

# TROY SCHOOL DISTRICT NEWS

Sports, Awards, Student Voices & More

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## SUPERINTENDENT NOTES

**Dr. Richard Machesky**  
Superintendent



Long before my time as the Superintendent, Troy residents made education a priority and the results speak for themselves; the Troy School District tops many regional, state and even national lists for test scores and student achievement. It's no wonder then that educational excellence in Troy is often listed as one of the primary reasons to move to our city.

This edition focuses on the upcoming School Bond proposal that will appear on your November 8th general election ballot. There are articles about the current state of our aging school buildings, how the District has worked to protect taxpayer investments and what you can expect to see if the bond passes.

The research behind this bond was extensive. As Troy School Board President Karl Schmidt explains on page 3, a large group of Troy residents, staff, and facility experts researched the building needs of the District for more than nine months. They toured schools, reviewed assessments by a leading construction firm, and surveyed residents' support for a substantial investment in our community's students that would address program deficiencies, and modernize the learning environments in our schools.

In the end the Facilities Review Committee efforts created a transformational vision with a forward-thinking bond proposal that would impact every building with infrastructure upgrades. Technology, innovation and collaborative learning spaces are also part of the bond proposal, with safety/security and sustainability issues embedded into the entire plan.

Your TSD Board of Education unanimously supported the review committee's proposal to spend \$555 million on comprehensive improvements through the bond process. This was not a decision made lightly. The Board takes its fiscal stewardship role very seriously and has not asked the voters for additional tax monies in more than thirty years. In fact, the last bond proposal with a tax increase was in 1989 to build the "new" Troy High School. If passed in November, this new proposal will cost most homeowners in the community less than \$1 a day. Providing a quality education to the city's children is a core value of the Troy community, and this bond will ensure that our schools continue to reflect and demonstrate the value our community places on education and the future.

Many questions from parents and residents have been addressed in the Frequently Asked Questions tab on the TSD Bond 2022 webpage ([www.troy.k12.mi.us](http://www.troy.k12.mi.us).) I encourage you to take the time to read, ask questions and educate yourself about the proposed bond and how it will enable us to continue to provide a world-class education for Troy School District students that we can all be proud of. If you have additional questions, please reach out to us at [troybond2022@troy.k12.mi.us](mailto:troybond2022@troy.k12.mi.us).

I am confident our community can solve the problem of our aging buildings—and ensure that the best is yet to come, ONE Troy!

**Dr. Richard Machesky**  
Superintendent  
Troy School District



## PREPARING FOR TOMORROW

### TROY SCHOOL DISTRICT BOND 2022 PREPARING FOR TOMORROW

The average age of our schools in the Troy School District is 48 years old. That number is significantly higher than many surrounding districts that have built new schools and substantially remodeled others in the past 20 years.

The TSD has instead, opted to be fiscally conservative and invest in the learning that goes on inside the classroom. It has served us well. But, that means that over time, our schools and classrooms have become

crowded, out-dated, and not conducive to the way students collaborate and learn today. This past school year, a community-led Facilities Review Team studied all of our buildings in great detail. When they finished, their message was clear: the time has come to fix the problems so that Troy students have the physical spaces they need to maximize learning in the 21st century.

In November, the TSD will put a bond issue before voters to bring our facilities up-to-date, protect the investment our community has made in our schools, and significantly improve the learning environment for our students - today and into the future. More information, including how this could impact your students, will be made available on our website.

Check out the latest Bond Info



## What School Proposal is on the November 8, 2022 Ballot?

On November 8, 2022, voters in the Troy School District will be asked to consider a bond proposal to address infrastructure upgrades district-wide and provide modern learning environments for all students, with the goal of increasing opportunities and enhancing performance.

The total amount of this bond is \$555 million. If approved, the bonds will be issued in three series over multiple years and will result in an estimated 2 mill increase over the current bond millage rate to fund this transformational bond proposal.

COST TO AVERAGE HOMEOWNER  
is less than  
**\$1/DAY**

# Bond 2022 Highlights

## Infrastructure & Sustainability

Ensure critical improvements to address aging and outdated schools and facilities, with a focus on increased operational efficiency and healthy, productive environments for students, staff and community.

## Future-Ready Learning Environments

Create innovative and engaging educational spaces that foster collaboration and critical thinking, preparing students for college and careers of the future. These spaces will uphold the tradition of academic excellence and community engagement that drives families to Troy.

## Safety & Technology

Enhance security measures at all levels, including fencing, secure doors, upgraded camera systems and other safety infrastructure. Upgrade network/phone/technology infrastructure to ensure that students and staff are connected to advanced resources needed for research, innovation and cutting-edge tools that enrich learning and achievement.

## Program Enhancements

Develop and upgrade spaces for community and student programming, with an emphasis on STEM-based learning, robotics, athletics, recreation, fine and performing arts. Continue to build on partnerships with business and industry to offer opportunities for career and in-demand skills.

