

# Okemos Public Schools

## 2022 Bond Proposal

### Steering Committee #7

April 6, 2022

# Agenda

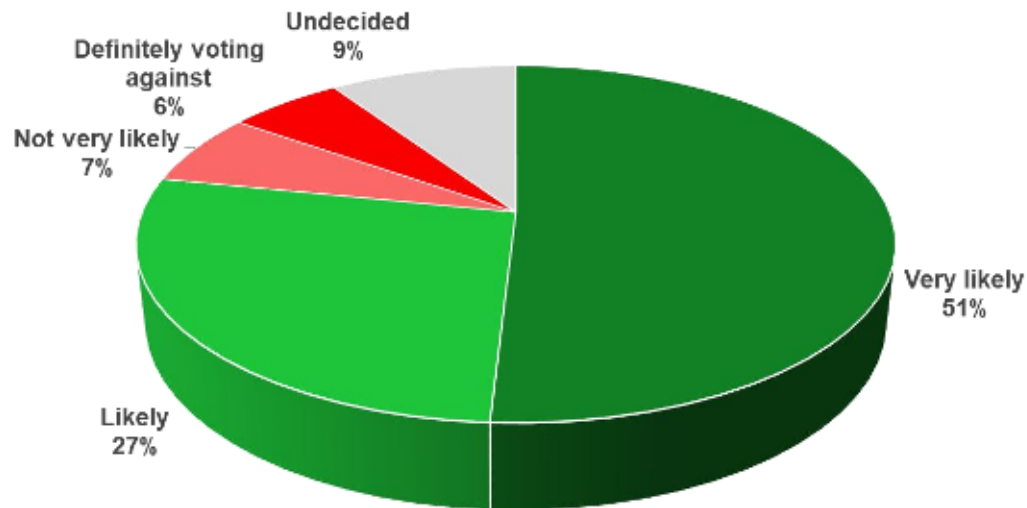
- ❑ Survey Results
- ❑ Review Bond Scenarios
- ❑ Discuss Master Plan Components
- ❑ Next Steps
- ❑ Wrap Up + Next Meeting

# Survey Says

- Denno Research
- Telephone Survey - 65% Cell
- March 28 - April 1
- 275 Representative Sample of Citizens

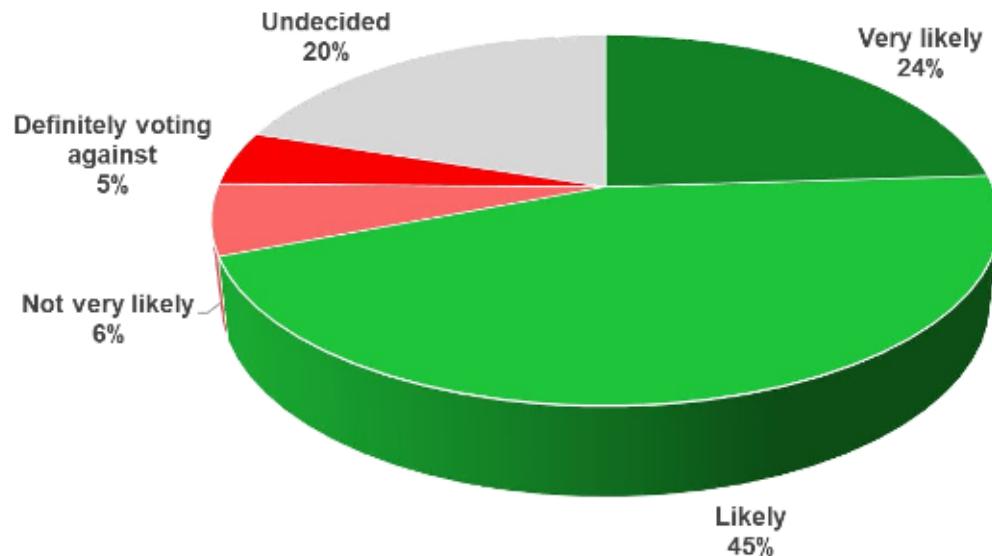


# Support for Zero Mill Increase Generating Up to \$275 Million



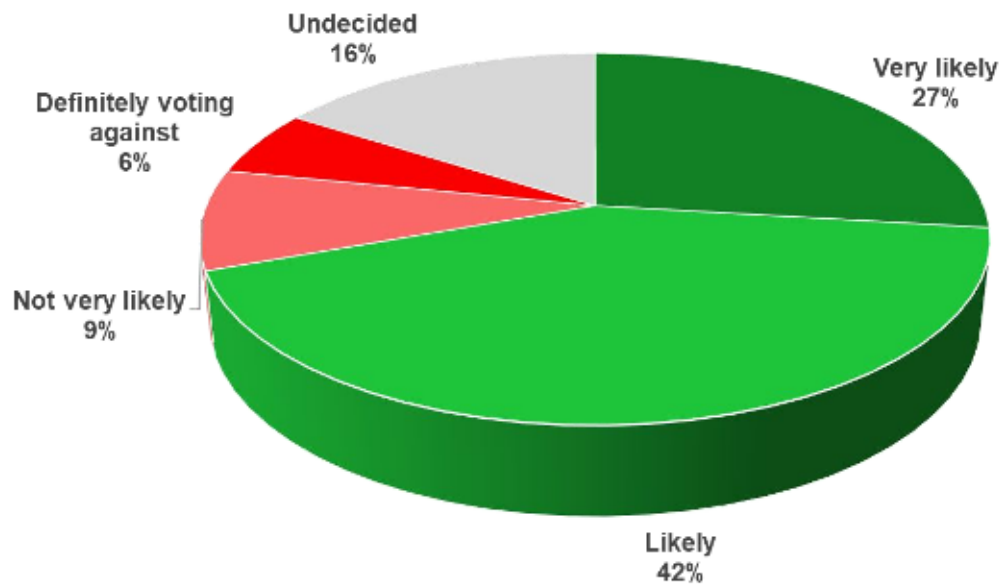
**Q1:** *This November, Okemos Public Schools plans to ask voters to consider a revenue-neutral bond that is not expected to increase the current tax rate. These bonds, if approved by voters, would replace debt that will be paid off. These bonds would be dedicated to the placement and renovation of educational 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?*

