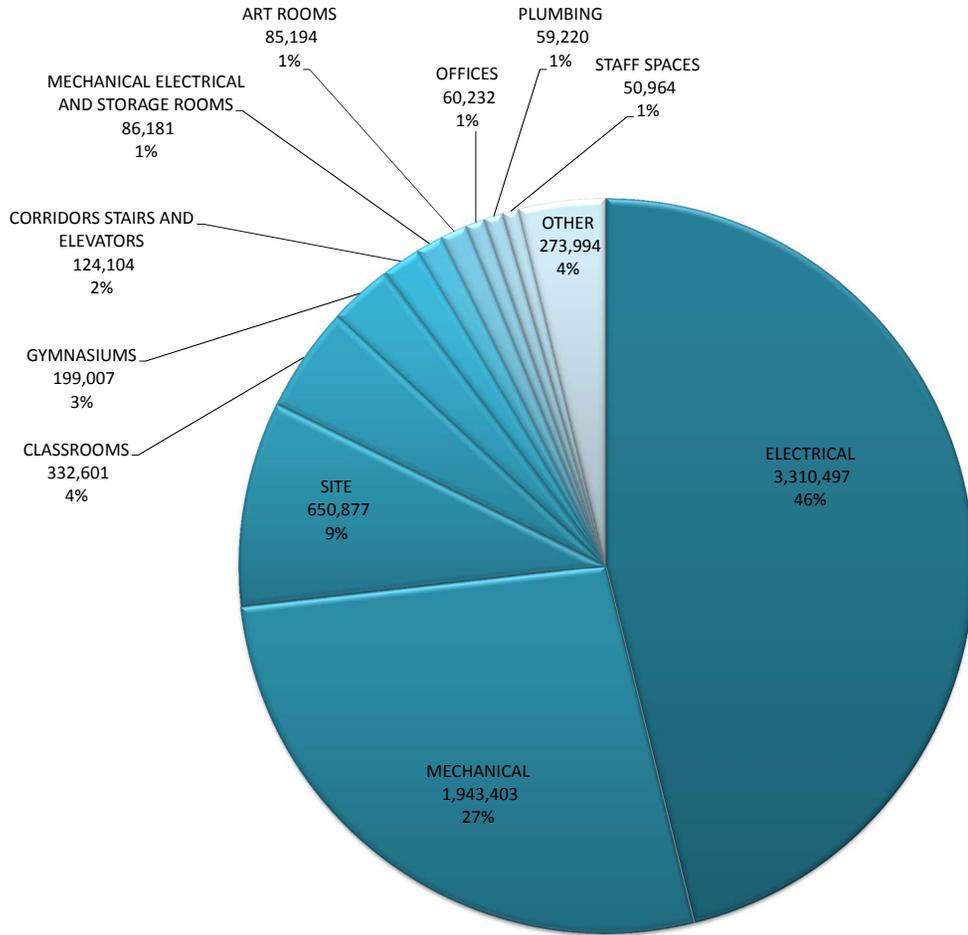
TOTAL GROSS SF = 130,300 SF



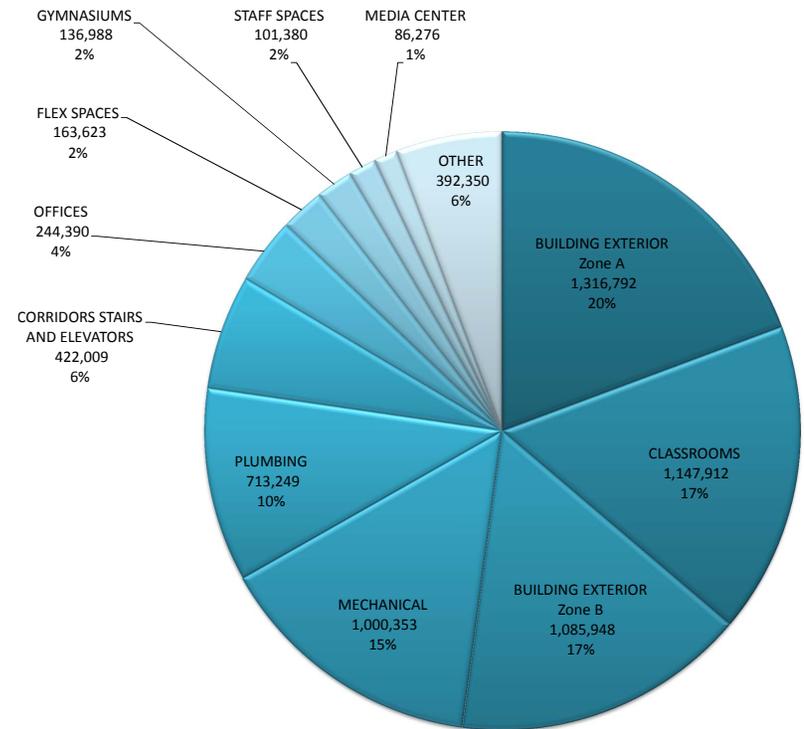
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

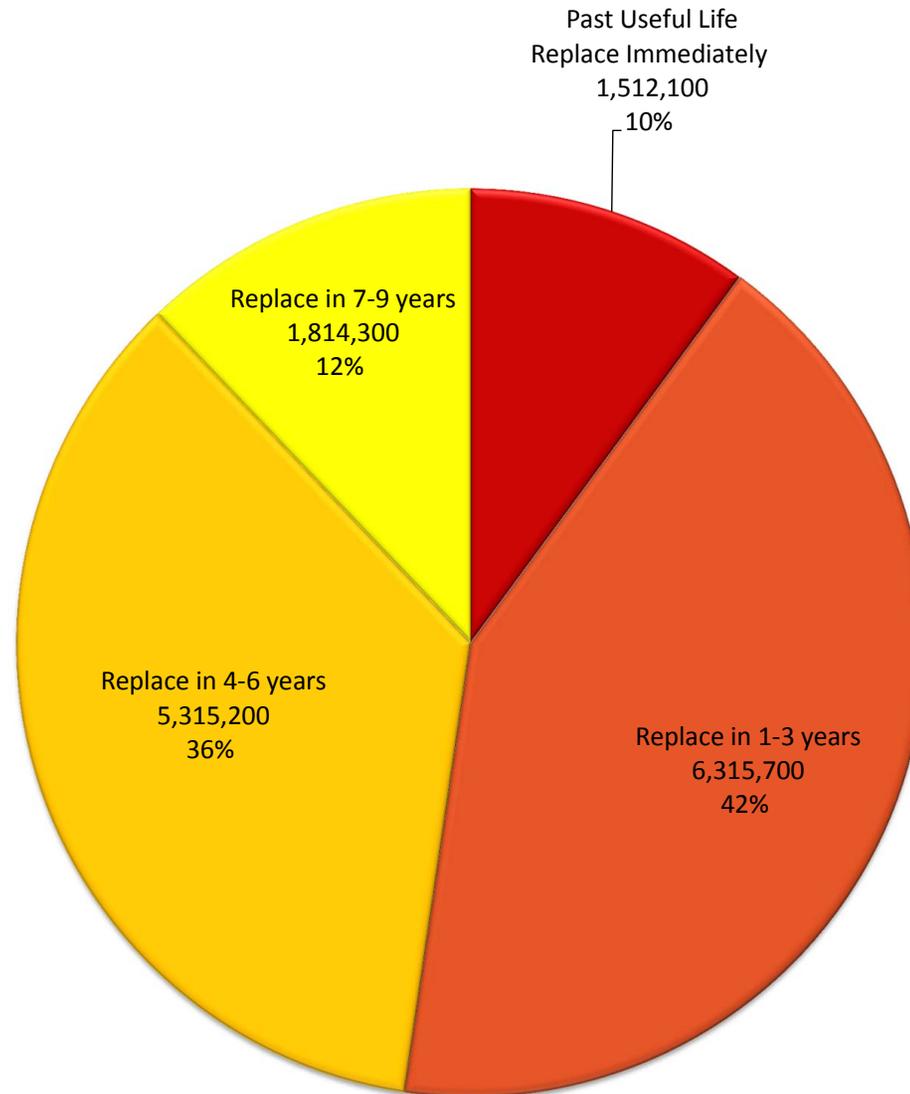
Hope Middle School	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 650,877	\$ -	\$ 46,080	\$ 696,957
BUILDING EXTERIOR Zone A	\$ -	\$ 24,367	\$ 1,137,235	\$ 179,556	\$ 1,341,159
BUILDING EXTERIOR Zone B	\$ -	\$ 22,720	\$ 1,026,728	\$ 59,220	\$ 1,108,668
LOBBIES AND VESTIBULES	\$ 35,500	\$ 15,336	\$ 3,067	\$ -	\$ 53,903
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ 124,104	\$ 313,081	\$ 108,928	\$ 546,113
TOILET ROOMS	\$ 10,650	\$ 27,273	\$ 29,203	\$ 35,877	\$ 103,003
CLASSROOMS	\$ 60,839	\$ 271,763	\$ 982,996	\$ 164,916	\$ 1,480,513
ART ROOMS	\$ 710	\$ 84,484	\$ 5,112	\$ 6,384	\$ 96,690
MUSIC ROOMS	\$ 1,420	\$ 426	\$ 49,772	\$ 7,731	\$ 59,349
COMPUTER LABS	\$ 710	\$ 7,668	\$ 9,216	\$ 284	\$ 17,878
FLEX SPACES	\$ 4,260	\$ 11,080	\$ 145,156	\$ 18,467	\$ 178,963
GYMNASIUMS	\$ 6,390	\$ 192,617	\$ 121,652	\$ 15,336	\$ 335,995
LOCKER ROOMS	\$ 2,840	\$ 46,470	\$ 28,812	\$ -	\$ 78,121
MEDIA CENTER	\$ 710	\$ -	\$ 59,652	\$ 26,624	\$ 86,986
AUDITORIUM	\$ 710	\$ 32,146	\$ 2,822	\$ 9,158	\$ 44,835
CAFETERIA	\$ 710	\$ -	\$ 58,836	\$ -	\$ 59,546
KITCHEN / SERVERY	\$ 710	\$ -	\$ 10,848	\$ 1,060	\$ 12,618
OFFICES	\$ 6,390	\$ 53,842	\$ 227,577	\$ 16,813	\$ 304,621
STAFF SPACES	\$ 2,840	\$ 48,124	\$ 65,843	\$ 35,537	\$ 152,344
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 15,013	\$ 71,168	\$ 78,279	\$ 7,132	\$ 171,591
CUSTODIAL	\$ 2,130	\$ 26,159	\$ 2,679	\$ -	\$ 30,968
MECHANICAL	\$ -	\$ 1,943,403	\$ 49,350	\$ 951,003	\$ 2,943,756
ELECTRICAL	\$ 1,359,550	\$ 1,950,947	\$ -	\$ -	\$ 3,310,497
PLUMBING	\$ -	\$ 59,220	\$ 589,098	\$ 124,151	\$ 772,469
ASBESTOS REMOVAL	\$ -	\$ 651,500	\$ -	\$ -	\$ 651,500
TECHNOLOGY	\$ -	\$ -	\$ 318,138	\$ -	\$ 318,138
Totals by Year	\$ 1,512,082	\$ 6,315,692	\$ 5,315,152	\$ 1,814,255	\$ 14,957,180
		Replace by 2020 \$ 7,827,774			

TOTAL OF ALL CATEGORIES \$ 14,957,180

2019	\$ 1,572,565	6,568,319	5,527,758	1,886,825	\$ 15,555,468	104%
2020	\$ 1,633,048	6,820,947	5,740,364	1,959,396	\$ 16,153,755	108%
2021	\$ 1,693,532	7,073,575	5,952,970	2,031,966	\$ 16,752,042	112%
2022	\$ 1,754,015	7,326,203	6,165,576	2,104,536	\$ 17,350,329	116%
2023	\$ 1,814,498	7,578,830	6,378,182	2,177,106	\$ 17,948,617	120%
2024	\$ 1,874,981	7,831,458	6,590,788	2,249,676	\$ 18,546,904	124%
2025	\$ 1,935,465	8,084,086	6,803,394	2,322,247	\$ 19,145,191	128%
2026	\$ 1,995,948	8,336,713	7,016,000	2,394,817	\$ 19,743,478	132%
2027	\$ 2,056,431	8,589,341	7,228,606	2,467,387	\$ 20,341,765	136%
2028	\$ 2,116,915	8,841,969	7,441,212	2,539,957	\$ 20,940,053	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years





