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REALPOINT

A photograph of a bright, modern classroom. The room features large windows on the left side, offering a view of a green field and trees with autumn foliage. Several white rectangular tables are arranged in the room, each surrounded by blue plastic chairs. In the background, there is a desk with a black office chair and some papers. A large, semi-transparent blue graphic, resembling a stylized 'Z' or 'M', is overlaid on the lower half of the image, partially obscuring the tables and chairs.

# Great space

is an inspiring environment  
for children.



## Built to point the way

Plante Moran Realpoint is a real estate consulting and owner's representation firm that brings together 125 multidisciplinary professionals to deliver end-to-end services and deep industry specialization.

We're built different to help you create and support safe and modern learning environments where children discover and grow.

We understand the complexities of working with consensus-driven decision-making bodies and the importance of viewing your facilities from the perspective of students, teachers, staff, and the community.

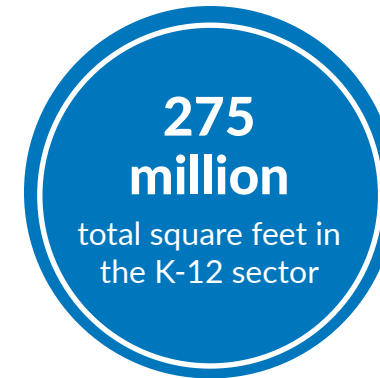
Your district will benefit from our experience working

on billions of dollars in recent school facility projects ranging from space consulting to renovations and additions to new school construction.



### SCHOOL FACILITY & REAL ESTATE CONSULTING

Enrollment projections  
Capital needs & funding assessment  
Capital planning  
Community outreach  
Dispositions



### TECHNOLOGY & SECURITY

Assess, acquire, & implement  
Cybersecurity  
Information technology project management



### PROGRAM MANAGEMENT/ OWNER'S REPRESENTATION

Project planning & curriculum goals alignment  
Team selection & procurement  
Design & construction oversight  
Furniture, technology, & equipment coordination





## School facility & real estate consulting

The real estate holdings and underutilized facilities of school districts can be both an asset and a liability. Our consulting services help your administration and community establish the clearest picture of the current condition, usage, costs, and needs of all your school facilities. Plante Moran Realpoint reviews utilization and space planning and then helps your district explore all of your options for acquisition, disposition, leasing, and development across your portfolio. We have assisted with the redevelopment of school buildings into community centers, new homes to grow the district, public-private partnerships, and more.