# Support for Enhanced Safety Across All Buildings



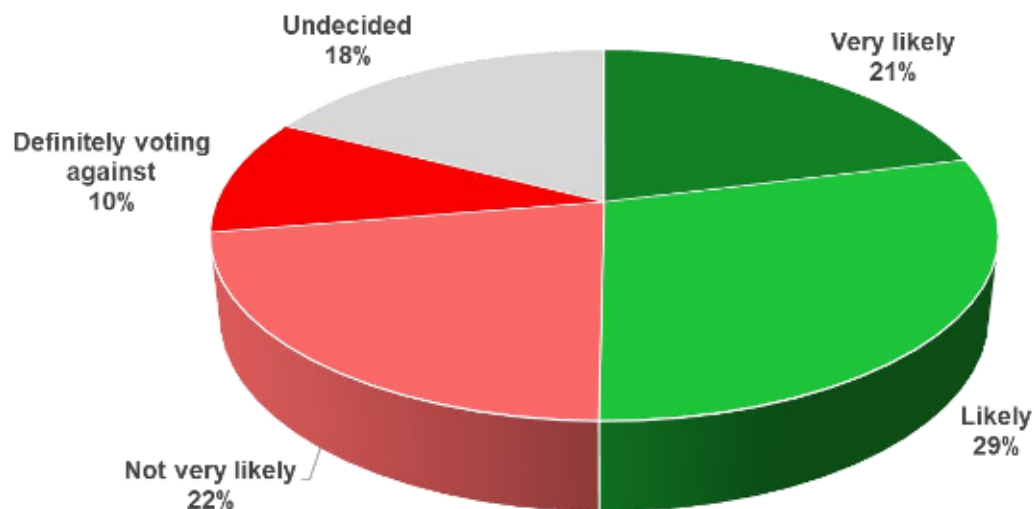
**Q2:** Many of the current Okemos School buildings were not built to meet today's best practices for safety. This bond proposal, if approved by voters, would provide enhanced safety across all buildings, for example, to include secure entries for building access. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?

# Support for Future-Focused Learning, Best Instructional Practices



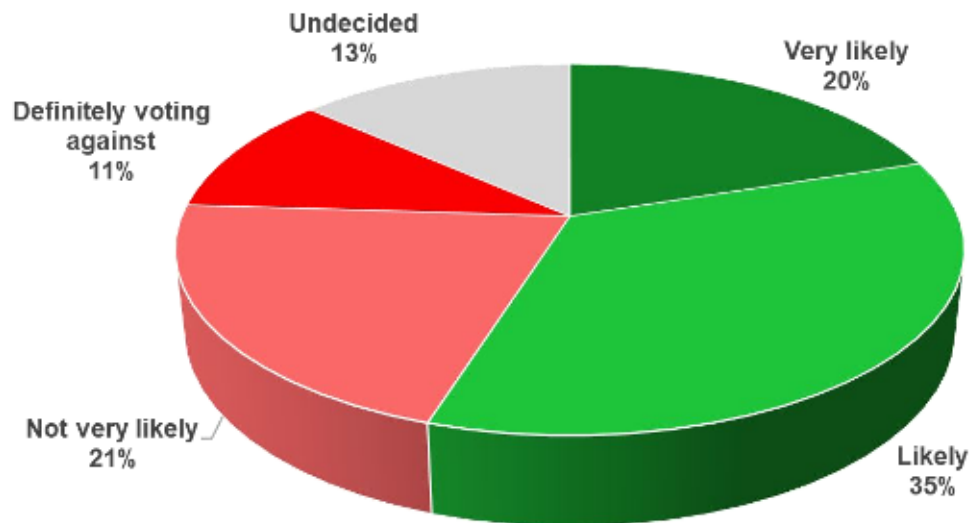
*Q3: Many of the current Okemos school buildings are old and do not meet needs for future-focused learning and best instructional practices. This bond proposal, if approved by voters, would provide Okemos students state-of-the-art buildings and grounds for a stronger educational environment. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

# Support for New Pool/Natatorium



**Q4:** A concept circulating in the Okemos community is to build a new pool/natatorium (natatorium). If this were to be included in the bond does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?