# CRUMBLING INFRASTRUCTURE THAT NEEDS REPLACEMENT



# DOES SPACE IMPACT STUDENT ACHIEVEMENT?

Undoubtedly, people question what connection might exist between physical space and the demand for outcomes in collaboration, communication, critical thinking, and creativity. The connection, according to research, is student achievement. In a race to cultivate a generation of innovators like never before, physical space plays a large role in creating a climate of innovation that helps students achieve.

A building guides. Visual elements in a building establish norms, inspire activity, and inform processes and steps. The physical space dictates adaptability and, if adaptable, quick shifts can be made for easy, diverse delivery and can offer more ways to communicate. Imagine writable wall materials and table-top surfaces that permit brainstorming and creation. This scene promotes imagination and interpersonal relationships; life skills. Appropriately organized spaces can allow students to work in small groups, build trust and confidence, work in teams with teachers, and

adapt. In addition to fostering cooperative work, spaces can also offer opportunities for respite and reflection. In a world seeking innovators, it's important to address each child's unique learning style with varied instruction. The right space can do that.

For students, the community, and the future to succeed, we must prioritize learning. Space and the demands of the future accomplish that by working together to impact students' learning and the world.

A  
B  
C

VISUAL

TACTILE

Auditory

KINESTHETIC

123



# SCHOOL BOARD

## GORNER

**Karl Schmidt**  
President



### The Next 50 Years

Back in April, I warned you this might be coming. Our district facilities need significant capital investment to keep our school district on top as a phenomenal powerhouse of learning and an economic catalyst for all members of our community. Our infrastructure has served us well, but it is growing old and needs revitalization. Most of our buildings were never designed for the subjects and learning styles required now to keep our kids competitive on a global scale. At this point, the caliber of our instruction is being held back by the state of our buildings.

I want to again thank the 63 individuals from our district and broader community who participated in our Facilities Review Committee. For months, they committed to a deep examination of our buildings, focusing on the differences between what we have and what

we would need to provide safe, optimal learning environments for our children well into the future. Their recommendations led us to complete a broad community survey in April to explore our constituents' willingness to provide funding to help us meet these long-term infrastructure needs. If you responded to our survey, thank you for your input to this process as well. The survey results were encouraging, with a majority of Troy citizens polled indicating a willingness to support a 2-mill net property increase in order to raise \$555 million in bond funds for the renovation and reconstruction of our school infrastructure. Respondents told us the most compelling reason to support the bond was to maintain the Troy School District's role as a driver of the city's community appeal and associated high property values.

Based both on the scope of need as documented by the Facilities Review Committee and on the strength of our community survey results, the Board of Education has added a bond proposal to the November ballot. We are hopeful but recognize our constituents have to balance all expenses when making tax decisions. I ask that you take a few minutes to browse this section and see the needs and potential improvements that could be addressed by a successful bond approval. I ask that you come to the polls in November and let your voice be heard. And most importantly—and regardless of how you vote in November—I want to thank you, our entire community, for your long history of supporting the Troy School District.

## FRC Members

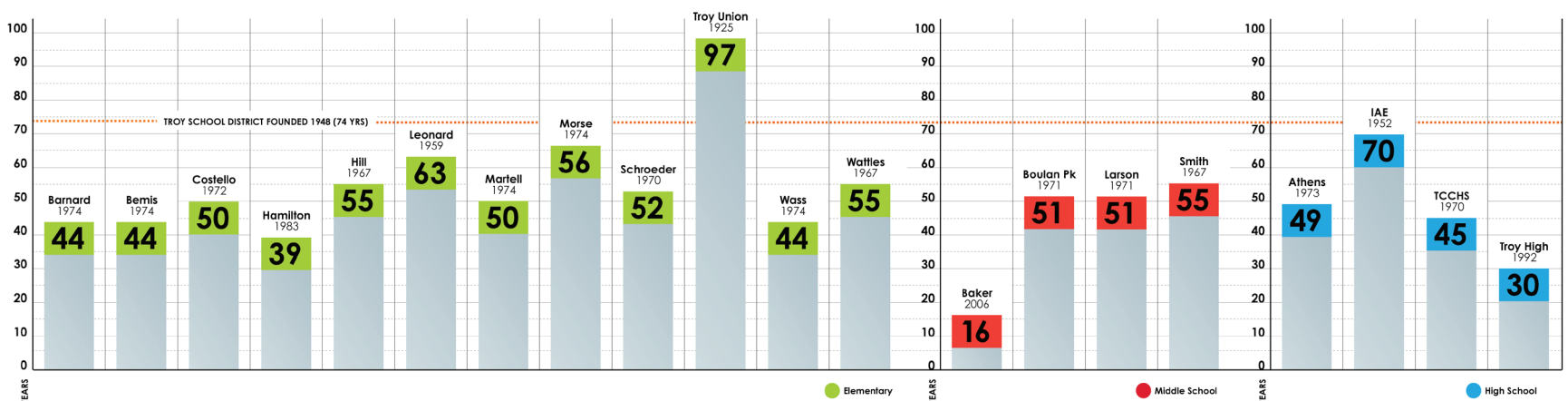
- |                   |                     |
|-------------------|---------------------|
| Ron Keolian       | Matt Sackrison      |
| Erin Keyser       | Sunil Sivaraman     |
| R. Krishnamoorthy | Brian Smiatacz      |
| Dave Larson       | Beth Soggs          |
| Richard Machesky  | Aparna Sriram       |
| Briana Matti      | Alyssa Stevens      |
| Anna McDevitt     | Ann-Margaret Sumnar |
| Mark Moebus       | Swarnalatha Talluri |
| Gayle Moran       | Debbie Taylor       |
| Christian Mueller | Lijo Thommana       |
| Dawn Mulcahy      | John Tu             |
| Brian Nutting     | John Waldrop        |
| Matthew Olovson   | Alecia West         |
| Naresh Oza        | Rick West           |
| Joe Pettinato     | Nicole Wilson       |
| Sarah Phillips    | Marie Woodman       |
| Michelle Phillips | Hong Ye             |
| Namita Prasad     | Brian Zawislak      |
| David Recker      | Stephanie Zandler   |
| Tonia Romancheck  |                     |