Washington Woods Middle School

2055 Washington Road
Holt, MI 48842

73,000 Square Feet
Building Area

1 Floor
Number of Floors

1993
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

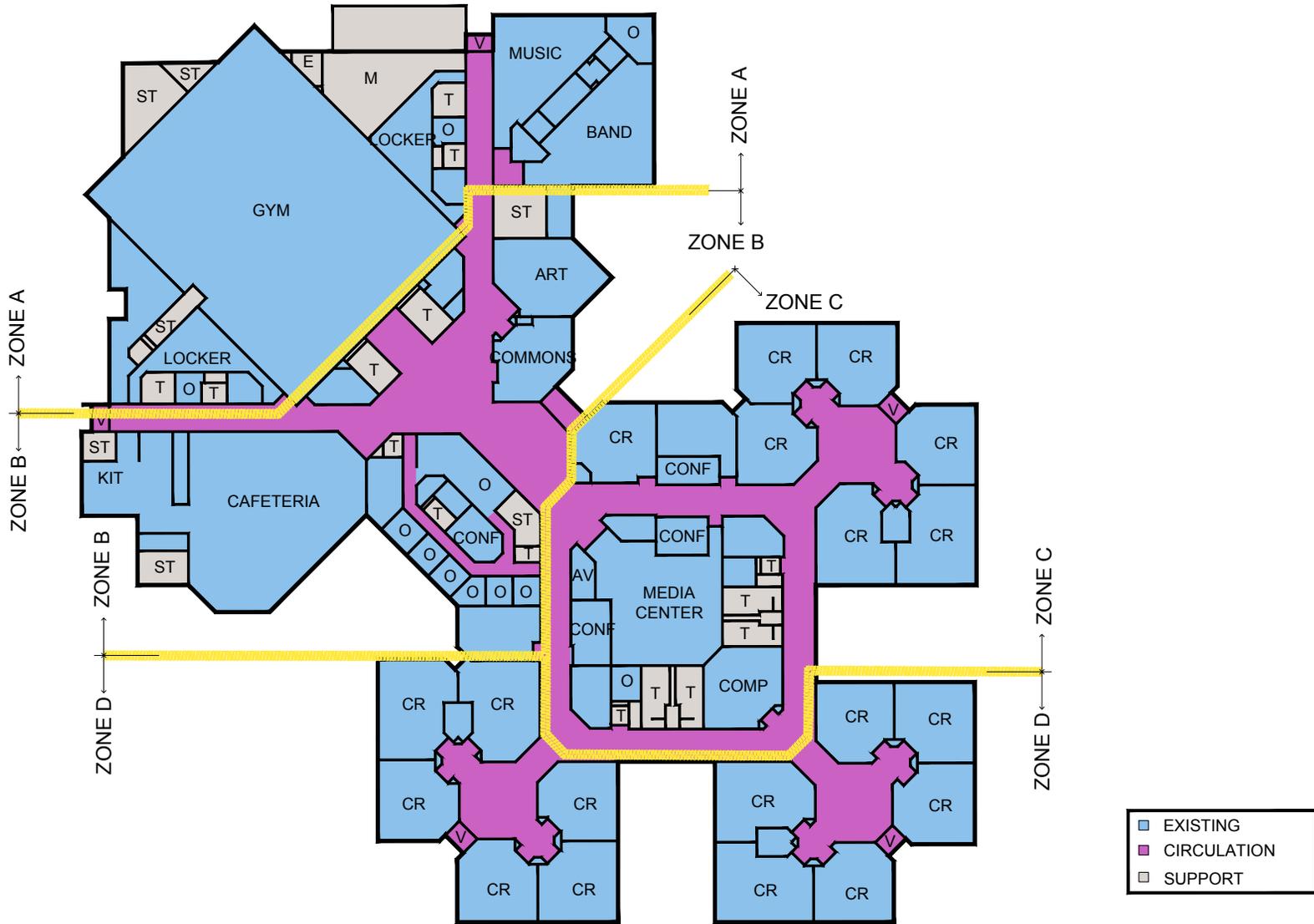
The team of architects and engineers surveyed the Washington Woods Middle School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

TOTAL GROSS SF = 73,000 SF

HOLT PUBLIC SCHOOLS

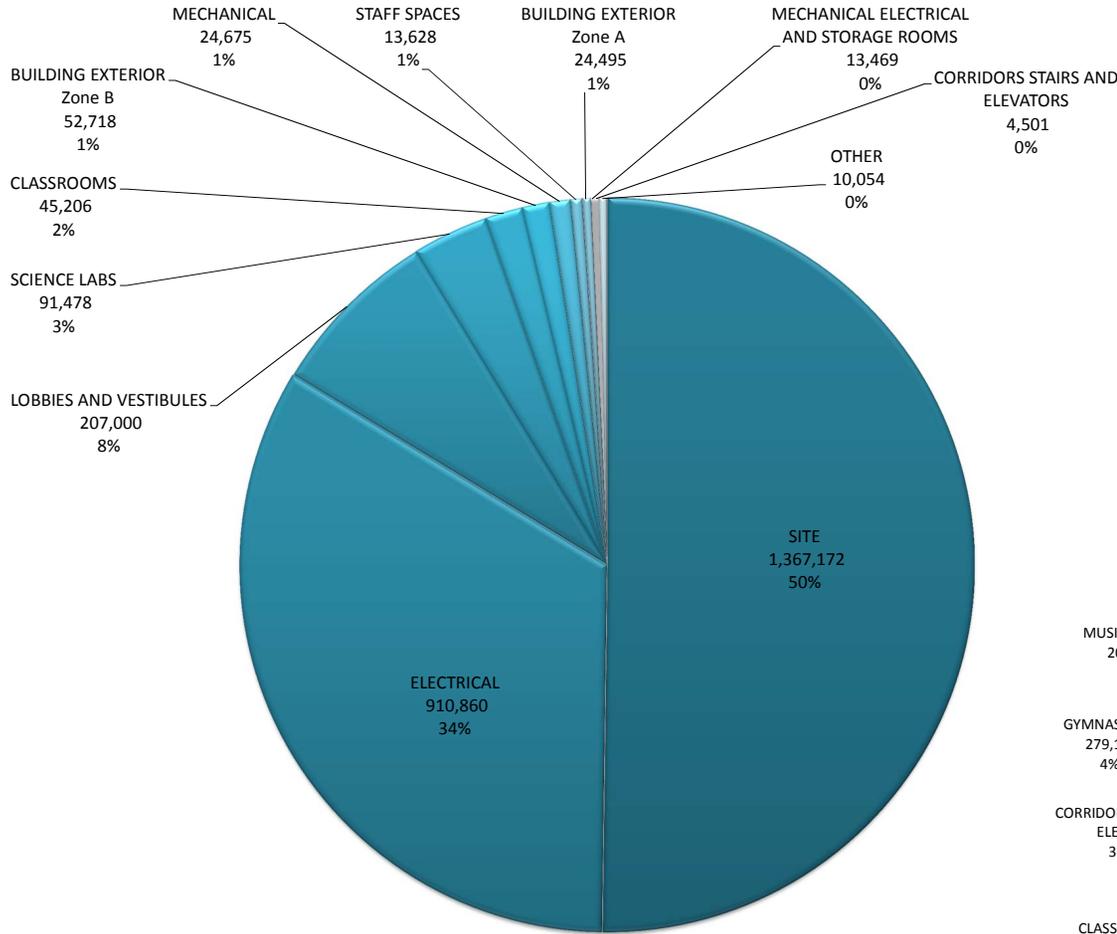
WASHINGTON WOODS MIDDLE SCHOOL



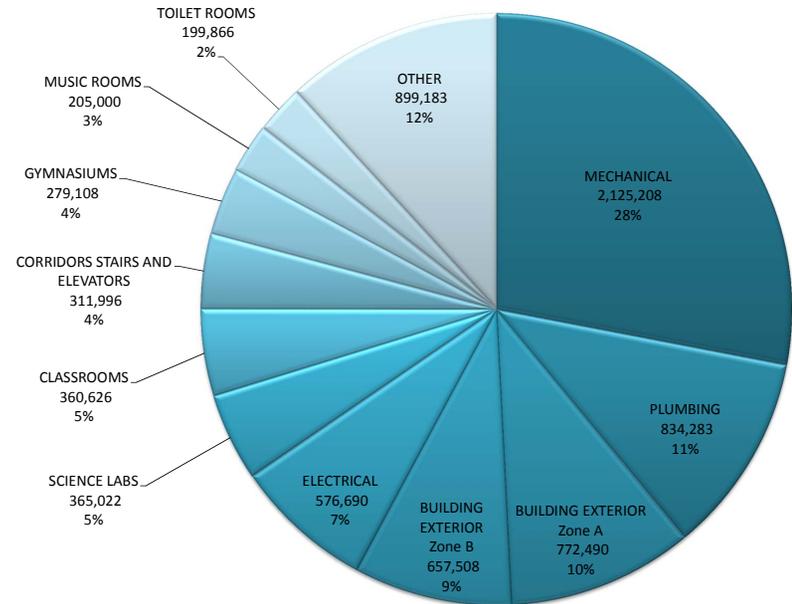
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Washington Woods Middle School	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 1,367,172	\$ -	\$ -	\$ 1,367,172
BUILDING EXTERIOR Zone A	\$ 2,954	\$ -	\$ 38,397	\$ 734,094	\$ 775,444
BUILDING EXTERIOR Zone B	\$ -	\$ -	\$ -	\$ 657,508	\$ 657,508
LOBBIES AND VESTIBULES	\$ 207,000	\$ -	\$ 34,412	\$ 142,375	\$ 383,788
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ 4,501	\$ 84,710	\$ 227,286	\$ 316,497
TOILET ROOMS	\$ 2,840	\$ 2,414	\$ 4,828	\$ 195,038	\$ 205,120
CLASSROOMS	\$ 7,100	\$ 38,106	\$ 92,180	\$ 268,447	\$ 405,832
ART ROOMS	\$ 1,420	\$ -	\$ 43,468	\$ 10,865	\$ 55,752
MUSIC ROOMS	\$ 9,099	\$ 23,794	\$ 56,890	\$ 148,110	\$ 237,893
SCIENCE LABS	\$ 83,270	\$ 8,208	\$ 74,873	\$ 290,149	\$ 456,500
COMPUTER LABS	\$ 710	\$ -	\$ 14,784	\$ 53,108	\$ 68,602
FLEX SPACES	\$ 710	\$ -	\$ 45,396	\$ 3,692	\$ 49,798
GYMNASIUMS	\$ 710	\$ -	\$ -	\$ 279,108	\$ 279,818
LOCKER ROOMS	\$ -	\$ -	\$ 74,277	\$ 26,128	\$ 100,405
MEDIA CENTER	\$ 710	\$ -	\$ 9,442	\$ 30,984	\$ 41,136
CAFETERIA	\$ -	\$ -	\$ 21,033	\$ 17,096	\$ 38,129
KITCHEN / SERVERY	\$ 710	\$ -	\$ 18,541	\$ 14,633	\$ 33,884
OFFICES	\$ 6,021	\$ 3,957	\$ 37,951	\$ 113,783	\$ 161,713
STAFF SPACES	\$ 10,650	\$ 2,978	\$ 36,210	\$ 106,651	\$ 156,489
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 2,130	\$ -	\$ 17,515	\$ 26,838	\$ 46,483
MECHANICAL	\$ -	\$ 24,675	\$ 302,304	\$ 1,822,904	\$ 2,149,883
ELECTRICAL	\$ -	\$ 910,860	\$ -	\$ 576,690	\$ 1,487,550
PLUMBING	\$ -	\$ -	\$ 101,802	\$ 732,481	\$ 834,283
TECHNOLOGY	\$ 52,452	\$ -	\$ 139,731	\$ -	\$ 192,183
Totals by Year	\$ 388,486	\$ 2,386,664	\$ 1,248,744	\$ 6,477,968	\$ 10,501,862

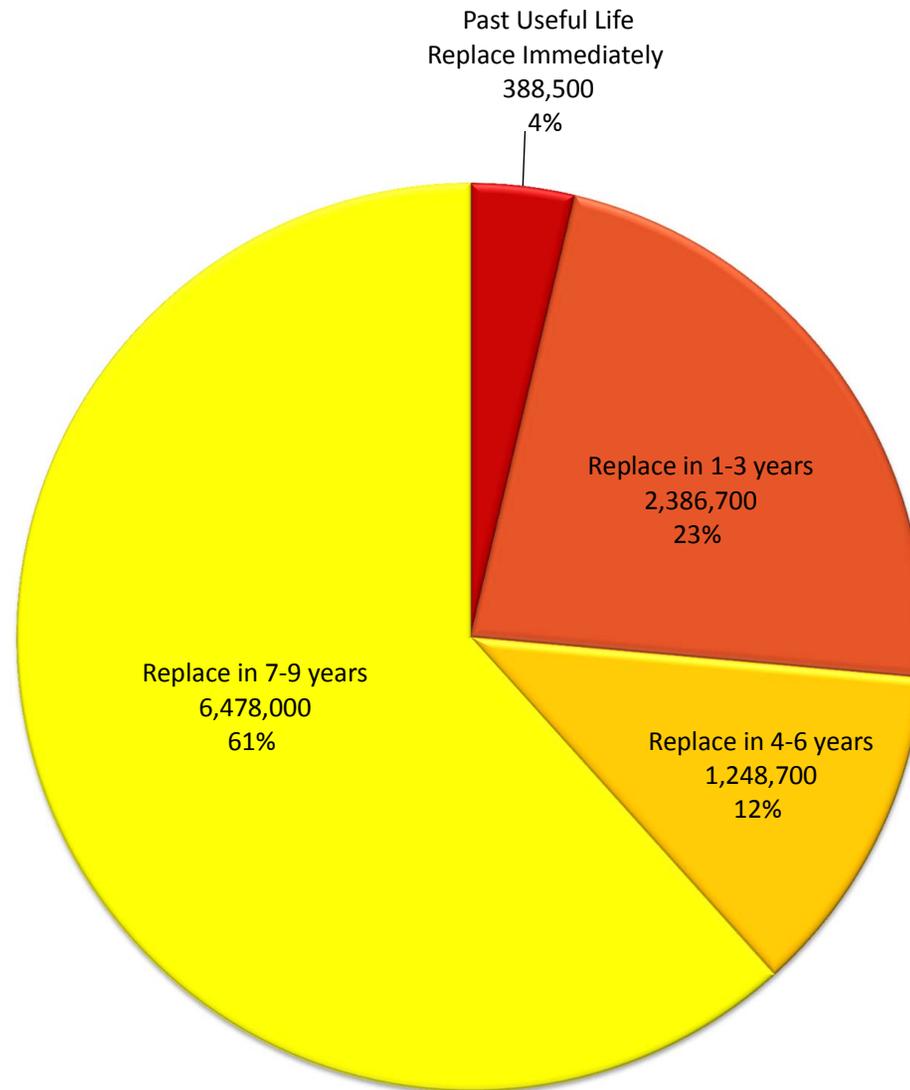
Replace by 2020 \$ 2,775,150

TOTAL OF ALL CATEGORIES \$ 10,501,862

2019	\$ 404,025	2,482,131	1,298,694	6,737,087	\$ 10,921,936	104%
2020	\$ 419,565	2,577,597	1,348,643	6,996,205	\$ 11,342,011	108%
2021	\$ 435,104	2,673,064	1,398,593	7,255,324	\$ 11,762,085	112%
2022	\$ 450,644	2,768,530	1,448,543	7,514,443	\$ 12,182,159	116%
2023	\$ 466,183	2,863,997	1,498,493	7,773,561	\$ 12,602,234	120%
2024	\$ 481,722	2,959,463	1,548,442	8,032,680	\$ 13,022,308	124%
2025	\$ 497,262	3,054,930	1,598,392	8,291,799	\$ 13,442,383	128%
2026	\$ 512,801	3,150,397	1,648,342	8,550,918	\$ 13,862,457	132%
2027	\$ 528,341	3,245,863	1,698,292	8,810,036	\$ 14,282,532	136%
2028	\$ 543,880	3,341,330	1,748,241	9,069,155	\$ 14,702,606	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years





