plante moran
REALPOINT

October 6, 2026

# Bond Plan Program Update

Birmingham
PUBLIC SCHOOLS

# Agenda

SECTION 1 **Bond Plan Update**

SECTION 2 **Financial & Legal Procedural Considerations**

SECTION 3 **Pre-Bond Planning Schedule & Activities**

SECTION 1

# 2026 Bond Plan Update

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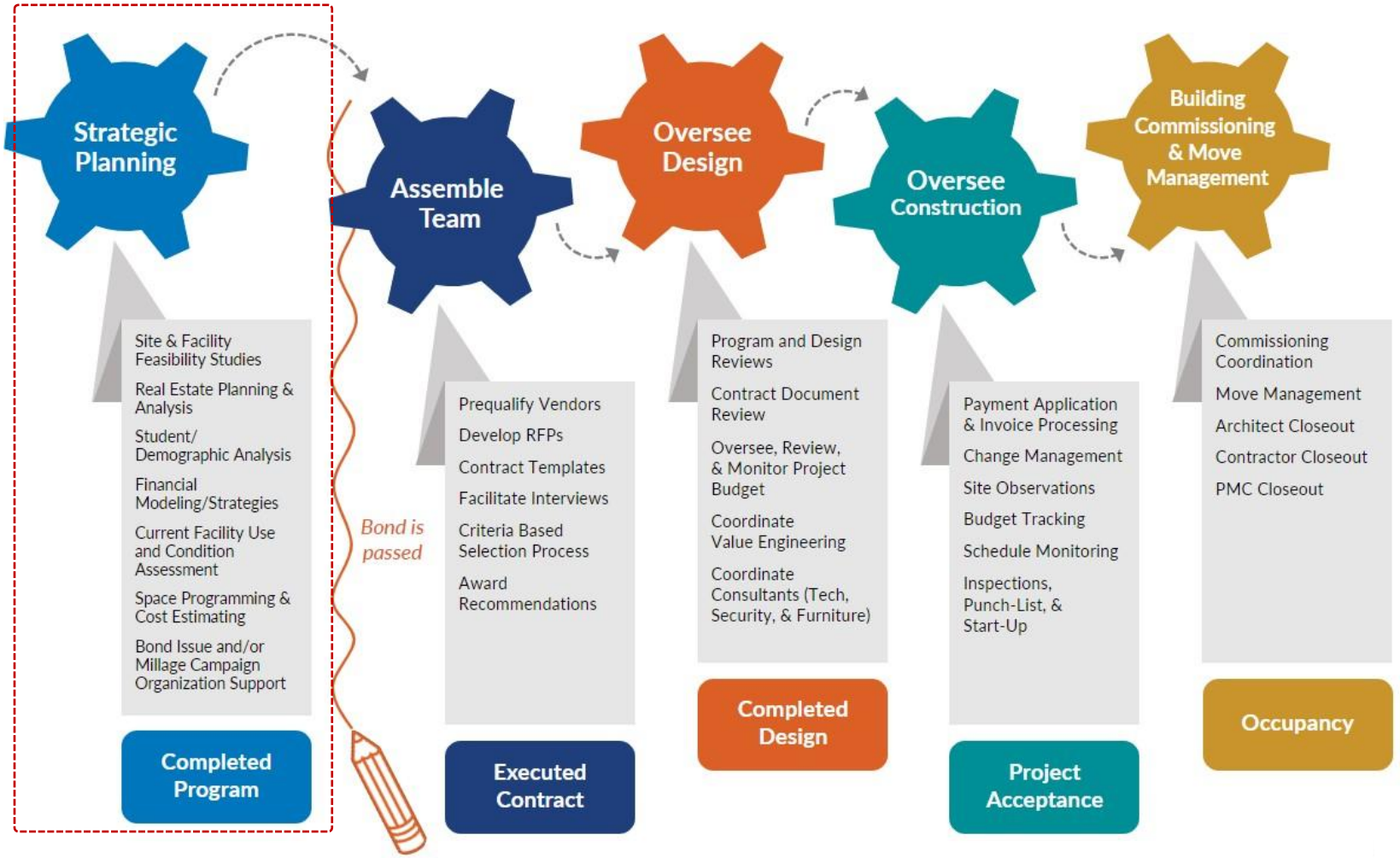
Birmingham PUBLIC SCHOOLS

# CIP Process

Plante Moran Realpoint (PMR) and the district's bond team, have initiated a comprehensive evaluation of BPS' 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 BPS' long-term objectives.



