



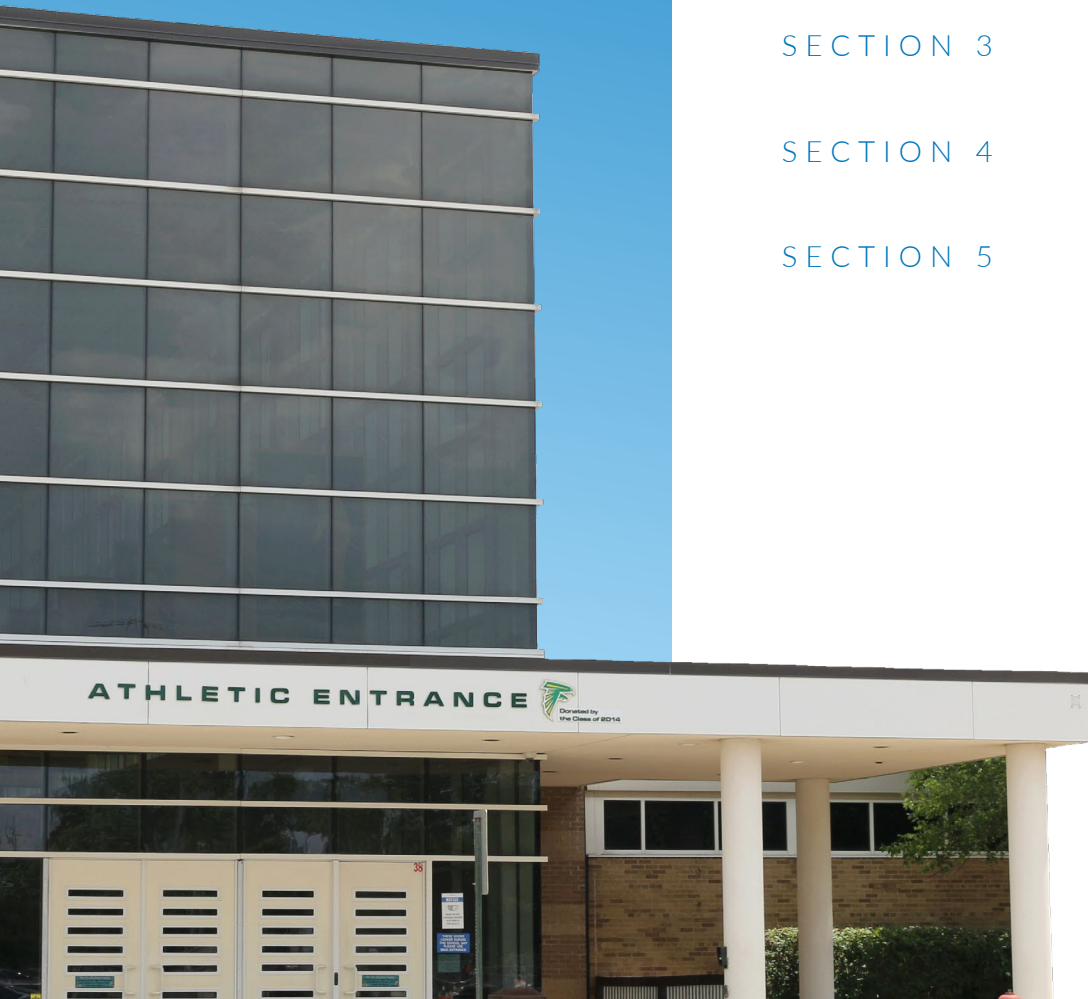
APRIL 7, 2026

Capital Improvement Program Update

Farmington
PUBLIC SCHOOLS

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SECTION 1

Capital Improvement Program Background

Background



In 2014 PMR assisted the Capital Planning Advisory Committee (CPAC) in its task to develop and recommend funding options, including the amount of the financing plan and timing for the FPS Board of Education's consideration.

Approved recommendations by FPS Board of Education for the 2015 bond proposal:

- Bond Fund Amount: \$131.5M
- Funding Option: Bond Proposal (2-Series with work completed in 5 years)
- Election Timing: May 2015

CPAC also recommended the FPS Board of Education proceeds with the following:

- FPS to review current and long-term usage of facility, sites, and other real estate assets of FPS and create a long-term strategy. FPS should consider a capital program in the next 5 years to address long term-needs.

