

# Okemos Public Schools

## 2022 Bond Proposal

### Board of Education Work Session

May 2, 2022

# Agenda

- ❑ Purpose + goals for session
- ❑ Refresh on process + timeline
- ❑ Key deliverables + milestones completed to date
- ❑ Large, medium + small rocks
- ❑ Next steps + timeline



# Purpose of Session

- Intended outcomes tonight
- Introductions - facilitator roles for today's session
- Our opportunity: short + intermediate term



# Our Opportunity + Background



With continuation of the current millage rate at 7.0 mills (no tax increase), OPS has the opportunity to:

- Accommodate long-term enrollment increases
- Address the aging building/grounds/facilities infrastructure
- Re-imagine OPS' future facilities and grounds





# Our Opportunity: Short + Intermediate



	Financial Projection based on \$275M Bond	
	March 18	April 21
<b>Inflation Rate Multiplier</b>	3.30%	4.79%*
<b>Tax Base 2022-23</b>	\$1.479B	\$1.500B
<b>1st Yr Mills Needed &lt; 7.0</b>	2049-50	2032-33

\* Preliminary rate

# Ice Breaker: Quick Reflection

*Thinking about this bond process and next steps (steering committee engagement, survey of citizens, access to professional consultants) thus far, what most excites you?*

*(30 Seconds)*



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# Refresh on Process + Timeline

- Roles + responsibilities
- Key inputs
- Bond committee consensus vs. unanimity
- Winning vs. passing the bond
- Big picture next steps
- Questions + discussion



# Refresh on Process + Timeline

## Roles + Responsibilities



- **Core Team:**
  - Key administration staff lead transparent, inclusive, effective process
  - TowerPinkster+Christman facilitate community engagement + provide design and construction expertise
- **Steering Committee:**
  - 44 stakeholders including parents, students, employees and community members provide input to ensure all Okemos voices are represented
- **Board of Education**
  - Commissions Superintendent to engage Steering Committee to develop recommendation, considers all inputs to finalize and potentially adopt resolution with scope for 2022 bond



# Refresh on Process + Timeline

## Roles + Responsibilities



- **Core Team Process:**
  - Weekly working sessions (2-3 per week)
  - Analysis of as-is + to-be facilities needs + opportunities
  - Development of initial concepts for committee consideration
  - Update + engage community + board of education for feedback
  - Facilitate committee discussion
  - Adjust concepts to match committee feedback, repeating process until consensus is reached



## Board of Education Resolution

# Refresh on Process + Timeline

## Consensus Vs Unanimity

**consensus** noun, often attributive

 Save Word

con·sen·sus | \ kən-'sen(t)-səs  \

### Definition of *consensus*

- a** : general agreement : UNANIMITY  
// the *consensus* of their opinion, based on reports ... from the border  
— John Hersey

**b** : the judgment arrived at by most of those concerned  
// the *consensus* was to go ahead
- : group solidarity in sentiment and belief



# Refresh on Process + Timeline

## Winning Vs Passing the Bond



# Refresh on Process + Timeline

## Big Picture Next Steps



	Date	Action	Group
FEB	23	Big Picture Approach - Big/Medium Rocks Philosophy + Initial Identification	Steering Committee
	28	<i>Update + Feedback</i>	School Board
MARCH	2	<i>Update + Feedback</i>	Leadership Team
	9	Big/Medium Rocks Identification + Prioritization/Discuss Community Survey	Steering Committee
	15	<i>Update + Feedback - Facilities Assessment</i>	Community
	23	Consider Bond Scenario Components & Budget Range	Steering Committee
APRIL	6	Refine Bond Scenario(s) + Consider Future Master Plan Components	Steering Committee
	Wk 4, 11	<i>Survey</i>	Community



APRIL	11	<i>Update + Feedback</i>	School Board
	20	Initial Consensus on Recommended Proposal	Steering Committee
MAY	2	<i>Update + Feedback</i>	School Board Workshop
	4	Finalize Recommendation	Steering Committee
	9	Present Recommendation to BOE	School Board
	23	BOE Vote on Recommendation Scope for Bond Application	School Board
JUNE-AUG	June 29	Michigan Department of Treasury Review	State of Michigan - Treasury
	July 11	BOE Regular Meeting to Approve Final Bond Application	School Board
	Aug 16	Call for Election - Deadline to Forward Language to Clerk	School Board
SEPT-NOV	Sept-Nov	Outreach Updates	School Board
	Sept-Nov	Community Outreach	Community
	November 8	Election Day	State of Michigan - Elections



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# Key Deliverables + Milestones Completed

- **Refresh**
  - Our lens - guiding principles + selection criteria
  - 4 vs 5 elementary schools
  - Selection of Scenario 2 as proposal base
- **Update From 4/20 Steering Committee**
  - Cornell opportunity
  - Master planning priorities
- **Questions + Discussion**



# Key Milestones + Deliverables

## Our Lens: Selection Criteria



- **First Step of a Master Plan**
  - 2022: Budget in \$270 million range at a zero mill increase
  - Significant needs identified (requires master plan to meet)
- **New Building “Big Rock” Criteria**
  - Student equity, educational environment agility, sustainability, site desirability
- **Overarching Guiding Principles**



# Key Milestones + Deliverables

## Guiding Principles + Criteria



### Guiding Principles - February 9, 2022

- A. Support the implementation of the OPS vision, mission, values and equity plan.
- B. Ensure 21st-century student learning and achievement as well as equitable access and development of the whole child across all of our schools.
- C. Consider viable solutions for a 5,000 student district that allow us to maintain equitable building size, class size (number of students) and square footage per student.
- D. Maintain K-4, 5-6, 7-8, 9-12 configuration for delivery of rigorous and relevant programs to meet current and future demands and instructional resources for our diverse student population.
- E. Allow flexibility for future changes in enrollment, funding and government mandates.
- F. Promote decisions as a good steward of taxpayer dollars; ensure financial stability of the district and tax implications for the citizens of Okemos.
- G. Promote optimal utilization of school buildings/facilities for our children, families, staff and community.
- H. Maintain a commitment to listen to those who are willing to share their input and consistently and transparently share available information for data driven decisions.
- I. These guiding principles and this bond proposal will serve as the foundation of a long-term master plan for Okemos Public Schools.
- J. Provide facilities and grounds that are reflective of the high expectations of the community and are representative of the district's reputation.

