

Okemos Public Schools

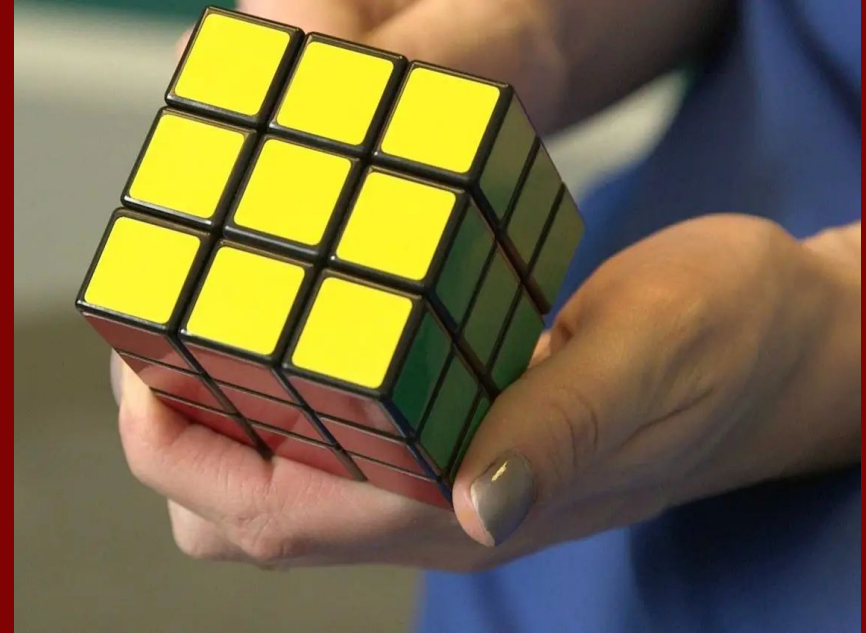
2022 Bond Proposal

Steering Committee #9

May 4, 2022

Agenda

- ❑ Purpose + goals for tonight - 5 Min
- ❑ Updates + feedback - 10 Min
- ❑ Medium + small rocks - 30 Min
- ❑ “New Cornell” location - 60 Min
- ❑ BOE presentation - 10 Min



Updates + Feedback from BOE

- Updates to historical site acreage
- Financial projection update
- Cornell community input
- Board of Education input



Updates + Feedback from BOE

Historical Site Acreage Updates



	Acreage	
	Historical	Validated
Cornell	10.00	11.87
Edgewood	12.00	18.00
Wardcliff	20.00	16.07
Powell Road	25.00 (5 acres wetland)	25.00
Central	28.00 (~14 acres in use)	18.19

Updates + Feedback from BOE

Financial Projection Update



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

* Preliminary rate

Updates + Feedback from BOE

Cornell Community Input



- Concerns raised by some regarding potential move off of existing site
- Provided feedback regarding benefits of a neighborhood school
- Scheduled Q+A for May 12 from 6-7:30pm via Zoom
- Tentative Board of Education working session on May 16, if needed to adjust based on feedback
- More to follow later in agenda...

Updates + Feedback from BOE

BOE Input



- Provide potential displacement strategies + prioritize improvements to inactive sites so they do not become an eyesore
- Consider ways to develop “environmental” amenities across the sites
- Provide financial flow chart/sequencing dependencies for the 4 series bond
- Share design/construction timeline
- Highlight decision-making criteria for the new K-4 building
- Significant discussion of “New Cornell” location; interest in Edgewood, Cornell + Powell Road

Agenda

- ✓ Purpose + goals for tonight
- ❑ Medium + small rocks
- ❑ “New Cornell” Location
- ❑ Next steps + timeline

Scenario Development Refresh

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
- Specific master plan priorities identified



Scenario Development Refresh

Master Planning Priorities (Future Phase)