Background



In January 2019, Plante Moran Realpoint was engaged by Farmington Public Schools (FPS) to assess its facilities and sites.

The goal of this assessment was to provide FPS with an updated 10-year capital planning template with three major components:

1. Critical need and life-safety
2. Deferred maintenance
3. Property enhancements

PMR conducted the assessment through multiple on-site visits, interviews with FPS staff, and review of FPS-provided documentation totaling approximately \$240M.

The following were the approved recommendations by the FPS Board of Education for the 2020 bond proposal to address its short-term capital needs:

- Bond Fund Amount: \$98M
- Funding Option: Bond Proposal (2-Series with work completed in 5 years)
- Election Timing: March 2020 (passed with roughly 78% of the vote)

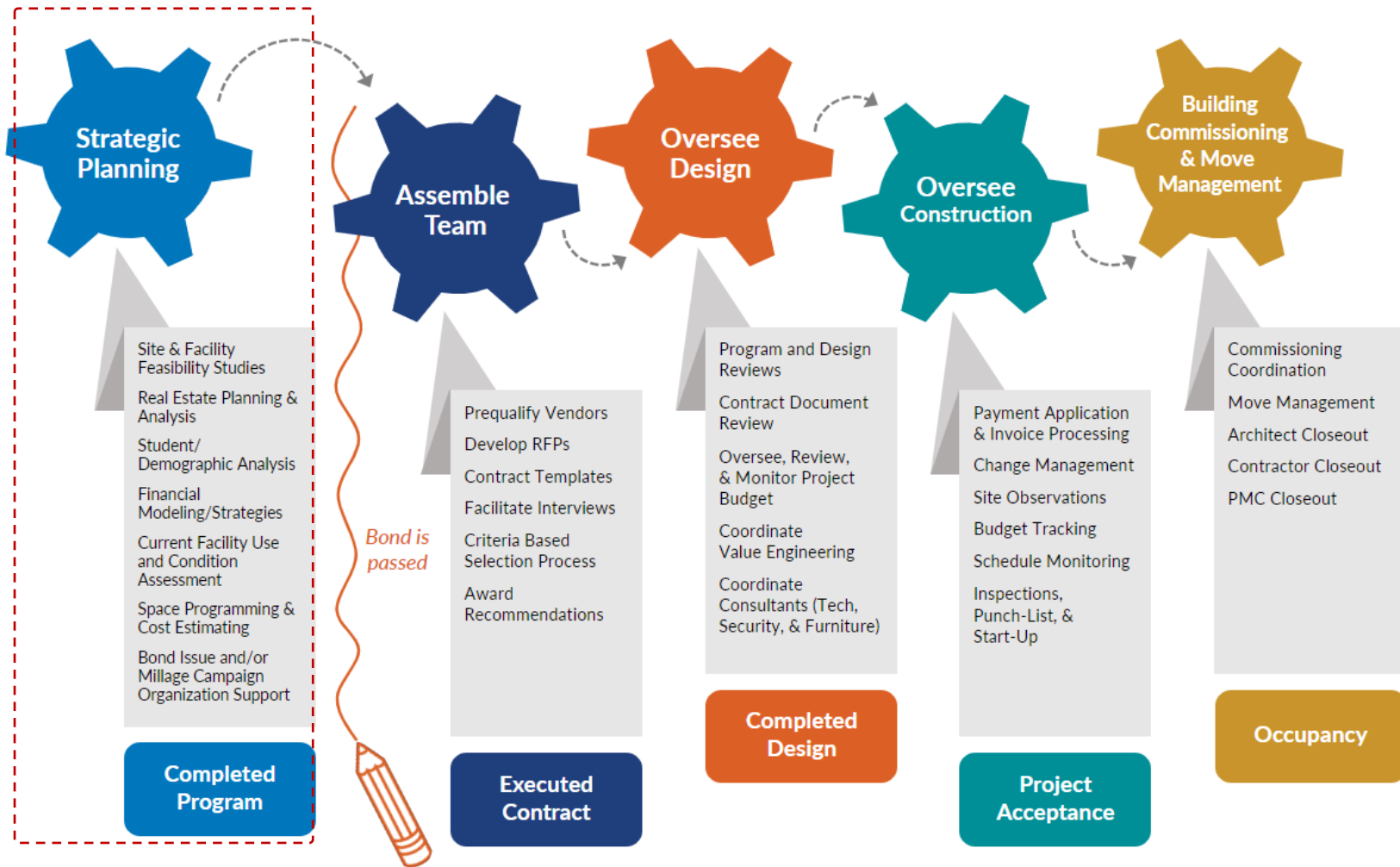


SECTION 2

CIP Update

CIP Process

Plante Moran Realpoint (PMR) and the district's architectural team, TMP, have initiated a comprehensive evaluation of FPS's long-term educational priorities and facility needs to inform the development of a potential capital program in support of a November 2026 bond campaign. This work is focused on aligning district goals, standards, and budget considerations within a ten-year capital investment framework. The resulting program will provide clear, data-driven recommendations that balance facility and site needs with cost, timing, and funding strategies to best support FPS's long-term objectives.



CIP Process

Plante Moran Realpoint, in collaboration with district leadership, is refining the district's long-term capital program. The assessment identified approximately \$241 million in total capital needs on a ten-year net present value basis. Collaborating with the district's architectural team, TMP continues to evaluate the academic and programmatic needs with FPS stakeholders that will be added to the capital needs.