**AVERAGE AGE OF TROY BUILDINGS** **48YRS**

## FACILITY ASSESSMENT & AGE



### Age of Troy School District Schools 2022-2023



# IMPACTING CHANGE AT THE ELEMENTARY LEVEL

## ELEMENTARY SCHOOLS

### FEATURES & CONCEPTUAL LAYOUTS

#### New flexible, adaptable furniture

#### Replacement of playgrounds with new surfaces & accessible equipment

#### Remodel classrooms

#### Remodel or repurpose space for K-3rd grade classroom or specials instruction

#### Media center upgrades

#### Infrastructure upgrades

- ADA upgrades to all restrooms
- Partial roof replacement
- Replace exterior doors & windows (where needed)
- Replace interior doors where needed
- Replace ceilings & flooring (where needed)

- New casework & whiteboards (where needed)
- Upgrade kitchen equipment
- Replace operable walls
- New stage curtains
- Replace gym backboards & wall pads
- Upgrades to plumbing
- New boilers
- Replace aging mechanical units
- Upgrades to HVAC systems
- New temperature controls
- Upgrade electrical service
- Replace power panels
- GFI outlets at sinks
- Access control/intrusion detection
- Upgrade interior lighting with new LED
- Replace exterior/parking lot lighting
- Replace walkways where needed
- Improve site drainage
- Replace fencing, flagpole, benches, & bike racks



\*Conceptual Site Layout Pictures depict spaces that could be achieved in Bond 2022

## Bond 2022 Highlights



### Future-Ready Learning Environments

- Create innovative and engaging educational spaces
- Foster collaboration and critical thinking
- Continue academic excellence and community engagement

### Infrastructure & Sustainability

- Improve aging and outdated facilities
- Focus on increased operational efficiency and healthy environments



### Program Enhancements

- Upgrade spaces for community and student programming
- Emphasize STEM-based learning, robotics, athletics, recreation, and arts
- Build on partnerships with businesses

### Safety & Technology

- Enhance security measures
- Upgrade network/phone/technology
- Connect to advanced tools for research and innovation



# “WANTS” vs “NEEDS”

The Facilities Review Committee, along with the building assessments, identified the proposed improvements as necessary for the education of students today and into the future. This Bond will solve the following issues present in the District schools.

Increased space for instrumental music classes: Currently, there are too many students participating in concert band at Troy High for the existing band rooms to hold at one time. Students cannot learn or rehearse together. Similar overcrowding issues exist at the middle schools. Dedicated instrumental music space does not exist at our elementary schools. Students play and learn in the hallways, due to lack of available room.

Updating classrooms to prepare students for the skills of a 21st century workplace: Careers and post-secondary learning requires collabora-

tion, hands-on problem solving, innovation and STEM-based skills. Most classrooms in the District do not allow for this type of learning. They are inflexible, with heavy furniture that cannot be moved to bring small groups of students together to solve problems, work in teams and collaborate with others in the room and across the globe. They do not foster the creativity and active innovation that employers require. This bond program would upgrade every classroom to allow the type of instruction that students require to prepare them for today’s world, as well as ensure dedicated space for robotics, STEM-based learning and sharing of ideas and resources. The flexibility designed within would also be able to adapt to meet the changes in learning and needs into the future.

Improvements to roofs, flooring, doors, etc.: With the average age of District schools at 48 years,

infrastructure upgrades are required over the next ten years to keep our buildings safe and in good working condition. Though the District has invested in upkeep, the condition of the buildings is showing the natural decline expected with age. Roofs are leaking, sidewalks are crumbling, tile floors are cracking and bathrooms are unable to keep up with the needs of visitors and students. Door replacement, for both security and function, is necessary for the safety of all.