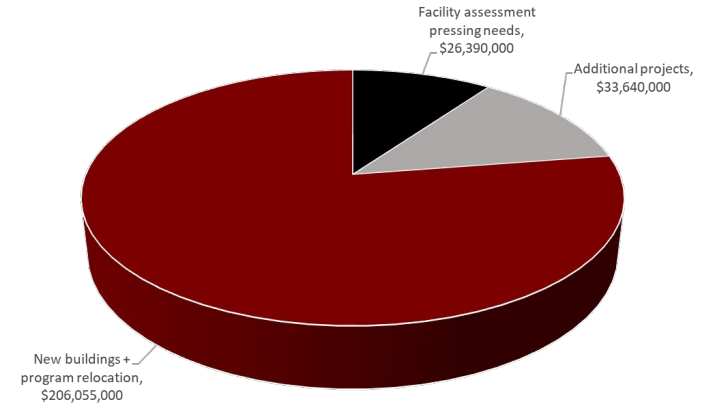
- Okemos Public Montessori (K-4)
- Bigger picture athletics + performing arts
- Other areas not prioritized for initial phase
- Early childcare location (depending on location of “New Cornell”)
- Use of Wardcliff site



Large, Medium + Small Rocks Cost Summary



• New buildings + program relocation	\$206,055,000
• Facility assessments pressing needs	\$26,390,000
• Additional projects	\$33,640,000
• Less: Sinking Fund/2019 bond furniture	(\$8,950,000)
	\$257,135,000



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

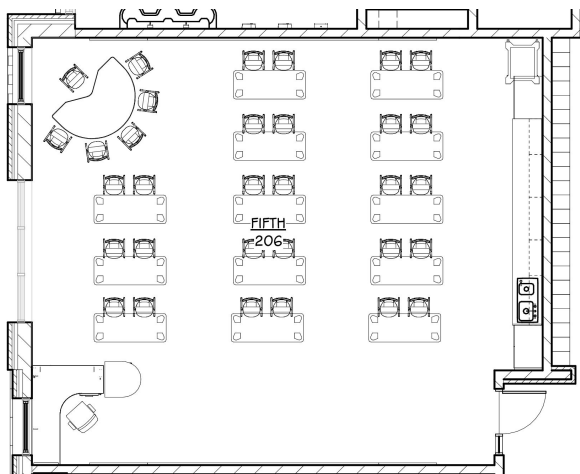
Steering Committee - Projects w/Split Agreement to Move Forward

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

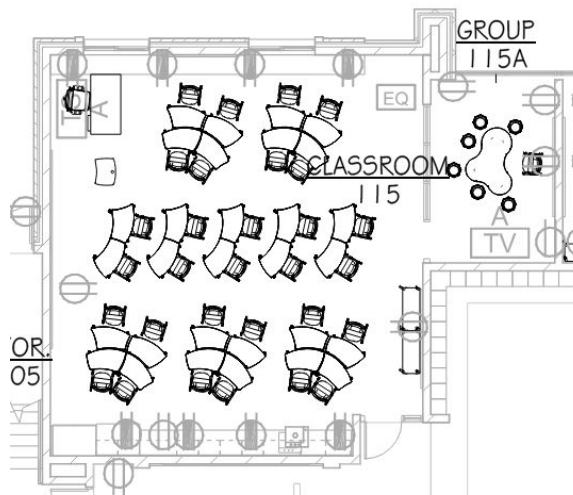
- **Performing Arts Addition**
 - 2 for new 5,000 sf band room + black box theater at \$4,365,000
 - 2 for new 5,000 sf band room at \$2,725,000
 - 2 did not select this as need
 - Core team recommendation = 5,000 sf band room