Holt Junior High School

1784 North Aurelius Road
Holt, MI 48842

160,285 Square Feet
Building Area

2 Floors
Number of Floors

1958
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

The team of architects and engineers surveyed the Holt Junior High School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

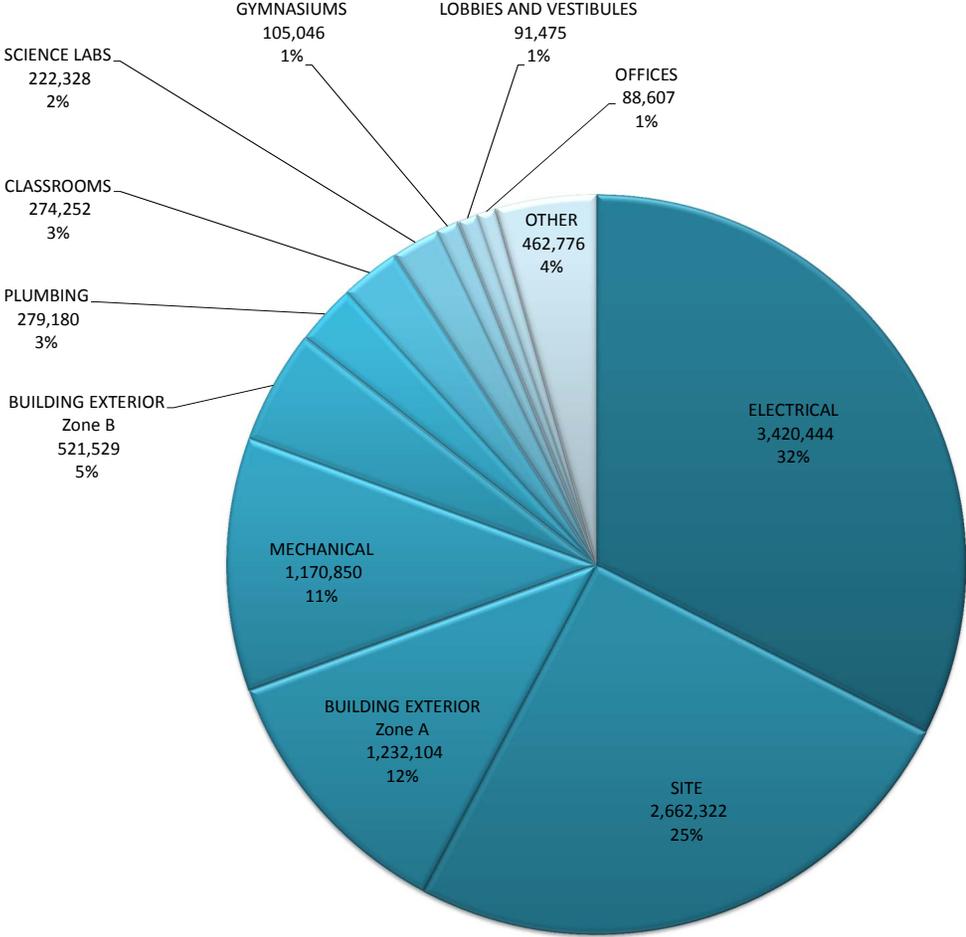
Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

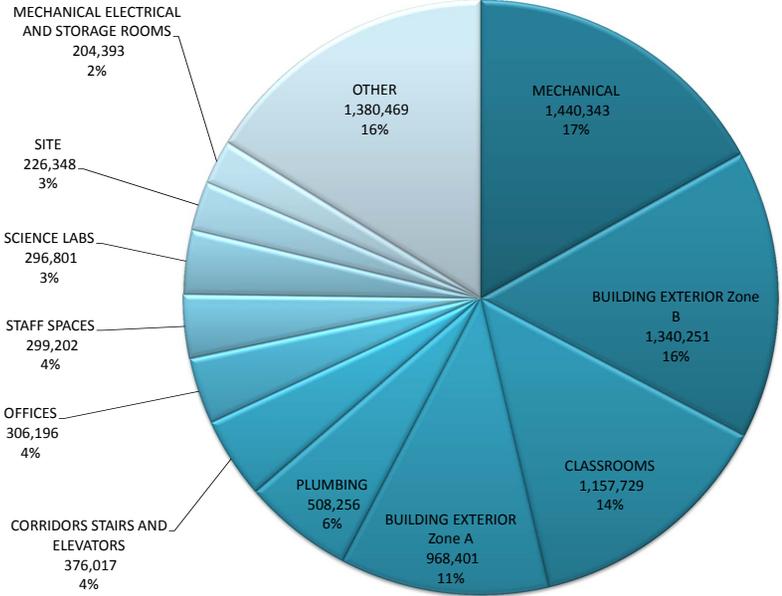
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Holt Junior High School School	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 2,662,322	\$ 142,000	\$ 84,348	\$ 2,888,670
BUILDING EXTERIOR Zone A	\$ 42,600	\$ 1,189,504	\$ 77,436	\$ 890,964	\$ 2,200,505
BUILDING EXTERIOR Zone B	\$ 71,000	\$ 450,529	\$ 30,686	\$ 1,309,565	\$ 1,861,780
LOBBIES AND VESTIBULES	\$ 48,280	\$ 43,195	\$ 102,599	\$ 96,504	\$ 290,578
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ 42,303	\$ 189,388	\$ 186,630	\$ 418,320
TOILET ROOMS	\$ 44,354	\$ 29,316	\$ 47,963	\$ 55,811	\$ 177,444
CLASSROOMS	\$ 31,978	\$ 242,274	\$ 560,397	\$ 597,332	\$ 1,431,981
ART ROOMS	\$ 2,130	\$ 27,680	\$ 39,281	\$ 25,472	\$ 94,563
MUSIC ROOMS	\$ 4,970	\$ 3,732	\$ 59,440	\$ 72,182	\$ 140,323
SCIENCE LABS	\$ 5,680	\$ 216,648	\$ 194,973	\$ 101,828	\$ 519,129
COMPUTER LABS	\$ 2,130	\$ 35,727	\$ 29,261	\$ 42,317	\$ 109,436
GYMNASIUMS	\$ 1,420	\$ 103,626	\$ 182,757	\$ 12,815	\$ 300,618
NATATORIUMS	\$ 710	\$ -	\$ 10,224	\$ 31,482	\$ 42,416
LOCKER ROOMS	\$ 5,680	\$ 7,320	\$ 63,317	\$ 67,025	\$ 143,342
MEDIA CENTER	\$ 710	\$ 78,866	\$ 93,770	\$ 98,997	\$ 272,342
AUDITORIUM	\$ 2,130	\$ 63,970	\$ -	\$ 124,269	\$ 190,369
CAFETERIA	\$ 710	\$ -	\$ 71,136	\$ -	\$ 71,846
KITCHEN / SERVERY	\$ 4,260	\$ -	\$ -	\$ 26,617	\$ 30,877
OFFICES	\$ 22,010	\$ 66,597	\$ 180,654	\$ 125,543	\$ 394,804
STAFF SPACES	\$ 11,360	\$ 41,190	\$ 230,018	\$ 69,184	\$ 351,752
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 15,620	\$ 37,198	\$ 87,544	\$ 116,849	\$ 257,211
CUSTODIAL	\$ 710	\$ -	\$ 2,556	\$ -	\$ 3,266
MECHANICAL	\$ 6,345	\$ 1,164,505	\$ 1,006,698	\$ 433,646	\$ 2,611,193
ELECTRICAL	\$ -	\$ 3,420,444	\$ 24,675	\$ -	\$ 3,445,119
PLUMBING	\$ -	\$ 279,180	\$ 87,561	\$ 420,695	\$ 787,436
ASBESTOS REMOVAL	\$ -	\$ 801,425	\$ -	\$ -	\$ 801,425
TECHNOLOGY	\$ 111,461	\$ -	\$ 287,950	\$ -	\$ 399,411
Totals by Year	\$ 436,247	\$ 11,007,551	\$ 3,802,283	\$ 4,990,074	\$ 20,236,155

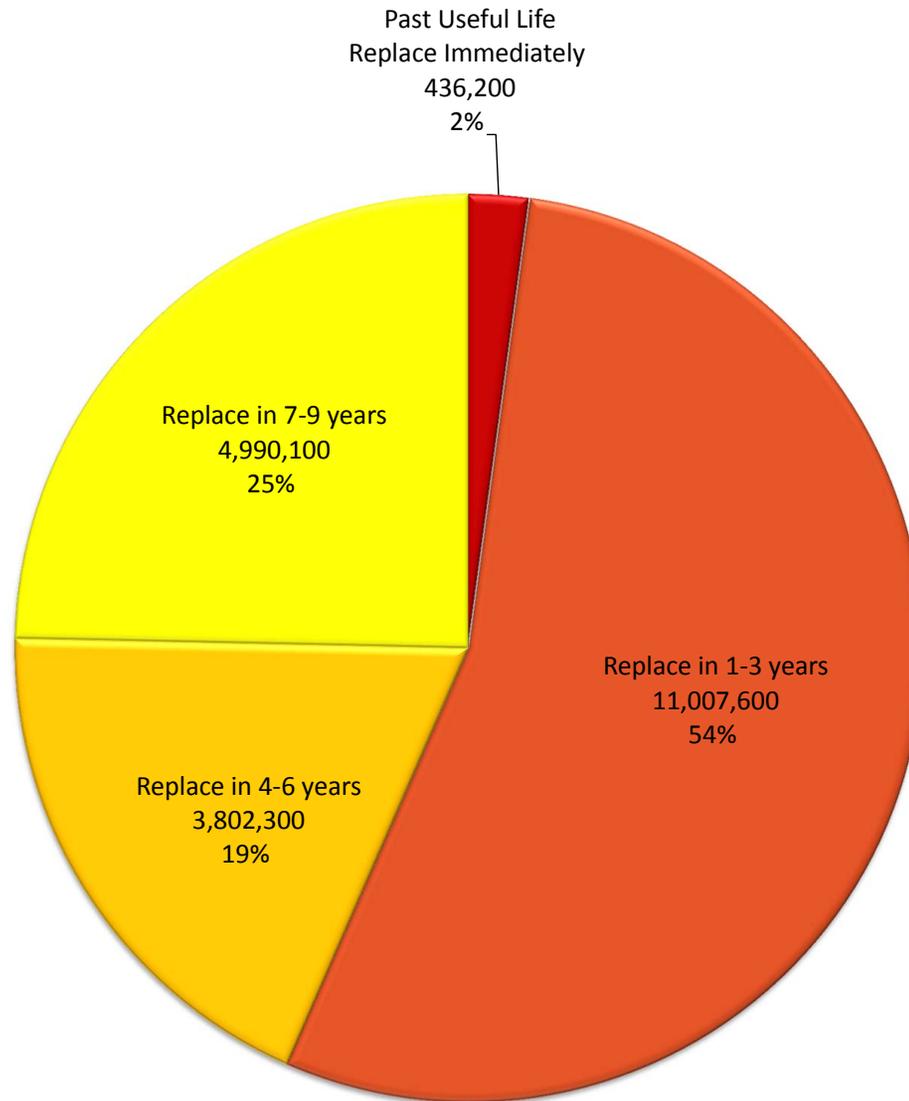
Replace by 2020 \$ 11,443,798

TOTAL OF ALL CATEGORIES \$ 20,236,155

2019	\$ 453,697	11,447,853	3,954,374	5,189,677	\$ 21,045,601	104%
2020	\$ 471,147	11,888,155	4,106,465	5,389,280	\$ 21,855,047	108%
2021	\$ 488,597	12,328,457	4,258,557	5,588,883	\$ 22,664,493	112%
2022	\$ 506,047	12,768,759	4,410,648	5,788,486	\$ 23,473,940	116%
2023	\$ 523,496	13,209,061	4,562,739	5,988,089	\$ 24,283,386	120%
2024	\$ 540,946	13,649,363	4,714,831	6,187,692	\$ 25,092,832	124%
2025	\$ 558,396	14,089,665	4,866,922	6,387,295	\$ 25,902,278	128%
2026	\$ 575,846	14,529,967	5,019,013	6,586,898	\$ 26,711,724	132%
2027	\$ 593,296	14,970,269	5,171,105	6,786,501	\$ 27,521,170	136%
2028	\$ 610,746	15,410,571	5,323,196	6,986,104	\$ 28,330,617	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years