# Facility List

## BPS Facility Profile

| BIRMINGHAM PUBLIC SCHOOLS FACILITY LIST | | | |
|---|---|---|---|
| Name of School Facility | Address | Year Built | Total SF |
| **ELEMENTARY SCHOOLS:** | | | |
| Beverly Elementary School | 18305 Beverly Road | 1954 / 2005 | 65,370 |
| Bingham Farms Elementary School | 23400 W. 13 Mile Road | 1968 | 66,559 |
| Greenfield Elementary School | 31200 Fairfax | 2008 | 64,025 |
| Harlan Elementary School | 3595 N. Adams Road | 2007 | 67,340 |
| Pembroke Elementary School | 955 N. Eton Road | 1954 / 2006 | 62,808 |
| Pierce Elementary School | 1829 Pierce Road | 1927 | 82,727 |
| Quarton Elementary School | 771 Chesterfield Road | 1928 | 70,980 |
| West Maple Elementary School | 6275 Inkster Road | 1968 | 116,571 |
| **MIDDLE SCHOOLS:** | | | |
| Birmingham Covington School (BCS) | 1525 Covington Road | 1965 | 138,840 |
| Berkshire Middle School | 21707 W. 14 Mile Road | 1963 | 149,600 |
| Derby Middle School | 1300 Derby Road | 1958 | 142,089 |
| **HIGH SCHOOLS:** | | | |
| Groves High School | 20500 W. 13 Mile Road | 1959 | 359,884 |
| Seaholm High School | 2436 W. Lincoln Road | 1951 | 474,463 |
| **OTHER:** | | | |
| BATP | 2436 W. Lincoln Road | Varies | 14,940 |
| EAC | 31301 Evergreen Road | 1959 | 23,600 |
| Facilities Building | 2305 Cole Street | 1953 | 11,522 |
| Midvale Center | 2121 Midvale Road | 1957 | 35,360 |
| Transportation | 2205 Holland Street | 2003 | 17,500 |

# 10 – Year Capital Plan – By Category

Preliminary

BIRMINGHAM PUBLIC SCHOOLS

SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)

