



Okemos Public Schools

2022 Bond Proposal

Steering Committee #4

February 23, 2022

TowerPinkster
Architecture · Engineering · Interiors

 **CHRISTMAN**
BUILDING SINCE 1894



Agenda

- ❑ Today's Agenda
- ❑ Facilities Assessment
- ❑ Listening Session Crosswalk
- ❑ Path to Proposal Recommendation
- ❑ Big Rocks Exercise
- ❑ Wrap Up + Next Meeting

What is a Facilities Assessment?

- Provides an inventory of District facilities
- Determines general condition of facilities
- Determines an opinion of probable cost for each assessed building, campus site and an aggregate for all facilities in the district



Note: The findings represent a “snapshot in time”

How Was the Assessment Developed?

- Site Visits: OPS, Christman + TowerPinkster
- Documentation of Existing Conditions
- Review Facility Assessment Reports
- Assign Cost Estimates to Observed Deficiencies
- Note that Renovation Costs Represent Current Usage Not “21st Century Level”



Key Terms to Understand

	REMAINING UTILITY	EXAMPLES	TIMING FOR REPLACEMENT
POOR	No Longer Meets Current Use/Code/Near End of Life	Replace Boilers to Avoid Costly Shutdown/Improve Efficiency	Next 3-5 Years
FAIR	Meets Current Use, Showing Signs of Age	Lighting is LED, but Contains Retrofit Bulbs	Next 10 Years
GOOD	Meets Current/Future Needs	Flooring has Limited Cracking and Has Been Maintained	Not Expected in Next 10 Years

Big Picture Observations

- Overall Buildings Have Been Well-maintained
- Facility Condition Index (FCI) Terminology + Use
- Benefits of “Master Plan” Thinking



Big Picture Observations

SITE	EDGEWOOD	CORNELL	BENNETT WOODS	HIAWATHA	WARDCLIFF	CENTRAL / DISTRICT ADMIN	KINAWA 5-6	CHIPPEWA 7-8	HIGH SCHOOL	ATHLETICS	BUS GARAGE	OPERATIONS
USE	Childcare / Pre-School	K-4	K-4	K-4	Closed / Community Functions	PK-4	5-6	7-8	9-12	District Athletics	Bus Service / Transportation	Operations / Technology / Maintenance
BUILT YEAR	1963	1955	1993	1988	1955	1948	1965	1958	1994	1995	1993	1975
ADD / RENOS YEAR	1966 / 1978 / 1988	1958 / 1977 / 1988	2019	N/A	1967 / 1987 / 2012	1963 / 1988	1967 / 1994 / 1996 / 2006	1963 / 1966 / 1977 / 1995	2015	N/A	N/A	N/A
BUILDING SF	33,000	43,000	60,800	62,000	33,000	68,400	154,000	196,000	320,000	9,600	8,000	3 buildings at 6,000 each
SITE AREA	12 Acres	10 Acres	45 Acres	19 Acres	20 Acres	28 Acres	72 Acres	78 Acres	96 Acres	23 Acres	15 Acres	
ENROLLMENT	65	437	469	471	N/A	345	644	712	1457	N/A	N/A	N/A
SF / STUDENT	507.69	98.40	129.64	131.63	N/A	145.09*	239.13	275.28	219.63	N/A	N/A	N/A
RECOMMENDED SF / STUDENT	200	200	200	200	200	200	230	230	260	N/A	N/A	N/A

*Calculation based on school building's square footage only.

