

# OPS BOND 2022 COMMUNITY UPDATE CORNELL Q&A

Thursday, May 12th | 6:00 - 7:30 PM

All Okemos community members are invited to an open discussion about the vision of Okemos school facilities and the future of Cornell Elementary.



Join us via Zoom! (<https://bit.ly/3FgtvqF>)



# Our Opportunity



# Agenda

- ❑ Welcome + Introductions (1 min)
- ❑ Goals + Norms (3 min)
- ❑ Background - Addressing  
Themes Emailed Questions (20 min)
- ❑ Additional Questions (60 min)
- ❑ Exit Ticket (2 min)
- ❑ Next Steps + Gratitude (1 min)



## Introductions

John J. Hood - Superintendent

Mary Gebara - BOE President

Stacy Bailey - Assistant Superintendent

Mark Fargo - Operations

Matt Ottinger - Technology

Elizabeth Lentz - Finance

---

Tower Pinkster

The Christman Company



# Agenda

- ✓ Welcome + Intros (2 min)
- ❑ Goals + Norms (5 min)
- ❑ Background - Addressing  
Themes Emailed Questions (20 min)
- ❑ Additional Questions (60 min)
- ❑ Exit Ticket (2 min)
- ❑ Next Steps + Gratitude (1 min)

# Purpose + Goals Tonight

- Review Steering Committee recommendation (focus on Cornell)
- Provide clarity on common themes received to date and those asked in the session
- Note: this is a Q+A session, meant to inform citizens, it is not a “debate”
  - Some may like/agree with proposal and rationale
  - Some may dislike/disagree with it
  - Some may be unsure
  - ***All perspectives are welcome!***
- The Board of Education (BOE) will have a recording of this meeting as input to Monday’s work session



# Community Q+A Norms

## *For the Benefit of All Participants*



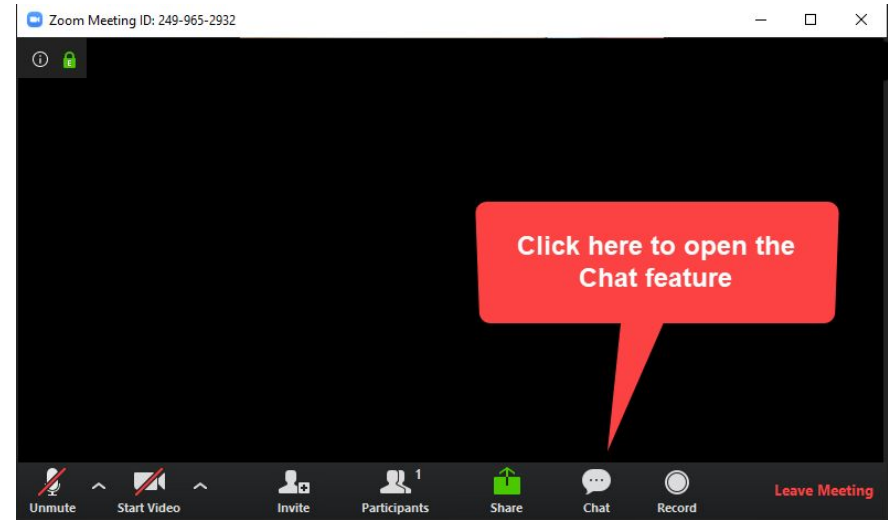
- Stay focused on the goals for the session - Q+A about the current proposal
- Agenda allows for participation by as many attendees as possible
- Be positive role models for our community + children with our behavior
- Be respectful of differing perspectives + participants
- Respect timelines for meeting this evening
- Clarity and brevity - be brief!
- Stay muted until called upon
- Assume positive intentions
- Seek to understand
- Expect non closure



# Ways to Engage

## *Multiple ways to ask questions*

- Chat with everyone (public)
  - Will pull forward questions to provide clarity
  - All comments will be shared with the BOE
- Send a question directly during the Q+A portion of the session
- Submit written exit ticket



***Whatever the mode, we ask that you please respect established norms...***



# Agenda

- ✓ Welcome + Intros (2 min)
- ✓ Goals + Norms (5 min)
- ✓ Background - Addressing  
Themes Emailed Questions (20 min)
- ❑ Additional Questions (60 min)
- ❑ Exit Ticket (2 min)
- ❑ Next Steps + Gratitude (1 min)