| Bldg # | Name of School Facility | Net Present Value | 1.0 New Construction | 2.0 Building Envelope | 3.0 Interior Renovations | 4.0 Furniture & Equipment | 5.0 Plumbing Systems | 6.0 HVAC Systems | 7.0 Electrical Systems | 8.0 Security | 9.0 Abatement | 10.0 Technology | 11.0 Buses | 12.0 Site Work | Soft Costs (AE/CM/ Contingency) | Total Cost (Escalated) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Beverly Elementary School | $14,647,445 | $0 | $274,449 | $3,233,912 | $0 | $228,628 | $3,299,036 | $2,063,375 | $0 | $66,774 | $0 | $0 | $3,594,128 | $4,964,778 | $17,725,078 |
| 2 | Bingham Farms Elementary School | $10,022,051 | $0 | $1,297,818 | $530,919 | $0 | $78,248 | $3,344,364 | $1,037,907 | $0 | $61,157 | $0 | $0 | $2,610,166 | $3,486,382 | $12,446,962 |
| 3 | Greenfield Elementary School | $15,795,936 | $0 | $1,098,495 | $3,049,262 | $0 | $229,700 | $3,895,883 | $2,060,651 | $0 | $59,909 | $0 | $0 | $3,452,980 | $5,387,544 | $19,234,424 |
| 4 | Harlan Elementary School | $14,620,295 | $0 | $1,523,380 | $3,451,121 | $0 | $333,252 | $2,701,644 | $2,052,010 | $0 | $47,428 | $0 | $0 | $3,001,069 | $5,100,802 | $18,210,706 |
| 5 | Pembroke Elementary School | $13,825,024 | $0 | $953,869 | $3,714,539 | $0 | $261,872 | $3,639,624 | $2,060,916 | $0 | $59,909 | $0 | $0 | $1,411,704 | $4,708,815 | $16,811,248 |
| 6 | Pierce Elementary School | $11,370,557 | $0 | $630,242 | $3,050,631 | $0 | $133,451 | $2,359,213 | $1,778,240 | $0 | $87,367 | $0 | $0 | $2,286,764 | $4,017,604 | $14,343,513 |
| 7 | Quarton Elementary School | $10,778,918 | $0 | $319,799 | $2,427,864 | $0 | $540,430 | $2,624,519 | $1,855,135 | $0 | $287,064 | $0 | $0 | $1,580,720 | $3,748,992 | $13,384,522 |
| 8 | West Maple Elementary School | $15,036,382 | $0 | $2,454,704 | $3,614,240 | $0 | $188,750 | $1,464,663 | $2,955,214 | $0 | $162,500 | $0 | $0 | $2,795,124 | $5,305,182 | $18,940,378 |
| 9 | Birmingham Covington School (BCS) | $21,374,973 | $0 | $2,850,542 | $3,178,357 | $0 | $740,726 | $2,788,293 | $2,947,810 | $0 | $106,705 | $0 | $0 | $6,864,904 | $7,578,242 | $27,055,577 |
| 10 | Berkshire Middle School | $23,994,481 | $0 | $1,770,198 | $2,743,806 | $0 | $725,141 | $6,560,703 | $4,084,784 | $0 | $139,788 | $0 | $0 | $5,269,075 | $8,284,873 | $29,578,368 |
| 11 | Derby Middle School | $26,555,722 | $0 | $811,883 | $6,338,484 | $0 | $734,522 | $6,158,106 | $3,795,889 | $0 | $162,925 | $0 | $0 | $5,233,055 | $9,040,221 | $32,275,085 |
| 12 | Groves High School | $47,584,502 | $0 | $5,895,439 | $9,796,064 | $0 | $1,282,286 | $14,764,774 | $7,094,137 | $0 | $134,241 | $0 | $0 | $3,646,436 | $16,580,013 | $59,193,389 |
| 13 | Seaholm High School | $57,776,282 | $0 | $6,035,405 | $11,254,330 | $0 | $1,742,575 | $17,530,692 | $10,142,382 | $0 | $131,373 | $0 | $0 | $4,418,841 | $19,942,528 | $71,198,124 |
| 14 | BATP | $996,087 | $0 | $126,698 | $206,700 | $0 | $62,388 | $474,626 | $66,965 | $0 | $35,568 | $0 | $0 | $0 | $378,554 | $1,351,499 |
| 15 | EAC | $1,647,977 | $0 | $17,210 | $1,044,080 | $0 | $44,400 | $37,000 | $420,321 | $0 | $0 | $0 | $0 | $0 | $608,136 | $2,171,148 |
| 16 | Facilities Building | $1,865,002 | $0 | $519,708 | $59,510 | $0 | $34,710 | $433,374 | $78,204 | $0 | $45,880 | $0 | $0 | $522,682 | $659,128 | $2,353,197 |
| 17 | Midvale Center | $20,794,024 | $4,302,605 | $2,002,719 | $3,771,961 | $0 | $481,511 | $2,439,205 | $1,308,529 | $0 | $205,378 | $0 | $0 | $2,708,853 | $6,700,253 | $23,921,012 |
| 18 | Transportation | $10,793,339 | $0 | $650,157 | $81,749 | $0 | $137,908 | $445,267 | $481,221 | $0 | $130,000 | $0 | $7,959,459 | $591,618 | $4,076,539 | $14,553,917 |
| 19 | District Wide Technology | $51,551,332 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $51,451,332 | $0 | $0 | $0 | $51,451,332 |
| 20 | District Wide Safety & Security | $12,620,342 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $12,620,342 | $0 | $0 | $0 | $0 | $0 | $12,620,342 |
| 21 | District Wide Furniture Fixtures & Equip. | $8,875,000 | $0 | $0 | $0 | $11,645,516 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $11,645,516 |
| | TOTAL | $392,525,671 | $4,302,605 | $29,232,716 | $61,547,530 | $11,645,516 | $7,980,497 | $74,960,985 | $46,283,688 | $12,620,342 | $1,923,965 | $51,451,332 | $7,959,459 | $49,988,118 | $110,568,584 | $470,465,338 |