*These guiding principles and this bond proposal will serve as the foundation of a long-term master plan for Okemos Public Schools.*



# Key Milestones + Deliverables

## Elementaries - 4 Vs. 5 Buildings



Note: Impact of special education support staff, food service, mail/delivery, transportation administration, additional behavioral supports not included but may be impacted. Wages include benefits and retirement.

Area of Expense	Annual Amount
Principal	\$180,000
Administrative Asst + Clerk	96,000
LMC Specialist	45,000
Specials (Art, Music, PE)	115,000
Custodian + Night Cleaning	175,000
MTSS Coordinator	102,000
Counselor/SSW	120,000
Utilities	70,000
<b>Minimal Additional Costs (Annually)</b>	<b>\$903,000</b>

# Key Milestones + Deliverables

## Elementaries - 4 Vs. 5 Buildings



	4 Buildings	5 Buildings
Mission, Vision, Equity Plan	Yes	Yes
21st-Century Learning + Achievement; Equitable Access + Dev.	Yes	Yes
Equitable Building Size, Class Size + S.F./Student	Yes	No
Maintains Grade Configuration (Rigorous + Relevant)	Yes	Yes
Flexibility for Future Changes in Enrollment, Funding	Yes	No
Financial Stewardship; Financial Stability (Annual Cost)	Yes	No
Optimal Utilization of School Buildings	Yes	No

# Key Milestones + Deliverables

## Selection of Scenario 2 as Proposal Base

### Feedback from Last Session:

- Scenario 2: Replacing Cornell, Kinawa + Chippewa has **best impact** (including all 5-8 grade students) with **NO tax increase**
- Middle Schools have High FCI, Cornell has high FCI and has no capacity
- Need future plan for Central Montessori Program (next big rock in master planning)



# Key Milestones + Deliverables

## Update from 4/20 Steering Committee



- Master Planning Priorities
  - Okemos Public Montessori (K-4)
  - Senior Center
  - Early Childcare location
  - Athletics + Performing Arts
  - Other areas not prioritized for initial phase
- Placement of “New Cornell”

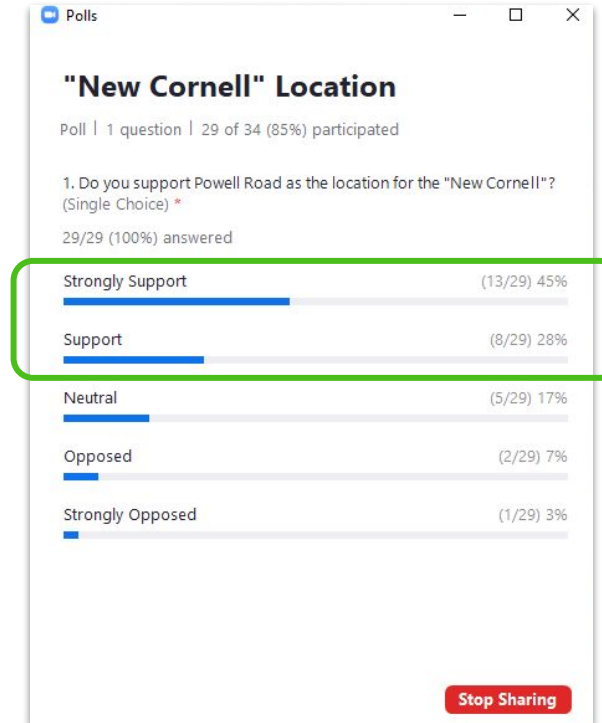


# Update from 4/20 Committee Meeting

## Cornell Opportunity - Discussion/Vote



- Placing students at center of our focus
- Satisfying site needs (size, drop-off, etc.)
- Keeping in mind concerns in community regarding redistricting
- Maximizing equity across district; considering proximity to existing school, Wardcliff students + time on bus
- Considering + balancing greenspace use
- Tapping into opportunity for hands-on environmental experience - engagement





# Update from 4/20 Committee Meeting

## Cornell Opportunity - Background



	Site Size	Adequate? (>25 Acres)
Cornell	10 Acres (11.87**)	No
Edgewood	12 Acres (18.0**)	No
Wardcliff	20 Acres (16.07**)	Yes
Powell Road	25 Acres (25.00**) (5 acres wetland)	Yes
Central*	28 Acres (18.19**) (~14 acres in use)	Acreage In Use



Cornell



Edgewood



Wardcliff



Powell Road



Central

\* Would require building on active site (administration, operations, technology, OPM) with car line and potential of multiple moves of Montessori program.