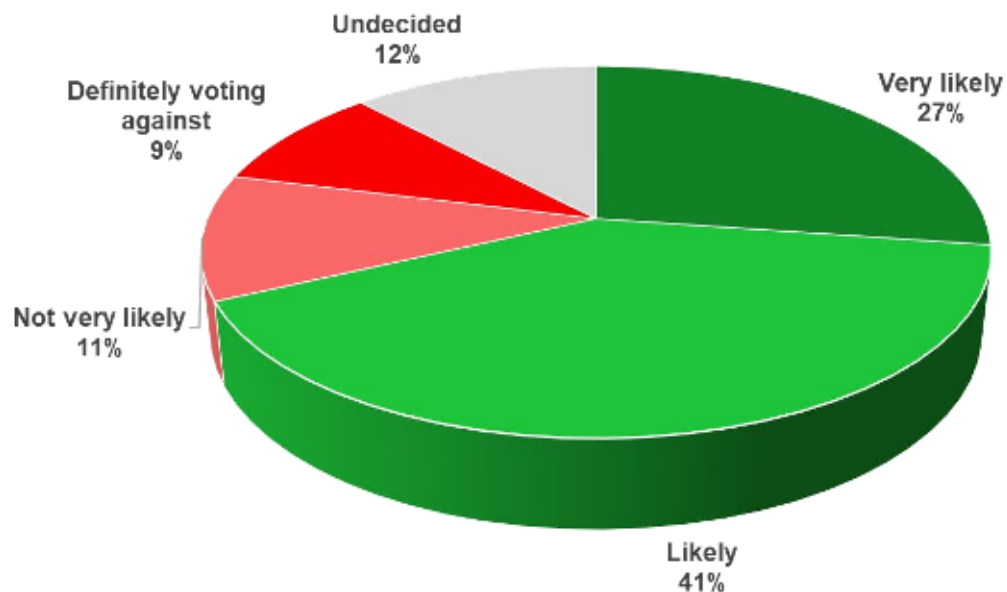
# Support for Indoor Athletic, Band Practice Facility



*Q5: Another idea is to add an athletic complex that would include indoor athletic and band practice facilities. If this were to be included in the bond does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

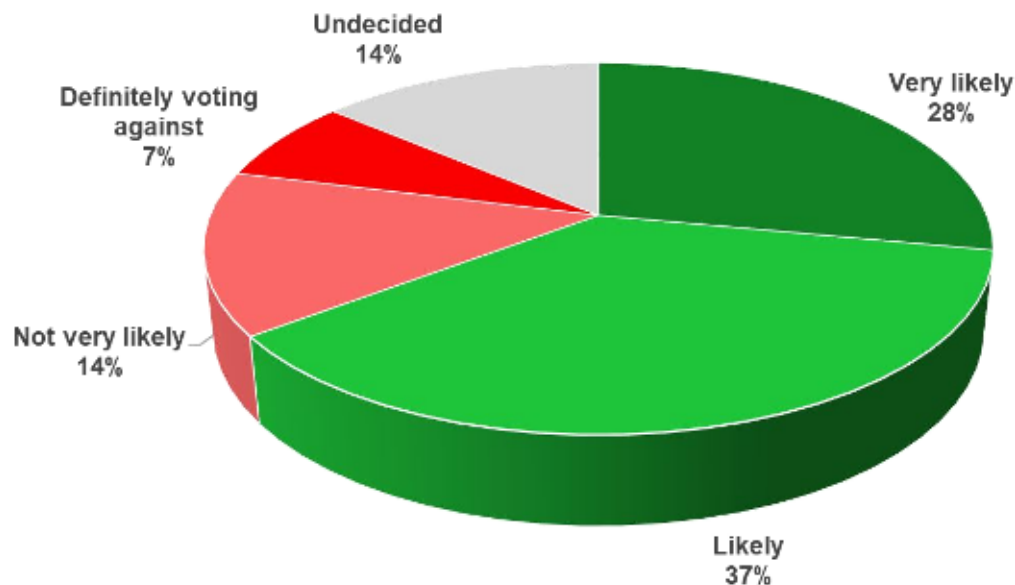


# Support for Expanded Fine Arts Area



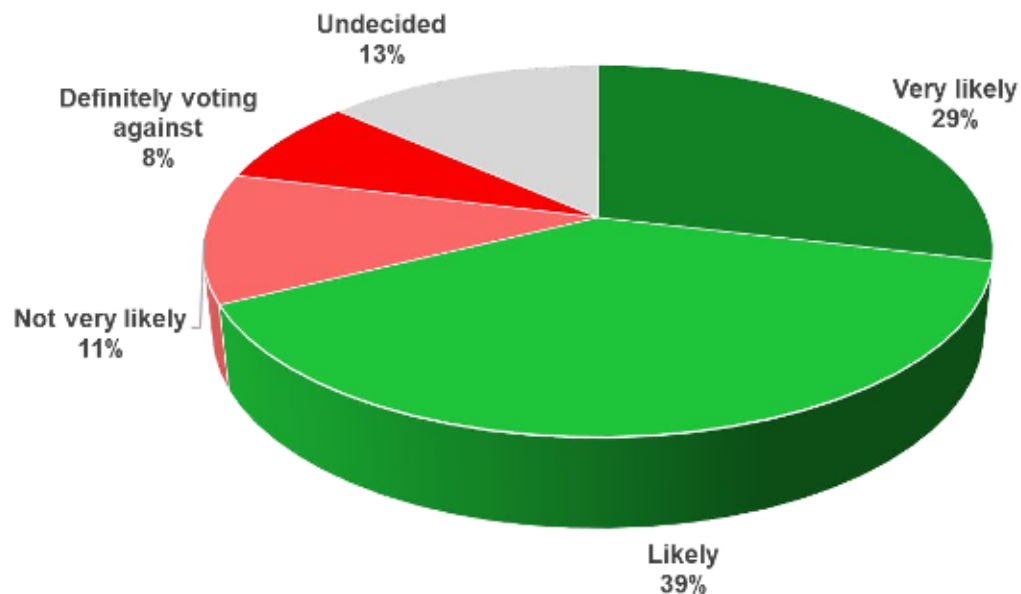
*Q6: Another shortcoming of Okemos High School is the size of the fine arts area. This bond proposal, if approved by voters, could provide Okemos students an expanded fine arts area at the high school. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