Accessibility of bathrooms, playgrounds, etc: Currently, some bathrooms in District schools are not accessible to students with physical disabilities. Similar obstacles exist for the use of elementary playgrounds and recreational space. This bond program would ensure that every restroom and playground is ADA compliant and that there are no barriers to accessibility for students, staff and visitors.

## What the Bond Could Mean for All TSD Buildings

	BARNARD ELEMENTARY SCHOOL	BEMIS ELEMENTARY SCHOOL	COSTELLO ELEMENTARY SCHOOL	HAMILTON ELEMENTARY SCHOOL	HILL ELEMENTARY SCHOOL	LEONARD ELEMENTARY SCHOOL	MARTELL ELEMENTARY SCHOOL	MORSE ELEMENTARY SCHOOL	SCHROEDER ELEMENTARY SCHOOL	TROY UNION ELEMENTARY SCHOOL	WASS ELEMENTARY SCHOOL	WATTLES ELEMENTARY SCHOOL	BOULAN PK MIDDLE SCHOOL	LARSON PARK MIDDLE SCHOOL	BAKER MIDDLE SCHOOL	SMITH MIDDLE SCHOOL	ATHENS HIGH SCHOOL	TROY HIGH SCHOOL	INTERNATIONAL ACADEMY EAST	TROY COLLEGE & CAREER CENTER
<b>BUILDING EXTERIOR</b>																				
Complete/partial roof replacement (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace exterior doors & windows (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>BUILDING INTERIOR</b>																				
Replace interior doors (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace ceilings (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace flooring (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace casework in classrooms	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace whiteboards	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Upgrade boiler room	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Upgrade kitchen equipment	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace lockers	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace operable walls	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace stage curtains	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace gym backboards and wall pads	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace gym curtain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace gym bleachers	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace auditorium seating	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Upgrade signage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>MECHANICAL</b>																				
Upgrades to plumbing	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
New boilers	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace aging mechanical units	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Upgrades to HVAC systems	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
New temperature controls	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>ELECTRICAL</b>																				
Upgrade electrical service	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace power panels	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace transformers	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
GFI outlets at sinks	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Access control/intrusion detection	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Upgrade interior lighting with new LED	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace exterior/parking lot lighting	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>SITE DEVELOPMENT</b>																				
Replace walkways (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace parking lots (where needed)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Improve site drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Replace fencing, flagpole, benches, bike racks	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

# WHY DO WE NEED A NEW SMITH MIDDLE SCHOOL?

## SMITH MIDDLE SCHOOL

### FEATURES & CONCEPTUAL LAYOUTS

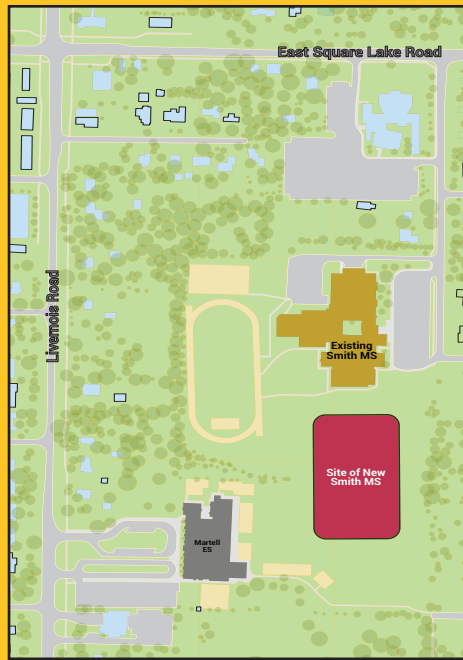


Inadequate size of many spaces including science, general classrooms, gymnasium, art, music, dining, etc. that would need major re-configuration to be equitable with District standards.

Difficulty in reorganizing the existing school into smaller learning communities with collaborative opportunities.

Major infrastructure upgrades are required to bring the school up to an efficient operating standard:

- Build new, innovative Smith Middle School
- New flexible, adaptable furniture
- Infrastructure upgrades (at existing Smith Middle School)



A comprehensive analysis was conducted of the existing Smith Middle School that included current conditions and program assessment based on equity with the other District Middle Schools. Through this analysis, major deficiencies were noted.

Concepts were produced to assess whether remodeling/additions to the school would be a viable option. Due to the intensity and complexity associated with re-imagining the school, project cost estimates approaching over \$50 million.

The FRC concluded that investing that amount of money into an outdated building that would likely continue to need major repairs did not make financial sense and strongly recommended that a new school be constructed on the same site. Further, after completion of a new school, the existing Smith would be a valuable resource as surge space for various school communities while their schools are remodeled, thus allowing a more cost-effective timeline.







The existing Smith building will be used as a temporary learning space for students when construction requires relocation. Infrastructure upgrades would occur only as needed.