\*\* Working to resolve discrepancy between district's historic document and GIS

# Update from 4/20 Committee Meeting

## Cornell Opportunity



	Powell Road	Wardcliff
Redistricting (Short Term)	No	Yes
Neighborhood School	Future	Yes
Geographic Location	Evenly Dispersed in district	Not evenly Dispersed in district
Maintains Greenspace	Focus on maintaining natural space with site design	Yes
Transportation Impact (walkers, bussing)	Yes	Yes

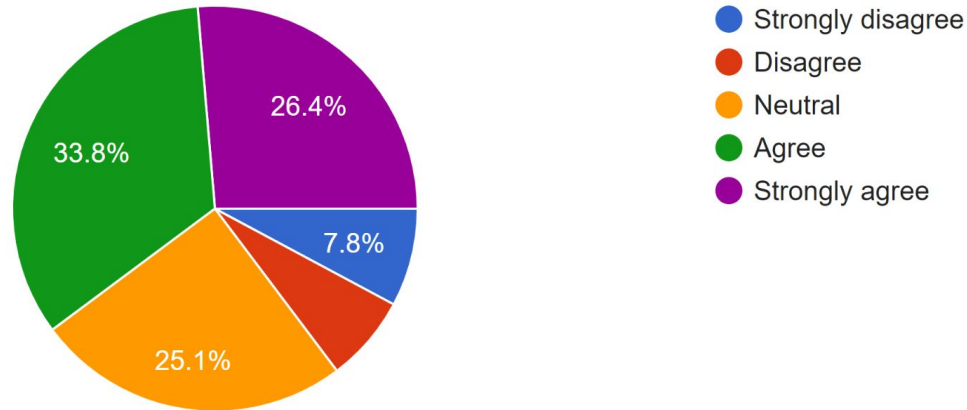
# Update from 4/20 Committee Meeting

## Community Survey Results



Agree or disagree with the following statement: Students and staff need consistency at school, especially during the next three to five years, so major configuration/grade level changes during that time should be limited.

550 responses



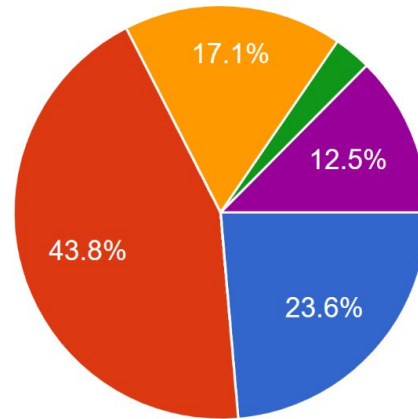
# Update from 4/20 Committee Meeting

## Community Survey Results



After consideration of your responses above, which of the current approaches should the district take when thinking about grade levels? My preference is the district....

550 responses



- Retain the current configuration/grade level model into the foreseeable future
- Retain the current configuration/grade level model but allow flexibility to consider if change are appropriate in the long term
- Concerns with the configuration/current grade level model warrant a change sooner
- Concerns with the current configuration/grade level warrant a change in the long term
- Unsure or No Opinion

# Update from 4/20 Committee Meeting

## Refresh on Relevant Listening Sessions



- Need much more space (elementaries are over capacity)
- Need small group rooms, itinerant offices, bathrooms
- Need new student furniture
- Address traffic flow + car drop off lines (safety + capacity)
- Replace playgrounds, casework, carpet, ceiling tiles, HVAC, lighting
- Desire permanent walls between classrooms for acoustics



# Update from 4/20 Committee Meeting

## Refresh on Cornell Facility Assessment



### Summary Observations:

- Not enough space for parent drop off/pick up, inadequate service entrance
- Exterior fascia and roof need replacement, brick repairs needed
- Flooring and casework need replacement
- Corridors narrow, office/staff support space inadequate, lacks collaborative space
- Replace lighting throughout, mechanical units and controls need replacement
- Overhead power lines to building are too low

### Investment Considerations:

- **FCI 104%** - Significant renovations needed to reach “good” rating - not a good candidate for significant investment

### Site Considerations:

- Issues with vehicle drop-off/pick-up layout and parking



# Update from 4/20 Committee Meeting

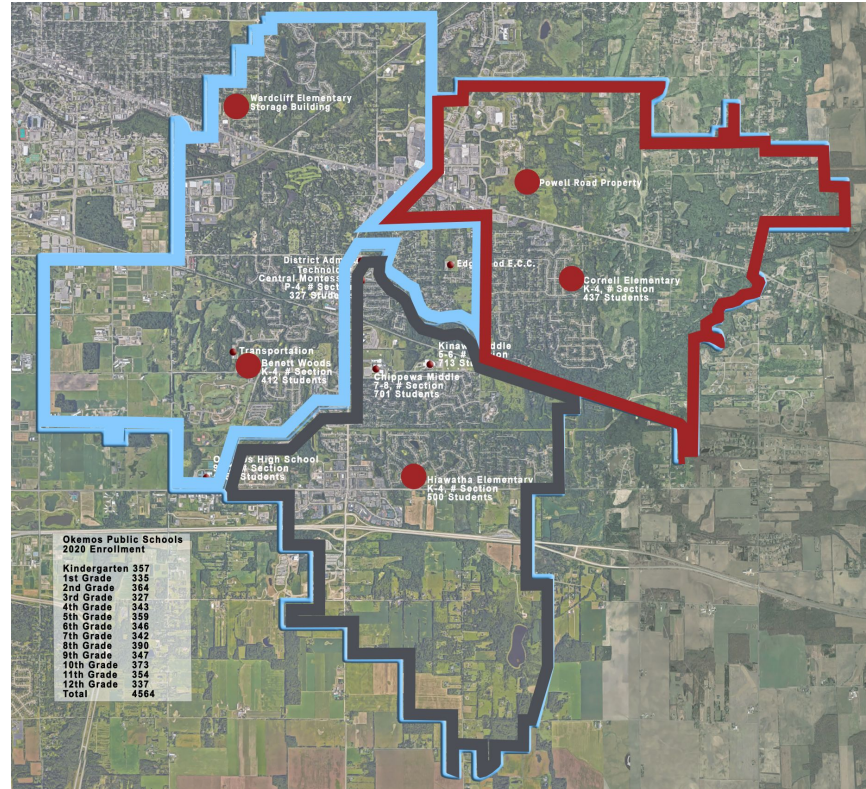
## Summary of Need for Cornell Replacement

