

Clarkston Community Schools Facilities Master Plan Update

May 9, 2022



How did we get here?

CCS Facilities Master Plan

- Review of original Master Plan 2016
 - Building evaluations
 - Meeting with staff
 - Updated in 2021
- Evaluate Clarkston Junior High School
- Prioritization of Master Plan
- Survey community, parents, staff, and students



Facilities Master Plan Projected Costs

Total Master Plan Projected Cost

- Estimated at \$420 million

High Priority Needs Projected Cost

- High Priority Needs (5-10 years)
 - Key Themes
 - Safety/Security
 - Includes Air Conditioning and Improved Air Quality
 - Clarkston Jr High
 - Aging building systems
 - Technology
- Estimated at \$197.5 million



Facilities Master Plan

Elementary Priorities

Elementary Priorities

- Safety / Security
 - Air Conditioning & Improved Air Quality
 - Window Blinds
 - Door Hardware
 - Card Access Controls
 - Generator Circuits
 - Fire Alarm Systems
- Aging building systems
 - Roofing
 - Doors
 - Mechanical Systems
 - Clock Systems
 - Exterior Paving
- Technology
 - Infrastructure



Facilities Master Plan

Clarkston Jr High Priorities

Clarkston Jr High Priorities

- Replace Aged building with new construction
 - Improve Building Efficiency
- Identified needs in 2016 Masterplan
 - Cost would have required a tax increase for 2016 Bond
 - Minimized 2016 Bond Dollars
- Renovation Cost Approaching Replacement Cost
 - Existing Building is 63 years old
 - Underground Infrastructure Needs
 - Plumbing, Electrical
- Auditorium and Portion of Construction Trades to Remain
- Incorporate Appropriate ADA Accessibility
- Improve Site Traffic Flow
- Update Educationally
 - Larger Classrooms to support 21st Century Collaborative Learning



Facilities Master Plan

Middle School Priorities

Middle School Priorities

- Safety / Security
 - Air Conditioning and Improved Air Quality
 - Window Blinds
 - Door Hardware
 - Card Access Controls
 - Generator Circuits
 - ADA Upgrades
- Aging building systems
 - Roofing
 - Doors
 - Mechanical Systems
 - Exterior Paving
- Technology
 - Infrastructure

Facilities Master Plan

High School Priorities

High School Priorities

- Safety / Security
 - Air Conditioning and Improved Air Quality
 - Door Hardware
 - Generator Circuits
 - ADA Upgrades
- Aging building systems
 - Roofing
 - Doors
 - Mechanical Systems
 - Parking Lots
 - Tennis Courts
 - Building Envelope
- Technology
 - Infrastructure



Facilities Master Plan

Renaissance High School

Priorities

- Safety / Security
 - Door Hardware
 - Generator Circuits
- Aging building systems
 - Doors
 - Clock systems
 - Exterior Paving
- Technology
 - Infrastructure

Facilities Master Plan

District Priorities

Priorities

- Life Skills Building
 - Roofing
 - Interior Renovations
 - Exterior Paving
- Transportation
 - Exterior Paving
 - Interior Renovations
- Other
 - Musical Instruments

Bond Scope Budget



May 5, 2022

BUILDING

EARLY CHILDHOOD AND ADMINISTRATION	\$811,240
ANDERSONVILLE ELEMENTARY	\$3,772,869
BAILEY LAKE ELEMENTARY	\$3,497,521
CLARKSTON ELEMENTARY	\$2,692,910
INDEPENDENCE ELEMENTARY	\$2,271,008
NORTH SASHABAW ELEMENTARY	\$2,875,629
PINE KNOB ELEMENTARY	\$3,160,562
SPRINGFIELD PLAINS ELEMENTARY	\$4,978,510
SASHABAW MIDDLE SCHOOL	\$4,667,342
JUNIOR HIGH SCHOOL	\$141,452,055
CLARKSTON HIGH SCHOOL	\$23,898,103
RENAISSANCE HIGH SCHOOL	\$449,756
TRANSPORTATION	\$2,327,004
LIFE SKILLS BUILDING	\$645,493

Total Cost

\$197,500,000

Facilities Master Plan

Timeline & Funding

Timeline

- 1 year for design
- Construction timeline 5- 7 years for all projects
- Intent to begin air conditioning and the junior high project first

Next Steps

- Continue to gather community input
- Prepare application for treasury
- Present to treasury June 27, 2022





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Bond Proposal for November 2022 Ballot Clarkston Community Schools



May 9, 2022

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Summary of Bond Proposal

Preliminary

Table No.	Bond Amount	Estimated Bond Proceeds for Project	Projected Year of		Bond Term	Estimated Total Interest Cost (Incl. Additional SBLF Interest)	Estimated Interest Rate	Ballot Info		Maximum Total Mills All Debt	Estimated Increase in Debt Levy*
			Last School Bond Loan Fund (SBLF) Repayment	Year of SBLF Mandatory Loan Repayment				First Year Millage*	Average Millage		
Table_32a											
Series 2023	\$81,950,000	\$82,205,000			24 yrs., 3 mo.	\$63,755,969	4.05%				
Series 2025	95,650,000	95,544,317			24 yrs., 9 mo.	73,174,630	4.20%				
Series 2029	19,900,000	19,699,555			23 yrs., 1 mo.	22,187,925	4.20%				
Total	\$197,500,000	\$197,448,872	2035	2035		\$159,118,524	4.14%	1.62	3.14	7.00	0.00

* The estimated mills in the first year for the new bonds is higher than the millage change over the 2022 debt levy since the District is in School Bond Loan Fund (SBLF) repayment mode and therefore, the first year millage for ballot purposes is the equivalent millage for the first year of bond payments for the new bonds.