Large, Medium + Small Rocks

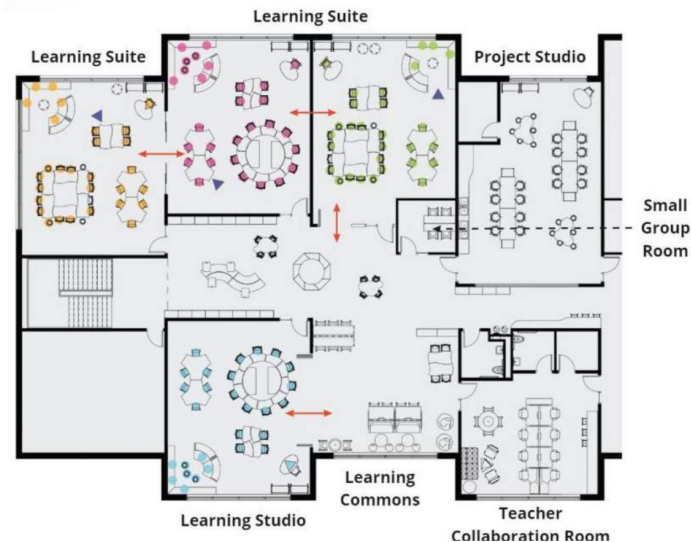
Steering Committee - Furniture Priorities



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 = \$187,500 (75% as others)

Large, Medium + Small Rocks

Steering Committee - Projects w/Split Agreement as Amended

- Furniture @ 75% \$5,215,212
- Performing Arts addition 2,725,000
- HS athletics furniture + equipment 400,000
- Senior Center furniture 187,500

\$8,527,712

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*

* **Note:** Returning sites to greenspace where possible is a priority.

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

*** Note:**
Returning sites
to greenspace
where possible
is a priority.

Large Medium + Small Rocks - Scenario 2



75% \$ % .0 .00 123 Default (Ari... 10 B I S A

193 fx

	A	B	D	E	F	H	
3	Okemos High School (FCI 41%)						
0	Facility Assessment Pressing Needs and Minor Enhancements	\$10,500,000		\$10,500,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
1	Furniture	\$2,400,000		\$2,400,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 of 6
2	Furniture (75% value)	\$1,800,000		\$0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 of 6 (recommended based upon
3	Performing Arts Addition (New Band Room 5000sf & Black Box Theater 3000sf)	\$4,365,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	2 of 6
4	Performing Arts Addition (New Band Room 5000sf)	\$2,725,000		\$0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2 of 6 (used this selection as we ha
5	Cafeteria/Kitchen Expansion (4,000 sf renovation/ 2,000sf expansion)	\$4,520,000		\$4,520,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
6	Improve Drop-off Sequence at Student and Main Entrance	\$840,000		\$840,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 of 6
7	Addition and Reno of Main and Athletics Entries	\$3,020,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
8							
9	Okemos High School Athletics						
0	Facility Assessment Deficiencies	\$8,950,347		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
1	Football	\$3,000,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
2	Soccer	\$3,000,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
3	Facility Assessment Pressing Needs and Minor Enhancements	\$1,835,000		\$1,835,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5	Indoor Athletics Building (Concept B at HS site)	\$17,120,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
7	Natorium Building (Concept B at HS site)	\$31,840,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	suggestion to work with Township c
8	Teaching Pool Addition (at HS site)	\$9,650,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
0	New Tennis Courts (at Chippewa site)	\$3,020,000		\$3,020,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	question if this can be less
1	New Baseball / Softball Quad (at Chippewa site)	\$6,000,000		\$6,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	question if this can be less
2	Furniture & Equipment	\$400,000		\$0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 of 6 (reduced value for this recor
3							
4	Early Childhood Center / Edgewood (FCI 92%)						
5	Leave As-Is	\$0		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
6	Demolish	\$332,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	1 of 6
3	Facility Assessment Pressing Needs + Minor Enhancements or Relocate + Reno	\$2,885,000		\$2,885,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5 of 6
5	Furniture	\$500,000		\$500,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 of 6
6	Furniture (75% value)	\$375,000		\$0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4 of 6
7							
8	Meridian Senior Center						
1	Move to Kinawa/Central/Cornell	\$720,000		\$720,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	comment on support for Kinawa as
2	New Building	\$2,155,000		\$0	<input type="checkbox"/>	<input type="checkbox"/>	
3	Furniture (75% value)	\$187,500		\$0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 of 6 (reduced value for this recor
4	Furniture	\$315,000		\$315,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Feedback + Thoughts

- Questions + Answers
- Do you support the priority to return unutilized sites to greenspace where possible?
- Are you supportive of the aggregate priorities as shown?