# Financial Overview

## Draft Bond Plan

**Total Buildings: 18**

**Average Age of Building: 56 Yrs.**

**Total SF: 1,964,178**

| BIRMINGHAM PUBLIC SCHOOLS SUMMARY OF COSTS BY PRIORITIZATION | | |
|---|---|---|
| Bldg # | Name of School Facility | 2026 Bond Allocation |
| | | |
| 1 | Beverly Elementary School | $10,498,735 |
| 2 | Bingham Farms Elementary School | $6,977,214 |
| 3 | Greenfield Elementary School | $10,201,656 |
| 4 | Harlan Elementary School | $6,646,029 |
| 5 | Pembroke Elementary School | $9,540,572 |
| 6 | Pierce Elementary School | $5,049,176 |
| 7 | Quarton Elementary School | $6,364,922 |
| 8 | West Maple Elementary School | $7,025,706 |
| 9 | Birmingham Covington School (BCS) | $12,256,054 |
| 10 | Berkshire Middle School | $14,968,500 |
| 11 | Derby Middle School | $19,987,816 |
| 12 | Groves High School | $25,382,970 |
| 13 | Seaholm High School | $36,715,635 |
| 14 | BATP | $168,003 |
| 15 | EAC | $512,877 |
| 16 | Facilities Building | $702,233 |
| 17 | Midvale Center | $23,555,838 |
| 18 | Transportation | $4,273,832 |
| 19 | District Wide Technology | $25,504,890 |
| 20 | District Wide Safety & Security | $12,043,825 |
| 21 | District Wide Furniture Fixtures & Equipment | $1,623,516 |
| | TOTAL BUILDINGS BUDGET | $240,000,000 |

*Costs and priorities subject to change
**Costs shown are escalated

# Preliminary Bond Plan – By Category

Preliminary

BIRMINGHAM PUBLIC SCHOOLS

PRIORITY I SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)

| Bldg # | Name of School Facility | 1.0 New Construction | 2.0 Building Envelope | 3.0 Interior Renovations | 4.0 Furniture & Equipment | 5.0 Plumbing Systems | 6.0 HVAC Systems | 7.0 Electrical Systems | 8.0 Security | 9.0 Abatement | 10.0 Technology | 11.0 Buses | 12.0 Site Work | Soft Costs (AE/CM/ Contingency) | Total Cost (Escalated) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Beverly Elementary School | $0 | $274,449 | $28,684 | $0 | $126,210 | $3,160,873 | $541,382 | $0 | $20,871 | $0 | $0 | $3,405,581 | $2,940,686 | $10,498,735 |
| 2 | Bingham Farms Elementary School | $0 | $11,474 | $17,210 | $0 | $48,648 | $2,798,506 | $523,757 | $0 | $19,115 | $0 | $0 | $1,604,193 | $1,954,311 | $6,977,214 |
| 3 | Greenfield Elementary School | $0 | $1,077,464 | $28,684 | $0 | $126,669 | $3,773,124 | $562,350 | $0 | $18,725 | $0 | $0 | $1,757,166 | $2,857,474 | $10,201,656 |
| 4 | Harlan Elementary School | $0 | $611,612 | $28,684 | $0 | $174,284 | $1,973,878 | $495,316 | $0 | $14,824 | $0 | $0 | $1,485,884 | $1,861,546 | $6,646,029 |
| 5 | Pembroke Elementary School | $0 | $939,069 | $785,942 | $0 | $85,593 | $3,442,513 | $584,053 | $0 | $18,725 | $0 | $0 | $1,012,371 | $2,672,305 | $9,540,572 |
| 6 | Pierce Elementary School | $0 | $18,358 | $51,631 | $0 | $87,601 | $1,474,099 | $570,910 | $0 | $27,307 | $0 | $0 | $1,405,001 | $1,414,270 | $5,049,176 |
| 7 | Quarton Elementary School | $0 | $20,653 | $176,694 | $0 | $236,930 | $2,262,090 | $544,882 | $0 | $89,724 | $0 | $0 | $1,251,142 | $1,782,809 | $6,364,922 |
| 8 | West Maple Elementary School | $0 | $25,242 | $2,078,549 | $0 | $19,169 | $571,545 | $843,718 | $0 | $0 | $0 | $0 | $1,519,589 | $1,967,894 | $7,025,706 |
| 9 | Birmingham Covington School (BCS) | $0 | $41,305 | $227,178 | $0 | $357,136 | $2,287,931 | $934,847 | $0 | $106,705 | $0 | $0 | $4,868,044 | $3,432,909 | $12,256,054 |
| 10 | Berkshire Middle School | $0 | $13,768 | $567,370 | $0 | $245,803 | $5,270,599 | $1,084,486 | $0 | $43,692 | $0 | $0 | $3,550,120 | $4,192,663 | $14,968,500 |
| 11 | Derby Middle School | $0 | $135,389 | $3,444,053 | $0 | $406,185 | $5,402,644 | $1,119,137 | $0 | $162,925 | $0 | $0 | $3,718,915 | $5,598,568 | $19,987,816 |
| 12 | Groves High School | $0 | $890,352 | $1,969,842 | $0 | $960,686 | $13,234,611 | $987,878 | $0 | $134,241 | $0 | $0 | $95,613 | $7,109,746 | $25,382,970 |
| 13 | Seaholm High School | $0 | $950,015 | $4,574,830 | $0 | $1,330,251 | $16,048,671 | $3,248,972 | $0 | $131,373 | $0 | $0 | $434,467 | $9,997,056 | $36,715,635 |
| 14 | BATP | $0 | $0 | $0 | $0 | $41,133 | $29,079 | $15,165 | $0 | $35,568 | $0 | $0 | $0 | $47,057 | $168,003 |
| 15 | EAC | $0 | $17,210 | $0 | $0 | $0 | $0 | $352,010 | $0 | $0 | $0 | $0 | $0 | $143,656 | $512,877 |
| 16 | Facilities Building | $0 | $184,438 | $17,210 | $0 | $0 | $232,180 | $0 | $0 | $0 | $0 | $0 | $71,710 | $196,695 | $702,233 |
| 17 | Midvale Center | $4,302,605 | $2,002,719 | $3,754,201 | $0 | $445,991 | $2,340,276 | $1,308,529 | $0 | $205,378 | $0 | $0 | $2,598,173 | $6,597,968 | $23,555,838 |
| 18 | Transportation | $0 | $31,323 | $81,749 | $0 | $117,432 | $151,366 | $160,631 | $0 | $0 | $0 | $2,409,459 | $124,776 | $1,197,096 | $4,273,832 |
| 19 | District Wide Technology | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $25,504,890 | $0 | $0 | $0 | $25,504,890 |
| 20 | District Wide Safety & Security | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $12,043,825 | $0 | $0 | $0 | $0 | $0 | $12,043,825 |
| 21 | District Wide Furniture Fixtures & Equip. | $0 | $0 | $0 | $1,623,516 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $1,623,516 |
| | TOTAL | $4,302,605 | $7,244,841 | $17,832,513 | $1,623,516 | $4,809,720 | $64,453,983 | $13,878,022 | $12,043,825 | $1,029,172 | $25,504,890 | $2,409,459 | $28,902,745 | $55,964,710 | $240,000,000 |