# Our Approach

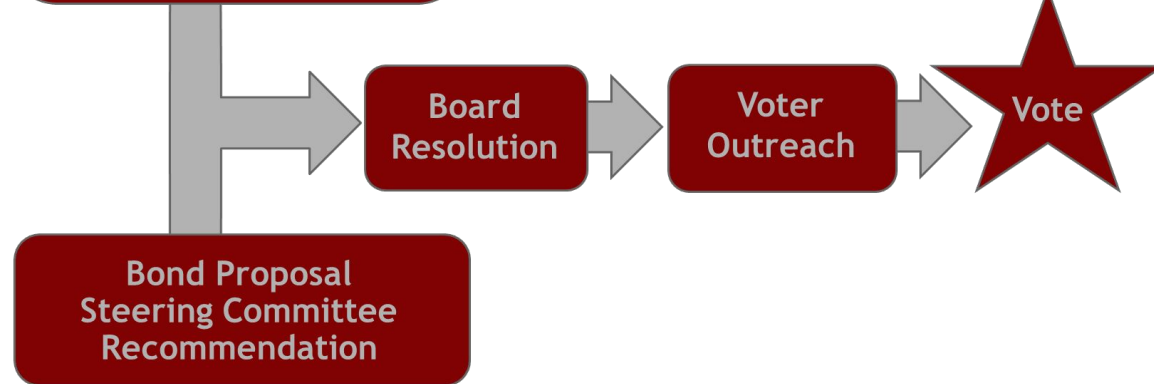
## Key Inputs + Process At-a-Glance



**Key Inputs:**  
Big Picture Vision  
Community Forums  
Community Survey  
Facilities Needs Assessment  
Enrollment Projections  
Budget & Cost Constraints

### Extensive, Inclusive & Open Process:

- Due Diligence with Key Inputs
- Steering Committee Work
- Monthly Board Updates
- Ongoing School Website Updates



# Steering Committee Representatives

Sue Williams, Administrative Assistant

Danielle Jenkins, Bennett Woods, Parent

Evie Leiby, Central Montessori, Parent

DeeLane Camling; Carolina Giraldo, Childcare/Staff member. Community Ed

Karen Shapiro, Chad Crandell, Chippewa, Parent

Mark Tomczak, Chippewa, Teacher. PE/Athletics/Electives

Joel Conn, Community/Business, Citizens at large

Nick Biggee, Community/Business, Citizens at large

Joanna Purkiss, Cornell, Parent

Michelle Ciabotti, District, Parent

Emily Swirski, District, Food Service Director

Jody Noble, District, Principal, secondary

Lauren Schefke, District, Principal, elementary

Andy Phelps, District, Board of Education

Katie Cavanaugh, District, Board of Education

\*Stacy Bailey, District, Assistant Super- Instruction

Kim Burchman, District, Community Ed Coordinator

***Q. How were Cornell  
representatives chosen?***

***A. They were selected  
by the PTO***



# Steering Committee Representatives

\*Liz Lentz, District, Executive Director of Finance

\*Mark Fargo, District, Director of Operations

Tom Isom, District, Director of Technology

Corrinne Karpinski, District, Director of Transportation

Heather Pricco, District, Special Education

Tempie Brown, District, Athletic Director

Lara Slee, District, Director of DEI

Mark Stice, District, Fine Arts

Lauren Kushion, District, Parent

Mallory Voris, Edgewood, Parent

Kendra Hixson, Elementary, Teacher

Jasmine Blythe, Fine Arts, Teacher

Kayla Bryd-Daniels, Hiawatha, Parent

Ursula Morris, Kinawa, Teacher

Sarah Allen, Kinawa, Parent

Marsha Morehead, Montessori, Teacher



# Steering Committee Representatives

Tom Hopper, OEA, Teacher

Lori Mazzulo, OEA, Teacher

Noelle Burak, Young Mi Choi-DeYoung, OHS, Parent

Kim Floyd, OHS, Teacher/Electives

Ed Besonen, Police/Emergency Manager, Meridian Township

Cherie Wisdom, Senior Center, Citizens at Large

Gordon Melms, Senior Center, Citizens at Large

Abby Showerman, Special Populations, Teacher

Amulya Gundlapally, Student, OHS

Nupur Shah, Student, OHS

Liane Matson, Wardcliff, Parent

\*John Hood, Superintendent

\* District CORE Planning Team

**THANK YOU FOR YOUR SERVICE!!!!**

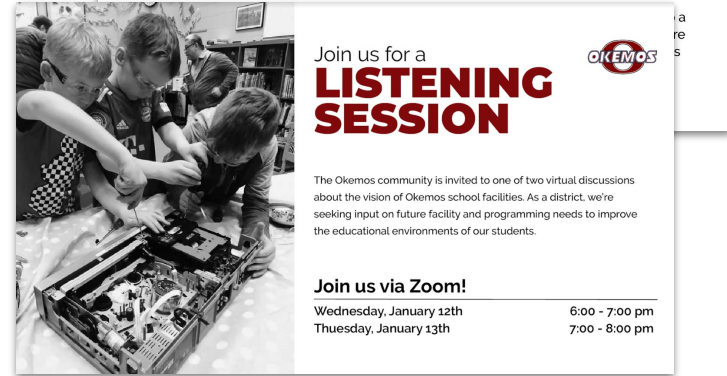


# Our Approach

## Significant Input, “Real-time” Updates



- Two community surveys
- Eight community listening sessions
- Two community forums
- Community steering committee (9 meetings)
- Sought out key staff stakeholders
- Third-party survey (statistically valid)
- Regular board updates
- Two board worksessions
- Website, email, video updates