# Support for Dedicating Revenue to Okemos Senior Center



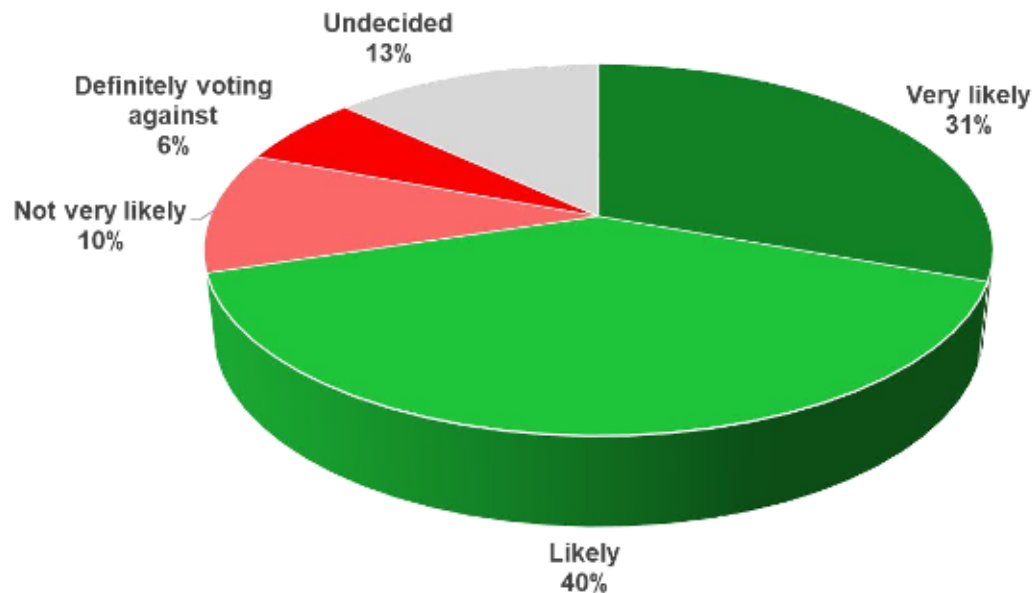
*Q7: Some revenue from the bond proposal, if approved by voters, could be dedicated to the Okemos Senior Center, allowing for more offerings and space for this community asset - a partnership between the school and the Township. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

# Support for Dedicating Revenue to Early Childhood Center



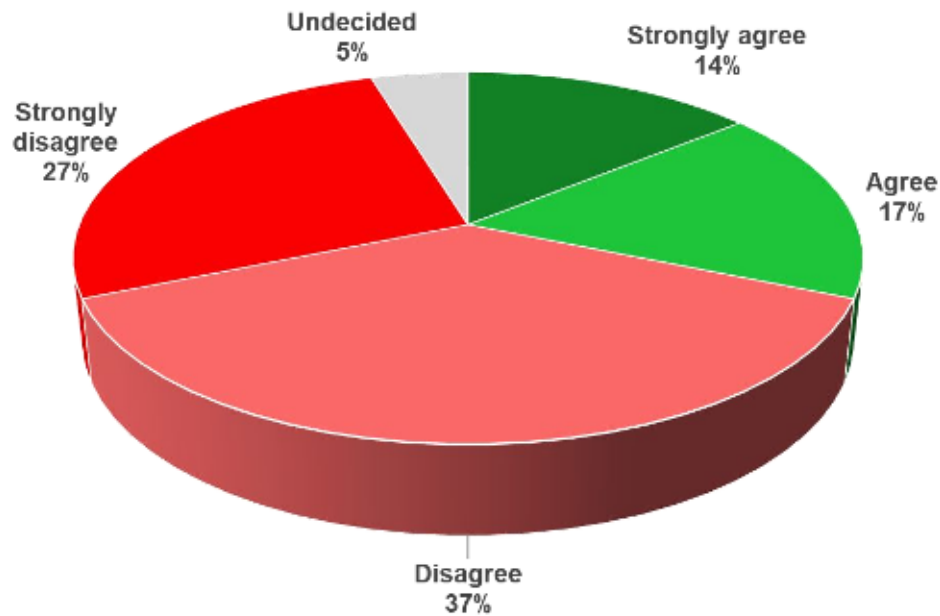
**Q8:** *Some revenue from the millage could be dedicated to the Early Childhood Center, allowing for more offerings and space for this fee-based community asset. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