*\*Conceptual Site Layout Pictures depict spaces that could be achieved in Bond 2022*

# OTHER MIDDLE SCHOOL FEATURED UPGRADES

## Bond 2022 Highlights

 <p><b>Future-Ready Learning Environments</b></p> <ul style="list-style-type: none"> <li>• Create innovative and engaging educational spaces</li> <li>• Foster collaboration and critical thinking</li> <li>• Continue academic excellence and community engagement</li> </ul>	 <p><b>Program Enhancements</b></p> <ul style="list-style-type: none"> <li>• Upgrade spaces for community and student programming</li> <li>• Emphasize STEM-based learning, robotics, athletics, recreation, and arts</li> <li>• Build on partnerships with businesses</li> </ul>	 <p><b>Infrastructure &amp; Sustainability</b></p> <ul style="list-style-type: none"> <li>• Improve aging and outdated facilities</li> <li>• Focus on increased operational efficiency and healthy environments</li> </ul>	 <p><b>Safety &amp; Technology</b></p> <ul style="list-style-type: none"> <li>• Enhance security measures</li> <li>• Upgrade network/phone/technology</li> <li>• Connect to advanced tools for research and innovation</li> </ul>
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## LARSON MIDDLE SCHOOL FEATURES & CONCEPTUAL LAYOUTS

<p><b>New flexible, adaptable furniture</b></p> <p><b>Redesign media center to include multi-use space for interdisciplinary collaboration/STEM/robotics</b></p> <p><b>Infrastructure upgrades</b></p> <ul style="list-style-type: none"> <li>- ADA upgrades to all restrooms</li> <li>- Partial roof replacement</li> <li>- Replace interior doors (where needed)</li> </ul>	<ul style="list-style-type: none"> <li>- Replace flooring (where needed)</li> <li>- New casework in classrooms (where needed)</li> <li>- Upgrade kitchen equipment</li> <li>- Upgrades to plumbing</li> <li>- New boilers</li> <li>- Replace aging mechanical units</li> <li>- Upgrades to HVAC systems</li> <li>- New temperature controls</li> <li>- Access control/intrusion detection</li> <li>- Upgrade interior lighting with new LED</li> </ul>	<ul style="list-style-type: none"> <li>- Replace exterior/parking lot lighting</li> <li>- Replace walkways (where needed)</li> <li>- Replace parking lots (where needed)</li> <li>- Replace fencing, flagpole, benches, and bike racks</li> </ul>
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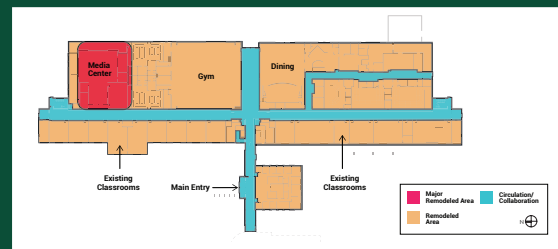
\*Conceptual Site Layout Pictures depict spaces that could be achieved in Bond 2022



## BAKER MIDDLE SCHOOL

### FEATURES & CONCEPTUAL LAYOUTS

- New flexible, adaptable furniture**
- Redesign media center to include multi-use space for interdisciplinary collaboration/STEM/robotics**
- Infrastructure upgrades**
  - ADA upgrades to all restrooms
  - Partial roof replacement
  - Replace interior doors (where needed)
  - Replace flooring (where needed)
  - New casework in classrooms (where needed)
- Upgrade kitchen equipment
- Upgrades to plumbing
- New boilers
- Replace aging mechanical units
- Upgrades to HVAC systems
- New temperature controls
- Access control/intrusion detection
- Upgrade interior lighting with new LED
- Replace exterior/parking lot lighting
- Replace walkways (where needed)
- Replace parking lots (where needed)
- Replace fencing, flagpole, benches, and bike racks



## BOULAN PARK MIDDLE SCHOOL

### FEATURES & CONCEPTUAL LAYOUTS

- Reconfigure all classrooms to proper size, integrate natural light, and create staff and student interdisciplinary collaboration spaces that encourage curiosity and exploration**
- New flexible, adaptable furniture**
- Redesign media centers to include multi-use space for interdisciplinary collaboration/STEM/robotics**
- Infrastructure Upgrades**
  - ADA upgrades to all restrooms
  - Replace ceilings, flooring, & interior doors (where needed)
  - New casework & whiteboards (where needed)
  - Upgrade kitchen equipment
  - New stage curtains
  - Replace gym bleachers, backboards, and wall pads
- Upgrades to plumbing
- Replace aging mechanical units
- Upgrades to HVAC systems
- New temperature controls
- GFI outlets at sinks
- Access control/intrusion detection
- Upgrade interior lighting with new LED
- Replace exterior/parking lot lighting
- Replace walkways where needed
- Replace parking lots where needed
- Improve site drainage
- Replace fencing, flagpole, benches, and bike racks



**VOTE  
NOV 8TH**

**Check out the latest Bond Info**



# TOP FEATURES AT ATHENS: COLLABORATION AND LIGHT

## ATHENS HIGH SCHOOL

### FEATURES & CONCEPTUAL LAYOUTS

**New academic wing & major renovation of remaining academic spaces**

**New flexible, adaptable furniture throughout all new and remodeled areas**

**Fine and performing arts upgrades**

- Auditorium improvements, including stage, curtains & seating
- Scene Shop addition
- Music classroom upgrades