**Q. Why didn't you engage the community?**

**A. See details here on the ways the community was engaged**

# Recommendation

## *Primary Scope*

- Completely replace Cornell, Kinawa + Chippewa, **aligning to bond priorities + maximizing impact:**
  - Cornell has high FCI (costs more to renovate than to rebuild) + no capacity
  - Middle schools have high FCI + replacement benefits all 5-8 grade students
- Address most pressing needs across **all facilities** including technology, fine arts + athletics projects

***Also identified potential future “master plan” priorities...***



***Let's take a quick look across each area...***

# Cornell Elementary

***Identified as Greatest Need +  
Highest Priority Large-scale Project  
by Steering Committee***

***Q. Why was Cornell  
a top priority?***

***A. See highlights  
outlined here***

Informed by numerous Listening Sessions from our community which shared themes including:

- Lack of available classrooms, offices + student spaces
- Small building size + overcrowding
- Concerns over building age + condition
- Concerns over car line, bus line + parking

Facilities Assessment concluded that this building was not a good candidate for significant investment as it would cost more to renovate than to rebuild.



# Focus on Cornell

## *Community Input + Assessment Findings*



### Community Listening Sessions - Summary Observations:

- Narrow corridors, lacks collaborative + office/staff support space
- Inadequate parent drop off/pick up + service entrance
- Exterior fascia + roof need replacement, brick repairs needed
- Flooring and casework need replacement
- Lighting, mechanical units and controls need replacement
- Overhead power lines to building are too low

### Assessment Findings:

- **FCI 104%** - Significant renovations needed to reach “good” rating - not good candidate for significant investment
- Student + staff areas grossly undersized at 95sf per student compared to recommended 200 sf

**Q. Why don't we just renovate/add?**

**A. Inadequate space + FCI**

# Chippewa

***Identified as Second Greatest Need by Steering Committee***

***Q. What are the other priorities of the bond?***

***A. See this and the slides immediately following...***

Informed by numerous Listening Sessions from our community which shared themes including:

- Fine arts wing in poor condition
- Need additional space (group rooms, offices, restrooms, cafeteria, etc)
- Replace ceiling, casework, flooring
- Roofing, HVAC, lighting, noise, concrete heaving + accessibility concerns

Facilities Assessment concluded that this building was not a good candidate for significant investment as it would cost more to renovate than to rebuild.

# Kinawa

**Identified as Next Greatest Need  
by Steering Committee; Opportunity  
for Third Major Project**

Informed by numerous Listening Sessions from our community which shared themes including:

- Many classrooms without windows
- Pool needs to be filled in
- Needs additional space (group rooms, offices, restrooms, cafeteria, auditorium)
- Address traffic flow + car drop-off lines
- Replace playgrounds, ceiling, flooring
- Accessibility challenges/level changes

Facilities Assessment concluded that this building was not a good candidate for significant investment as it would cost more to renovate than to rebuild.

# Medium + Small Rocks

*Identified as Highest Priority  
Remaining Needs  
by Steering Committee*

*(Smaller-scale Projects)*

- Addresses critical facility needs + minor upgrades across all schools
- Construction of secure vestibule entry corridors at each school
- Addition of school space at Hiawatha
- Furniture replacement across the district (75% replacement)
- Student 1:1 computer device replacement through 2028

# Medium + Small Rocks

*Identified as Highest Priority  
Remaining Needs  
by Steering Committee*

- Addition of performing arts space at OHS
- Relocation + construction of a new OHS tennis, baseball + softball complex
- Meridian Senior Center relocation + furniture replacement
- OHS cafeteria + kitchen expansion/renovation
- District bus replacement
- Technology infrastructure upgrades
- Relocation of district administration, operations + technology departments