# Support for Meeting Growing Demand Building More Classrooms



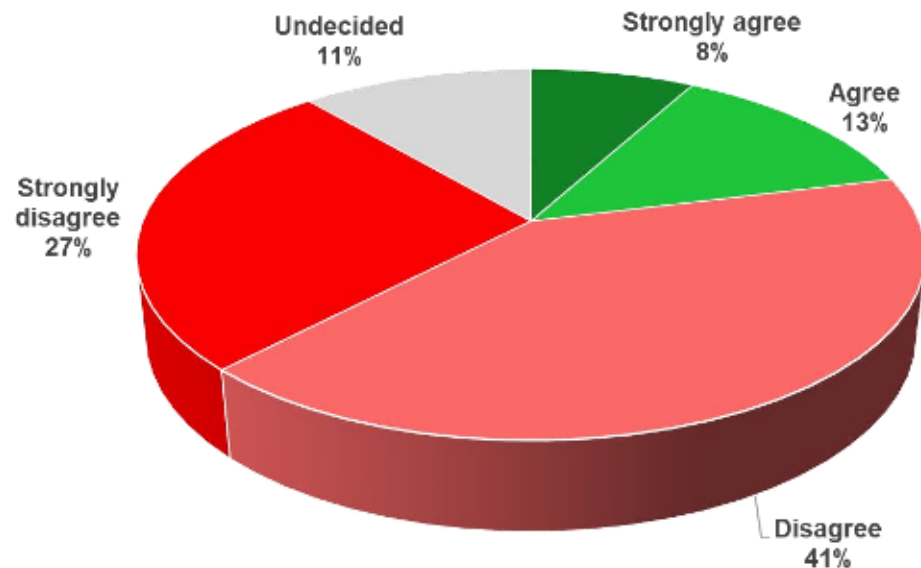
*Q9: After a decade of enrollment increases, Okemos Public Schools does not have adequate space to meet the growing demand. If approved, the bonds would allow Okemos schools to build more classrooms and prepare for a larger enrollment in the future as the Okemos district grows. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

# Perception of Property Taxes Being Too High/Need to Let Bonds Expire



*Q10: Do you strongly agree, agree, disagree, or strongly disagree with this statement: Property taxes are too high, school districts should work to adjust their budgets accordingly, we need to let the bonds expire and give homeowners a break.*

# Perception of Conditions of Buildings Adequate/Bond Not Needed



*Q11: Do you strongly agree, agree, disagree, or strongly disagree with this statement: overall, the current condition of our school district's facilities and grounds are adequate for students and our community and is representative of our values- therefore we do not need this bond measure at this time.*

# Agenda

- ✓ Survey Results
- ❑ Review Bond Scenarios
- ❑ Discuss Master Plan Components
- ❑ Next Steps
- ❑ Wrap Up + Next Meeting

# Selecting Scenarios for Development Goals for This Session



- **Goal for Tonight:** Which Scenario or Scenarios are Worthy of Continued Exploration
  - Focus on the “what”
  - “How” is our process
  - “Where” comes later
- **Next Session:** Refine and Improve Final Scenario for Recommendation - Determine Medium/Smaller Rocks



# Selecting Scenarios for Development

## Refresh of Criteria



- **Keeping in Mind this is the First Step of a Master Plan**
  - 2022: Budget Range up to \$270.5 Million at a Zero Mill Increase Level
  - Significant Needs Identified (Requires master plan to meet)
  - Future Opportunities would require an increase (i.e., In 8 Years \$40M per Mill)
  - “Winning” Versus “Passing” the Bond
- **New Building “Big Rock” Criteria**
  - Student Equity, Educational Environment Agility, Sustainability, Site Desirability
- **Overarching Guiding Principles**



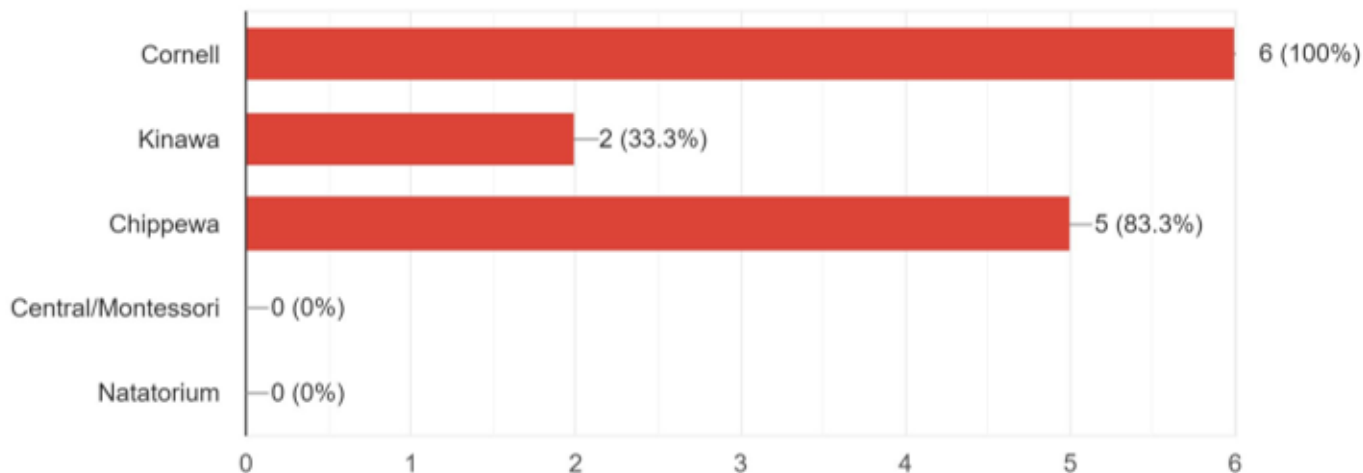
# Selecting Scenarios for Development

## Steering Committee Feedback on 3/23



We cannot replace each Big Rock right now, so which are most critical to address in the 2022 Bond? Choose 2.