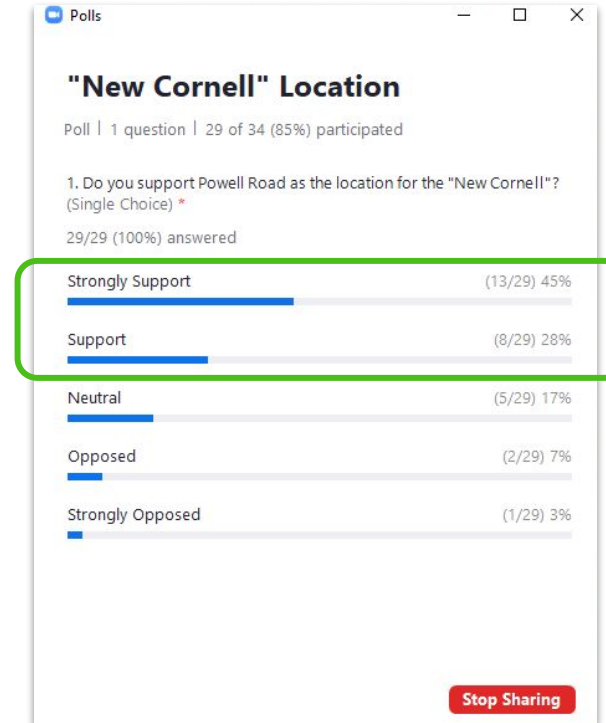
Agenda

- ✓ Purpose + goals for tonight
- ✓ Medium + small rocks
- ☐ “New Cornell” Location
- ☐ Next steps + timeline