- Cost to fix greater than cost to replace 104% FCI
- Existing building is overcrowded
- Existing building is 43,000 sf on 10 acres site (95sf/student)
- Desire is for 95,000 sf on a 20+ acre site (200sf/student)
- Renovation investment would last 15 years, new building 50 years
- Students would need to be offsite for at least one year of construction - capacity elsewhere in district
- New location allows for 2 drop off lines + separate bus drop off
- Opportunity for modern + agile learning environment
- Existing Cornell Building would be repurposed or returned to green space



# Update from 4/20 Committee Meeting

## Site Considerations for New Cornell







**Cornell Elementary Site**

10 acres



**Powell Road Site**

25 acres



# Sustainable/Environmental Elementary Ideas



Goodwillie Environmental School & Others  
Forest Hills Public Schools

# Sustainable/Environmental Elementary Ideas



Countryside Elementary School  
Byron Center Public Schools



# Sustainable/Environmental Elementary Ideas



Nature's Way Preschool  
Kalamazoo Nature Center





# Sustainable/Environmental Elementary Ideas



Linden Grove  
Kalamazoo Public Schools



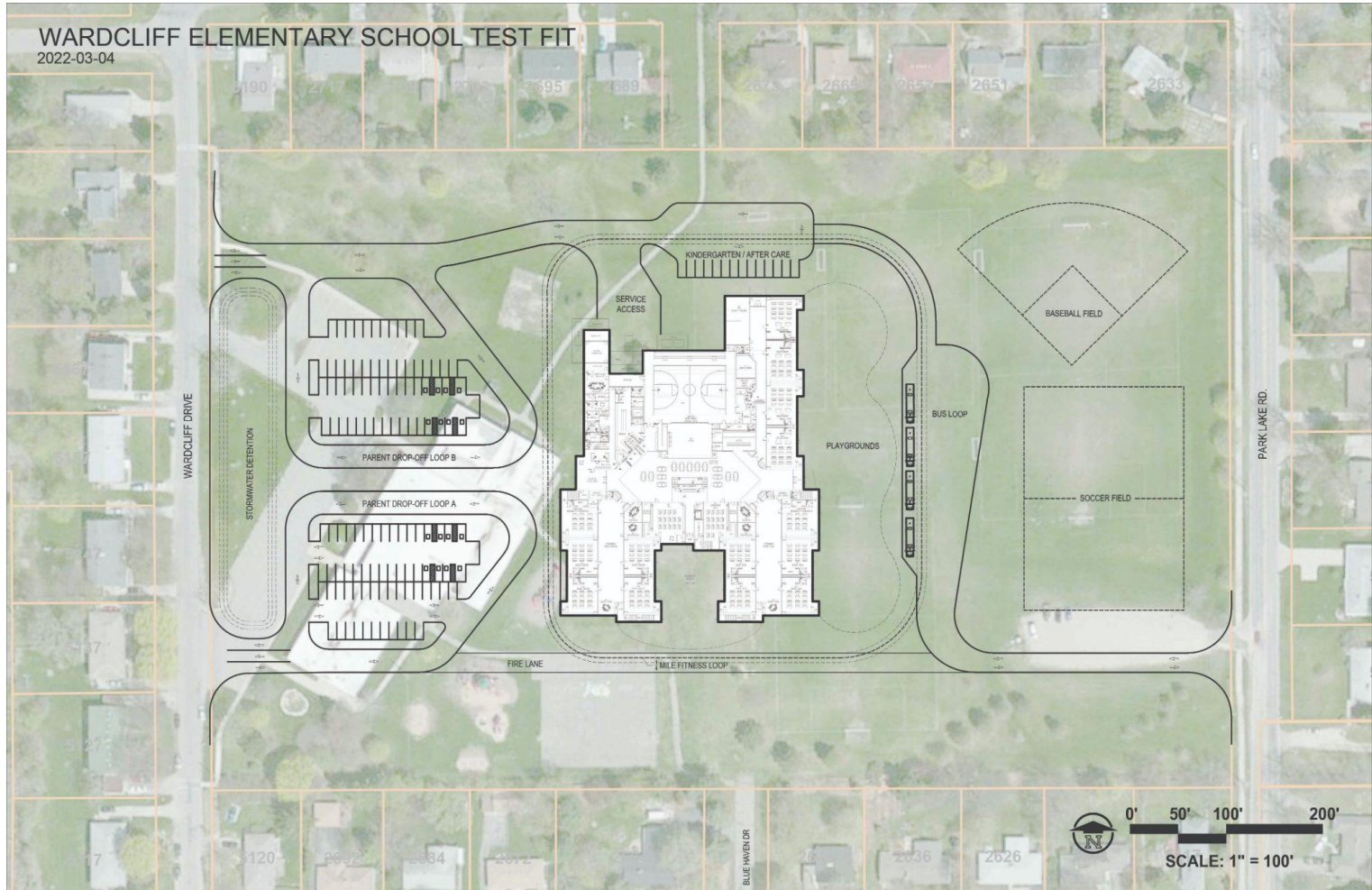
# Sustainable/Environmental Elementary Ideas