# Recommendation

## Financial Overview

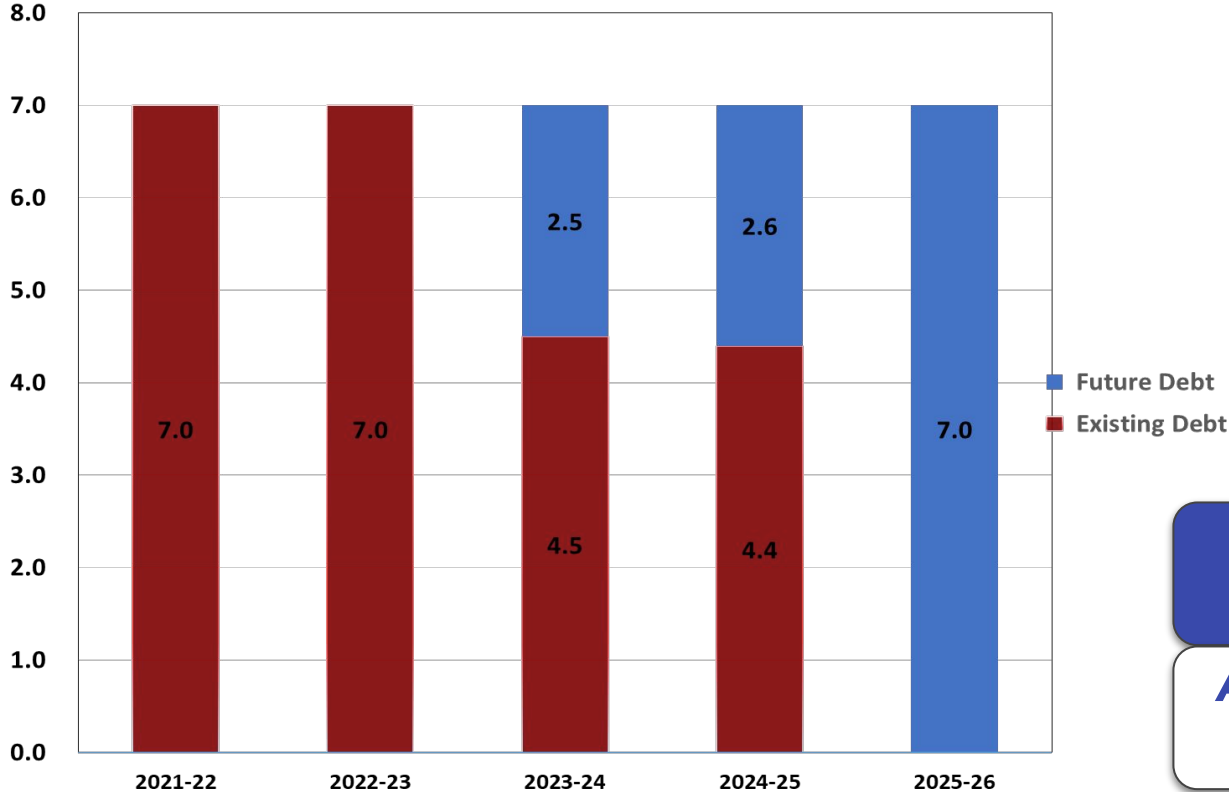


Area of Investment	Cost Estimate
New Kindergarten-4th Grade Elementary to replace Cornell Elementary	\$39,200,000
New 7th-8th Building to replace Chippewa Middle School	\$98,525,000
New 5th-6th Grade Building to replace Kinawa Middle School	\$69,900,000
Bennett Woods Elementary	\$4,385,000
Hiawatha Elementary	\$7,660,000
Central Montessori Elementary	\$5,760,000
Okemos High School	\$19,545,000

Area of Investment	Cost Estimate
Okemos High School Athletics	\$11,085,000
Edgewood Early Childhood Center	\$3,260,000
Meridian Senior Center	\$907,300
Administration and District Operations + Technology	\$3,379,000
District Student Transportation	\$3,876,000
Technology	\$18,400,000
SUBTOTAL	\$285,882,300
(Less sinking fund, prior bond)	(\$8,950,000)
<b>TOTAL</b>	<b>\$276,932,300</b>

# Key Drivers

## Maintain Current Millage Rate



**Q. What are the tax implications?**

**A. Maintains the current tax rate: 7 mills**

# Future Master Planning



- Okemos Public Montessori (K-4)
- Bigger picture athletics + performing arts
- Senior Center/ECC/Wardcliff
- Return unused sites to active greenspace
- Consider other areas not prioritized for initial phase



# Steering Committee Recommendation:

## Powell Road

***Q. Why was Powell Road  
recommended?***

***A. See highlights  
outlined here***

- Timely - addresses most pressing need first
- Allows students to stay at Cornell + Edgewood during construction (2 yrs)
- Spaces OPS elementary schools geographically
- Cost effective - saves \$6.4 million dollars in escalation costs across buildings (given no phasing/relocation needs)
- Maintains current districting
- Creates model for outdoor learning to be carried across other buildings where possible

	Cornell	Edgewood	Powell Road
Short-Term Redistricting	Most Limited	Some	Most Limited
Geographic Location	Evenly dispersed in district	Not evenly dispersed in district	Evenly dispersed in district
Maintains Greenspace	Yes, at Powell	Yes, at Powell	Yes, but developed at another site
Environmental Instruction Opportunities	Some	Focus on maintaining natural space with site design	Focus on maintaining natural space with site design
Transportation Impact (walkers, bussing)	Temporary during construction (2 years)	Yes	Yes
Financial Impact	\$9.9M of Escalation (later completion)	\$1-2M to relocate ECC 2 yrs or \$9.9M of escalation (later completion)	\$3.5M off-site improvements
Ongoing Operations (Constructability)	Cornell staff/students to temporarily move to CMS (2 years)	Edgewood staff/children to temporarily separate/relocate 2 yrs, then permanently to another site with pressing needs upgrades	All district programs able to stay in buildings until move
Estimated Occupancy	Jan 2028	Aug 2025 or Jan 2028	Aug 2025