Refresh 4/20 Committee Meeting Cornell Opportunity - Discussion/Vote



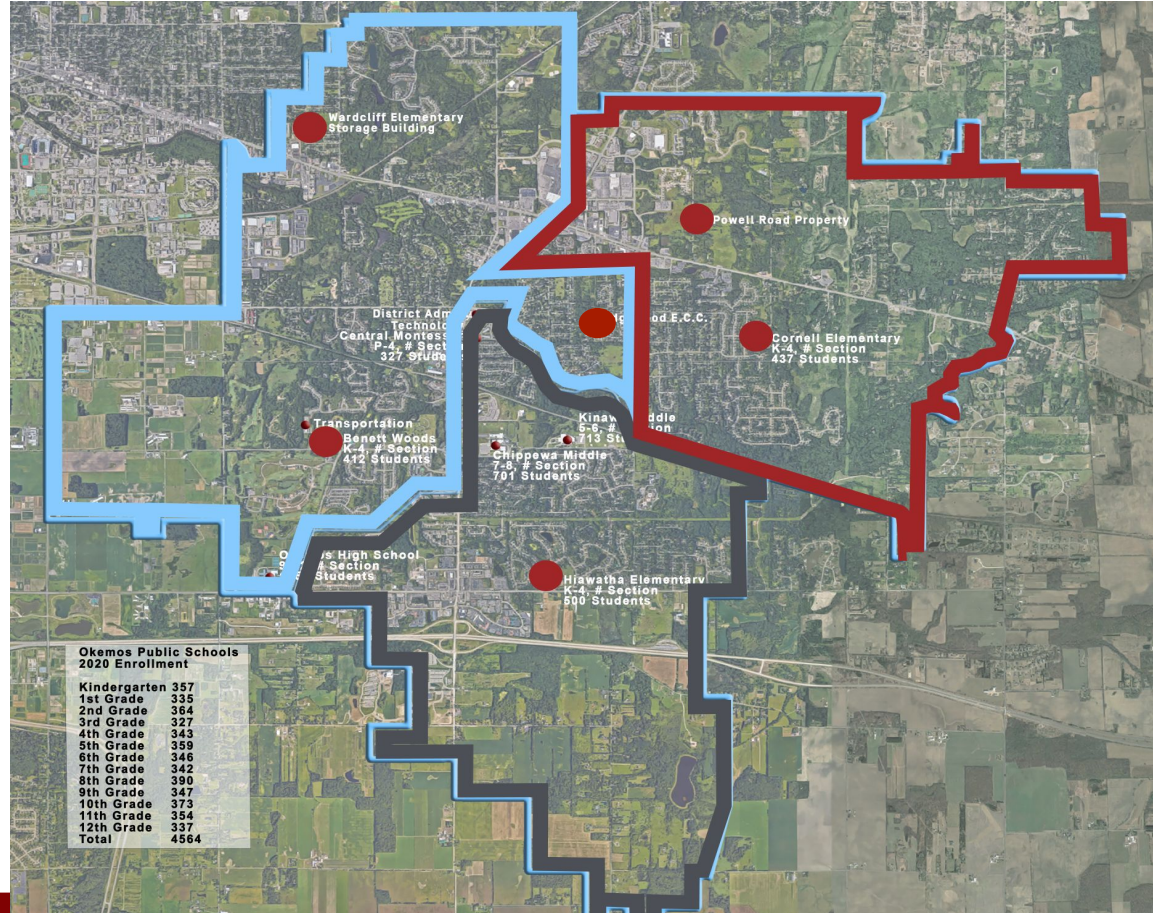
- Placing students at center of our focus
- Satisfying site needs (size, drop-off, etc.)
- Keeping in mind concerns in community regarding redistricting
- Maximizing equity across district; considering proximity to existing school, Wardcliff students + time on bus
- Considering + balancing greenspace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