Healthy Living Campus  
Kalamazoo Valley Community College

# WARDCLIFF ELEMENTARY SCHOOL TEST FIT

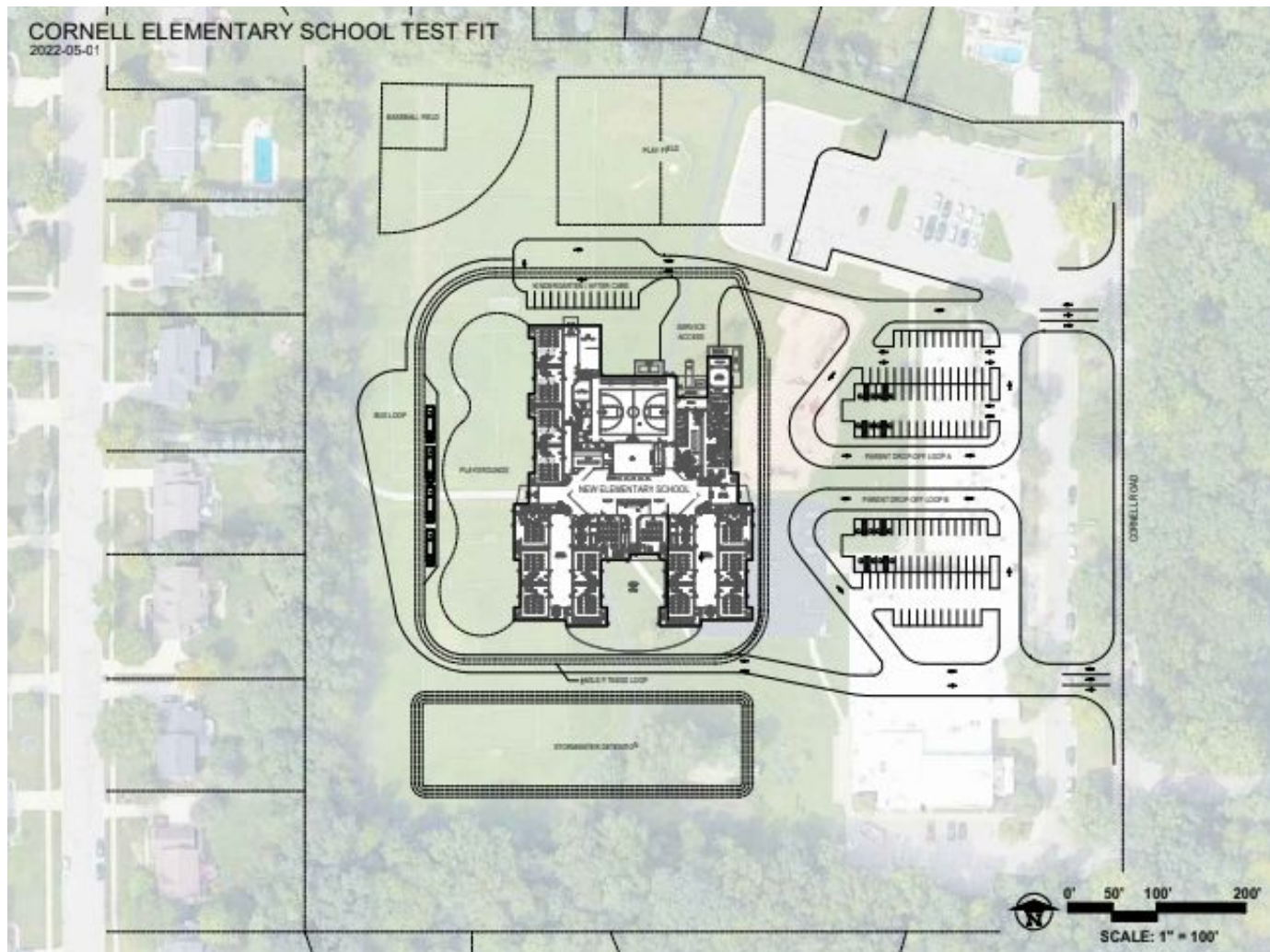
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# CORNELL ELEMENTARY SCHOOL TEST FIT