# Address Aging Infrastructure

## Mechanical

- Boilers
- Air Handling Units
- AC Units
- Roof Top Units

## Electrical

- Emergency Generators
- Lighting / Controls
- Power Upgrades
- Fire Alarm Systems

## Plumbing

- Water Heaters
- Pumps
- Piping
- Pool Equipment

# Early Childhood Expansion & Renovations

## Planned Investments

- Safety & Security and Technology Upgrades
- Classroom Addition
- New Main Office and Support Spaces
- New Entry Canopy
- Interior Renovations (Flooring, Ceilings, Lighting, Cabinetry, Painting)
- Kitchen Equipment Upgrades
- Exterior Enclosure (Window Systems, Doors, Façade)
- Address Aging Mechanical Infrastructure
- Parking Lot Replacements
- New Playgrounds with Increased Accessibility
- Furniture Upgrades

# Early Childhood Expansion & Renovations

## Why?

- Expansion of the Early Childhood Center is needed because first-floor learning environments for our youngest learners are limited across the district
- Consolidate early childhood programs to increase staff and space efficiencies (WeeCare, Early On, Etc.)
- Future-forward learning opportunities

# Early Childhood Expansion & Renovations

# Elementary Schools

## Planned Investments

- Safety & Security and Technology Upgrades
- Selective Roofing Replacement*
- Selective Interior Renovations
- Address Aging Mechanical Infrastructure
- Selective Parking Lot Replacements
- Playground Upgrades with Increased Accessibility
- Selective Kitchen Equipment Upgrades
- Selective Career Technological Equipment

*Replacement of identified roof sections based on need

# Promote Outdoor Learning

# Middle Schools

## Planned Investments

- Safety & Security and Technology Upgrades
- Selective Interior Finish Upgrades (Flooring, Lighting, Paint)
- Selective Casework Replacement
- Selective Gym / Pool Upgrades
- Address Aging Mechanical Infrastructure
- Parking Lot Replacements
- Playground Upgrades with Increased Accessibility (BCS)
- Selective Athletic Upgrades
- Kitchen Equipment Upgrades