**Q. What are Challenges + Opportunities by site?**

**A. See chart here**

**Note:** Wardcliff and Central were also reviewed however, they were deemed to not be viable locations

# Current District Map

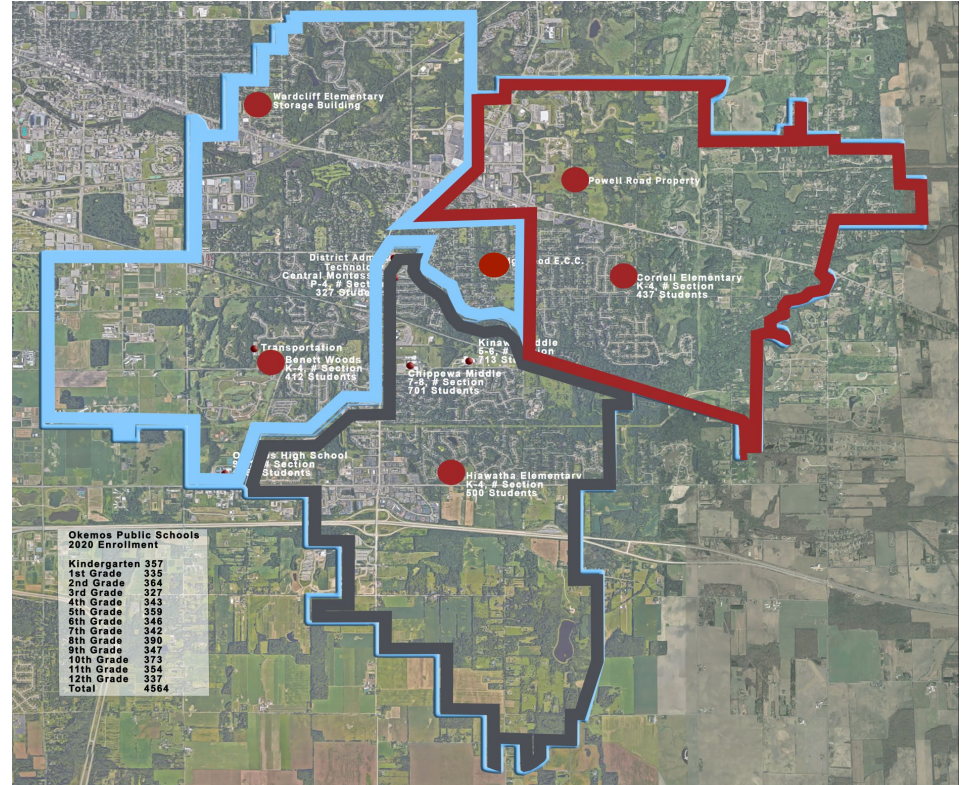
## Three "Districting" Areas - Schools + Property