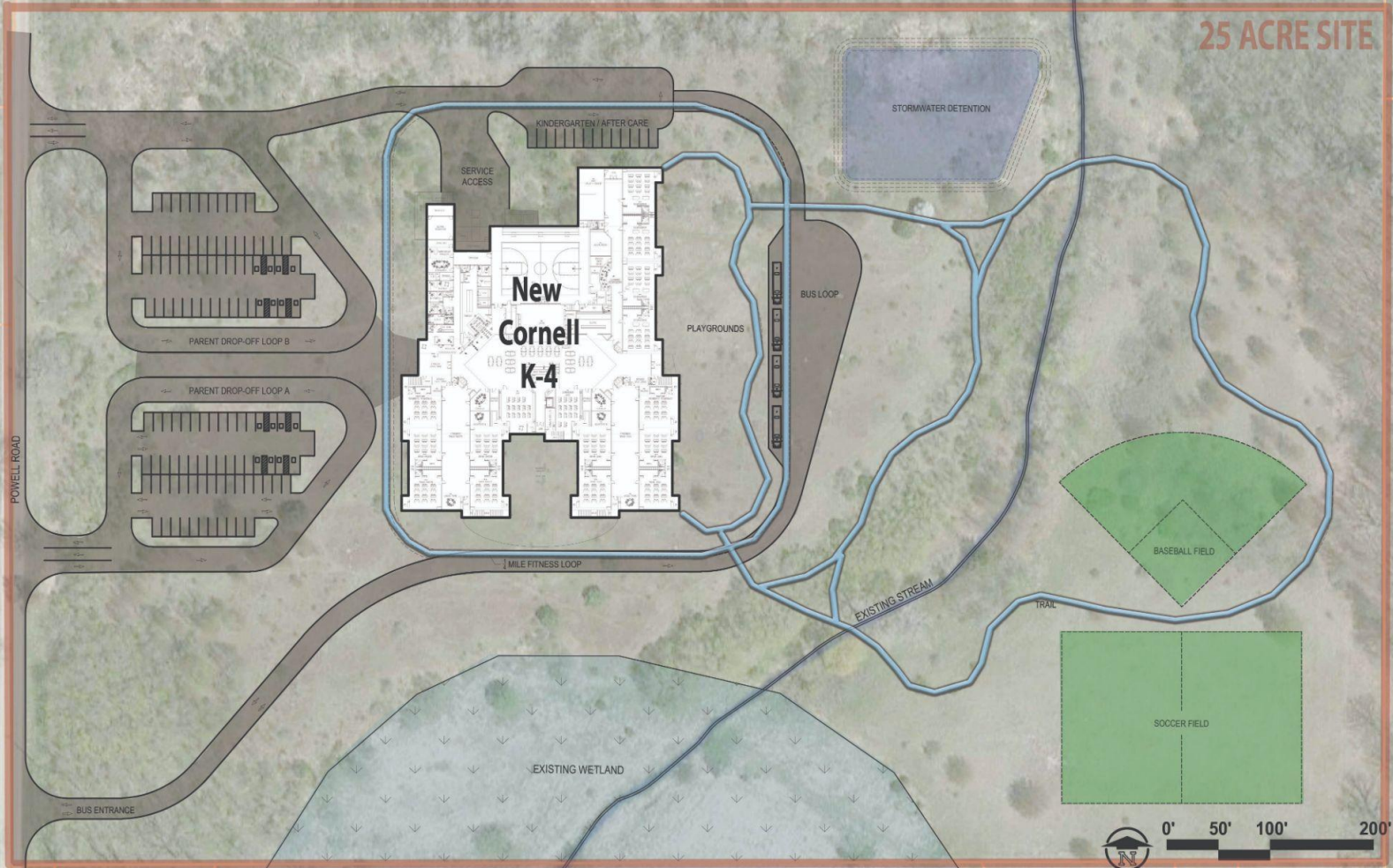
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# POWELL ROAD ELEMENTARY SCHOOL TEST FIT

25 ACRE SITE



# Agenda

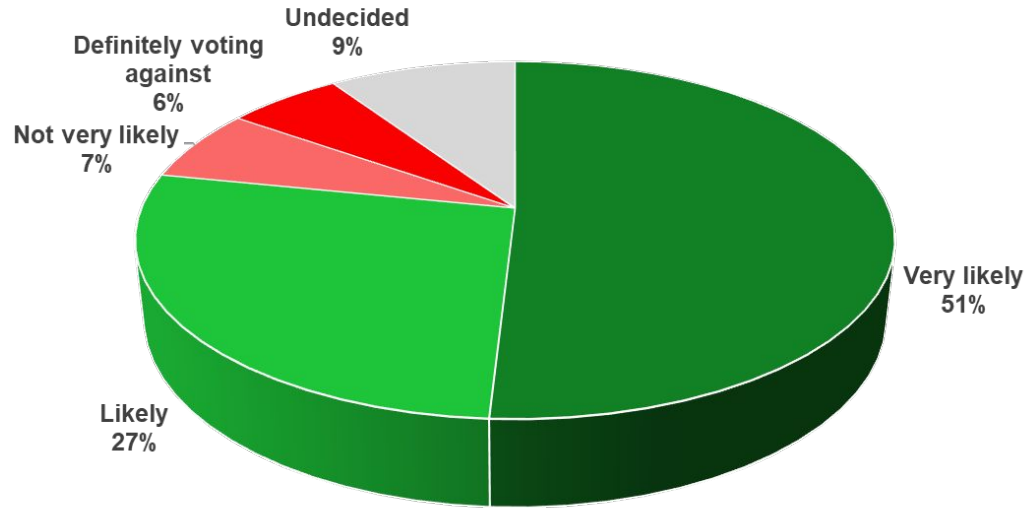
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# Large Medium + Small Rocks - Scenario 2

	SHARED - ALL New Cornell	S2 - 2 New MS/ 2 K4 Additions
Early Childhood	\$500,000	\$2,885,000
Elementary (K-4)	\$46,560,000	\$9,770,000
Kinawa (5-6)	\$1,500,000	\$68,400,000
Chippewa (7-8)	\$3,775,000	\$94,750,000
High School	\$18,260,000	
Athletics		\$10,685,000
Performing Arts		
Senior Center	\$970,000	
Central Admin	\$276,400	\$1,895,000
District Operations	\$66,456	\$1,210,000
Transportation + Tech	\$20,556,456	
<b>SUBTOTAL</b>	<b>\$92,464,312</b>	<b>\$189,595,000</b>
<b>TOTAL (WITH SHARED)</b>		<b>\$282,059,312</b>



# Large, Medium + Small Rocks Support for Zero Mill Increase



**Q1:** *This November, Okemos Public Schools plans to ask voters to consider a revenue-neutral bond that is not expected to increase the current tax rate. These bonds, if approved by voters, would replace debt that will be paid off. These bonds would be dedicated to the placement and renovation of educational buildings, outdoor spaces, parking and drop off, safety and security measures, technology improvement and potentially busses. Estimates place this expected zero millage increase – which would be no expected change to the current tax rate – as able to generate up to \$275 million. How likely are you to vote in favor of the Okemos Public Schools bond proposal, are you very likely, likely, not very likely, or definitely voting against the proposal?*

# Large, Medium + Small Rocks

## Facility Assessment + Pressing Needs/Wants



- Facility Assessment
- Listening Sessions



FEBRUARY 21, 2022 // FACILITIES ASSESSMENT  
OKEMOS PUBLIC SCHOOLS

FEBRUARY 23, 2022 // LISTENING SESSIONS  
OKEMOS PUBLIC SCHOOLS

Join us for a **LISTENING SESSION**

The Okemos community is invited to one of two virtual discussions about the vision of Okemos school facilities. As a district, we're seeking input on future facility and programming needs to improve the educational environments of our students.