Grade 12 - North Campus

5780 West Holt Road
Holt, MI 48842

111,285 Square Feet
Building Area

1 Floor
Number of Floors

1975
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

The team of architects and engineers surveyed the North Campus according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



FLOOR PLAN

HOLT PUBLIC SCHOOLS

NORTH CAMPUS

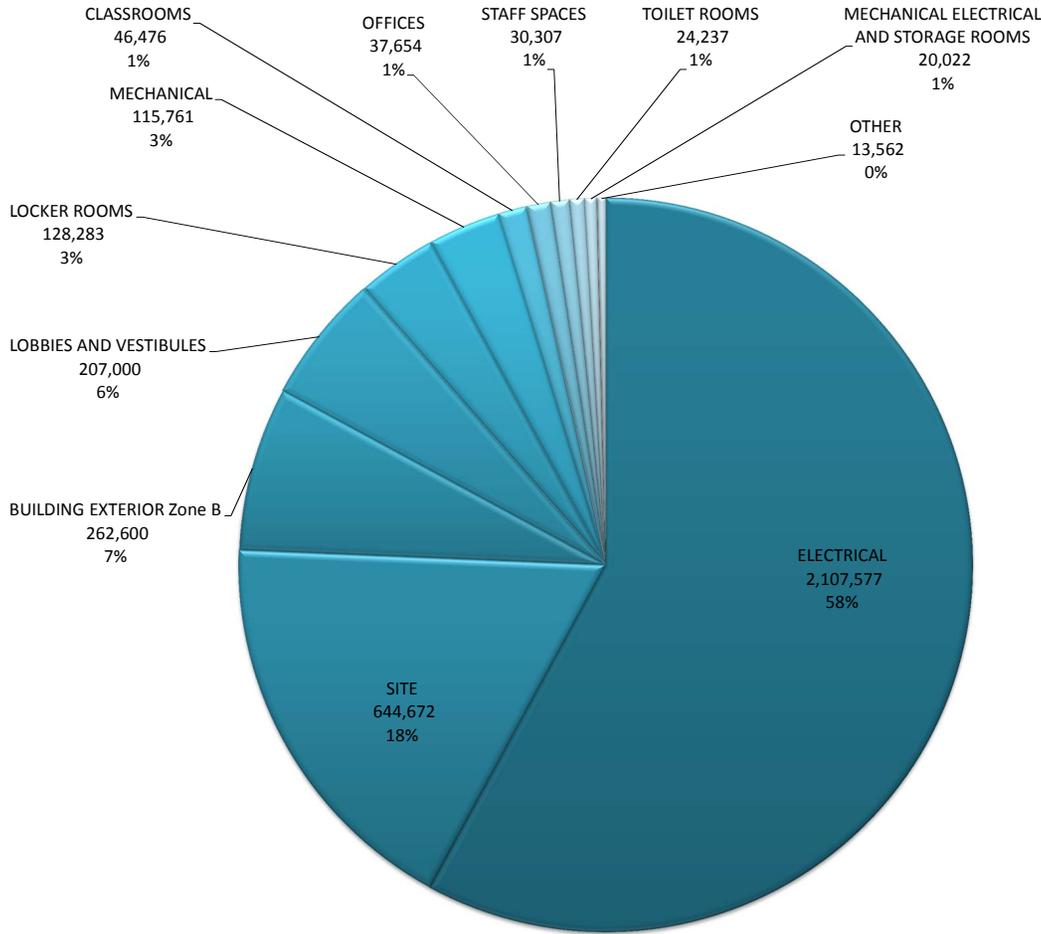
TOTAL GROSS SF = 111,285 SF



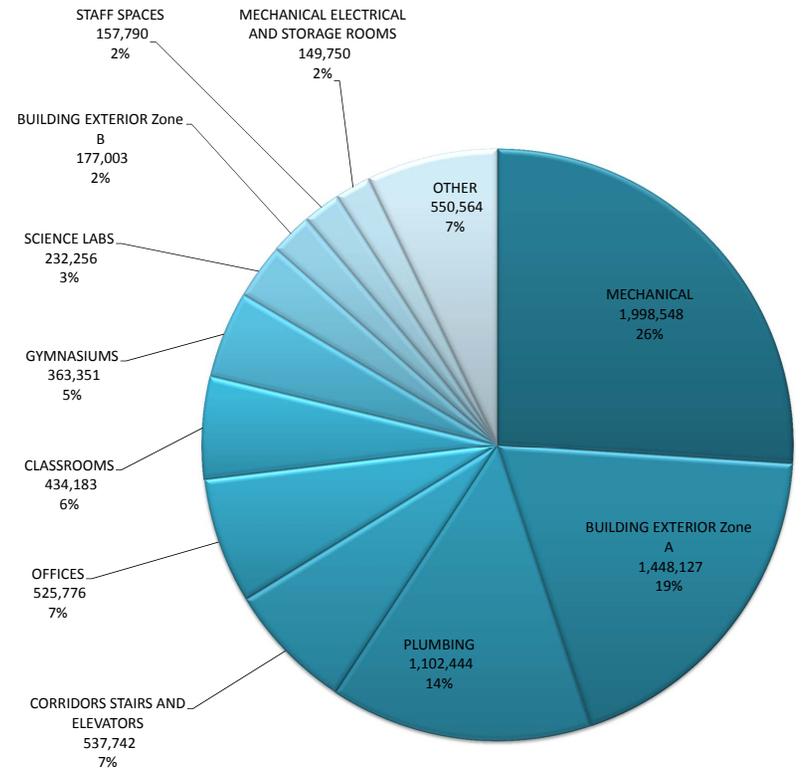
Site Plan



Dashboard Summary - Values by Category



Within 3 Years



4 - 9 Years

Dashboard Summary - Values by Category

Grade 12- North Campus	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 644,672	\$ -	\$ -	\$ 644,672
BUILDING EXTERIOR Zone A	\$ -	\$ -	\$ 1,378,458	\$ 69,669	\$ 1,448,127
BUILDING EXTERIOR Zone B	\$ -	\$ 262,600	\$ 24,140	\$ 152,863	\$ 439,603
LOBBIES AND VESTIBULES	\$ 207,000	\$ -	\$ -	\$ 34,603	\$ 241,603
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ -	\$ 66,761	\$ 470,981	\$ 537,742
TOILET ROOMS	\$ 7,810	\$ 16,427	\$ 5,112	\$ 95,301	\$ 124,651
CLASSROOMS	\$ 7,810	\$ 38,666	\$ 98,685	\$ 335,499	\$ 480,659
ART ROOMS	\$ 1,420	\$ 782	\$ 82,522	\$ 3,346	\$ 88,070
MUSIC ROOMS	\$ 710	\$ -	\$ 7,668	\$ 19,779	\$ 28,157
SCIENCE LABS	\$ 1,420	\$ -	\$ 120,274	\$ 111,982	\$ 233,676
COMPUTER LABS	\$ 710	\$ -	\$ -	\$ 32,524	\$ 33,234
FLEX SPACES	\$ 1,420	\$ -	\$ 10,934	\$ 49,521	\$ 61,875
GYMNASIUMS	\$ 1,420	\$ -	\$ 363,351	\$ -	\$ 364,771
LOCKER ROOMS	\$ 1,420	\$ 126,863	\$ 46,235	\$ -	\$ 174,518
MEDIA CENTER	\$ 710	\$ -	\$ -	\$ 43,823	\$ 44,533
CAFETERIA	\$ 1,420	\$ -	\$ 23,004	\$ 45,944	\$ 70,368
KITCHEN / SERVERY	\$ 2,130	\$ -	\$ 9,758	\$ 10,224	\$ 22,112
OFFICES	\$ 30,530	\$ 7,124	\$ 4,823	\$ 520,953	\$ 563,430
STAFF SPACES	\$ 7,100	\$ 23,207	\$ 44,967	\$ 112,823	\$ 188,097
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 14,910	\$ 5,112	\$ 79,380	\$ 70,370	\$ 169,772
CUSTODIAL	\$ 1,420	\$ -	\$ 3,035	\$ 2,556	\$ 7,011
MECHANICAL	\$ -	\$ 115,761	\$ 1,299,935	\$ 698,613	\$ 2,114,309
ELECTRICAL	\$ -	\$ 2,107,577	\$ 24,675	\$ -	\$ 2,132,252
PLUMBING	\$ -	\$ -	\$ 123,431	\$ 979,012	\$ 1,102,444
ASBESTOS REMOVAL	\$ -	\$ 556,425	\$ -	\$ -	\$ 556,425
TECHNOLOGY	\$ 89,253	\$ -	\$ 95,711	\$ -	\$ 184,964
Totals by Year	\$ 378,613	\$ 3,905,216	\$ 3,912,859	\$ 3,860,386	\$ 12,057,074

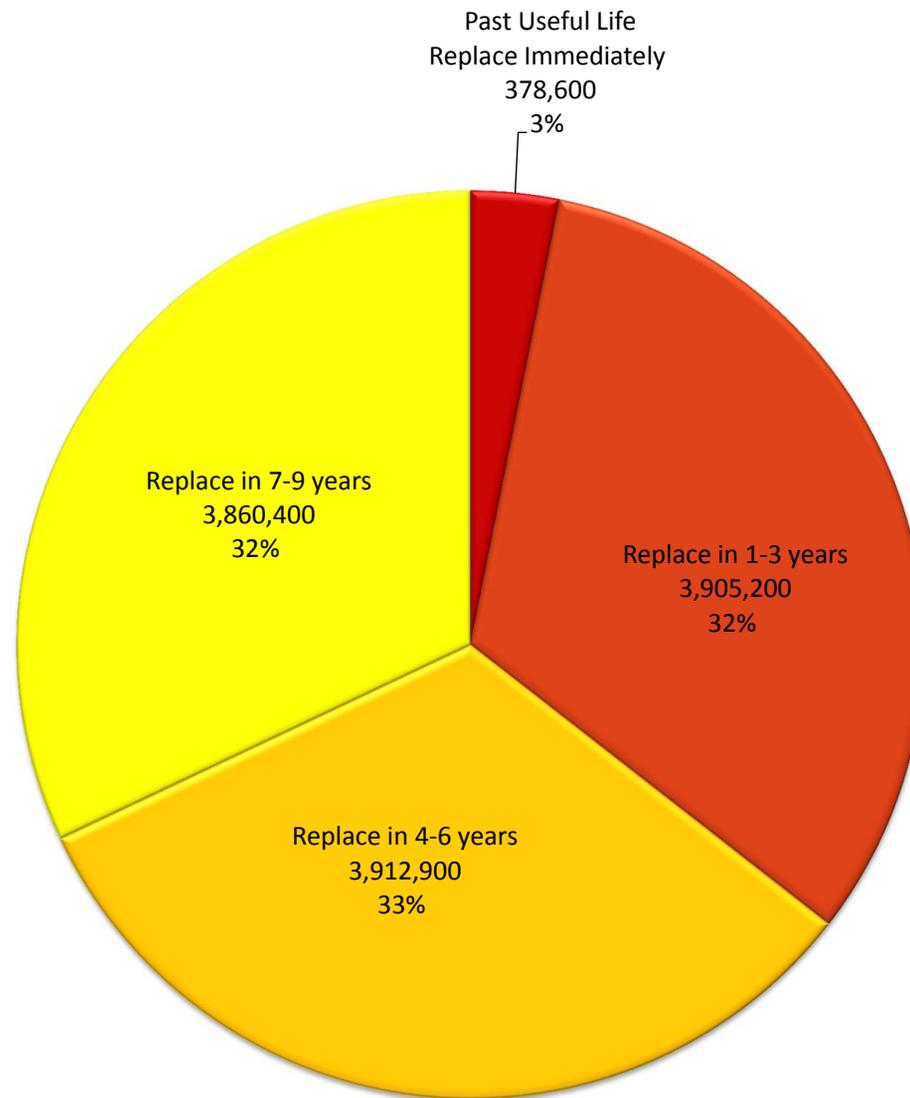
Replace by 2020 \$ 4,283,829

TOTAL OF ALL CATEGORIES \$ 12,057,074

2019	\$ 393,758	4,061,424	4,069,373	4,014,802	\$ 12,539,356	104%
2020	\$ 408,902	4,217,633	4,225,888	4,169,217	\$ 13,021,639	108%
2021	\$ 424,047	4,373,841	4,382,402	4,323,632	\$ 13,503,922	112%
2022	\$ 439,191	4,530,050	4,538,916	4,478,048	\$ 13,986,205	116%
2023	\$ 454,336	4,686,259	4,695,431	4,632,463	\$ 14,468,488	120%
2024	\$ 469,480	4,842,467	4,851,945	4,786,879	\$ 14,950,771	124%
2025	\$ 484,625	4,998,676	5,008,459	4,941,294	\$ 15,433,054	128%
2026	\$ 499,769	5,154,885	5,164,974	5,095,710	\$ 15,915,337	132%
2027	\$ 514,914	5,311,093	5,321,488	5,250,125	\$ 16,397,620	136%
2028	\$ 530,058	5,467,302	5,478,002	5,404,541	\$ 16,879,903	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years