Big Picture Observations

Facility	Existing Building Area (GSF)	Renovation Cost	Cost/GSF	# Items	Useful Life (yrs)	Cost per Year	Current Replacement Value (CRV)	Cost/GSF	Useful Life (yrs)	Cost per Year
Edgewood ECC	33,000	\$ 9,760,517	\$ 296	68	15	\$ 650,701	\$ 10,560,000	\$ 320	50	\$ 211,200
Cornell Elementary	43,000	\$ 14,322,352	\$ 333	80	15	\$ 954,823	\$ 13,760,000	\$ 320	50	\$ 275,200
Bennett Woods Elementary	60,800	\$ 10,404,391	\$ 171	71	15	\$ 693,626	\$ 19,456,000	\$ 320	50	\$ 389,120
Hiawatha Elementary	62,000	\$ 11,685,587	\$ 188	75	15	\$ 779,039	\$ 19,840,000	\$ 320	50	\$ 396,800
Wardcliff Elementary	33,000	\$ 12,672,912	\$ 384	65	15	\$ 844,861	\$ 10,560,000	\$ 320	50	\$ 211,200
Central Montessori/District Admin.	68,400	\$ 18,257,287	\$ 267	59	15	\$ 1,217,152	\$ 21,888,000	\$ 320	50	\$ 437,760
Kinawa Middle School (5-6)	154,000	\$ 41,242,872	\$ 268	110	15	\$ 2,749,525	\$ 50,050,000	\$ 325	50	\$ 1,001,000
Chippewa Middle School (7-8)	196,000	\$ 58,909,697	\$ 301	123	15	\$ 3,927,313	\$ 63,700,000	\$ 325	50	\$ 1,274,000
Okemos High School	320,000	\$ 44,299,036	\$ 138	107	15	\$ 2,953,269	\$ 107,200,000	\$ 335	50	\$ 2,144,000
Okemos High School Athletic Complex		\$ 8,950,347	N/A	15	N/A	N/A	N/A	N/A	N/A	N/A
Transportation Building	8,000	\$ 1,456,711	\$ 182	35	15	\$ 97,114	\$ 2,000,000	\$ 250	50	\$ 40,000
Operations/Tech/Grounds Buildings	18,000	\$ 5,930,892	\$ 329	33	15	\$ 395,393	\$ 4,500,000	\$ 250	50	\$ 90,000
Total		\$ 228,132,085					\$ 308,454,000			

01 EDGEWOOD ECC

Use:	Childcare / Pre-School
Built:	1963
Additions + Renovations:	1966 / 1978 / 1988
Total Building Area:	33,000 SF
Site Area:	12 Acres
Enrollment:	65 students
Square Footage per Student:	508 sf/student
Renovation Cost:	\$9,760,517
Current Replacement Value [CRV]:	\$10,560,000
Facility Condition Index [FCI]:	92%



01 EDGEWOOD ECC

Summary Observations:

- Poor vehicular circulation; sidewalks and playground need replacement
- Water issues and accessibility improvements needed at corner porches
- Storage addition and gas building need demolition and replacement
- Office space inadequate, many interior spaces without natural light
- Windows, doors, roof, floor finishes, suspended ceilings, and casework need replacement
- Lighting and mechanical systems need replacement

Investment Considerations:

- **FCI 92%** - Significant renovations needed to reach “good” rating - not a good candidate for significant investment

Site Considerations:

- Large site presents many opportunities

02 CORNELL ELEMENTARY

Use:	K-4
Built:	1955
Additions + Renovations:	1958 / 1977 / 1988
Total Building Area:	43,000 SF
Site Area:	10 Acres
Enrollment:	437 students
Square Footage per Student:	98.4 sf/student
Renovation Cost:	\$14,322,352
Current Replacement Value [CRV]:	\$13,760,000
Facility Condition Index [FCI]:	104%



02 CORNELL ELEMENTARY

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

03 BENNETT WOODS ELEMENTARY

Use:	K-4
Built:	1993
Additions + Renovations:	2019
Total Building Area:	60,800 SF
Site Area:	45 Acres
Enrollment:	469 students
Square Footage per Student:	129.6 sf/student
Renovation Cost:	\$10,404,391
Current Replacement Value [CRV]:	\$19,456,000
Facility Condition Index [FCI]:	53%