- Bennett Woods
- Hiawatha
- Cornell



**Steering Committee Focus:**  
**Preserve Cornell community,**  
**keep families together**



**Q. Can Cornell be rebuilt on the current site?**

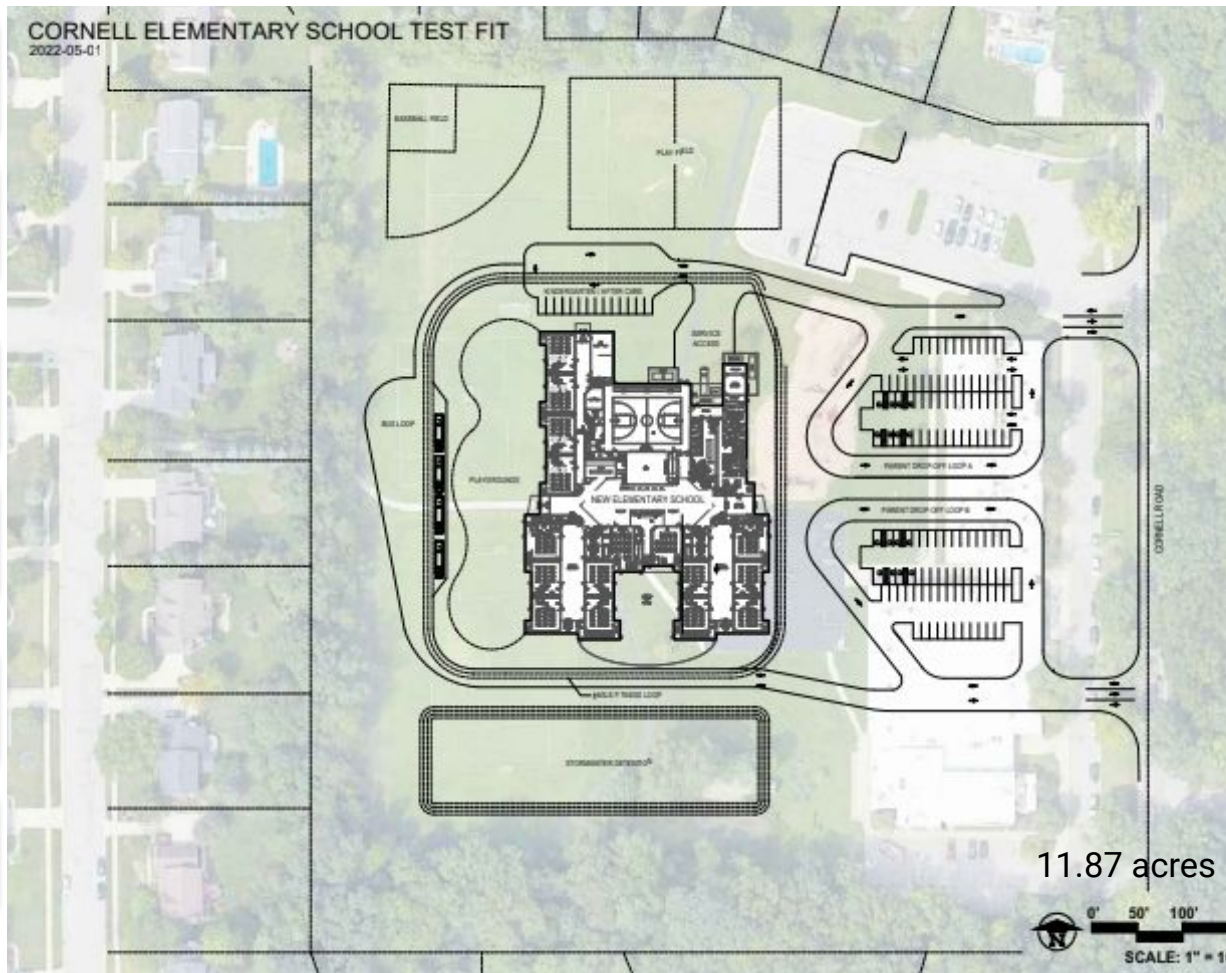
**A. Yes, Cornell can fit\* on the nearly 12 acre site**

**Q. Can students remain during construction?**

**A. No, the site is too small to safely do that**

**Q. Did we consider a two-story school?**

**A. Yes, that is the plan**



**\* Note: Neighborhood/traffic impacts + limitations to amenities, due to smaller site**

# Considerations to Cornell Site *Site + Phasing Needs*



## Site Challenges:

- Limitations to outdoor amenities + traffic circulation
- Construction phasing limitations + extra costs
- Would create some neighborhood disruption
- Student relocation needed for 2+ years given approx. 100 construction workers, deliveries + safety protocols

## Phasing Considerations + Impacts:

- Chippewa is the most likely temporary space for students, but it is not elementary friendly, requires alternate transportation + has traffic/safety concerns

***Q. What are the challenges to rebuilding?***

***A. See details on impacts***

***Q. Why not move students to Wardcliff or Edgewood?***

***A. Costly modifications for code req's + too small***

# Recommendation



## *Impact of Estimated Timelines on Project Scope\**

	Cornell/Edgewood	Powell/Edgewood
New Cornell	Summer 2028	Summer 2025
New Chippewa	Summer 2026	Summer 2027
New Kinawa	Summer 2030	Summer 2029
All Projects: Escalation for Extended Timeline	\$9.9 Million	\$0