Join us via Zoom!

Wednesday, January 12th	6:00 - 7:00 pm
Thursday, January 13th	7:00 - 8:00 pm



# Large, Medium + Small Rocks At-a-Glance

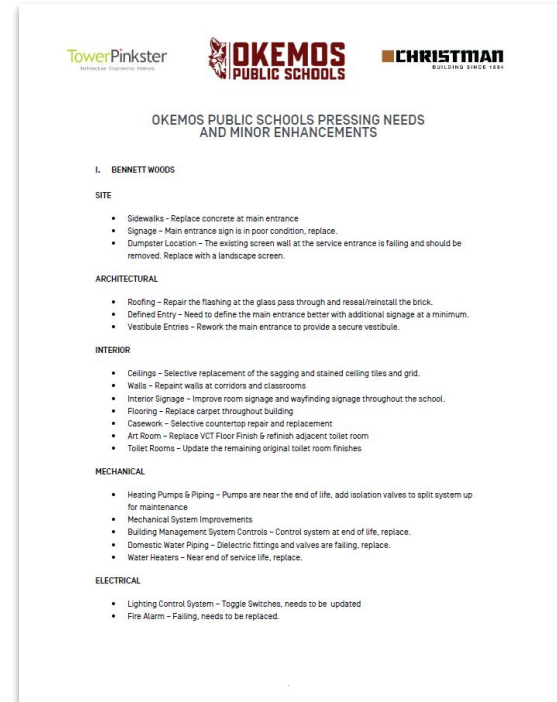
- **New Buildings (including new furniture)**
  - Cornell
  - Kinawa + Chippewa investments including shared auditorium
- **Middle School Athletic Facilities**
- **Senior Center move to Central, Cornell or Kinawa**
- **Technology & Operations move to Kinawa**



# Large, Medium + Small Rocks Facility Assessment Pressing Needs



- Bennett Woods
- Hiawatha
- Central Montessori, not including admin
- High School, including athletics
- Transportation



# Large, Medium + Small Rocks

## Additional Projects



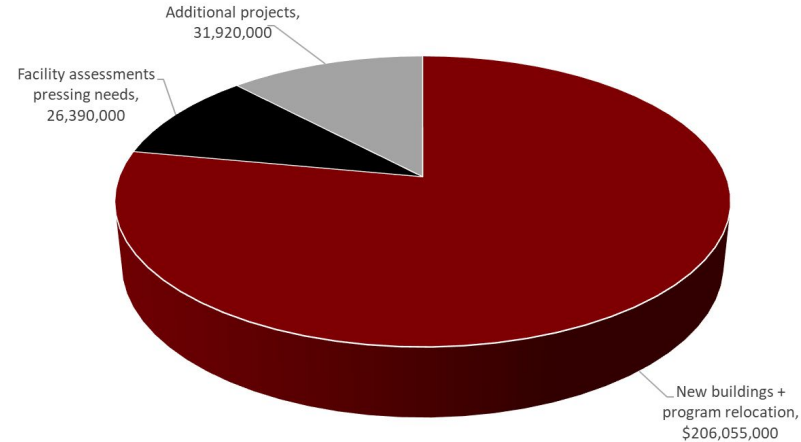
- Bus purchases, 17
- Technology
- High School cafeteria/kitchen expansion
- High School tennis court replacement
- Baseball/softball field replacement/expansion



# Large, Medium + Small Rocks Cost Summary

- New buildings + program relocation \$206,055,000
- Facility assessments pressing needs \$26,390,000
- Additional projects \$31,920,000
- Less: Sinking Fund/2019 bond furniture (\$8,950,000)

**\$255,415,000**



# Large, Medium + Small Rocks Steering Committee - Consensus



- **Steering Committee - Group Discussions**
  - 6 Sub-groups met to review rounding out proposals
  - Each group selected preferred approach towards spend/valuation
  - Consensus selections were used from 6 groups as a basis for building up the bond scope recommendations

# Large, Medium + Small Rocks

## Steering Committee - Projects w/Consensus to Move Forward

- Hiawatha building addition, 5,000 sf \$1,925,000
- Edgewood facility assessment needs or relocation 2,885,000
- Move administration to Kinawa 1,895,000
- Transportation above ground fuel tanks 1,065,000

\$7,770,000



# Large, Medium + Small Rocks

## Steering Committee - Projects w/Split Agreement to Move Forward



- **Furniture**

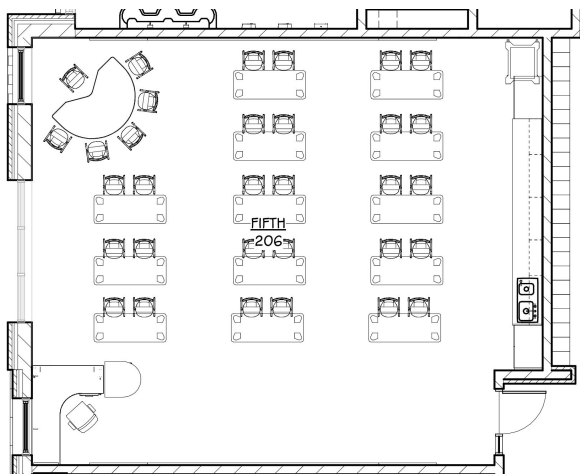
- 3 for 100% replacement at \$7,159,312
- 3 for 75% replacement at \$5,369,484
  - Core team recommendation = 87.5% replacement