Holt High School

5885 West Holt Road
Holt, MI 48842

340,000 Square Feet
Building Area

3 Floors
Number of Floors

2003
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

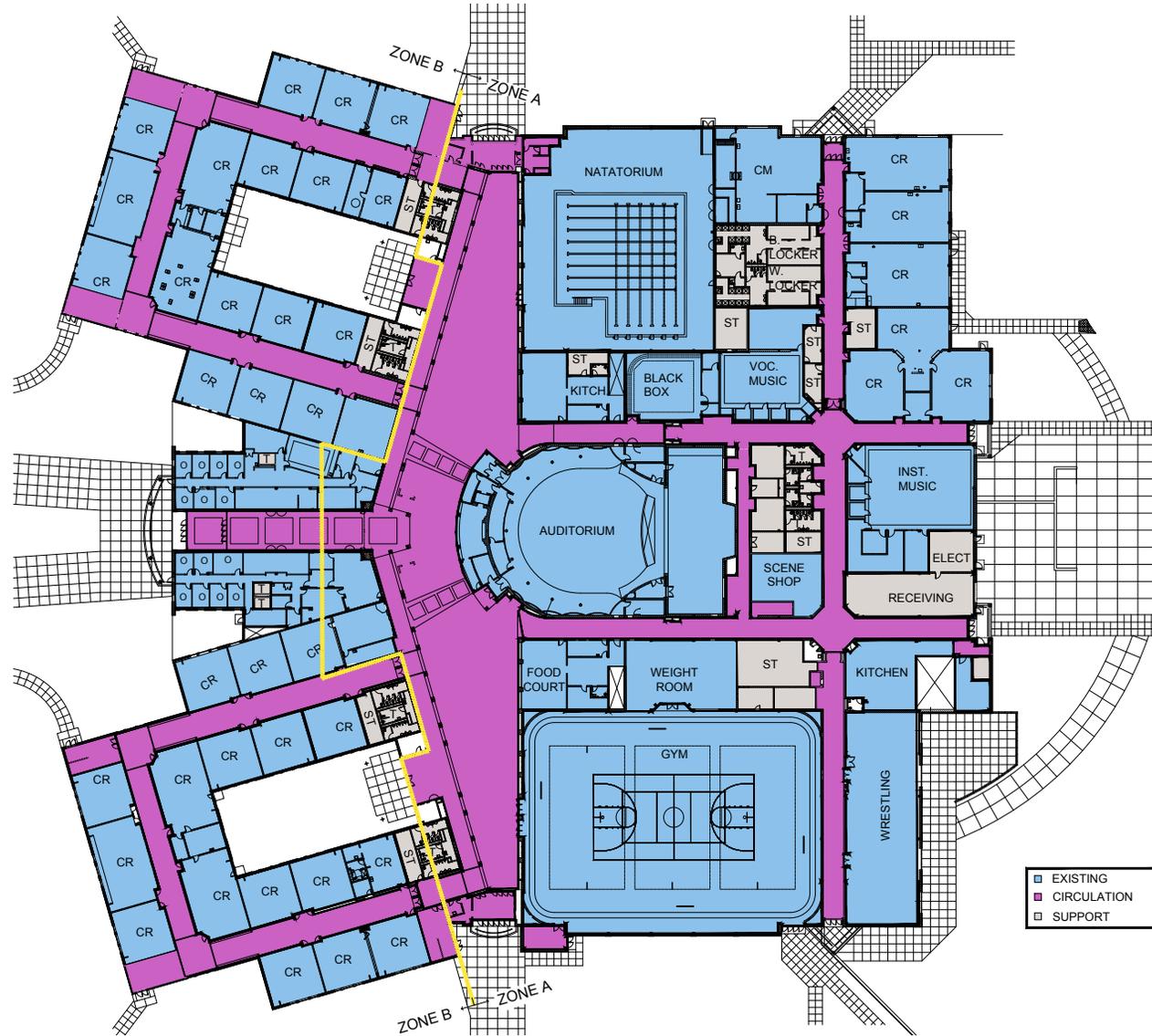
The team of architects and engineers surveyed the Holt High School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



- EXISTING
- CIRCULATION
- SUPPORT

MAIN FLOOR PLAN

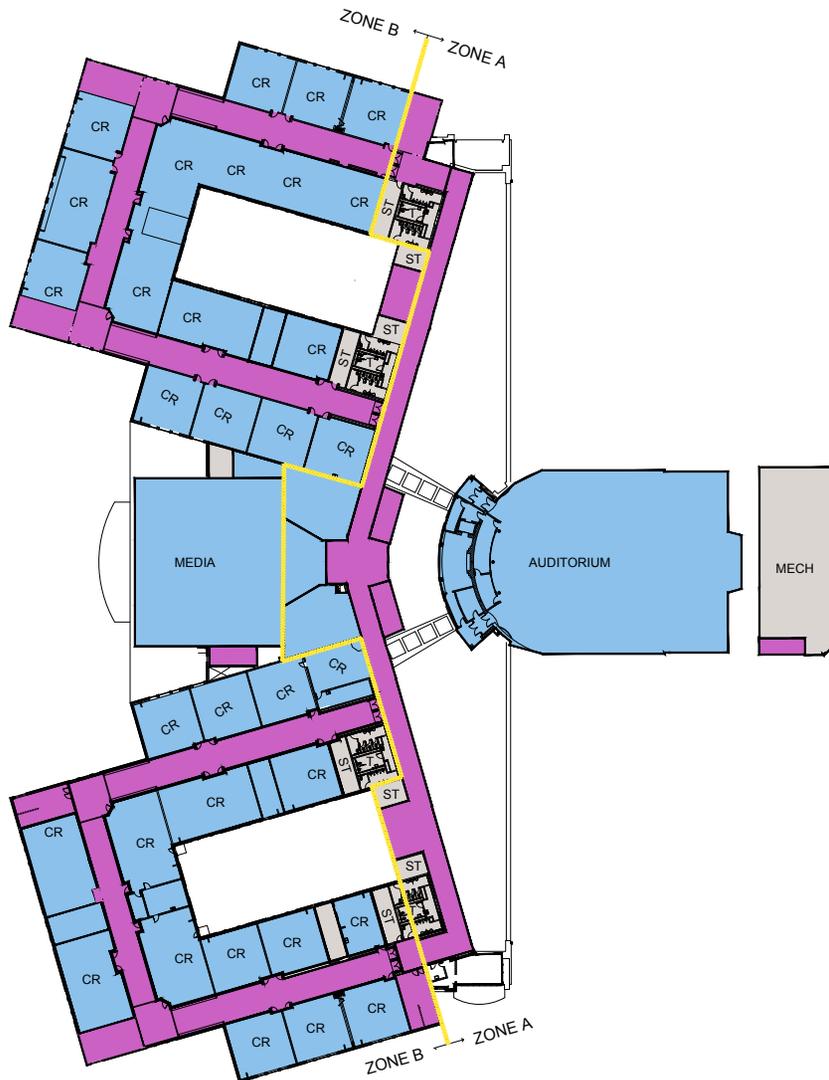
TOTAL GROSS SF = 340,000 SF ALL FLOORS

HOLT PUBLIC SCHOOLS

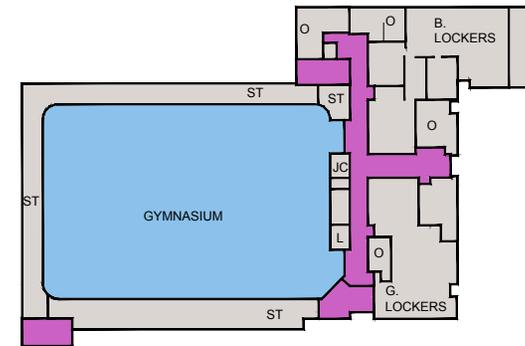
HOLT HIGH SCHOOL



Floor Plan



UPPER FLOOR PLAN



LOWER FLOOR PLAN

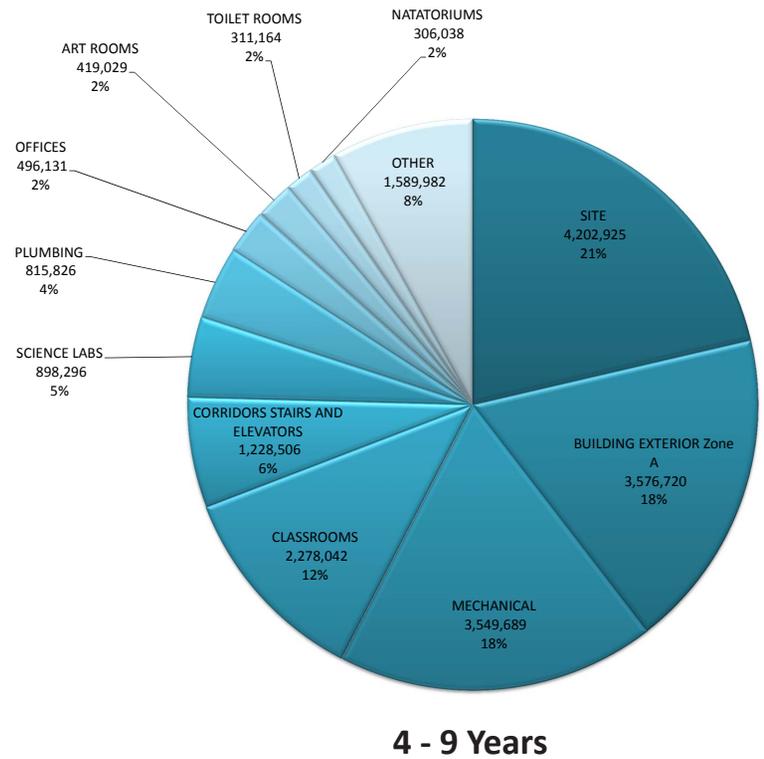
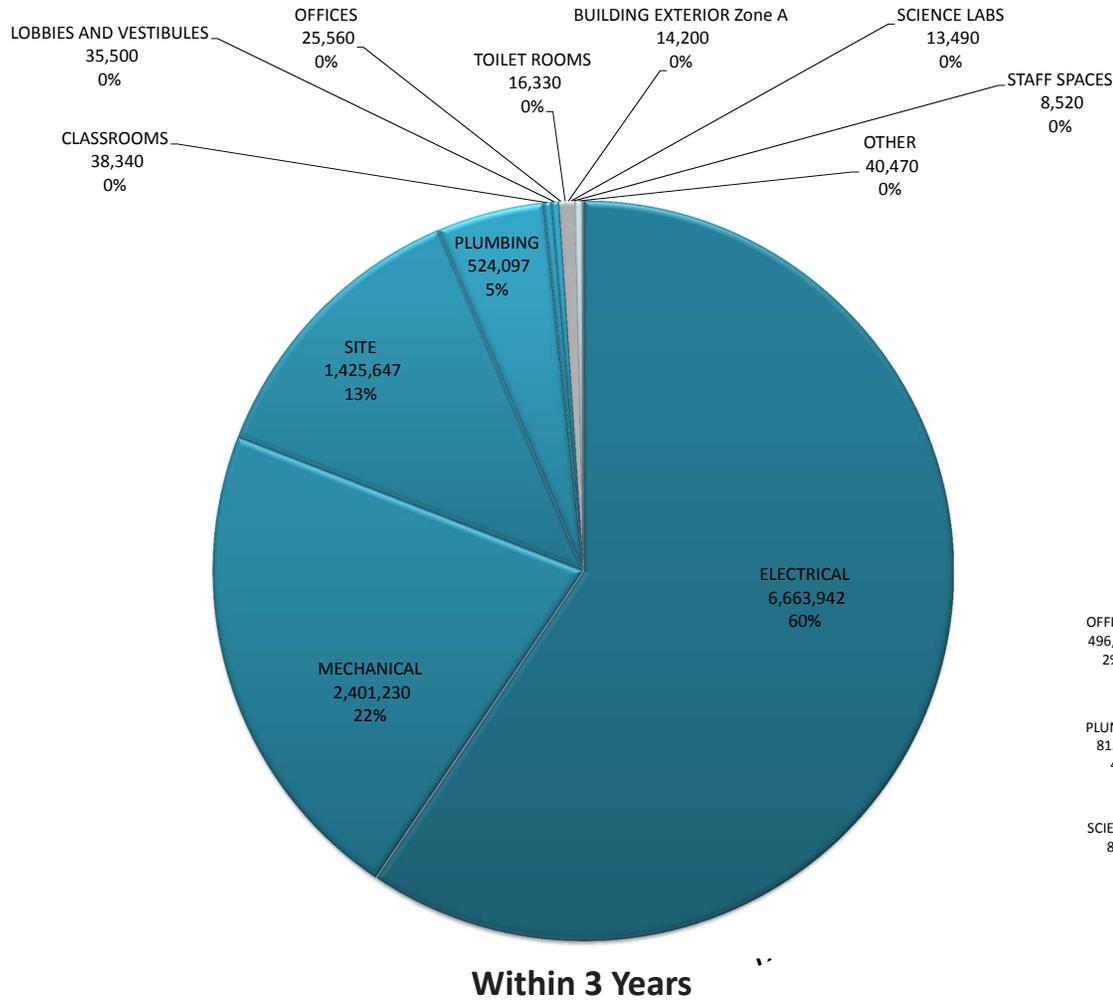
- EXISTING
- CIRCULATION
- SUPPORT