Refresh from 4/20 Committee Meeting



Site Considerations for New Cornell



Sustainable/Environmental Elementary Ideas

Goodwillie Environmental School & Others
Forest Hills Public Schools



Countryside Elementary School
Byron Center Public Schools



Sustainable/Environmental Elementary Ideas

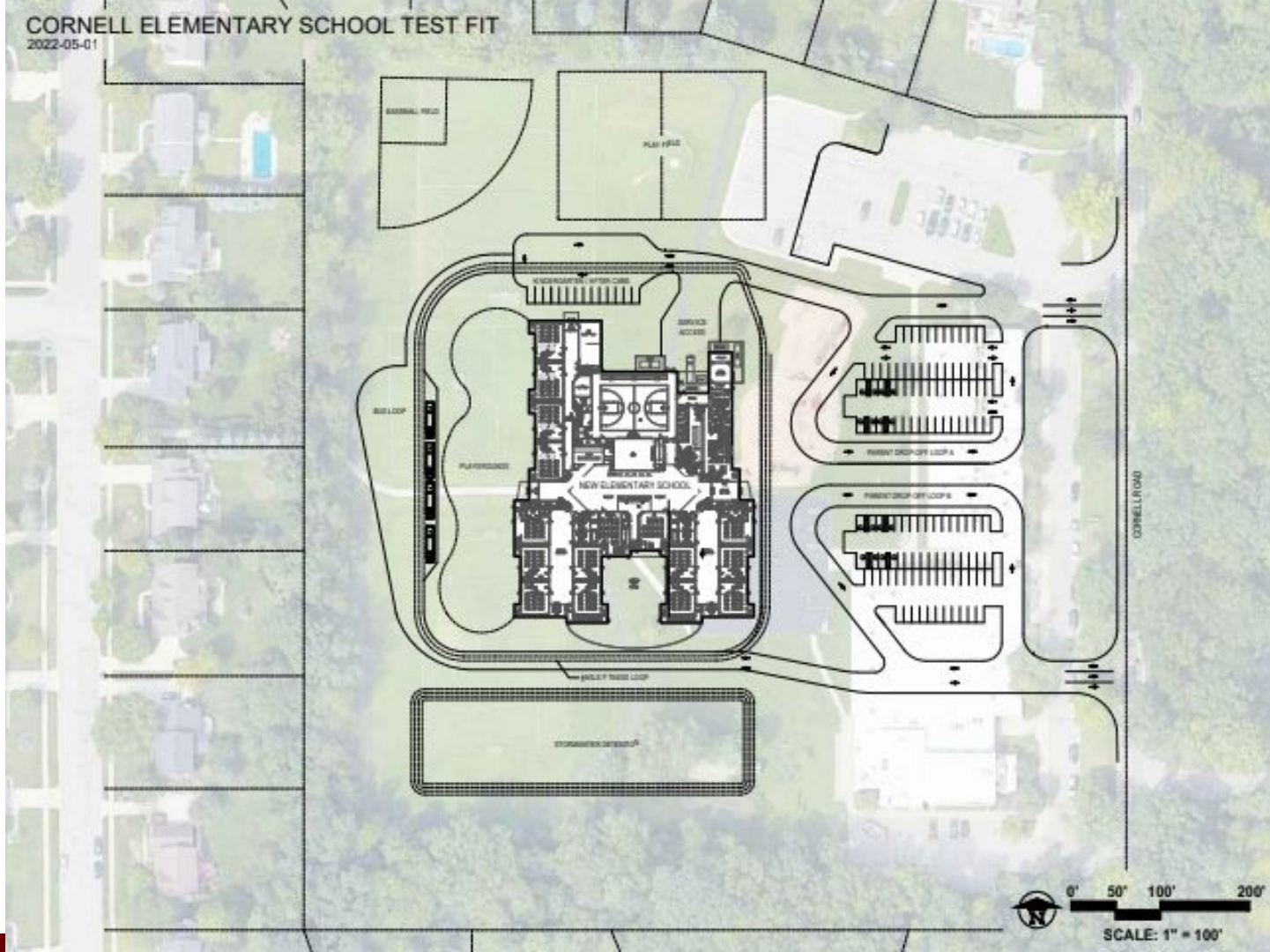
Nature's Way Preschool
Kalamazoo Nature Center