# High Schools & BATP

## Planned Investments

- Safety & Security and Technology Upgrades
- Selective Window Replacement
- Selective Exterior Door Replacement
- Interior Finish Upgrades
- Selective Casework  Replacement
- Selective Gym / Pool Upgrades
- Selective Auditorium Upgrades
- Selective Athletic Upgrades
- Address Aging Mechanical Infrastructure

# Auxiliary Buildings (EAC, Facilities, Transportation)

## Planned Investments

- Safety & Security and Technology Upgrades
- Address Aging Mechanical Infrastructure

# Safety & Security and Technology Upgrades

## Planned Investments

- Upgrade Emergency Notification System
- Replace and Expand Video Surveillance
- Replace Phone System
- Update Network + Wireless
- Update Classroom Audiovisual
- Replace Staff Computers
- Maintain Student Device Program
- Replace District Firewall
- Replace Centralized Servers
- Improve Auditorium Audiovisual
- Replace Copiers

SECTION 2

# Financial & Legal Procedural Considerations

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# Financial Opportunities

## Proposed Millage Analysis

pfm

PRELIMINARY

**BIRMINGHAM PUBLIC SCHOOLS**
**COUNTY OF OAKLAND, STATE OF MICHIGAN**
**SCHOOL BUILDING AND SITE BONDS**
**(GENERAL OBLIGATION - UNLIMITED TAX)**

**SUMMARY OF PROPOSED BONDING ALTERNATIVES**

| Scenario / Table No. | Issuance Date | Bond Amount | Bond Term | Estimated Total Interest Cost | Estimated Interest Rate | Principal Amortized within 1st 6 Years | Ballot Info: First Year Millage* | Ballot Info: Average Millage | Maximum Total Mills All Debt | Increase (Decrease) in Debt Levy |
|---|---|---|---|---|---|---|---|---|---|---|
| **November 2026 Election:** | | | | | | | | | | |
| | May-27 | $80,000,000 | 20 yrs., 0 mo. | $56,215,063 | 4.75% | $9,550,000 | | | | |
| | May-29 | 80,000,000 | 20 yrs., 0 mo. | 58,105,800 | 4.75% | 4,850,000 | | | | |
| | May-31 | 80,000,000 | 20 yrs., 0 mo. | 59,644,088 | 4.75% | 4,775,000 | | | | |
| | Total | $240,000,000 | | $173,964,950 | | $19,175,000 | 0.84 | 1.30 | 3.80 | 0.00 |

**ASSUMPTIONS:**

- a debt levy of 3.8 mills for 2025 and 2026.
- **an annual change in Taxable Value of 3.75% for 5 years and 3.50% each year thereafter.**

