



# Okemos Public Schools

2022 Bond Proposal

Steering Committee #5

March 9, 2022

TowerPinkster

Architecture · Engineering · Interiors

 **CHRISTMAN**

BUILDING SINCE 1894

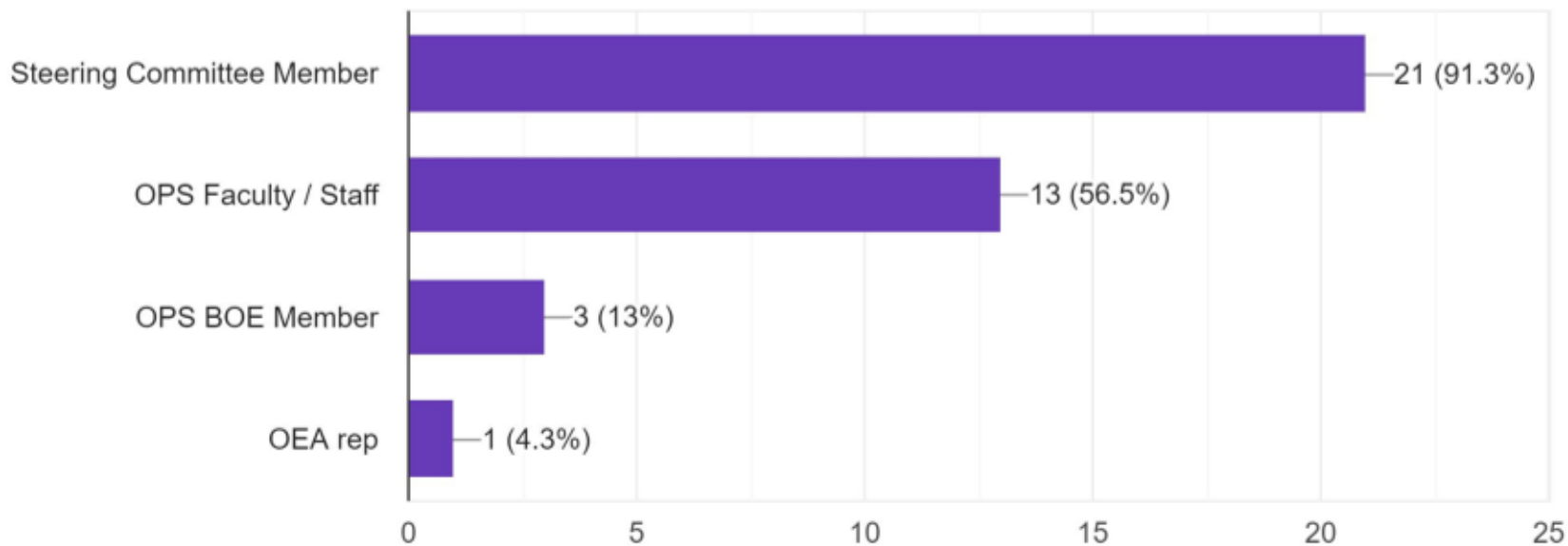
# Agenda

- ❑ Survey Results  
+ Big Rocks Finalization
- ❑ Scenario Discussion
- ❑ Next Steps
- ❑ Wrap Up + Next Meeting

# Survey Results - Respondents

Please identify your role / affiliation with the OPS Pre-Bond Effort (select all that apply)

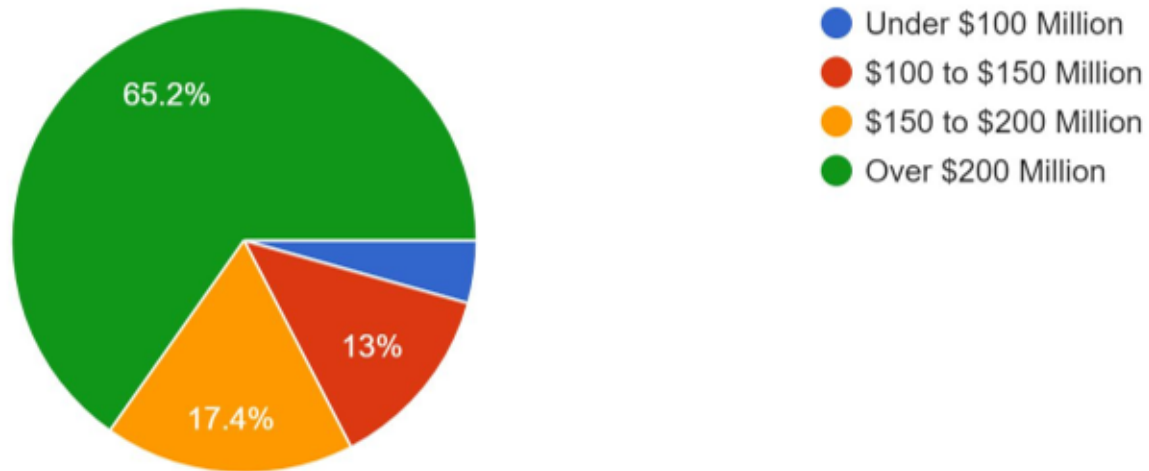
23 responses



# Survey Results - Budget Level

Please select your current level of comfort for a no tax increase November 2022 Bond of the following magnitude (note this is just initial perception and not a decision):