ASSUMPTIONS:

- a debt levy of 7 mills for 2021.
- November 2022 vote, first series dated February 2023, second series dated August 1, 2025 and third series dated April 1, 2029.
- an annual change in Taxable Value of 5.72% for 2022, 4.86% (the 5 year historical average) for the following 5 years and 2.30% (the 20 year historical average) thereafter.

NOTATION:

- The interest rates shown above represent conservative rates. If the bonds were sold in the current market, the interest rate would be less than shown above. However, due to the fact the bond sale is at least six months away, we recommend using a conservative interest rate when computing the millage impact.



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Bond Survey

Who participated?

1,323 individuals participated

- 77.6% Parent/Guardian
- 21.3% CCS Employee
- 18.2% Community Member
- 1.4% CCS Students

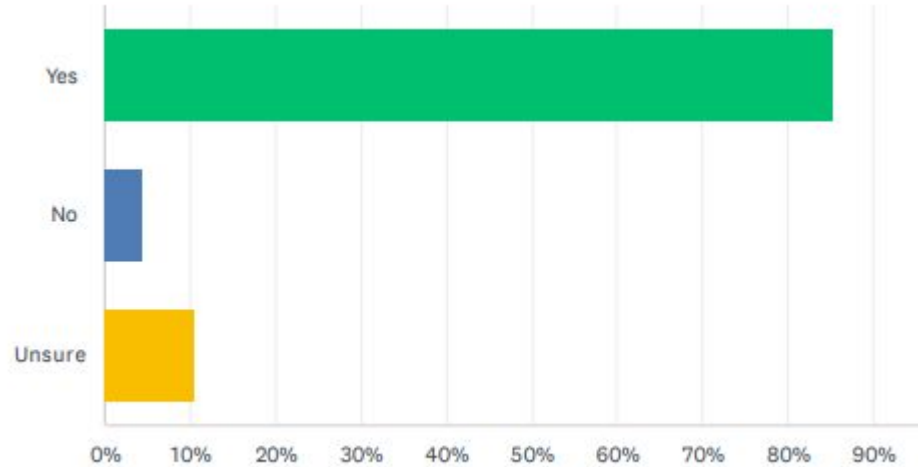
80.3% are registered voters within the CCS boundary

Participation was spread throughout the district,
relative to building size.



Bond Survey

Support of the CCS Facilities Master Plan



Bond Survey

Support of the CCS Facilities Master Plan

1,304 answered original question

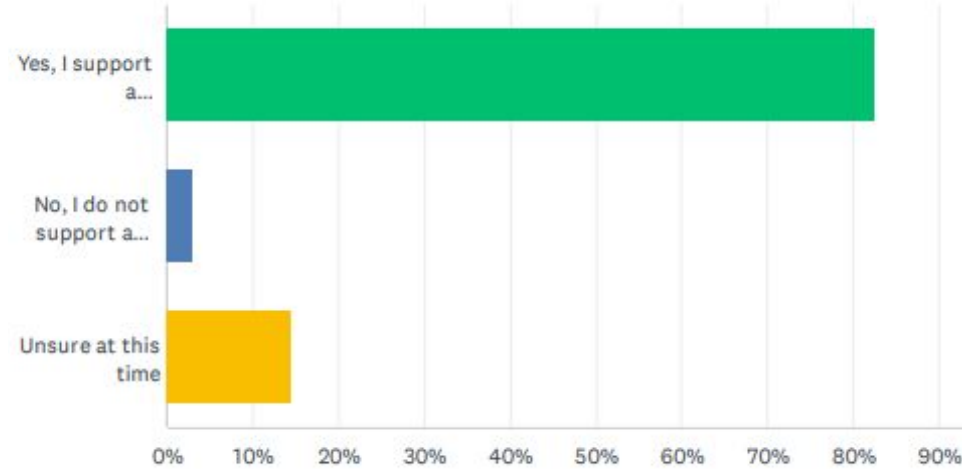
- 135 - Unsure
- 58 - No

Why do you not support the key priorities? (46 responses)

- No need for a new junior high
- Security should be the top priority
- Need more information on junior high
- Reorganize grade configuration
- Less technology, not more
- CJHS climate concerns
- More information needed on projects from 2016 bond

Bond Survey

Support of the CCS Bond Question



Bond Survey

Support of the CCS CCS Bond Question

1,284 answered original question

135 - Unsure

39 - No

Only 28 answered why

1,284 answered original question

- 135 - Unsure
- 39 - No

Why do you not support the bond question? (28 responses)

- Taxes too high already
- Need to work (staff, academics)
- Don't need a new junior high
- Need more information
- Wasteful spending
- Not in support of DEI/CRT
- Not aligned with key priorities

Questions?