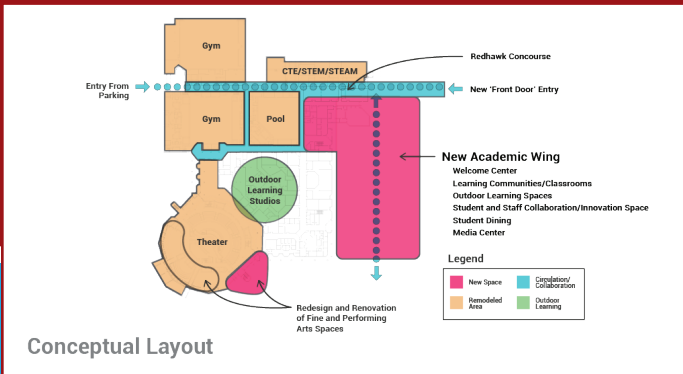
**Athletic upgrades**

- New and upgraded fields, track & courts
- New Athletic Gateway and Storage
- Stadium improvements
- Gymnasium and Pool improvements



**Infrastructure upgrades**

- ADA upgrades to all restrooms
- Partial roof replacement
- Replace exterior/interior doors & windows (where needed)
- Replace ceilings & flooring (where needed)
- New casework & whiteboards (where needed)
- Upgrade kitchen equipment
- Replace lockers
- Upgrade building signage
- Upgrades to plumbing
- Replace aging mechanical units
- Upgrades to HVAC systems
- Enhanced access control/intrusion detection
- Upgrade interior lighting with new LED
- Replace exterior/parking lot lighting
- Replace walkways where needed
- Replace fencing, flagpole, benches, & bike racks



\*Conceptual Site Layout Pictures depict spaces that could be achieved in Bond 2022

### What's on the Ballot?

**Total Bond Proposal is \$555 million touching every facility in the District.**

**Tax Impact is 2 mill increase, equating to less than \$1/day to average homeowner in Troy.**

## Strong Schools Mean Strong Property Values



What impact do schools have on the value of a home? Turns out, it's much higher than many people realize. A reputation for world-class education in the Troy School District is key to enticing new families to the City and ensuring that home values continue to rise year after year.

so their children can attend Troy schools. This keeps houses in the Troy School District in high demand, even in a down market." This means that houses within the TSD boundaries can command a higher asking price than a house in another school district. This is good news, whether you are downsizing now or plan to stay in your home for decades to come.

"Property values are at a premium for a home in the Troy School District because of the excellence of the schools. People are willing to pay more to buy a house within the TSD, and that means our home values continue to significantly outpace those in other districts," says Miletti.

It's critical not to rest on that stature, however. Troy Schools continually work to ensure that learning in the classroom is ranked among the best in the nation, but it's also essential that the physical buildings match the expectations that home buyers bring.

Miletti says, "As a community, we have always invested in our schools. In order to keep pace with the rest of the Metro Detroit area and continue our reputation as a premiere district, it's important for our schools to be updated, safe and ready to prepare our students for 21st century jobs. Other cities are building brand new schools. We need to make sure our buildings continue to attract families to our area."

"The strength of the schools is the primary reason many people move to Troy," says Stacy Miletti, one of Troy's top Realtors. "We get clients from around the world who want to come here just

# CIRCULATION AND SPACE FEATURES AT TROY HIGH



## TROY HIGH SCHOOL

### FEATURES & CONCEPTUAL LAYOUTS

**Upgrades to address circulation issues, student collaboration enhancements, multiuse space for innovation, fitness & other activities; and other critical program needs**

- Replace gym curtains & bleachers
- Upgrade building signage
- Upgrades to plumbing
- Replace aging mechanical units
- Upgrades to HVAC systems
- Replace power panels
- Replace transformers
- GFI outlets at sinks
- Access control/intrusion detection
- Upgrade interior lighting with new LED
- Replace exterior/parking lot lighting
- Replace walkways where needed
- Replace fencing, flagpole, benches, & bike racks

**New flexible, adaptable furniture**

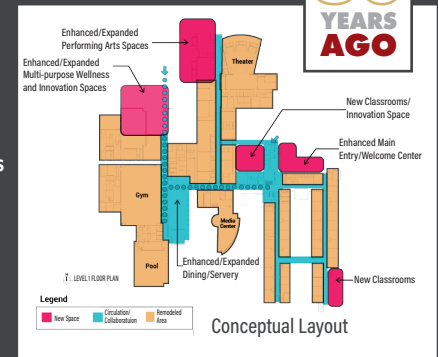
**Enhanced and expanded music rehearsal spaces**

**Athletic upgrades**

- New and upgraded fields, track & courts
- New Athletic Gateway and Storage
- Stadium improvements
- Gymnasium improvements

**Infrastructure upgrades**

- ADA upgrades to all restrooms
- Partial roof replacement
- Replace exterior/interior doors & windows (where needed)
- Replace ceilings & flooring (where needed)
- New casework & whiteboards (where needed)
- Upgrade kitchen equipment
- Replace lockers



\*Conceptual Site Layout Pictures depict spaces that could be achieved in Bond 2022



## STUDENT VOICES

HERE IS WHAT THEY HAD TO SAY:

Over 70% of secondary students feel that the following spaces would positively impact their learning including social commons for collaboration, flexible learning studios, partnership space where real life skills can be shared, lab/maker spaces, and outdoor learning opportunities.