03 BENNETT WOODS ELEMENTARY



Summary Observations:

- Conflict with parent drop off/walkway from parking lot
- Screen wall at loading dock needs replacement, inadequate service entrance
- Sloped glazing system enclosure and brick base is failing
- Exterior doors need repair/replacement
- Flooring and ceilings need replacement, casework needs repair

Investment Considerations:

- **FCI 53%** - Minor to moderate renovations recommended to reach “good” condition
 - good candidate for renovations
- Age of the building is relatively young; recent site improvements, interior renovations, and additions increased capacity/extended useful life

04 HIAWATHA ELEMENTARY

Use:	K-4
Built:	1988
Additions + Renovations:	n/a
Total Building Area:	62,000 SF
Site Area:	19 Acres
Enrollment:	471 students
Square Footage per Student:	131.6 sf/student
Renovation Cost:	\$11,685,587
Current Replacement Value [CRV]:	\$19,840,000
Facility Condition Index [FCI]:	59%



04 HIAWATHA ELEMENTARY

Summary Observations:

- Water infiltration at windows - flashing, roof leaks need attention
- Exterior doors and frames need replacement
- Carpet and ceilings need replacement, casework need repair
- Interior lighting need replacement, exterior lighting need improvements
- Replace AHUs and rebalance system

Investment Considerations:

- **FCI 59%** - Minor/moderate renovations recommended to reach “good” condition - good candidate for renovation

05 WARDCLIFF ELEMENTARY

Use:	Closed / Community Functions
Built:	1955
Additions + Renovations:	1967 / 1987 / 2012
Total Building Area:	33,000 SF
Site Area:	20 Acres
Enrollment:	N/A
Square Footage per Student:	N/A
Renovation Cost:	\$12,672,912
Current Replacement Value [CRV]:	\$10,560,000
Facility Condition Index [FCI]:	120%



05 WARDCLIFF ELEMENTARY

Summary Observations:

- Need to separate bus and parent traffic, inadequate service entrance
- Exterior fascia, roof and many windows need replacement
- Complete interior upgrades needed
- Corridors narrow, office/staff support and collaboration space inadequate
- Replace lighting throughout, mechanical units and controls need replacement
- Overhead power lines to building are too low

Investment Considerations:

- **FCI 120%** - Significant renovations required to reach “good” condition - not a good candidate for significant investment

Site Considerations:

- Large site (currently offline) presents many opportunities for new structure

06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

Use:	PK-4
Built:	1948
Additions + Renovations:	1963 / 1988
Total Building Area:	68,400 SF
Site Area:	28 Acres
Enrollment:	345 students
Square Footage per Student:	145.1* sf/student
Renovation Cost:	\$18,257,287
Current Replacement Value [CRV]:	\$21,888,000
Facility Condition Index [FCI]:	83%

* Calculation based on school building's square footage only.



06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

Summary Observations:

- Crowded with circulation challenges, service access is inadequate
- Many level changes in the building, limited barrier free access
- Windows, lockers, and interior finishes need replacement
- Office space inadequate, many classrooms are small
- Lighting replacement and upgrades needed to mechanical units and controls

Investment Considerations:

- **FCI 83%** - Significant renovations required to reach “good” condition - not a good candidate for significant investment
- Oldest building/will not easily accept improvements/modifications/additions
- Consider taking offline in near to mid-range

07 KINAWA 5-6 SCHOOL

Use:	5-6
Built:	1965
Additions + Renovations:	1967 / 1994 / 1996 / 2006
Total Building Area:	154,000 SF
Site Area:	72 Acres
Enrollment:	644 students
Square Footage per Student:	239.1 sf/student
Renovation Cost:	\$41,242,872
Current Replacement Value [CRV]:	\$50,050,000
Facility Condition Index [FCI]:	82%



07 KINAWA 5-6 SCHOOL

Summary Observations:

- Pavement, loading dock, tennis courts need replacement
- Stormwater improvements necessary
- Many level changes present barrier-free challenges
- Office space inadequate, poor visibility to the main entrance
- Ceilings, flooring and casework need replacement
- Unused pool at center of building needs to be addressed
- Mechanical and electrical upgrades needed throughout

Investment Considerations:

- **FCI 82%** - Significant renovations required to reach “good” condition - not a good candidate for significant investment; aging infrastructure, difficult accessibility

Site Considerations:

- Large site presents many opportunities

08 CHIPPEWA 7-8 SCHOOL

Use:	7-8
Built:	1958
Additions + Renovations:	1963 / 1966 / 1977 / 1995
Total Building Area:	196,000 SF
Site Area:	78 Acres
Enrollment:	712 students
Square Footage per Student:	275.3 sf/student
Renovation Cost:	\$58,909,697
Current Replacement Value [CRV]:	\$63,700,000
Facility Condition Index [FCI]:	92%



08 CHIPPEWA 7-8 SCHOOL

Summary Observations:

- Sidewalks poor, vehicular circulation conflicts, athletic field structures need replacement; athletic wing recently renovated, in good condition
- Fine Arts wing in poor condition, space is inefficient
- Main entrance not well defined
- Flooring, ceilings, and lockers need replacement throughout
- Selective mechanical replacements and electrical service need upgrade

Investment Considerations:

- **FCI 92%** - Significant renovations required to reach “good” condition - not a good candidate for significant investment ; some portions in better condition/advantageous others past useful life/not set up for 21st Century

Site Considerations:

- Large site presents many opportunities

09 OKEMOS HIGH SCHOOL

Use:	9-12
Built:	1994
Additions + Renovations:	2015
Total Building Area:	320,000 SF
Site Area:	96 Acres
Enrollment:	1,457 students
Square Footage per Student:	219.6 sf/student
Renovation Cost:	\$44,299,036
Current Replacement Value [CRV]:	\$107,200,000
Facility Condition Index [FCI]:	41%



09 OKEMOS HIGH SCHOOL

Summary Observations:

- Drainage issues around building and site circulation to be addressed
- Main entrance is not well defined, poor visibility from office
- Fine Arts support spaces are inadequate
- Replace carpet and VCT throughout
- Mechanical equipment at end of life, electrical service upgrade, lighting replacement throughout

Investment Considerations:

- FCI 41% - Minor/moderate renovations recommended to reach “good” condition - good candidate for renovations; relatively young building

Site Considerations:

- Large site presents many opportunities

10 OKEMOS HIGH ATHLETICS

Use:	District Athletics
Built:	1995
Additions + Renovations:	N/A
Total Building Area:	9,600 SF
Site Area:	23 Acres
Enrollment:	N/A
Square Footage per Student:	N/A
Renovation Cost:	\$8,950,347
Current Replacement Value [CRV]:	N/A
Facility Condition Index [FCI]:	N/A



10 OKEMOS HIGH ATHLETICS

Summary Observations:

- Barrier free access to softball and baseball fields inadequate
- Pavement (adjacent to football field) and fencing need replacement
- Ticket Booth brick repairs and gate need replacement
- Flooring, ceilings and lighting in locker rooms need replacement
- Pressbox updates recommended

Investment Considerations:

- Athletic complex has strengths and some improvement needs
- Needs do not rise to the level of exploring complete replacement or relocation
- Although some components require improvement, not advisable to substantially change location of various athletic courts and fields

11 TRANSPORTATION BUILDING

Use:	Bus Service + Transportation
Built:	1993
Additions + Renovations:	N/A
Total Building Area:	8,000 SF
Site Area:	15 Acres
Enrollment:	N/A
Square Footage per Student:	N/A
Renovation Cost:	\$1,456,711
Current Replacement Value [CRV]:	\$2,000,000
Facility Condition Index [FCI]:	73%