### ENROLLMENT PROJECTIONS

Support long-term visioning & planning

### CAPITAL NEEDS & FUNDING ASSESSMENT

Condition assessments

Space planning & utilization

Inventory

Broker opinion of values

### CAPITAL PLANNING

Prioritize needs, maintenance, & wants

Budget & schedule

Strategic disposition

Highest & best use analysis

Public-private partnership

### COMMUNITY OUTREACH

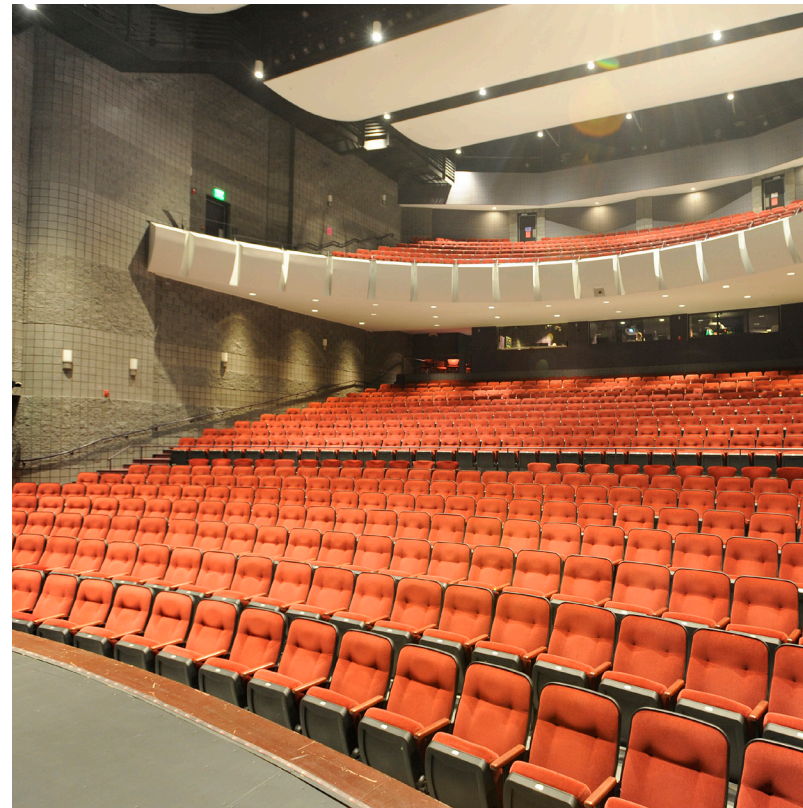
Information campaigns

Marketing materials & messaging



***"PMR's enrollment projection was spot on and continues to support our facility utilization and budgeting."***





## Technology & security

Our experts know how technology supports teaching, learning, and operations. We specialize in all areas of technology design for renovated and new buildings, including classroom integration, infrastructure to support teaching and learning, physical and data security, and collaboration tools. We'll help you design and implement technologies that give students, teachers, and administrators the tools they need to perform successfully.

### ASSESS, ACQUIRE, & IMPLEMENT

Plan, budget, design, & RFP solutions for integrated classroom & instructional technologies

### CYBERSECURITY

Protect your data & systems with process, people, & technology

### PROJECT MANAGEMENT INFORMATION SYSTEM

Our technology can combine measurements of scope, schedule, & costs in a single integrated system for:

- Construction cost management
- User-friendly reporting
- Cloud-based access & visibility



***"PMR is an excellent advocate for our district. They are professional, personable, and always put the best interest of the district first."***





## Program management/ owner's representation

Embarking on a large construction or renovation project can be taxing on a district's resources. As your trusted advisor, we will assist you every step of the way from planning, budgets, and schedules to team selection and oversight of the project, concept through completion.

### PROJECT PLANNING & CURRICULUM GOALS ALIGNMENT

Translate curriculum  
strategic plan to real  
estate & facilities

Program budget,  
schedule, & scope  
development

Develop the capital plan

Site & facility feasibility  
studies

Student/demographic  
analysis

Financial modeling/  
strategies

### TEAM SELECTION & PROCUREMENT

Develop roster for  
due diligence and  
professional services  
required

Prequalify vendors

Develop RFPs

Contract templates &  
delivery method

Facilitate interviews

Award  
recommendations

### DESIGN & CONSTRUCTION OVERSIGHT

Design facilitation

Construction facilitation

Change management

Furniture, technology, &  
equipment coordination

Move management

Startup coordination

Training & warranty

Operational review

Closeout





## Contact us



**Paul R. Wills, AIA, LEED AP, NCARB**

PARTNER

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Paul, a partner with Plante Moran Realpoint, is a member of the program management team, specializing in strategic planning, preconstruction and due diligence planning, project feasibility, and project oversight services. Paul excels in helping decision makers define and meet key project success parameters, goals, and objectives. This includes assisting with site selection, the selection of design and construction team members, and working with clients from programming through completion. Paul has more than 25 years of program management experience and has completed successful capital projects worth more than \$5 billion. He has assisted numerous clients across the United States on more than 600 facilities projects involving building assessments, conceptual programming, bonding approval, and building construction for educational facilities, municipal offices, law enforcement, fire and EMS, libraries, courts, recreation centers, and DPW facilities.



**Nicole Blocker**

SENIOR VICE PRESIDENT

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As a senior vice president of Plante Moran Realpoint (PMR), Nicole brings more than 22 years of engineering and program management experience to the team. Known for her skill in preconstruction planning and project management, Nicole is especially adept in the areas of cost forecasting, scope evaluation project, process improvement, and team development. Nicole believes that upfront planning is the best way to avoid unwelcome surprises and meet project goals. She has extensive experience reviewing written specifications and drawings for construction budget analysis and value engineering opportunities. She has also helped project teams coordinate phasing, staging, and site logistics in ways that reduce impacts on operations. At PMR, she leverages this experience to guide projects from concept to completion. Clients appreciate that she always has their best interests and long-term success in mind.





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Realize what it means to be  
built different at [pmrealpoint.com](http://pmrealpoint.com).