- **Performing Arts Addition**

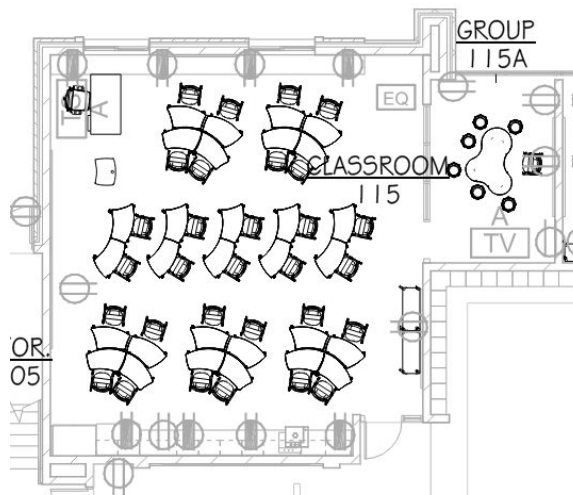
- 2 for new 5,000 sf band room + black box theater at \$4,365,000
- 2 for new 5,000 sf band room at \$2,725,000
- 2 did not select this as need
  - Core team recommendation = 5,000 sf band room

# Large, Medium + Small Rocks

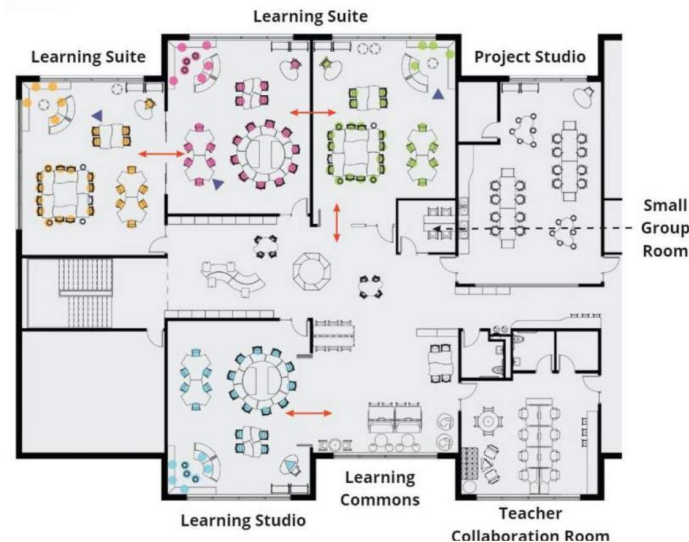
## Steering Committee - Furniture Priorities



Traditional Classroom



“Active Learning” Classroom



Learning Communities

# Large, Medium + Small Rocks

## Steering Committee - Furniture Priorities [in descending order]

- General classrooms at all buildings
- Specials classrooms at all buildings
- Creation of Sensory rooms and/or integration of SEL furniture into each classroom
- Itinerant spaces (i.e. Reading Recovery, Speech, School Psychologist, etc.)
- Media Centers
- Music/Band/Choir classrooms
- Main Office/Admin. furniture
- Cafeterias
- Reduce HS Athletics furniture & equipment budget - currently \$800,000
- New furniture for Central Admin. (does not include Montessori) - \$276,400
- New furniture for Senior Center - \$250,000
- New furniture for District Operations Building - \$66,456
- New furniture for Transportation Building - \$66,456



# Large, Medium + Small Rocks

## Steering Committee - Projects w/Split Agreement to Move Forward

- **HS Athletics Furniture & Equipment**
  - 3 for \$800,000 budget
  - 3 did not select this as need
    - Core team recommendation = \$400,000 budget
- **Meridian Senior Center Furniture**
  - 3 for \$250,000 budget
  - 3 did not select this as need
    - Core team recommendation = \$218,750 (87.5% as others)



# Large, Medium + Small Rocks

## Steering Committee - Projects w/Split Agreement as Amended

- Furniture @ 87.5% \$6,045,648
- Performing Arts addition 2,725,000
- HS athletics furniture + equipment 400,000
- Senior Center furniture 218,750

\$9,389,398
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# Large, Medium + Small Rocks

## Steering Committee - Projects w/Consensus to Not Move Forward

- **Bennett Woods**
  - Building addition, 5,000 sf \$1,925,000
  - Playground \$500,000
  
- **Hiawatha**
  - Playground \$500,000
  
- **Wardcliff**
  - Demolish \$333,000



# Large, Medium + Small Rocks

## Steering Committee - Projects w/Consensus to Not Move Forward

- **High School**
  - Improve drop-off sequence at student + main entrance \$840,000
  - Addition + reno of main + athletics entries \$3,020,000
  
- **High School Athletics**
  - Indoor athletics building \$17,120,000
  - Natatorium building \$31,840,000
  - Teaching pool addition at HS site \$9,650,000



# Large, Medium + Small Rocks

## Steering Committee - Projects w/Consensus to Not Move Forward

- **Edgewood**
  - Demolish \$332,000
  
- **Senior Center**
  - New building \$3,625,000
  
- **Operations & Technology**
  - Demolish \$185,000
  - New building \$3,625,000
  
- **Transportation**
  - Canopies \$550,000



# Feedback + Thoughts

## Steering Committee Final Session - May 4

- Do you support the current direction of the committee's recommendation?
- What feedback/input would you like to be shared with the committee as they firm up their recommendation?



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# Questions

## For More Information

- [www.okemosk12.net](http://www.okemosk12.net)
- **John Hood**  
Superintendent  
[john.hood@okemosk12.net](mailto:john.hood@okemosk12.net)
- **Rhianna Walworth**  
Executive Assistant  
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