TOTAL GROSS SF = 340,000 SF ALL FLOORS

Site Plan



Dashboard Summary - Values by Category



Dashboard Summary - Values by Category

Holt High School	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ 546,300	\$ 879,347	\$ 1,568,837	\$ 2,634,089	\$ 5,628,572
BUILDING EXTERIOR Zone A	\$ 14,200	\$ -	\$ -	\$ 3,576,720	\$ 3,590,920
LOBBIES AND VESTIBULES	\$ 35,500	\$ -	\$ -	\$ 178,822	\$ 214,322
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ -	\$ -	\$ 1,228,506	\$ 1,228,506
TOILET ROOMS	\$ 16,330	\$ -	\$ -	\$ 311,164	\$ 327,494
CLASSROOMS	\$ 38,340	\$ -	\$ -	\$ 2,278,042	\$ 2,316,382
ART ROOMS	\$ 6,390	\$ -	\$ 22,162	\$ 396,867	\$ 425,419
MUSIC ROOMS	\$ 4,260	\$ -	\$ -	\$ 188,162	\$ 192,422
SCIENCE LABS	\$ 13,490	\$ -	\$ -	\$ 898,296	\$ 911,786
COMPUTER LABS	\$ 2,840	\$ -	\$ -	\$ 211,302	\$ 214,142
FLEX SPACES	\$ 2,840	\$ -	\$ -	\$ 124,387	\$ 127,227
GYMNASIUMS	\$ 1,420	\$ -	\$ -	\$ 40,896	\$ 42,316
NATATORIUMS	\$ 710	\$ -	\$ -	\$ 306,038	\$ 306,748
LOCKER ROOMS	\$ 7,810	\$ -	\$ -	\$ 149,566	\$ 157,376
FITNESS ROOMS	\$ 1,420	\$ -	\$ -	\$ 31,240	\$ 32,660
MEDIA CENTER	\$ 710	\$ -	\$ 51,688	\$ 87,007	\$ 139,405
AUDITORIUM	\$ 710	\$ -	\$ -	\$ 176,415	\$ 177,125
KITCHEN / SERVERY	\$ 2,130	\$ -	\$ -	\$ 17,016	\$ 19,146
OFFICES	\$ 25,560	\$ -	\$ -	\$ 496,131	\$ 521,691
STAFF SPACES	\$ 8,520	\$ -	\$ 2,257	\$ 200,893	\$ 211,669
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 7,810	\$ -	\$ 9,542	\$ 102,388	\$ 119,740
CUSTODIAL	\$ 1,420	\$ -	\$ -	\$ 7,825	\$ 9,245
MECHANICAL	\$ -	\$ 2,401,230	\$ 2,171,471	\$ 1,378,219	\$ 5,950,919
ELECTRICAL	\$ -	\$ 6,663,942	\$ 10,575	\$ -	\$ 6,674,517
PLUMBING	\$ -	\$ 524,097	\$ 224,402	\$ 591,425	\$ 1,339,923
TECHNOLOGY	\$ 244,071	\$ -	\$ 243,930	\$ -	\$ 488,001
Totals by Year	\$ 982,781	\$ 10,468,616	\$ 4,304,862	\$ 15,611,415	\$ 31,367,674

Replace by 2020 \$ 11,451,397

TOTAL OF ALL CATEGORIES \$ 31,367,674

Immediate

Immediate need. Prioritize this item in a 1-3 year replacement plan.

1-3 Years

Include this item in a 1-3 year replacement plan.

4-6 Years

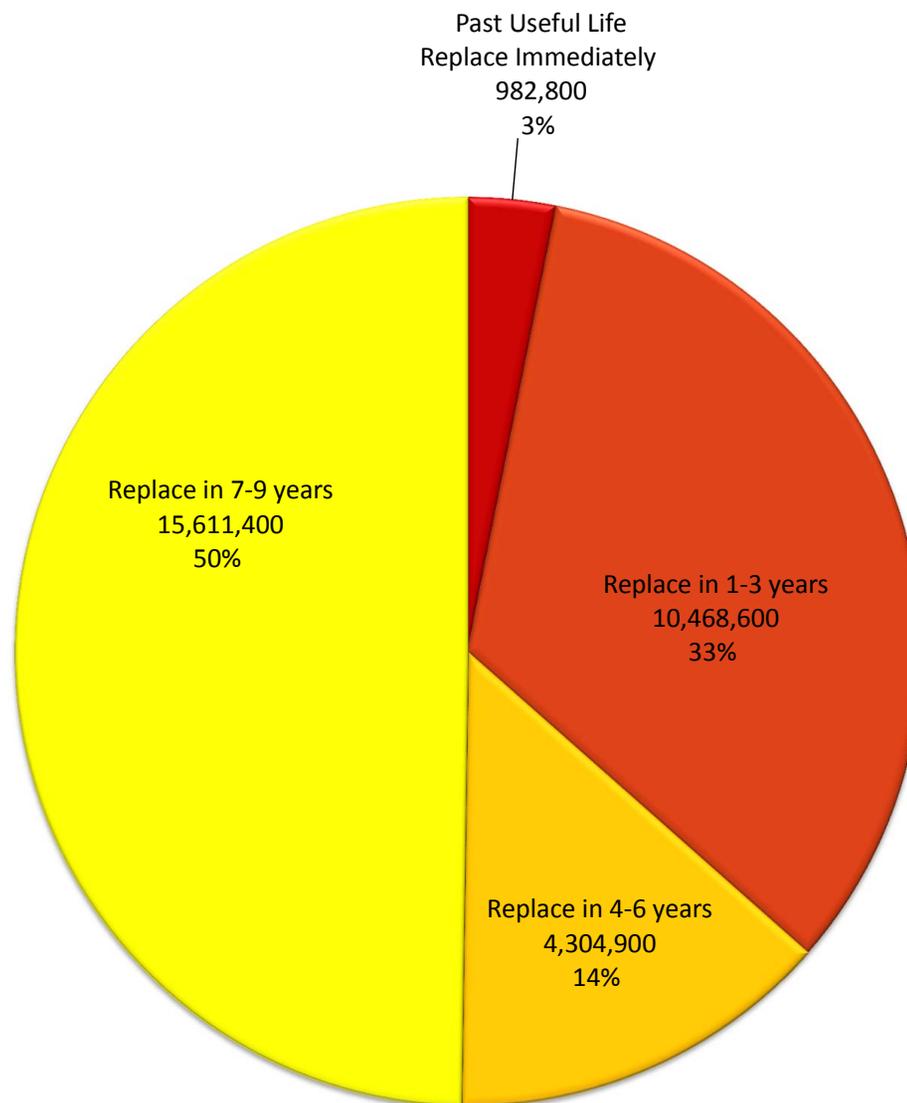
Include this item within a 4-6 year replacement plan.

7-9 Years

Include this item within a 7-9 year replacement plan.

2019	\$ 1,022,092	10,887,360	4,477,057	16,235,871	\$ 32,622,381	104%
2020	\$ 1,061,403	11,306,105	4,649,251	16,860,328	\$ 33,877,088	108%
2021	\$ 1,100,715	11,724,850	4,821,446	17,484,785	\$ 35,131,795	112%
2022	\$ 1,140,026	12,143,594	4,993,640	18,109,241	\$ 36,386,502	116%
2023	\$ 1,179,337	12,562,339	5,165,835	18,733,698	\$ 37,641,209	120%
2024	\$ 1,218,648	12,981,083	5,338,029	19,358,154	\$ 38,895,916	124%
2025	\$ 1,257,960	13,399,828	5,510,224	19,982,611	\$ 40,150,623	128%
2026	\$ 1,297,271	13,818,573	5,682,418	20,607,067	\$ 41,405,330	132%
2027	\$ 1,336,582	14,237,317	5,854,613	21,231,524	\$ 42,660,037	136%
2028	\$ 1,375,893	14,656,062	6,026,807	21,855,981	\$ 43,914,744	140%

Summary Value by Years





Gunn School

2009 South Washington
Holt, MI 48842

450 Square Feet
Building Area

1 Floor
Number of Floors

1886
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

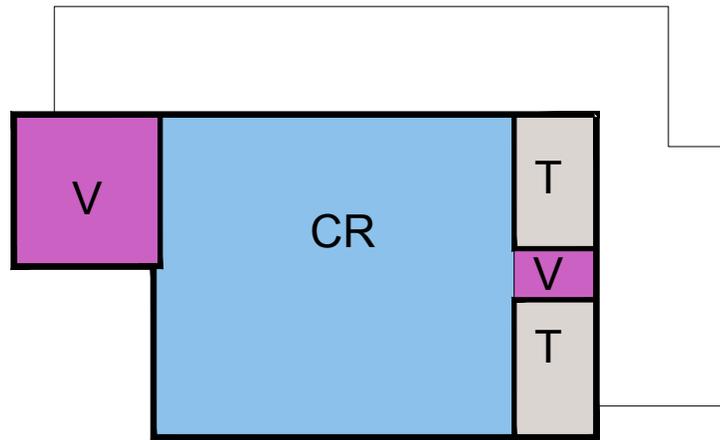
The team of architects and engineers surveyed the Gunn School according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan



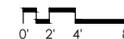
	EXISTING
	CIRCULATION
	SUPPORT

FLOOR PLAN

HOLT PUBLIC SCHOOLS

GUNN SCHOOL

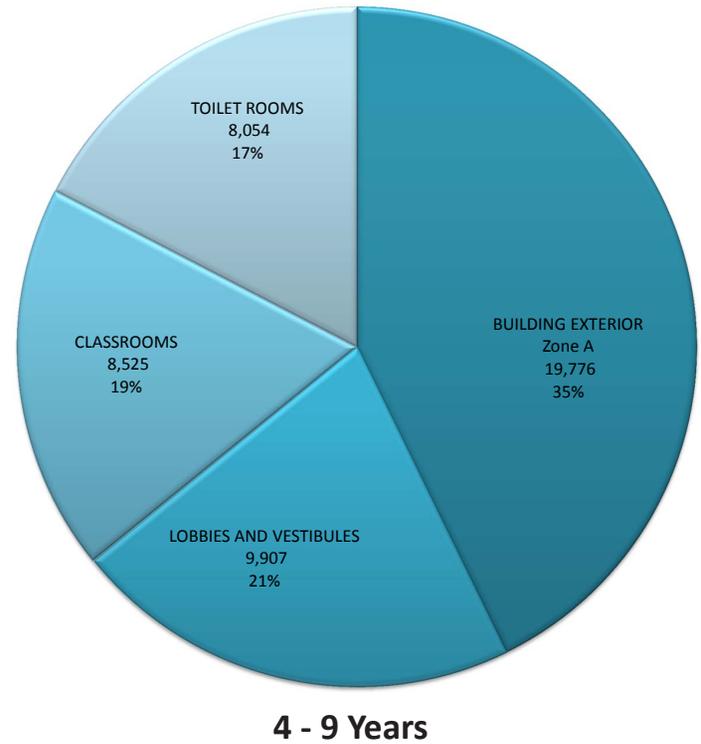
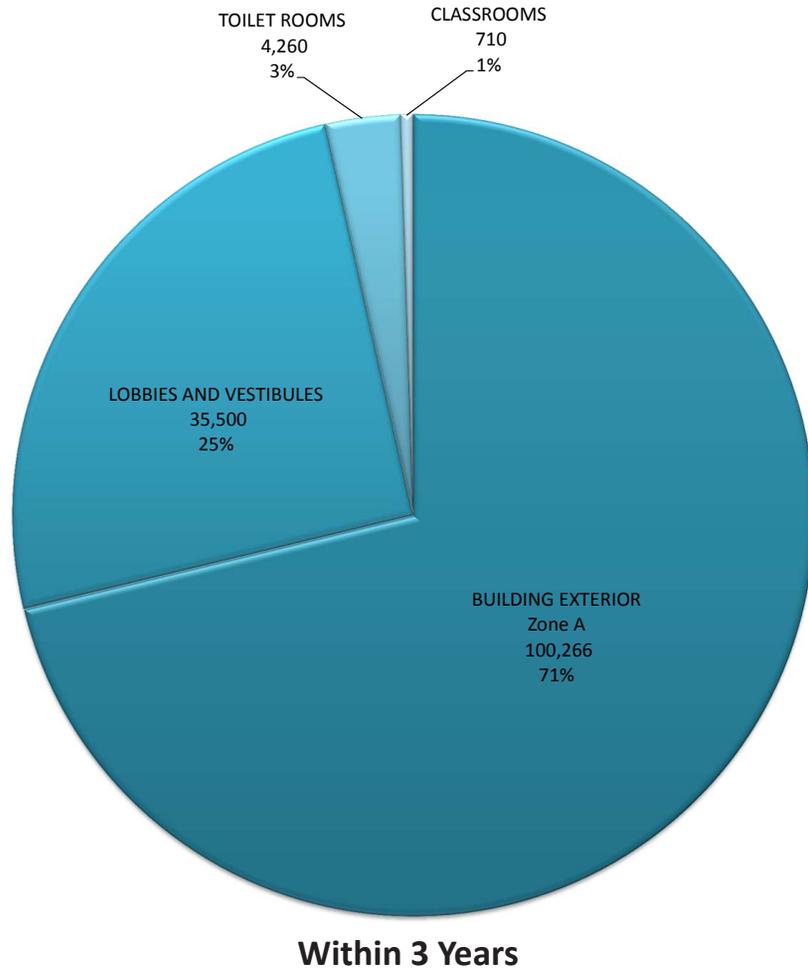
TOTAL GROSS SF = 450 SF