6 responses



# Selecting Scenarios for Development

## Steering Committee Feedback on 3/23



- Consensus on Four Elementaries
- Consensus on Cornell and Chippewa Replacements are Top Priority
- Hoping for a 3rd Big Rock (Kinawa or Central) Scenario
- Leaving Room for Medium + Small Rocks

# Scenario Shared Scope New Cornell

	SCOPE	COST
Early Childhood	Furniture	\$500,000
Elementary (K-4)	Replace Cornell, Bennett Woods and Hiawatha Pressing Needs + New Furniture All Buildings (Including Montessori)	\$46,560,000
Kinawa (5-6)	Furniture	\$1,500,000
Chippewa (7-8)	Athletics Facilities + Furniture	\$3,775,000
High School	Cafeteria/Kitchen Expansion, Drop-Off, FA Pressing Needs + Furniture	\$18,260,000
Athletics		
Performing Arts		
Senior Center	Move to New Location + Furniture	\$970,000
Central Admin	FA Pressing Needs + Furniture	\$276,400
District Operations	Furniture	\$66,456
Transportation + Tech	FA Pressing Needs, Bus Purchases, Furniture, Tech Budget 2023 + 2028	\$20,556,456
	<b>SUBTOTAL</b>	<b>\$92,464,312</b>

Note: "Pressing Needs" Includes Secure Vestibules

# Scenario 1 New Montessori + Chippewa

	SCOPE	COST
Early Childhood	FA Pressing Needs	\$2,440,129
Elementary (K-4)	New Montessori (95k SF) + Demolish Existing	\$35,423,000
Kinawa (5-6)	FA Pressing Needs	\$10,310,718
Chippewa (7-8)	Replace Chippewa (236k sf) + Demolish Existing	\$92,295,000
High School		
Athletics	FA Pressing Needs, New Tennis Courts + New Softball/Baseball Quad at Chippewa	\$11,000,000
Performing Arts		
Senior Center		
Central Admin	FA Pressing Needs	\$1,650,000
District Operations	New Building	\$3,625,000
Transportation + Tech		
	<b>SUBTOTAL</b>	<b>\$156,743,847</b>

Note: "Pressing Needs" Includes Secure Vestibules

# Scenario 2 2 New MS + 2 K4 Additions

	SCOPE	COST
Early Childhood	Move to Cornell (43k sf)	\$2,885,000
Elementary (K-4)	4 Classroom Addition (5,000 sf) at Bennett Woods, 4 Classroom Addition (5,000 sf) at Hiawatha + Montessori Elementary FA Pressing Needs	\$7,800,000
Kinawa (5-6)	Replace Kinawa (134K sf) + Renovation (60K sf) + Shared Auditorium	\$68,400,000
Chippewa (7-8)	Replace Chippewa (244k sf) + Partial Demolition (136k sf) + Shared Auditorium	\$94,750,000
High School		
Athletics	FA Pressing Needs, New Tennis Courts + New Softball/Baseball Quad	\$11,000,000
Fine Arts		
Performing Center		
Central Admin	Move Admin to New Location (with Operations + Senior Center)	\$1,895,000
District Operations	Move to New Location (with Operations + Senior Center)	\$1,210,000
Transportation + Tech		
	<b>SUBTOTAL</b>	<b>\$187,940,000</b>

Note: "Pressing Needs" Includes Secure Vestibules

# Scenario 3

## New Chippewa + 2 K4 Additions

	SCOPE	COST
Early Childhood	FA Pressing Needs	\$2,440,129
Elementary (K-4)	Bennett Woods + Hiawatha 4 Classroom Addition, Playground + Central Montessori FA Pressing Needs	\$8,800,000
Kinawa (5-6)	FA Pressing Needs	\$10,310,718
Chippewa (7-8)	Replacement Building at Chippewa (236k sf) + Demolish	\$92,295,000
High School		
Athletics	FA Deficiencies	\$8,950,347
Performing Arts	Performing Arts Addition (5,000 sf)	\$2,725,000
Senior Center		
Central Admin	FA Pressing Needs	\$1,650,000
District Operations	New Building	\$3,625,000
Transportation + Tech		
	<b>SUBTOTAL</b>	<b>\$130,796,194</b>

Note: "Pressing Needs" Includes Secure Vestibules

# Scenarios At-A-Glance

	SHARED - ALL New Cornell	S1 - New Montessori/ Chippewa	S2 - 2 New MS/ 2 K4 Additions	S3 - New Chippewa/ 2 K4 Additions
Early Childhood	\$500,000	\$2,440,129	\$2,885,000	\$2,440,129
Elementary (K-4)	\$46,560,000	\$35,423,000	\$7,800,000	\$8,800,000
Kinawa (5-6)	\$1,500,000	\$10,310,718	\$68,400,000	\$10,310,718
Chippewa (7-8)	\$3,775,000	\$92,295,000	\$94,750,000	\$92,295,000
High School	\$18,260,000			
Athletics		\$11,000,000	\$11,000,000	\$8,950,347
Performing Arts				\$2,725,000
Senior Center	\$970,000			
Central Admin	\$276,400	\$1,650,000	\$1,895,000	\$1,650,000
District Operations	\$66,456	\$3,625,000	\$1,210,000	\$3,625,000
Transportation + Tech	\$20,556,456			
<b>SUBTOTAL</b>	<b>\$92,464,312</b>	<b>\$156,743,847</b>	<b>\$187,940,000</b>	<b>\$130,796,194</b>
<b>TOTAL (WITH SHARED)</b>		<b>\$249,208,159</b>	<b>\$280,404,312</b>	<b>\$223,260,506</b>



# Selecting Scenarios

## Key Considerations



- Investments needed to keep buildings in operation
  - In General: Larger the school, larger investment to keep in operation
- Potential to address both new MS buildings under this bond, may not be possible in future bond considerations without significant tax increase
- Amount of future tax increase may not support larger building replacement
- Feedback from survey (earlier tonight)
  - What will larger community support or not support?