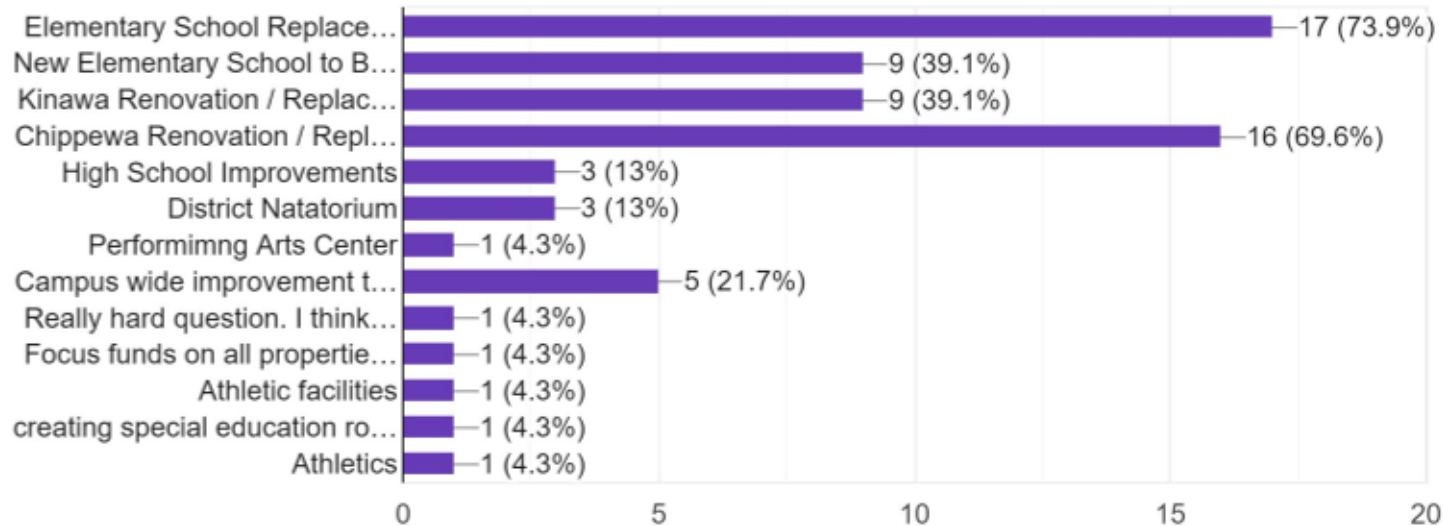
23 responses



# Survey Results - Top 3

Based upon the information shared to date, what are your personal Top 3 items which should be first addressed with the Bond improvement monies?

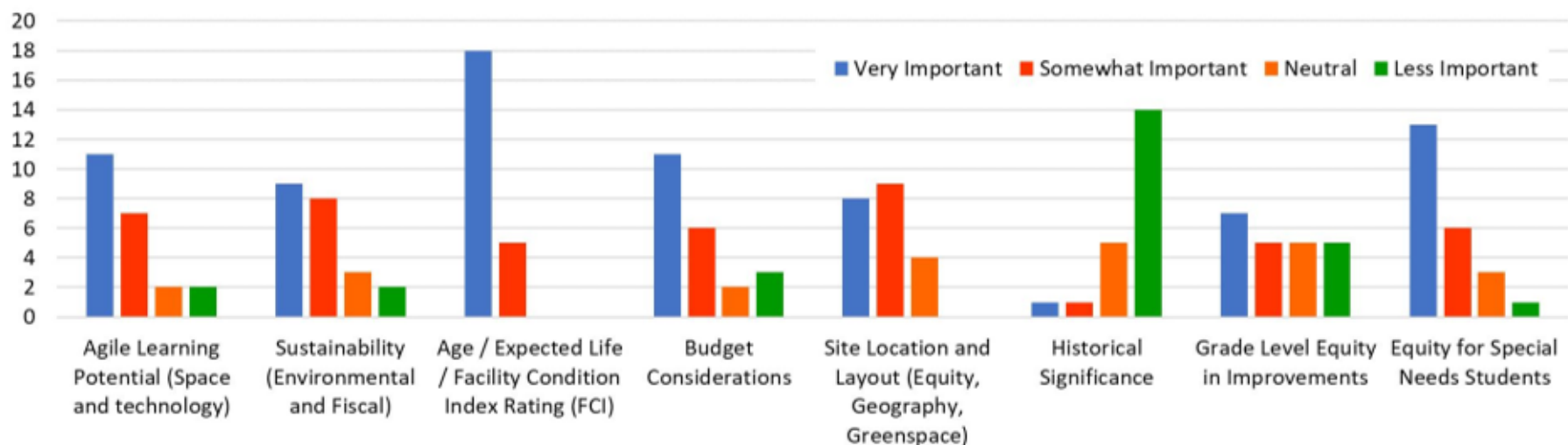
23 responses



# Survey Results - Big Rocks

Please categorize the items identified as "Big Rocks" by the following criteria to you for OPS