Site Plan



Dashboard Summary - Values by Category



Dashboard Summary - Values by Category

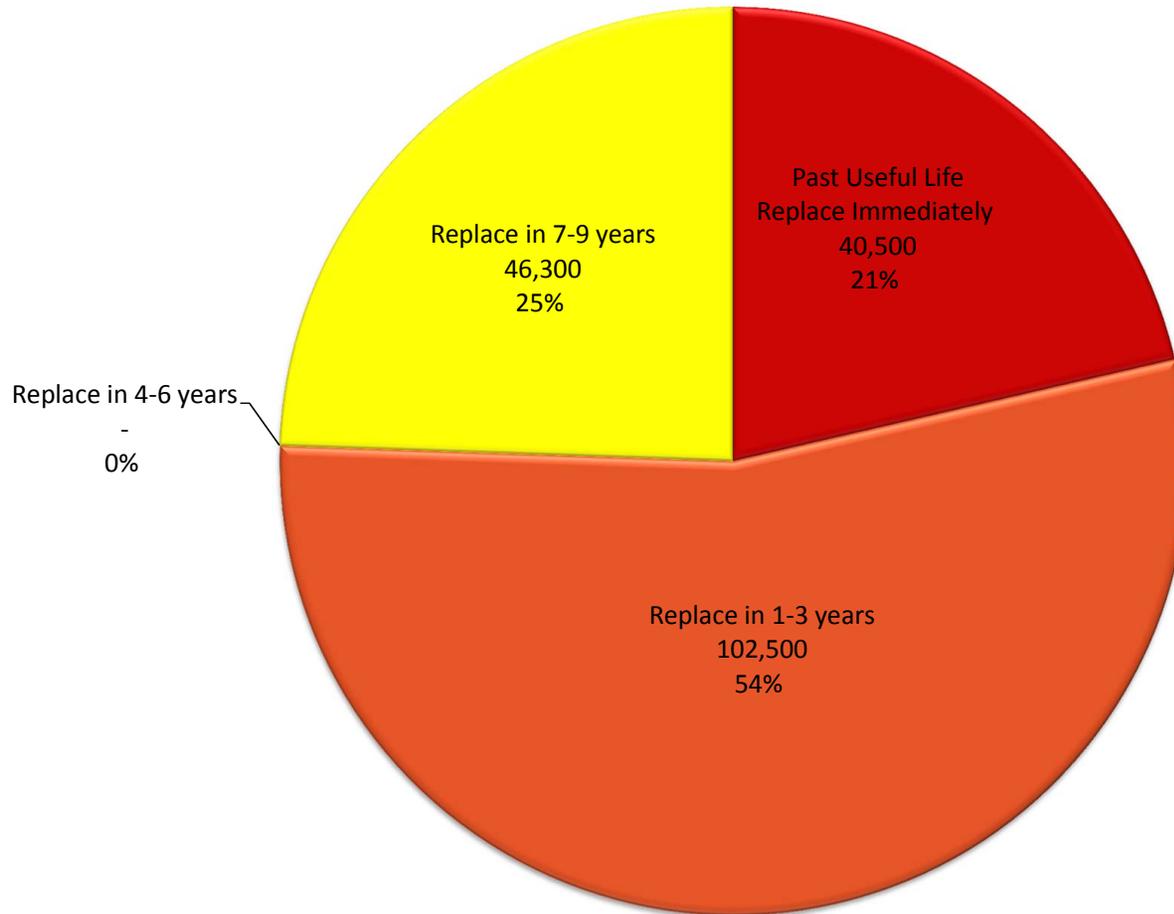
Gunn School		Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY						
BUILDING EXTERIOR Zone A	\$ -	\$ 100,266	\$ -	\$ 19,776	\$ -	\$ 120,042
LOBBIES AND VESTIBULES	\$ 35,500	\$ -	\$ -	\$ 9,907	\$ -	\$ 45,407
TOILET ROOMS	\$ 4,260	\$ -	\$ -	\$ 8,054	\$ -	\$ 12,314
CLASSROOMS	\$ 710	\$ -	\$ -	\$ 8,525	\$ -	\$ 9,235
ASBESTOS REMOVAL	\$ -	\$ 2,250	\$ -	\$ -	\$ -	\$ 2,250
Totals by Year	\$ 40,470	\$ 102,516	\$ -	\$ 46,262	\$ -	\$ 189,248
		Replace by 2020 \$ 142,986				

TOTAL OF ALL CATEGORIES \$ 189,248

2019	\$ 42,089	106,617	-	48,112	\$ 196,818	104%
2020	\$ 43,708	110,718	-	49,963	\$ 204,388	108%
2021	\$ 45,326	114,818	-	51,813	\$ 211,958	112%
2022	\$ 46,945	118,919	-	53,663	\$ 219,528	116%
2023	\$ 48,564	123,020	-	55,514	\$ 227,098	120%
2024	\$ 50,183	127,120	-	57,364	\$ 234,668	124%
2025	\$ 51,802	131,221	-	59,215	\$ 242,237	128%
2026	\$ 53,420	135,322	-	61,065	\$ 249,807	132%
2027	\$ 55,039	139,422	-	62,916	\$ 257,377	136%
2028	\$ 56,658	143,523	-	64,766	\$ 264,947	140%

- Immediate** Immediate need. Prioritize this item in a 1-3 year replacement plan.
- 1-3 Years** Include this item in a 1-3 year replacement plan.
- 4-6 Years** Include this item within a 4-6 year replacement plan.
- 7-9 Years** Include this item within a 7-9 year replacement plan.

Summary Value by Years





Transportation Building

2125 Delhi Street
Holt, MI 48842

10,200 Square Feet
Building Area

1 Floor
Number of Floors

1984
Year Built

Surveying: Quantifying and Grading

The Physical Assessment looks at the condition of the building and its components and evaluates where a component is in its anticipated life-cycle. The team anticipated the cost of similar, in-kind replacements for the various building systems. The results describe what it would cost to bring the building back an ideal condition with ideal maintenance over the years. Building additions or other improvements to anticipate changes in building program are part of a future study.

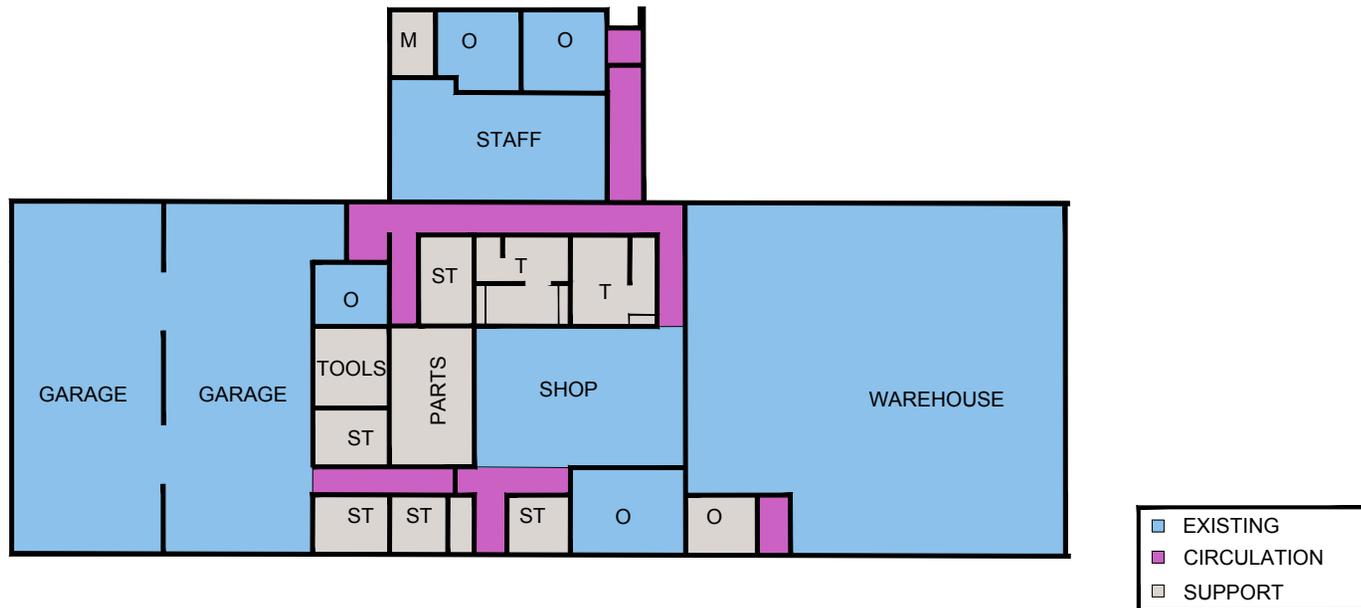
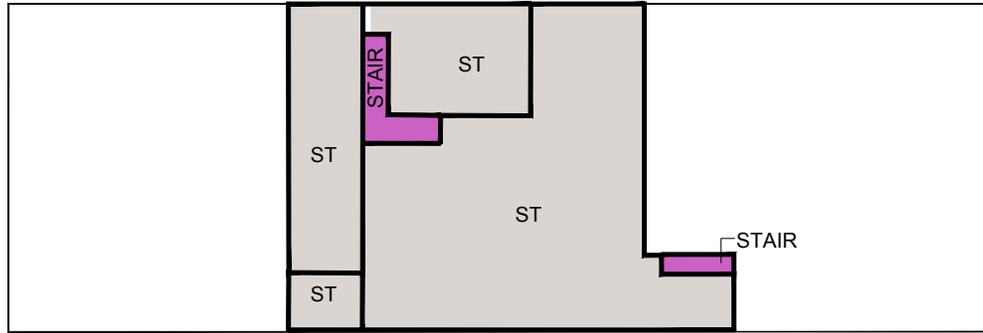
The team of architects and engineers surveyed the Transportation Building according to the following rating system:

Immediate	Immediate need. Prioritize this item in a 1-3 year replacement plan.
1-3 Years	Include this item in a 1-3 year replacement plan.
4-6 Years	Include this item within a 4-6 year replacement plan.
7-9 Years	Include this item within a 7-9 year replacement plan.

Unit prices provide a 2018 budget value for each component. Components are grouped together in each category and summed in 4 buckets by budget horizon. The above categories consider only the building's physical condition without regard to its use. Additional categories identify upgrades to meet program objectives, upgrades to comply with current codes and classroom furniture for the building specific to its use as a K-12 facility. Additional updates will be identified with the school administration during a future conceptual design stage.

Unit prices include Michigan 2018 trade costs plus allowances for General Conditions, Design and Project Contingencies, Testing, Permits, A/E and CM Fees and General Liability Coverage. Soft costs amount to a 38% mark-up on trade costs.