Linden Grove Middle
Kalamazoo
Public School

Cornell Site - 11.87 acres

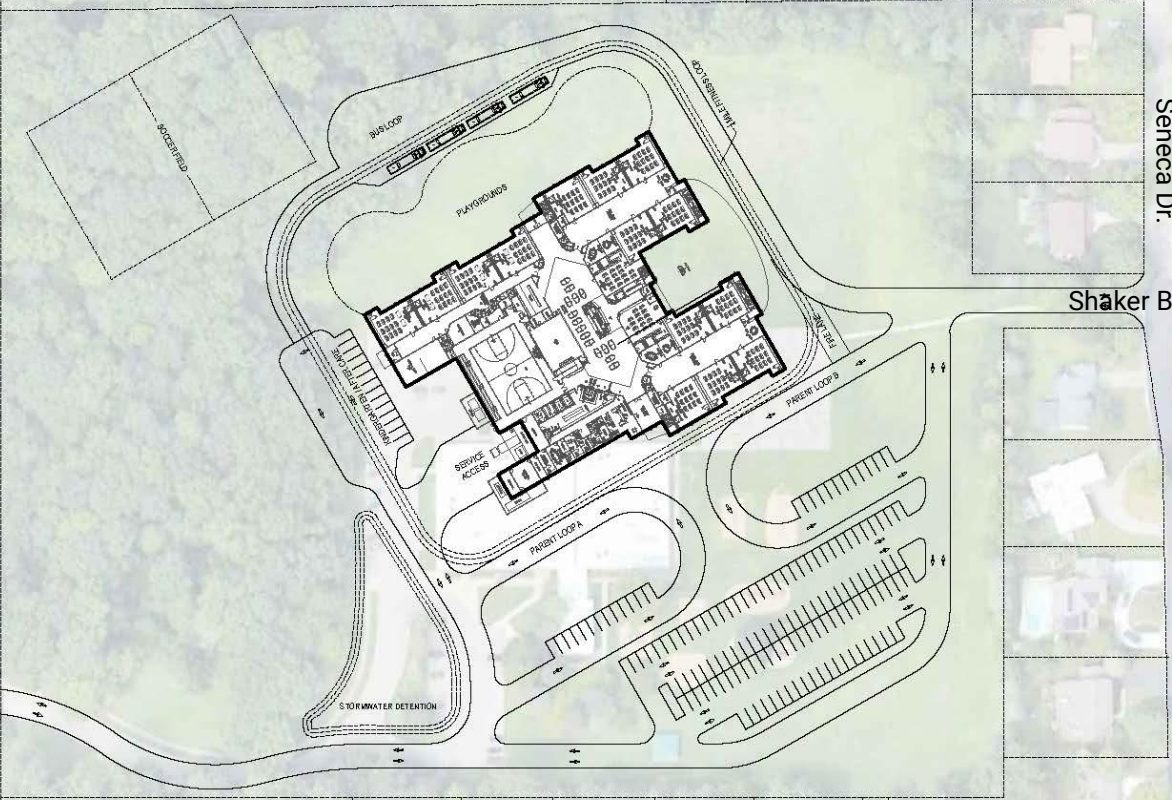
CORNELL ELEMENTARY SCHOOL TEST FIT
2022-05-01



Edgewood Site - 18.00 acres

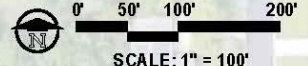
Manitou Dr.

Osage Dr.