PMR Deliverables:

- Pupil Enrollment Projections
- Facility Utilization
- Boundary Analysis
- 10-year capital needs assessment
- Financing Considerations



Facility List

FPS Facility Profile

Name of School Facility	Address	Year Built	Total SF
ELEMENTARY SCHOOLS:			
Beechview Elementary School	26850 Westmeath Court	1961	44,451
Forest Elementary School	34545 Old Timber Road	1967	46,196
Gill Elementary School	21195 Gill Road	1955	56,700
Hillside Elementary School	36801 W. Eleven Mile Road	1990	78,644
Kenbrook Elementary School	32130 Bonnet Hill Drive	1958	49,658
Lanigan Elementary School	23800 Tuck Road	1964	53,326
Longacre Elementary School	34850 Arundel Street	1959	47,882
Wood Creek Elementary School	28400 Harwich Drive	1970	50,139
MIDDLE SCHOOLS:			
Farmington STEAM Academy	32800 W. 12 Mile Road	1957	102,222
East Middle School	25000 Middlebelt Road	1963	139,100
Power Middle School	34740 Rhonswood Street	1968	99,672
Warner Middle School	30303 W. 14 Mile Road	1973	97,840
HIGH SCHOOLS:			
Farmington High School	32000 Shiawassee Street	1953	256,006
North Farmington High School	32900 W. 13 Mile Road	1961	232,607
Farmington Central High School	30175 Highmeadow Road	1963	38,486
Visions Unlimited	30415 Shiawassee Street	1955	40,198
EARLY CHILDHOOD:			
Farmington Early Childhood Center	32400 Alameda Street	1959	44,207
OTHER:			
Administration Building	33000 Freedom Road	1958	29,394
Facilities	29350 W. Ten Mile Road	1960	21,840
Transportation	32500 Shiawassee Street	1978	11,172
Maxfield Education Center	32789 W. 10 Mile Road	1951	21,826
Schulman Storage Building	32500 Shiawassee Street	1960	22,750

Program Financial Overview

Draft Facility Conditions Assessment

Total Buildings: 22

Average Age of Building: 1969

Total SF: 1,584,616

Previous Program Spend:

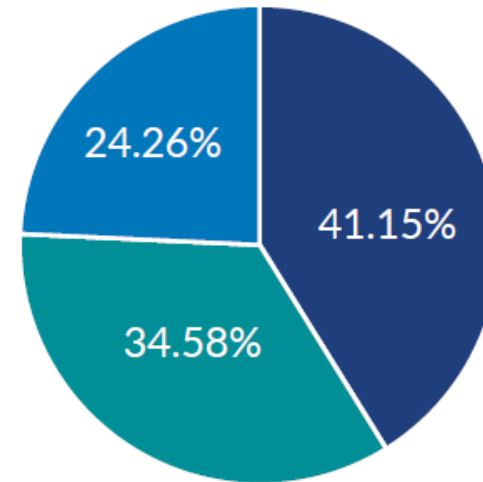
2015 Bond = \$85 PSF

2020 Bond = \$62 PSF

Total 10-Year Capital Assessment Costs

Net Present Value (NPV): \$241 million

NPV Cost Per Square Foot: \$153



■ Priority I (1-3 Yrs) ■ Priority II (4-6 Yrs) ■ Priority III (7-10 Yrs)

	Priority I (1 - 3 Yrs.)	Priority II (4 - 6 Yrs.)	Priority III (7 - 10 Yrs.)
ELEMENTARY SCHOOLS:	\$44,327,296	\$25,923,884	\$20,281,081
MIDDLE SCHOOLS:	\$23,785,271	\$26,507,025	\$11,800,613
HIGH SCHOOLS:	\$38,618,870	\$33,707,331	\$23,734,997
EARLY EDUCATION:	\$392,204	\$459,086	\$4,020,107
OTHER:	\$13,401,099	\$14,684,278	\$11,218,877
TOTAL BUILDINGS BUDGET	\$120,524,743	\$101,281,605	\$71,055,678

*Costs and priorities subject to change

Notes:

Technology not included, will be covered in separate plan. Technology costs are typically between \$4 - \$10 per square foot.

Does not include any renovations other than the building addition at facilities.

FFE is an allowance - determine approach with vendor.

Types of Work

Building Envelope

- Roofing
- Windows
- Selective Exterior Doors
- Maintenance/Repairs

Interiors

- Carpeting
- Selective Interior Doors
- Selective Kitchen areas
- Painting
- Restrooms and Locker Rooms (various)
- Damaged LVT (various)
- Auditoriums
- Science and Art Room casework
- Repair of existing casework

Furniture and Equipment

- New Classroom Furniture (TBD)
- Kitchen Equipment Replacement and Upgrades

MEP

- Plumbing maintenance and repair
- HVAC replacements due to age
- Interior and Exterior lighting upgrades
- Fire alarm system replacements
- Evaluation and development of repair scope for sanitary underground issues.

Buses

Site

- Pavement repair and maintenance
- Parking lot replacements
- Walkway repair and maintenance
- Playground upgrades
- Athletic field repairs and maintenance
- Landscaping repair and replacement
- Fencing repair and maintenance
- Watermain replacements
- Storm drainage investigations
- Dumpster enclosures
- Outdoor sheds