Floor Plan

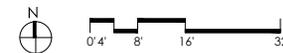


FLOOR PLANS

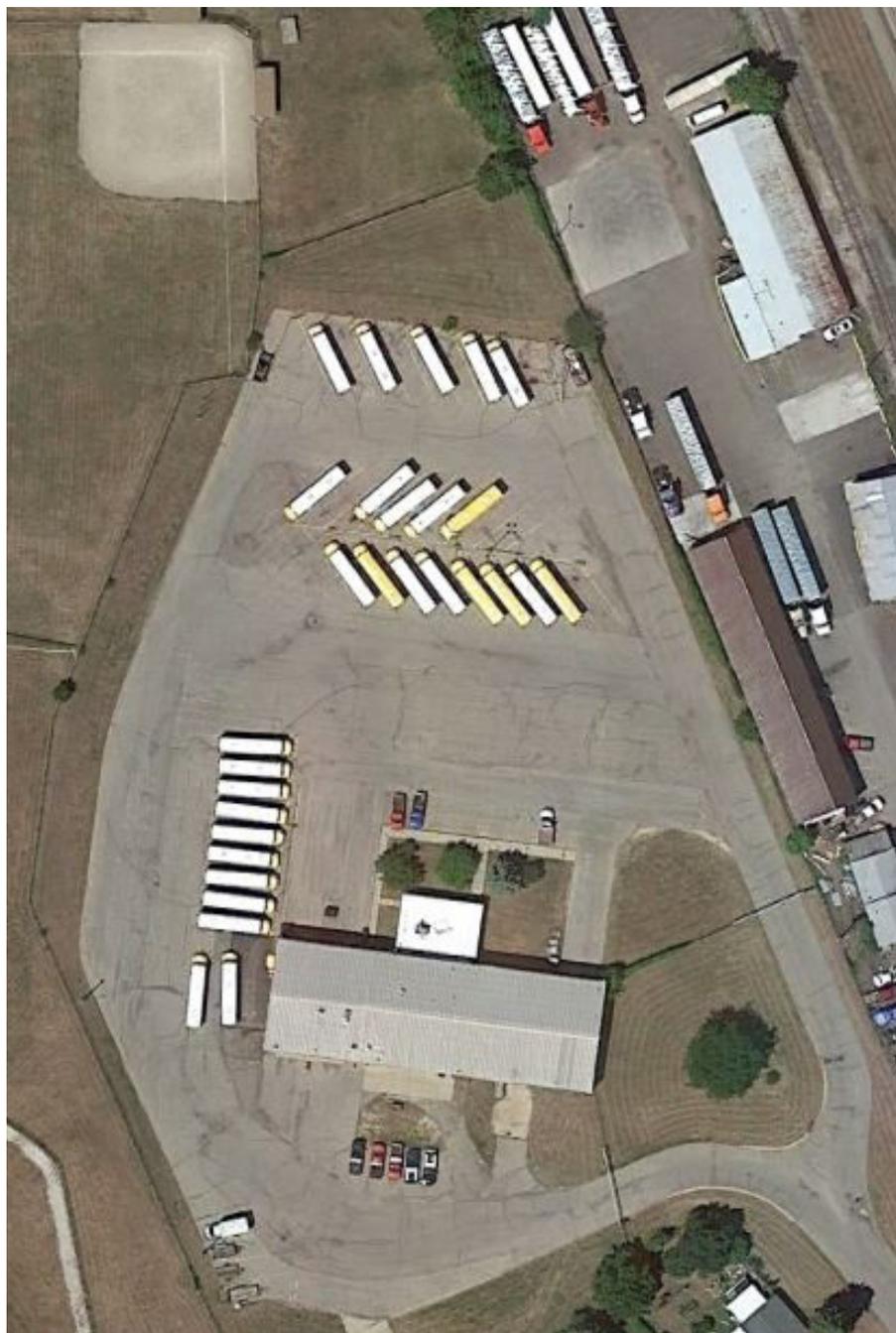
HOLT PUBLIC SCHOOLS

TRANSPORTATION BUILDING

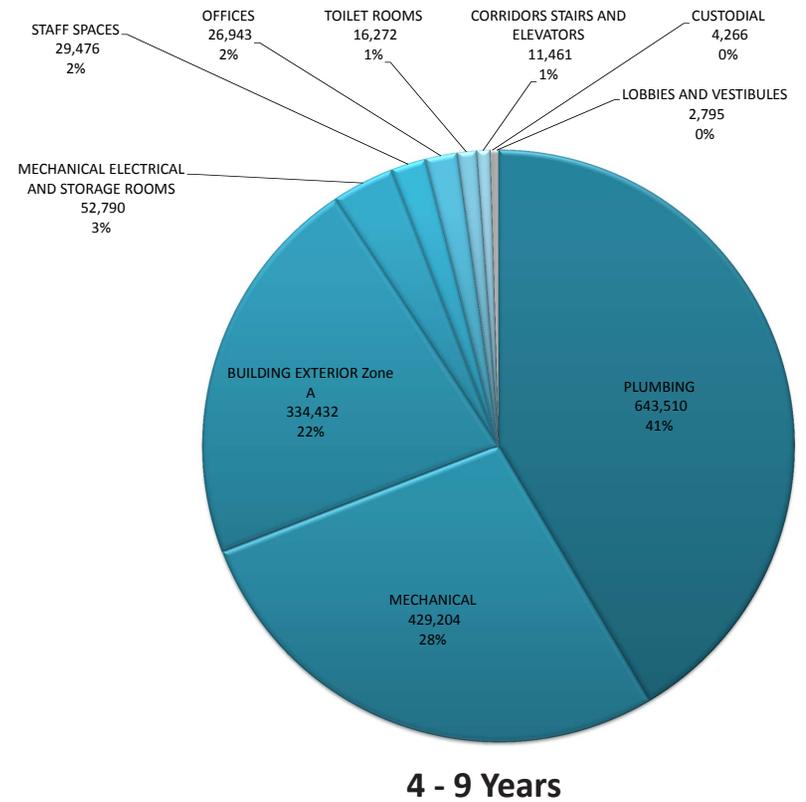
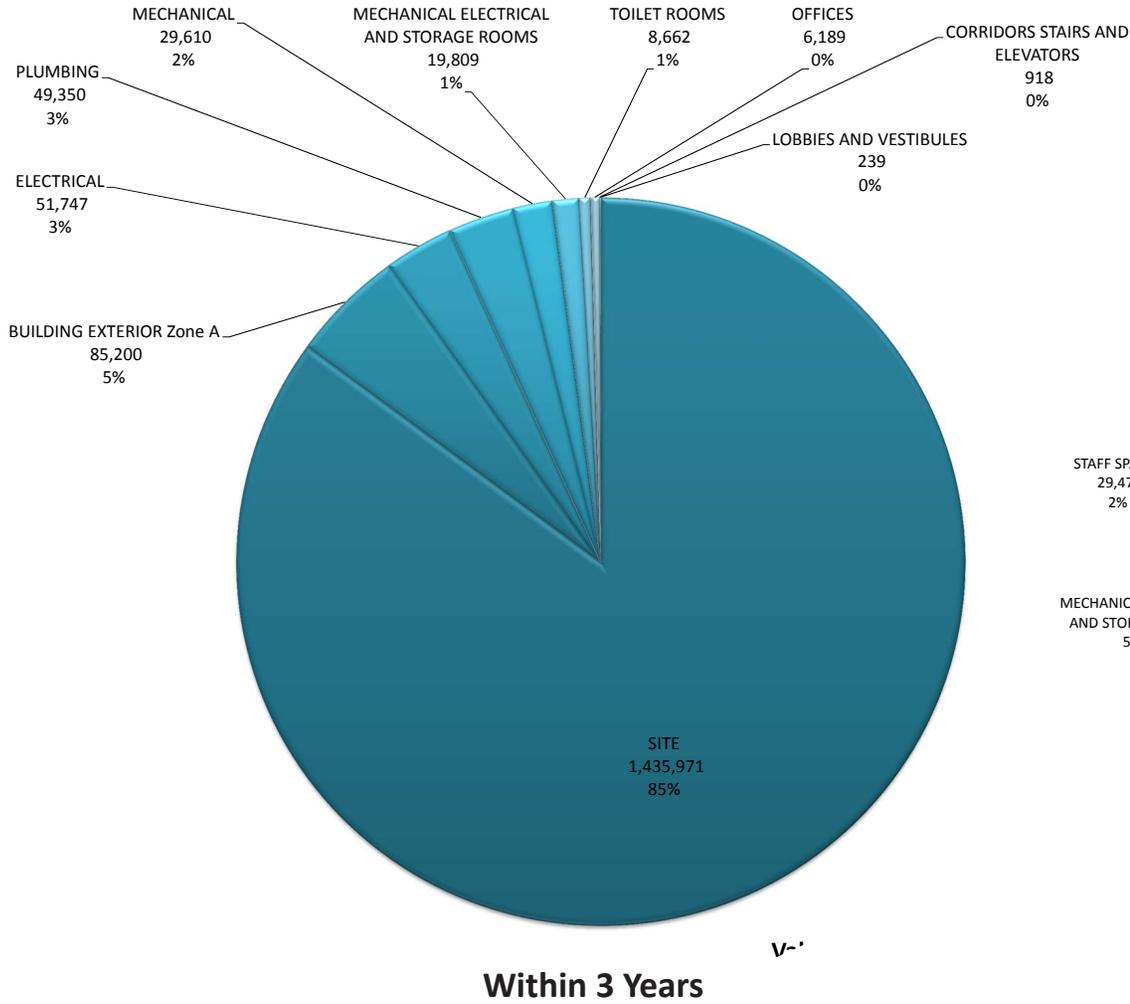
TOTAL GROSS SF = 10,000 SF



Site Plan



Dashboard Summary - Values by Category



Dashboard Summary - Values by Category

Transportation Building	Past Useful Life Replace Immediately	Replace in 1-3 years	Replace in 4-6 years	Replace in 7-9 years	Totals by Category
CATEGORY					
SITE	\$ -	\$ 1,435,971	\$ -	\$ -	\$ 1,435,971
BUILDING EXTERIOR Zone A	\$ -	\$ 85,200	\$ 289,395	\$ 45,037	\$ 419,632
LOBBIES AND VESTIBULES	\$ -	\$ 239	\$ 239	\$ 2,556	\$ 3,035
CORRIDORS STAIRS AND ELEVATORS	\$ -	\$ 918	\$ 5,730	\$ 5,730	\$ 12,379
TOILET ROOMS	\$ 2,414	\$ 6,248	\$ 11,160	\$ 5,112	\$ 24,934
OFFICES	\$ 2,840	\$ 3,349	\$ 16,863	\$ 10,080	\$ 33,133
STAFF SPACES	\$ -	\$ -	\$ 24,364	\$ 5,112	\$ 29,476
MECHANICAL ELECTRICAL AND STORAGE ROOMS	\$ 2,130	\$ 17,679	\$ 37,454	\$ 15,336	\$ 72,599
CUSTODIAL	\$ -	\$ -	\$ 1,710	\$ 2,556	\$ 4,266
MECHANICAL	\$ -	\$ 29,610	\$ 176,814	\$ 252,390	\$ 458,814
ELECTRICAL	\$ -	\$ 51,747	\$ -	\$ -	\$ 51,747
PLUMBING	\$ -	\$ 49,350	\$ 96,726	\$ 546,784	\$ 692,860
ASBESTOS REMOVAL	\$ -	\$ 51,000	\$ -	\$ -	\$ 51,000
Totals by Year	\$ 7,384	\$ 1,731,311	\$ 660,456	\$ 890,693	\$ 3,289,845

Replace by 2020 \$ 1,738,695

TOTAL OF ALL CATEGORIES \$ 3,289,845

2019	\$ 7,679	1,800,564	686,874	926,321	\$ 3,421,439	104%
2020	\$ 7,975	1,869,816	713,293	961,949	\$ 3,553,032	108%
2021	\$ 8,270	1,939,069	739,711	997,577	\$ 3,684,626	112%
2022	\$ 8,565	2,008,321	766,129	1,033,204	\$ 3,816,220	116%
2023	\$ 8,861	2,077,574	792,547	1,068,832	\$ 3,947,814	120%
2024	\$ 9,156	2,146,826	818,966	1,104,460	\$ 4,079,408	124%
2025	\$ 9,452	2,216,078	845,384	1,140,088	\$ 4,211,001	128%
2026	\$ 9,747	2,285,331	871,802	1,175,715	\$ 4,342,595	132%
2027	\$ 10,042	2,354,583	898,220	1,211,343	\$ 4,474,189	136%
2028	\$ 10,338	2,423,836	924,639	1,246,971	\$ 4,605,783	140%

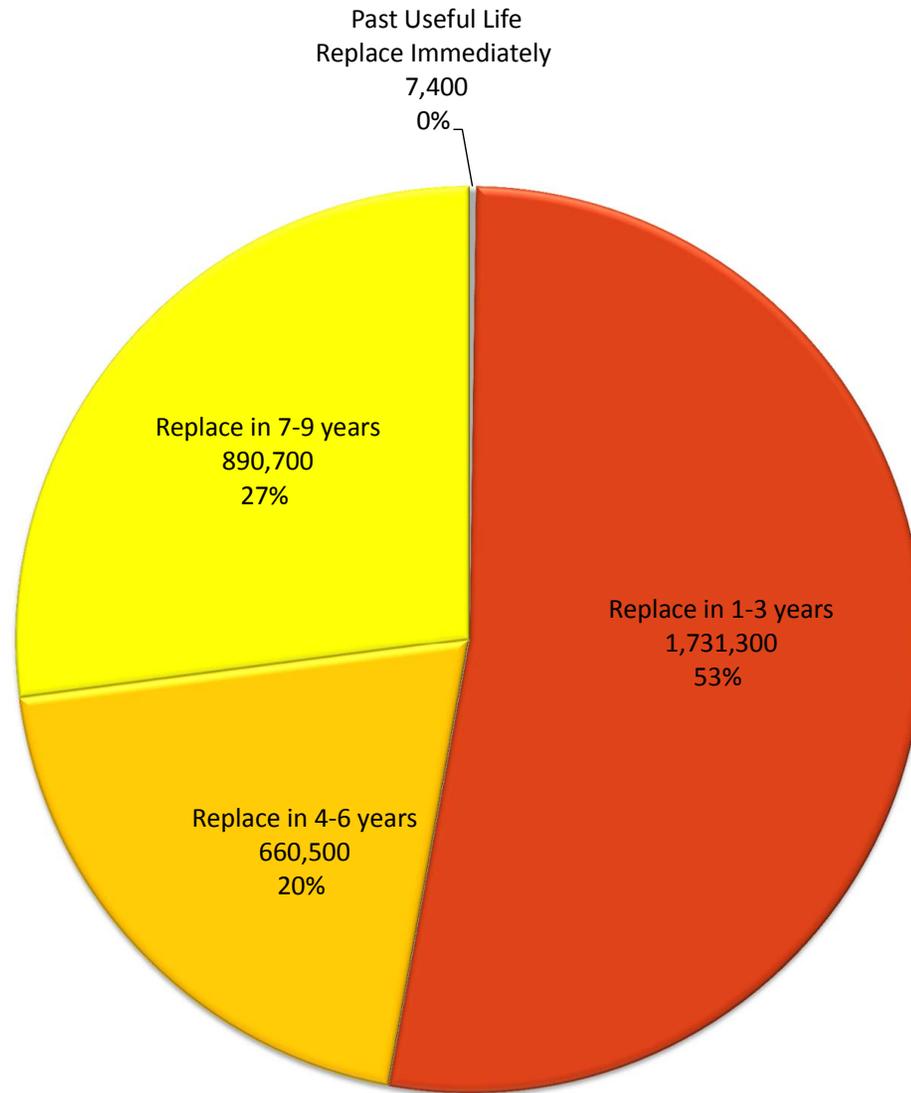
Immediate Immediate need. Prioritize this item in a 1-3 year replacement plan.

1-3 Years Include this item in a 1-3 year replacement plan.

4-6 Years Include this item within a 4-6 year replacement plan.

7-9 Years Include this item within a 7-9 year replacement plan.

Summary Value by Years





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