# Breakout Session Discussion

- Overall discussion and responses to scenarios
- Build consensus within group about which scenario supports guiding principles best - Which does your group recommend?
- What reasons did you arrive at this scenario?
- Are there any refinements you would suggest to the recommendation?



# Agenda

- ✓ Survey Results
- ✓ Review Bond Scenarios
- ☐ Discuss Master Plan Components
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# Masterplan-Next Big Rocks

	<b>SHARED - ALL</b>	<b>SCENARIO 1</b>	<b>SCENARIO 2</b>	<b>SCENARIO 3</b>
<b>Early Childhood</b>				
<b>Elementary (K-4)</b>		K-4 Additions	New K-4, K-4 Additions	New K-4
<b>Kinawa (5-6)</b>		New 5-6		New 5-6
<b>Chippewa (7-8)</b>				
<b>High School</b>	Performing Arts	Performing Arts	Performing Arts	
<b>Athletics</b>		Natatorium	Natatorium	Natatorium
<b>Fine Arts</b>				
<b>Senior Center</b>				
<b>Central Admin</b>				
<b>District Operations</b>				
<b>Transportation + Tech</b>				

# Agenda

- ✓ Survey Results
- ✓ Review Bond Scenarios
- ✓ Discuss Master Plan Components
- ☐ Next Steps
- ☐ Wrap Up + Next Meeting

# Next Steps

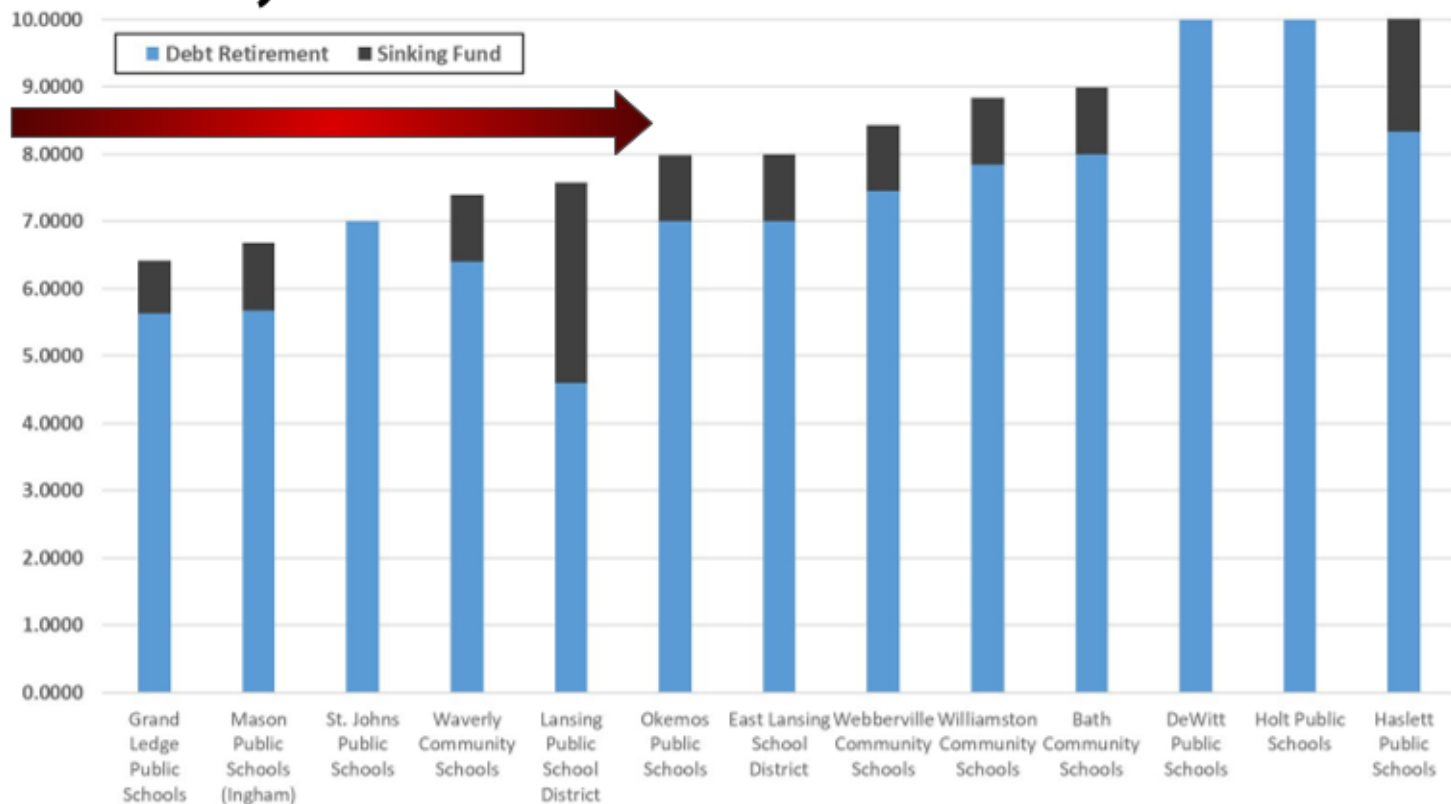
- Steering Committee Meeting:  
April 20; 6-8pm
- Initial Consensus on  
Recommendation