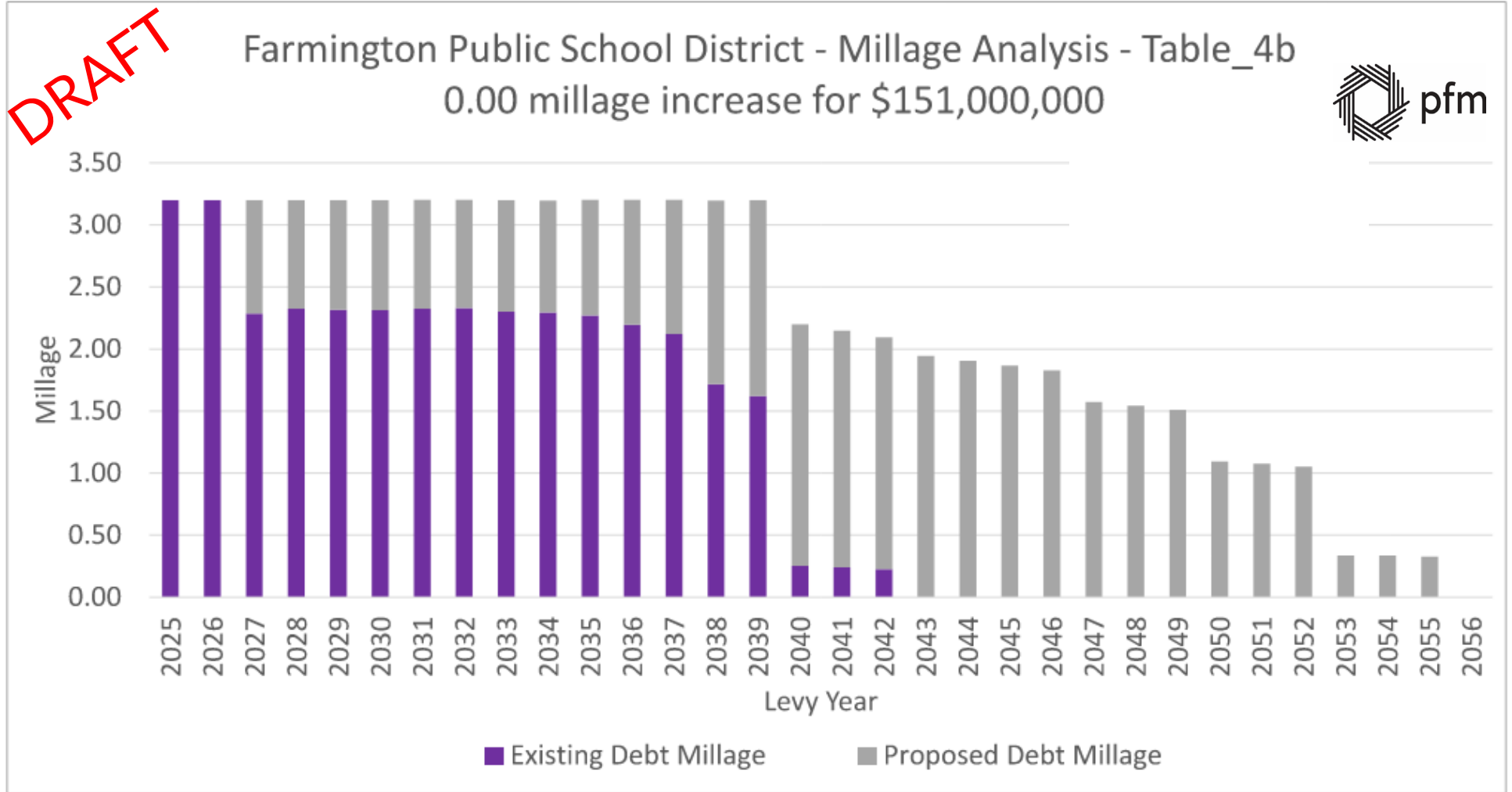


SECTION 3

Financial Opportunities

Financial Opportunities

Proposed Millage Analysis



Updated taxable values expected late May.



SECTION 4

Pre-Bond Planning Schedule & Activities

Schedule and Activities

The elapsed time to successfully complete this program is based on PMR’s experience on over \$7B worth of K-12 programs and industry standards for an appropriate timeline required for a strategic planning process. The following chart is a preliminary schedule identifying activities within each Phase and critical work plan steps to be completed and when deliverables will be provided.

	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	June 2026	July 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026
PHASE I: PROGRAM INITIATION													
FPS Administration Initial Discussion	✓	✓											
Establish Timeline, Decision Points, etc.	✓	✓											
Previous FPS Data Collection & Review	✓	✓	✓										
PHASE II: CAPITAL PLANNING REVIEW/EVALUATION													
Review District Goals/Objectives		✓	✓										
Core FPS Project Committee Formation		✓	✓										
Building Tours with FPS Administration/Staff			✓	✓									
Community Survey(s)/Input Sessions					✓	✓							
Follow-up Meetings with Core FPS Admin. Team re: Findings			✓	✓	✓	✓	✓						
Refine Strategic Planning Assessment					✓	✓	✓	✓					
Present Preliminary Findings to BoE Present Final Recommendations						✓		✓					

Next Steps

Pre-Bond Planning Activities

- Jan. – March 2026
Ongoing follow up meetings with administration
- March through May 2026
Stakeholder Input
- April 7, 2026
Board of Education Committee of the Whole
- April 21, 2026
Board of Education Update
- May 5, 2026
Board of Education Update
- May 19, 2026
Board of Education Update
- June 2, 2026
Board of Education – Review proposed potential 2026 bond proposal
- June 16, 2026
Present formal findings and if so desired, BoE approved to place on ballot