11 TRANSPORTATION BUILDING



Summary Observations:

- No barrier free access at main entrance
- Metal siding and structure rusting at base of building
- Hollow metal doors and frames to be replaced
- VCT, carpet, and ceilings to be replaced
- Trench drain to be added in shop, overhead doors to be replaced
- Mechanical controls to be addressed, lighting to be replaced

Investment Considerations:

- **FCI 73%** - Minor/moderate renovations recommended to bring to “good” condition - good candidate for renovations

12 DISTRICT OPERATIONS

Use:	Operations / Technology Maintenance
Built:	1975
Additions + Renovations:	N/A
Total Building Area:	6,000 SF / Building
Site Area:	East of Administration Building
Enrollment:	N/A
Square Footage per Student:	N/A
Renovation Cost:	\$5,930,892
Current Replacement Value [CRV]:	\$4,500,000
Facility Condition Index [FCI]:	132%



12 DISTRICT OPERATIONS

Summary Observations:

- Site is tight, access is difficult with school traffic
- The three buildings are in poor condition
- Doors, windows, and roofs need replacement
- Carpet, ceilings, casework and toilet rooms need replacement
- Mechanical systems fed from tunnel to Admin building,
- Lighting replacement needed throughout

Investment Considerations:

- **FCI 132%** - Significant renovations required to bring to “good” condition; not good candidates for significant investment

Facilities Assessment - Input

- In the Chat, Share Your Big Picture “Take-Away” From the Study



Agenda

- ✓ Today's Agenda
- ✓ Facilities Assessment
- ☐ Listening Session Crosswalk
- ☐ Path to Proposal Recommendation
- ☐ Big Rocks Exercise
- ☐ Wrap Up + Next Meeting



Listening Session Crosswalk

- Inclusive Process to Ensure All Voices Are Heard
- Process Outlined in Summary
- High Level Summary of Themes by Building
- Asterisked (*) Items Identified in Facilities Assessment
- All Comments Recorded Dec 9 - Feb 8



Elementary Schools - Feedback Consistent



- 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



Chippewa + Kinawa Middle Schools



- Need New Student Furniture
- Cafeteria Not Big Enough
- Many Classrooms Without Windows
- Pool Needs to be Filled In
- Need Small Group Rooms, Itinerant Offices, Bathrooms
- Address Traffic Flow + Car Drop Off Lines (Safety + Capacity)
- Replace Playgrounds, Casework, Carpet, Ceiling Tiles, HVAC, Lighting
- Concrete Heaving, Accessibility Concerns



Okemos High School



- Need New Student Furniture
- Need Additional Pool Space (More Lanes + Diving)
- Need Larger Fine Arts Spaces (More Capacity for Band, Orchestra, Choir)
- Need Additional Athletic Spaces (Kids Practicing Until 10:00pm)
- Athletic Fields Need Drainage + Restrooms
- Tennis Court Needs to be Redone



Central Office Building + Montessori



- Need New Student Furniture
- Need Much More Space (Elementaries are Over Capacity)
- Need Small Group Rooms, Itinerant Offices, Bathrooms
- Address Traffic Flow + Car Drop Off Lines (Safety + Capacity)
- Replace Playgrounds, Casework, Carpet, Ceiling Tiles, HVAC, Lighting
- Need to Address Accessibility to Board Room And Multi-Level Offices



Childcare and Senior Center



- Large Gross Motor Skills Areas
- Food / Nutrition Spaces are Needed
- Direct Outdoor Access for Safety + Activities
- Safe, Easy Access + Proximate Parking



Athletics



- New Indoor Athletic Facility for Multiple Sports + Band
- New Pool Facility
- New Baseball + Softball Fields
- Replace Tennis Courts
- Replace Soccer + Football Bleachers, Press Box + Storage
- Move/Upgrade Field Events