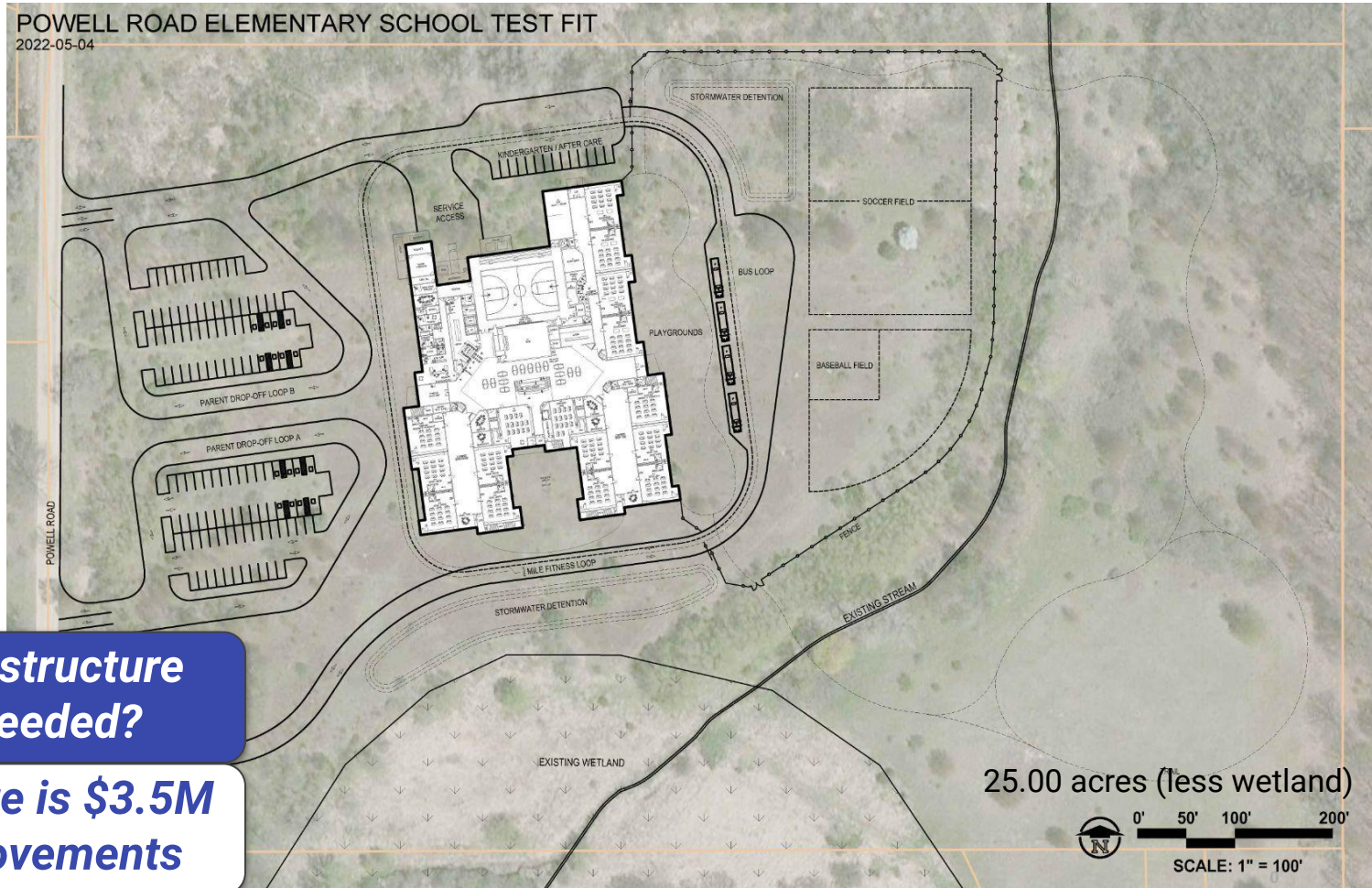
**Q. How is timeline impacted by site?**

**A. See table of timing and costs**

\* **Note:** Draws depend on bond sale, construction phasing + student locations.

# POWELL ROAD ELEMENTARY SCHOOL TEST FIT

2022-05-04



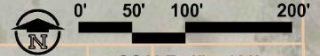
## Infrastructure Improvements Needed (\$3.5M):

- Sanitary
- Water
- Roadway Improvements
- Traffic signal (TBD)

**Q. What infrastructure would be needed?**

**A. The estimate is \$3.5M for site improvements**

25.00 acres (less wetland)



SCALE: 1" = 100'

# Steering Committee Recommendation

## Future Cornell Use

- Retain Cornell as usable neighborhood space
- Commitment to demolition (if building is not repurposed\*)
- Greenspace possibilities: playground, fields, natural area
- Building use possibilities: Future Senior Center, Early Childhood Center

**Q. What will happen with current Cornell?**

**A. Retained as a usable neighborhood space**

**Q. How is Wardcliff being used today?**

**A. Used for storage + neighborhood needs**

- Committed to returning sites to green space where possible, including Wardcliff



# Recommendation

## Sustainable + Environmental School Ideas



Countryside Elementary School  
Byron Center Public Schools

Goodwillie Environmental  
School + Others  
Forest Hills Public Schools



*Q. Environmental/  
sustainable approach ideas?*

*A. Priority on sustainability  
+ environmental learning*

# Agenda

- ✓ Welcome + Intros (2 min)
- ✓ Goals + Norms (5 min)
- ✓ Background - Addressing  
Themes Emailed Questions (20 min)
- ❑ Additional Questions (60 min)
- ❑ Exit Ticket (2 min)
- ❑ Next Steps + Gratitude (1 min)

# Audience Questions

## *Quick Reference Guide*



- All are invited to ask questions
- Send a “Private Chat” to Stacey Baley including name + address, optionally add whether you have students at Cornell
- Honor time sharing with all participants:
  - Ask one question at a time
  - Limit question time to 1 minute (time keeper to assist)
  - Allow us to move on - if you have other thoughts to share, please add them to the chat

***Please remember the focus of tonight’s session is to answer our community’s questions...***

# Questions from Audience

## *Recording here for Future Reference*



- [Add questions here]

# Questions from Audience

*Recording here for Future Reference*



- [Add questions here]

# Questions from Audience

*Recording here for Future Reference*



- [Add questions here]