23 Respondents



# Criteria for Big Rock Investments

- **Student Equity:** Supports Success of the Whole Student + All Students
- **Educational Environment Agility:** Offers Safe, Future Ready Learning
- **Sustainability:** Enables Environmental + Fiscal Responsibility  
(i.e., Age, Condition, FCI)
- **Site Desirability:** Site Layout, Accessibility, Size,  
Flexibility, Location + Greenspace

# 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.*



# Our Lens for Review



*As We Consider Initial Scenarios - Keep This In Mind*

- **Keeping in Mind this is the First Step of a Master Plan**
  - Budget Range is \$150-\$250 Million at a Zero Mill Increase Level
- **New Building “Big Rock” Criteria**
  - **Student Equity:** Supports Success of the Whole Student + For All Students
  - **Educational Environment Agility:** Offers Safe, Future Ready Learning
  - **Sustainability:** Enables Environmental + Fiscal Responsibility (i.e., Age, Condition, FCI)
  - **Site Desirability:** Site Layout, Accessibility, Size, Flexibility, Location + Greenspace
- **Overarching Guiding Principles**

*Which Scenario(s) are Most Beneficial for Further Exploration?*



# Agenda

- ✓ Survey Results
  - + Big Rocks Finalization
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# 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%

# Envisioning the Master Plan

## *Potential Components*

- New Elementary School at Powell Road - Replace Cornell
- New Elementary School at Wardcliff - Replace Central Montessori
- New Kinawa 5-6 Building
- New Chippewa 7-8 Building
- Expand Hiawatha and Bennett Woods to Future Learning model
- High School FCI Deficiencies
- New Natatorium, Indoor Practice Facility, + Athletics Field Spaces
- New Performing Arts Addition + Storage
- Renovated Kinawa for Administration, Operations, Early Childhood + Senior Center
- Renovated Transportation Building
- District-wide Furniture
- Busses + Technology



# Big Rocks - Scenario Discussion

*Based upon Facility Assessment, Listening Sessions + SC Survey*



## Keep in Mind:

- This is a Master Plan Approach
- This is the First Pass to Get Us Started
- We will Have a Survey After Tonight's Session to Gather Input on Best Scenarios for Continued Exploration
- Potential Project Priorities Under \$2M



# Big Rocks - Scenario Discussion

*Based upon Facility Assessment, Listening Sessions + SC Survey*



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

- **Education Building Focus** - 2 New Elementary Schools + Other Ed Buildings
- **Large-Scale Academic + Athletics** - 2 Elementaries, Chippewa, + Athletics
- **Districtwide** - Facilities Receive Improvements
- **Highest FCI** - Address Basic Needs + Deficiencies
- **Other?**



# Big Rocks - Scenario Discussion

## *Scenario 1 - Education Building Focus*



- New Elementary School at Powell Road - Replace Cornell
- New Elementary School at Wardcliff - Replace Central Montessori
- Move Early Childhood / Senior Center to Cornell
- Major Remodel / Addition at Kinawa
- Major Remodel / Addition at Chippewa
- District-wide Furniture
- Busses + Technology

**Future Master Plan Priorities:** Bennett Woods,  
Hiawatha, Technology Operations Building



# Big Rocks - Scenario Discussion

## *Scenario 2 - Large Scale Academic + Athletics*



- New Elementary School at Powell Road - Replace Cornell
- New Elementary School at Wardcliff - Replace Central Montessori
- New Chippewa 7-8 Building
- Natatorium or Indoor Practice Facility
- District-wide Furniture
- Busses + Technology



**Future Master Plan Priorities:** Bennett Woods, Hiawatha, Kinawa



# Big Rocks - Scenario Discussion

## *Scenario 3 - Smaller Projects District Wide*



- New Elementary School at Powell Road - Replace Cornell
- Central Montessori FCI Deficiencies
- Kinawa FCI Deficiencies
- New Chippewa 7-8 Building or Major Remodel / Addition
- District-wide Furniture
- Busses + Technology
- Many Medium and Smaller Initiatives Across Remaining Facilities- Operations/ Administration/ Transportation



**Future Master Plan Priorities:** Kinawa, Hiawatha, Bennett Woods

# Scenario Discussion

## *Scenario 4 - Highest FCI Projects - Basic Needs*



- New Operations / Grounds Building
- New Elementary School at Powell Road - Replace Cornell
- Move Early Childhood / Senior Center to Cornell
- New Chippewa 7-8 Building
- Major Remodel / Addition at Kinawa (or Replace)
- District-wide Furniture
- Busses + Technology



**Future Master Plan Priorities:** Hiawatha, Bennett Woods

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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
	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

# Next Steps

- Importance of Norms + Working Agreement
- Steering Committee Survey Feedback
- Steering Committee Meeting: March 23, 6-7:30pm
- Consider Bond Scenario Components & Budget Range

# Agenda

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- ✓ Scenario Discussion
- ✓ Next Steps
- ☐ Wrap Up + Next Meeting



# Questions



## For More Information

- [www.okemosk12.net](http://www.okemosk12.net)
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