Performing Arts



- New Indoor Athletic Facility for Multiple Sports + Band
- Storage Space Needed for All Performing Arts
- High School Auditorium Not Right-sized for Number of Students



Non Building Specific Themes



- Sustainability + Incorporate Energy Efficiency - Be a Leader
- Outdoor Connectivity + Daylighting
- Secure Vestibules Throughout
- Health + Wellness
- DEI - Accessible + Inclusive for all



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Path to Bond Proposal + Beyond

	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
	14	<i>Update + Feedback</i>	School Board/Community
	15	<i>Update + Feedback</i>	Community
	23	Consider Bond Scenario Components & Budget Range	Steering Committee
	28	<i>Update + Feedback</i>	School Board
	29	<i>Update + Feedback</i>	Community

APRIL	6	Refine Bond Scenario(s) + Consider Future Master Plan Components	Steering Committee
	20	Initial Consensus on Recommended Proposal	Steering Committee
	25	<i>Update + Feedback</i>	School Board
MAY	4	Finalize Recommendation	Steering Committee
	9	Present Recommendation to BOE	School Board
	23	BOE Vote on Recommendation	School Board
JUNE-AUG	20	BOE Review of Treasury Application	School Board
	June 29	Michigan Department of Treasury Review	State of Michigan - Treasury
	July/Aug	Call for Election	School Board
SEPT-NOV	Sept-Nov	Outreach Updates	School Board
	Sept-Nov	Community Outreach	Community
	November 1	Election Day	State of Michigan - Elections

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Big Rocks Exercise

- Big Rocks First:
Criteria for Building Replacement
- "Medium" Rocks Next:
Priorities for Remaining Funds



Big Rocks - Recommendation

No Significant Investments in "Red" High FCI Buildings

Facility	Existing Building Area (GSF)	Renovation Cost	Cost/GSF	# Items	Useful Life (yrs)	Cost per Year	Current Replacement Value (CRV)	Cost/GSF	Useful Life (yrs)	Cost per Year	Facility Condition Index (FCI)
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Total		\$ 228,132,085					\$ 308,454,000				

FCI
(\$ Reno. /
\$ Replace)

Above 85%

65% - 85%

Below 65%

Big Rocks - Building Replacement



How will we decide which buildings will be completely replaced?

- Facility Condition Index (FCI) - Cost to Renovate Versus Replace
- Age
- 21st Century Learning Potential
- Equity
- Site/Layout Opportunities
- Available Funds
- Other?





Big Rocks - Building Replacement

Criteria +

Parking Lot +

AGE OF BUILDING (Expected Life Remaining) + 0	LOCATION (Enrollment, equity, dispersing investments geographically) + 0	SITE LAYOUT (Space, Shape, Agility, Protecting Ongoing Operations, Safety at Entrance of Building) + 0	MAJOR RECENT INVESTMENTS (Don't "waste" recent investments) + 0
PHYSICAL CONDITION + 0	FACILITY CONDITION INDEX (FCI) (Cost to Remodel Versus Cost to Replace) + 0	EQUITY (Across and Within Grade Levels, etc.) + 0	
21st CENTURY LEARNING POTENTIAL (Including ability to support today's/tomorrow's technology - open learning spaces - outdoor) + 0	BUDGET CONSIDERATIONS + 0	ADEQUATE SPACES FOR STUDENTS WITH SPECIAL NEEDS + 0	
SUSTAINABILITY (Environmentally and Fiscally) - Solar panels, opportunities for greater efficiency - long-term maintenance + 0	HISTORICAL SIGNIFICANCE + 0	ABILITY TO MAINTAIN GREENSPACE + 0	





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Next Steps

- Steering Committee Meeting:
March 9, 6-7:30pm
- Rock Identification, Initial
Prioritization + Discuss
Community Survey

Questions



For More Information

- www.okemosk12.net
- **John Hood**
Superintendent
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- **Rhianna Walworth**
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