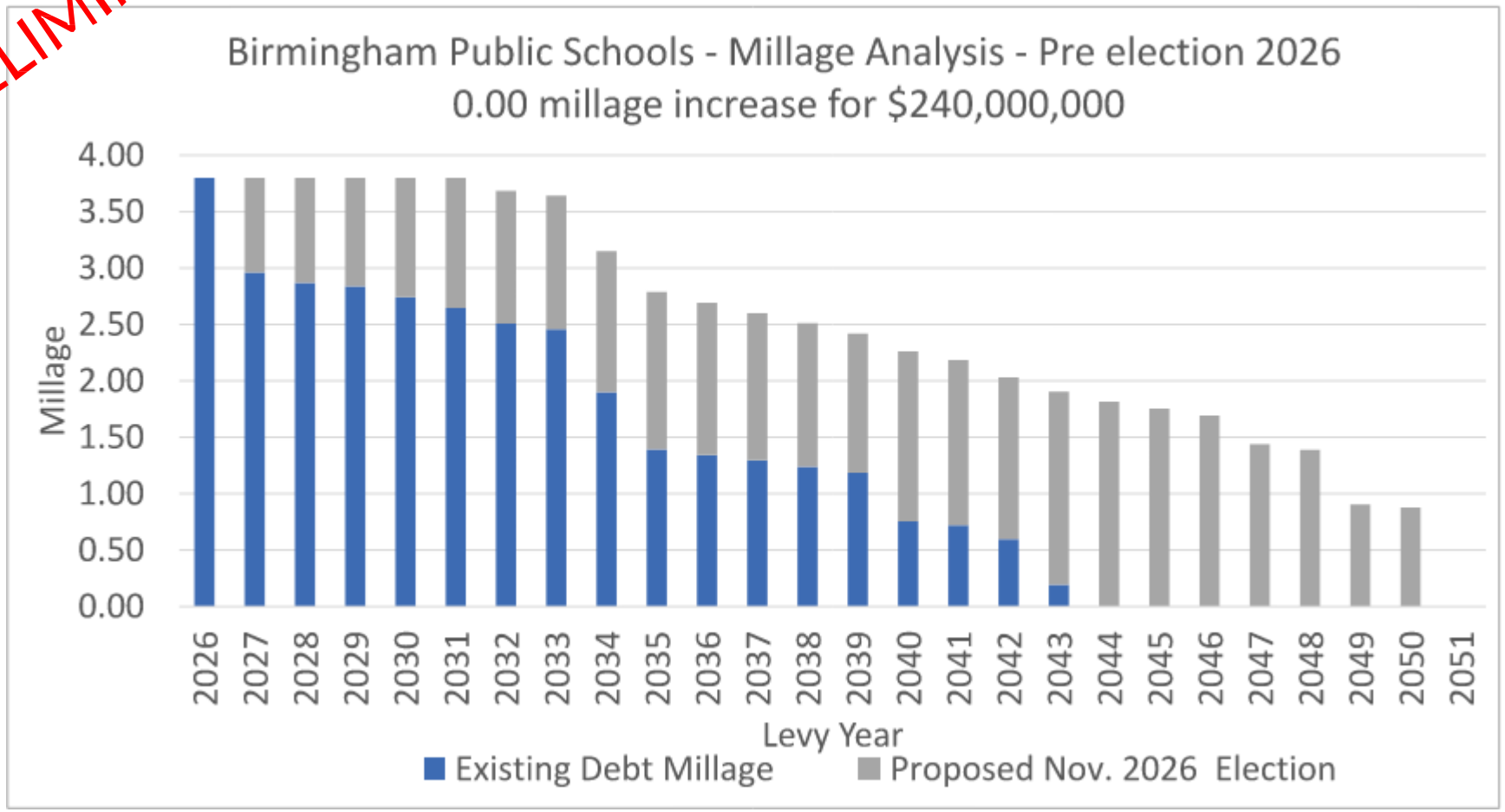
NOTATION:

- The interest rates shown above are estimates. The actual interest rates will be determined at the time of sale. Changes in interest rates may impact the millage required. The final millage will be based on actual interest rates, actual bond payments and actual taxable values.

# Financial Opportunities

## Proposed Millage Analysis

PRELIMINARY



MILLER CANFIELD

# OFFICIAL BALLOT

## SCHOOL FACILITIES AND SAFETY IMPROVEMENT BOND PROPOSAL

Shall the Birmingham Public Schools, County of Oakland, State of Michigan, borrow the sum of not to exceed Two Hundred Forty Million Dollars ($240,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Enhancing school safety and security, including security camera systems, an emergency notification system, emergency radios, backup generators, and fire alarms;
- District-wide heating and cooling improvements, playground improvements addressing accessibility for students with disabilities and remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings and other facilities, including the upgrade and expansion of the Midvale Early Childhood Center.
- Acquiring and installing instructional technology infrastructure and equipment, including career and technical education equipment, in school buildings and other facilities; and
- Erecting and completing additions to and preparing, developing, and improving sites at school buildings and other facilities and the purchase of school buses?

YES ☐

NO ☐

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this Proposal is expected to remain at or below 3.80 mills which is a 0.00 mill increase from the annual debt millage levied in 2026. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than twenty (20) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 0.84 mills (which is equal to $0.84 per $1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 1.30 mills annually ($1.30 per $1,000 of taxable value).

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)

SECTION 3

# Pre-Bond Planning Schedule & Activities

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Birmingham PUBLIC SCHOOLS

# Next Steps

## Pre-Bond Planning Activities

- May through July 2026
  Refine Capital Plan into Bond Plan
- June 16, 2026
  Board of Education Update
- June 23, 2026
  Board of Education Update
- July - October
  Ballot Information Campaign
- October 6, 2026
  Board of Education Update
- October 20, 2026
  Board of Education Update
- November 3, 2026
  Election Day