	Cornell	Edgewood	Powell Road
Short-Term Redistricting	Most Limited	Some	Most Limited
Geographic Location	Evenly dispersed in district	Not evenly dispersed in district	Evenly dispersed in district
Maintains Greenspace	Yes, at Powell	Yes, at Powell	Yes, but developed at another site
Environmental Instruction Opportunities	Some	Focus on maintaining natural space with site design	Focus on maintaining natural space with site design
Transportation Impact (walkers, bussing)	Temporary during construction (2 years)	Yes	Yes
Financial Impact	\$9.9M of Escalation (later completion)	\$1-2M to relocate ECC 2 yrs or \$9.9M of escalation (later completion)	\$3.5M off-site improvements
Ongoing Operations (Constructability)	Cornell staff/students to temporarily move to CMS (2 years)	Edgewood staff/children to temporarily separate/relocate 2 yrs, then permanently to another site with pressing needs upgrades	All district programs able to stay in buildings until move
Estimated Occupancy	Jan 2028	Aug 2025 or Jan 2028	Aug 2025

## Drivers + Approach

**Note:** Wardcliff and Central were also reviewed however, they were deemed to not be viable locations

MAY	2	<i>Update + Feedback</i>	School Board Workshop
	4	Finalize Recommendation	Steering Committee
	9	Present Recommendation to BOE	School Board
	12	Zoom Q&A: Community Update	Administration, Community
	16	Tentative BOE Work Session (if needed)	School Board Workshop
	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

**Q. When does the board need to act?**

**A. For a Nov 2022 proposal - May 23**



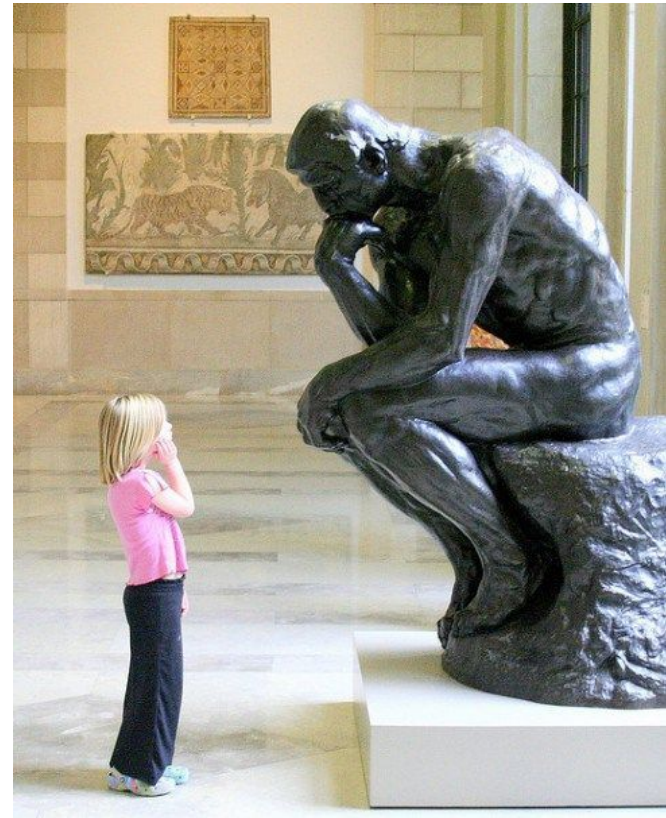
# Agenda

- ✓ Welcome + Intros (2 min)
- ✓ Goals + Norms (5 min)
- ✓ Background - Addressing  
ThemesEmailed Questions (20 min)  
Additional Questions (60 min)
- ❑ Exit Ticket (2 min)
- ❑ Next Steps + Gratitude (1 min)

# Exit Ticket

## *Reflect on Potential “New Cornell”*

- If a New Cornell turns out to be one of the worst experiences your child/a student has had, what will have happened (or not)?
- If a New Cornell turns out to be one of the most positive experiences your child/a student has had, what will have happened (or not)?



***Please let our mission, with the student at the center, be your lens:  
Together...educating with excellence, inspiring each learner for life...***

# Next Steps

## *Looking Ahead Together*



- **Tonight's Q+A Shared with Board Members**
- **Cornell Community Survey**
- **BOE Meeting + Work Session - May 16**  
Discuss Potential "New Cornell"  
6:30 pm, OHS Library (Tentative)
- **BOE Regular Meeting - May 23**  
Board Action on Potential  
November 2022 Bond  
7 pm, BOE Room + Zoom



*Special Meeting*

# BOARD WORK SESSION

**MAY 16, 2022**

**6:00 P.M. REGULAR BUSINESS**

**6:30 P.M. BOND DISCUSSION**

**OHS Library - In Person Only**

**2800 JOLLY RD. OKEMOS**

This is an open meeting, but will not be televised  
or available via Zoom



May 16 Work Session

SCROLL