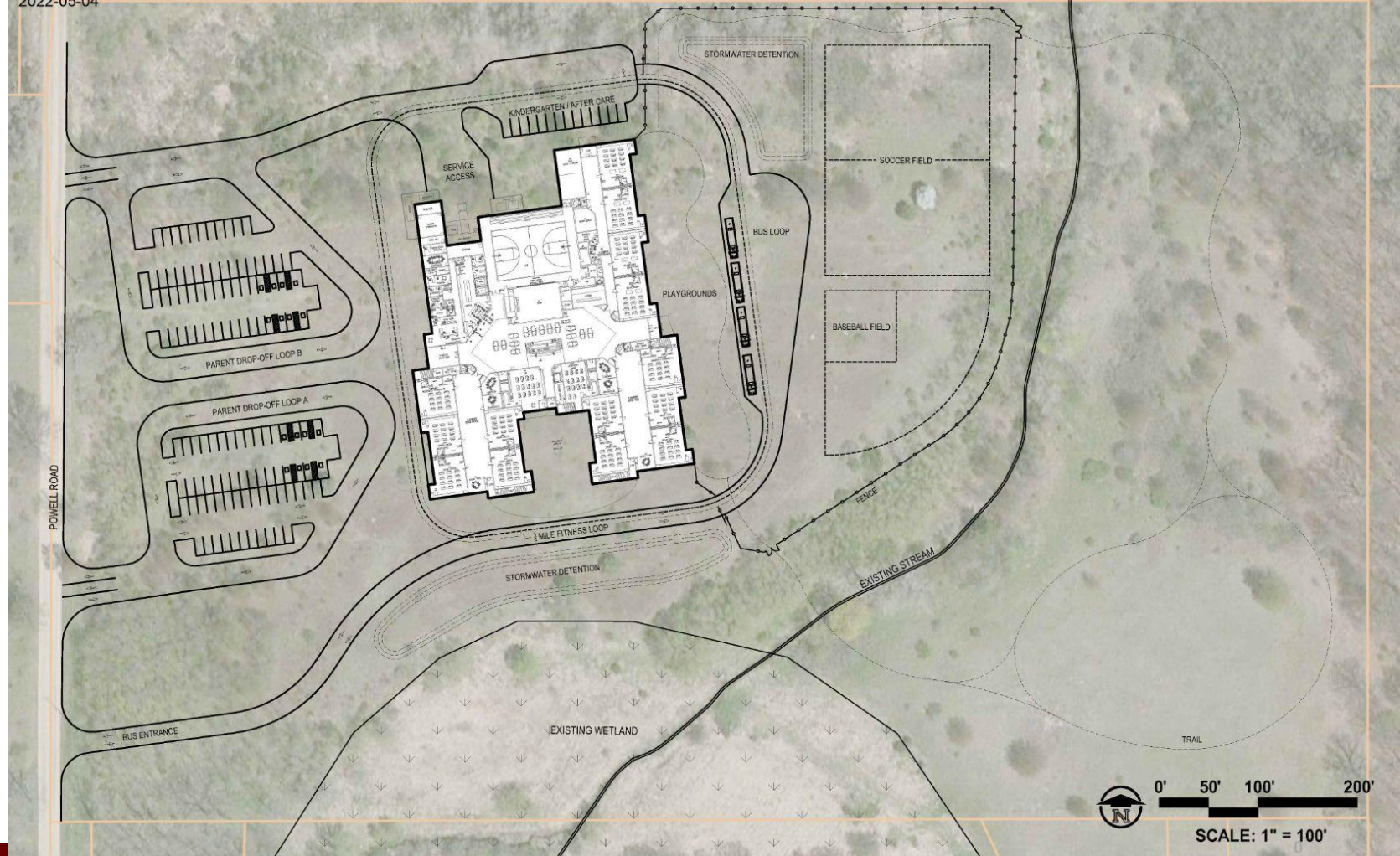
Seneca Dr.

Shaker Blvd..



POWELL ROAD ELEMENTARY SCHOOL TEST FIT
2022-05-04

Powell Site - 25.00 acres (less wetland)



Initial Design + Construction Tentative Timelines*



	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	\$9.9m	\$0

* **Note:** Timelines are based on draws from bond sale, construction phasing, and student locations.

Location for “New Cornell” Pros + Cons



	Cornell	Edgewood	Powell Road
Short-Term Redistricting	No	Some	No
Geographic Location	Yes	Not evenly dispersed in district	Evenly dispersed in district
Maintains Greenspace	Yes, at Powell	Yes, at Powell	Yes, but at another site
Environmental Instruction Opportunities	Some	Focus on maintaining natural space w/site design	Focus on maintaining natural space w/site design
Transportation Impact (walkers, bussing)	Temporary during construction	Yes	Yes
Ongoing Operations (Constructability)	No	Potential	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
Staging During Construction	Cornell staff/students to temporarily move	Edgewood staff/children to temporarily relocate 2 yrs, then permanently to Cornell with pressing needs upgrades	All programs able to stay in buildings until move
Estimated Occupancy	Jan 2028	Aug 2025 or Jan 2028	Aug 2025

Breakout Discussion

- Discuss Pros/Cons
- Recommendation of site location for “New Cornell” + why



Agenda

- ✓ Purpose + goals for tonight
- ✓ Medium + small rocks
- ✓ “New Cornell” Location
- ☐ Next steps + timeline

Questions

For More Information

- www.okemosk12.net
- **John Hood**
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- **Rhianna Walworth**
Executive Assistant
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Cornell Elementary Site

10 acres



Powell Road Site

25 acres

Sustainable/Environmental Elementary Ideas



Linden Grove
Kalamazoo Public Schools

Sustainable/Environmental Elementary Ideas



Goodwillie Environmental School & Others
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