# 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  
[rhianna.walworth@okemosk12.net](mailto:rhianna.walworth@okemosk12.net)

# Millage Rate Comparison (2020-2021)





# Guiding Principles + Criteria: 2022



## 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.*

# Selecting Scenarios

## Further Investment + Exploration



	Scenario 1-A Educational Buildings	Scenario 1-B Ed Buildings + Other Needs	Scenario 2 Large Scale Projects
[ADD Components]	[ADD COSTS]		
<b>Total Cost</b>			

# 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)
Edgewood ECC	33,000	\$ 9,760,517	\$ 296	68	15	\$ 650,701	\$ 10,560,000	\$ 320	50	\$ 211,200	92%
Cornell Elementary	43,000	\$ 14,322,352	\$ 333	80	15	\$ 954,823	\$ 13,760,000	\$ 320	50	\$ 275,200	104%
Bennett Woods Elementary	60,800	\$ 10,404,391	\$ 171	71	15	\$ 693,626	\$ 19,456,000	\$ 320	50	\$ 389,120	53%
Hlawatha Elementary	62,000	\$ 11,685,587	\$ 188	75	15	\$ 779,039	\$ 19,840,000	\$ 320	50	\$ 396,800	59%
Wardcliff Elementary	33,000	\$ 12,672,912	\$ 384	65	15	\$ 844,861	\$ 10,560,000	\$ 320	50	\$ 211,200	120%
Central Montessori/District Admin.	68,400	\$ 18,257,287	\$ 267	59	15	\$ 1,217,152	\$ 21,888,000	\$ 320	50	\$ 437,760	83%
Kinawa Middle School (5-6)	154,000	\$ 41,242,872	\$ 268	110	15	\$ 2,749,525	\$ 50,050,000	\$ 325	50	\$ 1,001,000	82%
Chippewa Middle School (7-8)	196,000	\$ 58,909,697	\$ 301	123	15	\$ 3,927,313	\$ 63,700,000	\$ 325	50	\$ 1,274,000	92%
Okemos High School	320,000	\$ 44,299,036	\$ 138	107	15	\$ 2,953,269	\$ 107,200,000	\$ 335	50	\$ 2,144,000	41%
Okemos High School Athletic Complex		\$ 8,950,347	N/A	15	N/A	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	73%
Operations/Tech/Grounds Buildings	18,000	\$ 5,930,892	\$ 329	33	15	\$ 395,393	\$ 4,500,000	\$ 250	50	\$ 90,000	132%
Total		\$ 228,132,085					\$ 308,454,000				

FCI  
(\$ Reno. /  
\$ Replace)

Above 85%

65% - 85%

Below 65%

# 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
	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
	26 or 27	<i>Update + Feedback</i>	School Board Workshop
MAY	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

# Survey Results - Top Scenarios

## Refresh of Scenarios

### Potential Scenarios in the \$150-250M Range:

1. **Education Building Focus** - 2 New Elementary Schools + Other Ed Buildings
2. **Large-Scale Academic + Athletics** - 2 Elementaries, Chippewa, + Athletics
3. **Districtwide** - All Facilities Receive Improvements
4. **Highest FCI** - Address Top Needs + Deficiencies



# Prioritizing Big Rocks

- New Elementary (Cornell Replacement)
- Chippewa
- Kinawa
- New Elementary (Central Montessori Replacement)
- Natatorium



# Selecting Scenarios

## Further Investment + Exploration



	Cornell*	Kinawa	Chippewa	Central/ Montessori	Natatorium	TOTALS
Student Equity						
Agility (Future)					N/A	
Sustainability						
Site Desirability						
FA Cost (15yrs)/ Annual Cost	\$14M/ \$1.0M	\$41M/ \$2.7M	\$59M/ \$3.9M	\$18/ \$1.2M		
Major Remodel/ Replace	\$41M/ \$0.8M	\$84-96M/ \$1.7-\$1.9M	\$92-100M/ \$1.8-\$2.0M	\$41M/ \$0.8M	\$32M	\$288-308M



# Selecting Scenarios

- Initial Phase Bond Cost Ceiling - up to \$250M
- How Much “Room in Jar” for Big Rocks?
- Other “Needs” - Medium/Small Rocks - \$65M
  - Technology, buses, furniture, secure vestibules
  - Facility assessment needs
- Other “Wants” - Medium/Small Rocks



# Location of New “Cornell”

	Acreage Needed = 25	
Cornell	10	No
Edgewood	12	No
Wardcliff	20	No
Powell	25	Yes
Central	28	Yes

# Location of New “Cornell”

	Powell Road	Central
Cause Redistricting?	No	Yes
Displace Other Students?	No	Yes, Forces Need to Address Central in Current Bond
Maintain Neighborhood School?	Yes	No
Geographic Location	Elementaries Evenly Spaced	Clustered in Middle + South Sections
Maintain Greenspace	No, Could we Preserve Other Greenspace?	Yes, Dependent on Where Central Students Move
Historical Significance	No	Yes