Elementary students were asked how they learned best and their most frequent responses included when they can talk to other students about what

they are learning; when they build projects together and when they feel happy.

When secondary students were asked to think about a space that “makes them want to be there”, the responses that received more than 70% agreement included a space that is comfortable, a space that I can choose to work in, and spaces that provide connections to other students.

” **Student**  
Boulan Park Middle School

Most of the classrooms do not have windows, which doesn't allow natural light to come through. Natural light and exposure to nature always helps make the environment calm. If more of the classrooms had windows, it would be more ideal for learning.

” **Student**  
Troy High School

I think we need more space within the classrooms and have flexible seating. I think we should have more outdoor learning in the spring, and have more windows and natural light.

” **Student**  
Larson Middle School

I think in this time you should take into account the students well being as well as the teachers and have a safe, fun and creative space to work at in school to make sure students are engaged and having fun.

” **Student**  
Athens High School

Athens needs more windows and a more inviting feel. The classrooms are old and there is no natural light which greatly affect students learning and mood.

” **Student**  
Troy High School

More spots could be created within my school where kids could go to study in and help tutor one another, similar to a place for a study hall other than the school library.

## SAFETY & SUSTAINABILITY - FAQ's



**HOW WILL SUSTAINABILITY BE ADDRESSED IN THE NEW AND RENOVATED SCHOOLS?**



Sustainability and resilience will be important components in the planning and design of all the proposed Bond Program projects. The District has prioritized the goal of sustainability, accessibility and safety by weaving those concepts into all future bond projects. The goal is to create what is best for our students in creating World Class learning environments that we can all be proud of and that also reflect our values as a community.



**WILL OUR BUILDINGS AND FACILITIES BE FURTHER ENHANCED FOR ADA ACCESSIBILITY WITH THIS PROGRAM?**



Accessibility will be enhanced across every aspect of this program, starting with upgrading all bathrooms with ADA accessible features, integrating accessible playground equipment at our elementary playgrounds, and upgrading our special education spaces at all building levels with appropriate amenities and functionality.



**HOW WILL SAFETY AND SECURITY BE ADDRESSED IN THIS BOND PROGRAM?**



Safety and security will be at the forefront of all plans to remodel and upgrade our buildings. The protection of our students, staff and visitors is of paramount importance. In the 2013 Bond Program, secure entry vestibules and access control systems were installed and these measures, as well as operational initiatives, have provided enhanced security across all buildings. In recent security assessments of our schools, our crisis committee, working in conjunction with the Troy Police & Fire Departments, identified various additional upgrades to our security technology (cameras, card access, etc.), lockdown devices, fencing, and other items that will continue to enhance and extend safety and security measures on our sites and in all of our buildings.

### COMING THIS FALL NEW Senior Gold Card

We are excited to invite our seniors to our concerts and performances at no cost through our "Gold Card" program. They are also offered the opportunity to volunteer in our schools or through our Troy Foundation for Educational Excellence. Stay tuned for more information about these updated programs, which will kick off in Fall of 2022.



### Troy Again Named BEST Community for Music Education

Troy has been named a 2022 Best Community for Music Education by the National Association of Music Merchants (NAMM) and the Music Research Institute at the University of Kansas. The award recognizes the outstanding efforts of teachers, administrators, parents, students, and community leaders who have made exemplary music education part of the curriculum.



This is the 15th consecutive year Troy has received this elite designation, and TSD Assistant Superintendent of Secondary Education Christine DiPilato shares the pride administration feels for this achievement: "This designation highlights our community's commitment to music education. We know that music enriches our students' lives, provides a balance

to other academic endeavors, and serves as inspiration and a creative outlet. We are a more complete learning community because of our incredible performing arts programs. We are grateful for our community's continued support and investment in our music programs and look forward to celebrating with you."

# HOW DO WE FINANCE THESE PROJECTS?

## Solving a Problem

**LESS THAN \$1.00**  
per day tax impact on average resident

The Board recognizes that our current buildings need significant upgrades to prepare students for the jobs of tomorrow and ensure that Troy continues to be a Destination city for families looking for an excellent education for their children.

The total amount of this bond proposal is \$555 million. If approved, the bonds will be issued in three series over multiple years and will result in an estimated 2 mill increase over the current bond millage rate to fund this transformational bond proposal. This proposal would cost the average homeowner in Troy less than \$1 a day.

### TAX IMPACT OF 2 MILL INCREASE ON HOME VALUES IN TROY

TROY ZIP CODES	48083	48084	48085	48098
Average Home Market Value	\$300K	\$353K	\$392K	\$470K
Daily Impact to Taxpayer	\$0.82	\$0.97	\$1.07	\$1.29

## Why are Building Costs So Expensive?

Building costs have risen 35.6% since the beginning of the pandemic, according to the Producer Price Index released by Bureau of Labor statistics (July 14, 2022). Industry experts do not expect these prices to decrease and many speculate that inflation will continue. Whether inflation increases or decreases does not change the district's basic need to educate students in modern facilities now. Troy is a large school district with 24 buildings, most of them built in the 1970s. Troy has immense construction needs.

**35%**

**Increase in Building Costs since the beginning of the pandemic**

## How will the money be spent?

	Estimate of Construction Value
Elementary School Upgrades	\$137,643,077
Middle School Upgrades	\$142,739,404
High School Upgrades	\$231,661,920
Other District Facilities	\$9,125,000
Buses	\$21,000,000
Instructional Technology Equipment	\$21,830,509
<b>TOTAL ESTIMATED BOND COST</b>	<b>\$555,000,000</b>



## State Law Dictates:

### Bond Proceeds **CANNOT** Be Used For:

- Salaries and wages
- General operating expenses, maintenance and repairs
- Classroom supplies and textbooks

## State Law Dictates:

### Bond Proceeds **CAN** Be Used For:

- Construction and remodeling of facilities
- Purchase of instructional technology equipment
- Equipment and furniture
- Site improvements

# CRUMBLING INFRASTRUCTURE THAT NEEDS REPLACEMENT



## Troy School District BOND 2022 PROPOSAL

### Bond Explanation

Shall the Troy School District, County of Oakland, State of Michigan, borrow the sum of not to exceed Five Hundred Fifty-Five Million Dollars (\$555,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities to create a modern learning environment for students and for health, safety, security and other purposes;
- Erecting, completing, equipping and furnishing a replacement middle school and classroom additions and other additions to existing school buildings and other facilities;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Acquiring sites, preparing, developing and improving sites at school buildings and other facilities and the purchase of school buses?

YES   
NO

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to be at or below 6.10 mills which is a 2 mill increase from the 4.10 mills of annual debt millage levied in 2022. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 3.35 mills (which is equal to \$3.35 per \$1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 3.94 mills annually (\$3.94 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$116,165,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances.

*(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)*

The District will sell bonds totaling \$555,000,000

COST TO AN AVERAGE TROY HOMEOWNER <\$1/DAY

- Touches every building with infrastructure upgrades throughout all District buildings.
- Provides a new Smith Middle School and a major new academic addition at Athens High School to bring appropriate and inspiring spaces to students and staff.
- Addresses flow and overcrowded hallways at Troy High, as well as, provides additional STEM, music and collaboration space.
- Upgrades Arts and Athletics spaces and Playgrounds to provide our students and community members with safe, accessible, and available opportunities to participate in these activities.
- Provides upgrades to existing spaces with the goal of bringing District facilities up to the standards of surrounding districts, giving students the same access to modern learning environments that foster critical thinking, creativity and other skills necessary to post-secondary success.

COST TO AVERAGE HOMEOWNER IS LESS THAN \$1.00/day

Check out the latest Bond Info



**VOTE NOVEMBER 8**

For more info visit [troy.k12.mi.us](http://troy.k12.mi.us) or email [bond2022@troy.k12.mi.us](mailto:bond2022@troy.k12.mi.us)

School District - 4400 Livernois, Troy, MI 48098

## Want to Learn More?

Come join us for a Community Conversation with the Superintendent! This is your opportunity to ask questions and get more information in a small group setting. Dr. Machesky and a member of our Board of Education or administration invite you to choose one of the following Wednesdays and be our guest for discussion and Q & A:

**Wed, Sept 21st**  
10am-11am  
Troy Public Library  
510 W. Big Beaver Rd.

**Wed, Sept 28th**  
10am-11am  
Troy Public Library  
510 W. Big Beaver Rd.

**Wed, Oct 5th**  
6pm-7pm  
Troy Community Center  
3179 Livernois Rd.  
(meet in main lobby)

**Wed, Oct 12th**  
10am-11am  
Troy Public Library  
510 W. Big Beaver Rd.

**Wed, Oct 19th**  
10am-11am  
Troy Public Library  
510 W. Big Beaver Rd.

Additional opportunities to attend a meeting will be posted on the Bond 2022 page of the TSD website: [www.troy.k12.mi.us](http://www.troy.k12.mi.us)

If you cannot attend a meeting, you are also welcome to email any questions to [Bond2022@troy.k12.mi.us](mailto:Bond2022@troy.k12.mi.us)

**16 TROY BUILDINGS BUILT BEFORE 1975**

**AVERAGE AGE OF TROY BUILDINGS 48YRS**

