

Okemos Public Schools

2022 Bond Proposal

Board of Education Update

April 11, 2022

Purpose Tonight

- Board of Education/Community Update on Steering Committee's Work
- Identify Information Desired for the Work Session/Future Decision Making

Tonight is NOT a Recommendation!

Agenda

- ❑ Approach to Scope Development
- ❑ Elementary Approach
- ❑ “Big Rocks” Scenario Prioritization
- ❑ Community Survey
- ❑ Scenario Refined/Master Planning
- ❑ Next Steps/Questions

Approach to Scope Development

- **Keeping in mind this is the first step of a master plan**
 - 2022: Budget range up to \$270.5 Million at a Zero Mill increase level
 - Significant needs identified; requires master plan to meet
 - Future opportunities would require an increase (i.e., in 8 Years \$40M per mill)
 - “Winning” versus “passing” the bond
- **Leveraging our new building “big rock” criteria**
 - Student equity, educational environment agility, sustainability, site desirability
- **Focusing on the overarching guiding principles**



Agenda

- ❑ Elementary Approach
- ❑ “Big Rocks” Scenario Prioritization
- ❑ Community Survey
- ❑ Scenario Refined/Master Planning
- ❑ Next Steps/Questions

Elementary Approach to 2,000 Students



	4 Buildings	5 Buildings
Students/Building	500	400
Redistricting - Initially	None	Extensive
Sections Each Year	+/- 4 Classes/grade (more stable)	+/- 3 Classes/grade (less stable)
Redistricting - Annual (Equitable Class Sizes)	More limited	More frequent
Transportation Impact	Minimal	Likely more buses + routes
Financial Impact - Annual	3-4 "Deans" \$360-\$480k (2 grant funded)	>\$903k (See next slide)

Note: Providing more s.f. per student and support staff we will work to positively impact the way the buildings operate - note bond funds only cover facility-specific expenses.

Elementaries - Costs per Additional School



Area of Expense	Annual Amount
Principal	\$180,000
Administrative Asst + Clerk	96,000
LMC Specialist	45,000
Specials (Art, Music, PE)	115,000
Custodian + Night Cleaning	175,000
MTSS Coordinator	102,000
Counselor/SSW	120,000
Utilities	70,000
Minimal Additional Costs (Annually)	\$903,000

Note: Impact of special education support staff, food service, mail/delivery, transportation administration, additional behavioral supports not included but may be impacted. Wages include benefits and retirement.

Elementaries - Growing to 2,000 Students

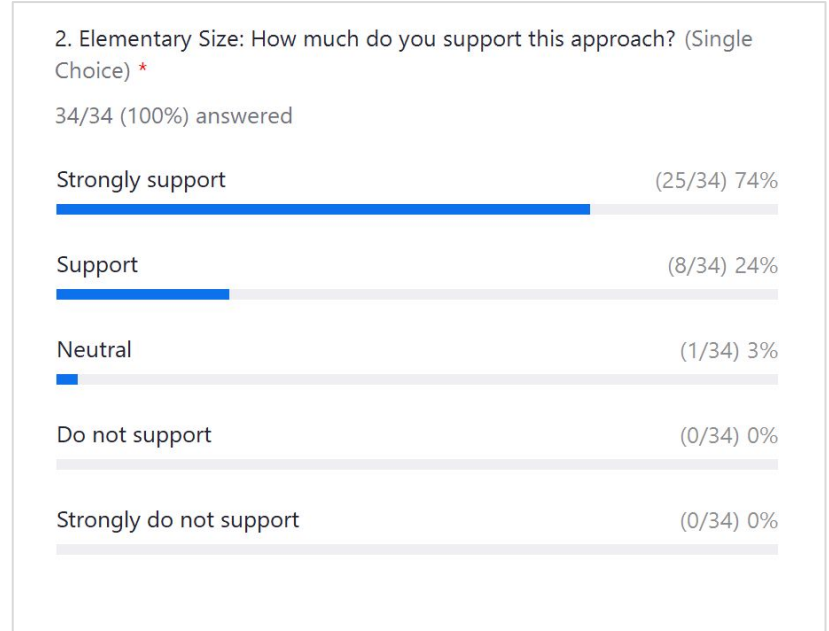
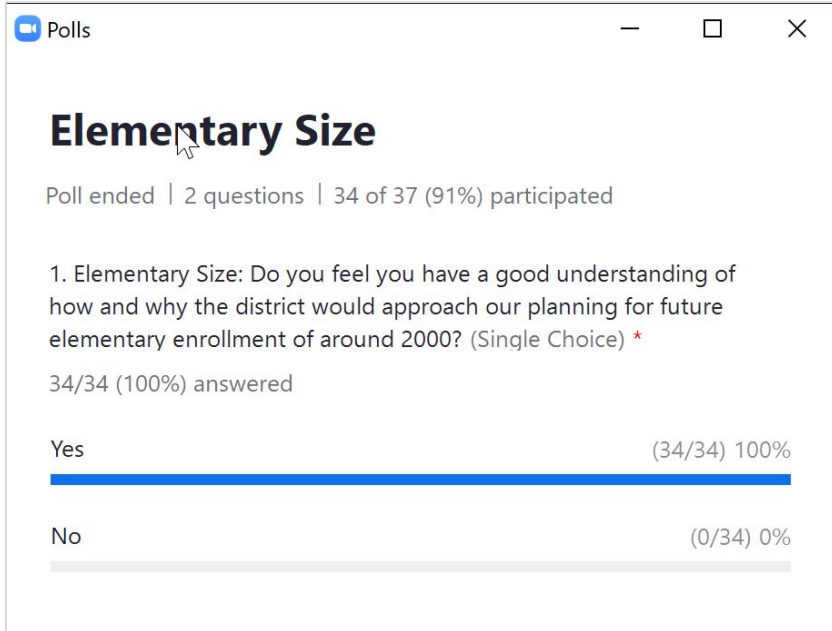
Guiding Principles + Criteria



	4 Buildings	5 Buildings
Mission, Vision, Equity Plan	Yes	Yes
21st-Century Learning + Achievement; Equitable Access + Dev.	Yes	Yes
Equitable Building Size, Class Size + S.F./Student	Yes	No
Maintains Grade Configuration (Rigorous + Relevant)	Yes	Yes
Flexibility for Future Changes in Enrollment, Funding	Yes	No
Financial Stewardship; Financial Stability	Yes	No
Optimal Utilization of School Buildings	Yes	No

Feedback on 4 Vs 5 Elementaries

Steering Committee Feedback



Outcome: Committee will approach planning with four schools at the elementary school level.

Agenda

- ❑ “Big Rocks” Scenario Prioritization
- ❑ Community Survey
- ❑ Scenario Refined/Master Planning
- ❑ Next Steps/Questions

Big Rocks Prioritization - Top Scenarios

Steering Committee Rankings



	1-4	5-7	8-10
1: Education Bldg. Focus	3	9	12 (50%)
2: Large Scale Projects	4	6	14 (58%)
3: Districtwide Balance	10	6	8 (33%)
4: Highest FCI Focus	7	10	7 (29%)

1 = Does not support criteria - 10 = Supports criteria strongly

“Big Rocks” - Selecting Scenarios

- Initial phase bond cost ceiling - up to \$270.5M
- How much “room in jar” for big rocks?
- Other “needs” - medium/small rocks
 - Technology, buses, furniture, secure vestibules
 - Facility assessment needs
 - Other priorities to consider



New Elementary (Cornell Replacement)



- Serves grades K-4
 - Cornell only benefits
- Creates agile future ready space
- Replaces building with FCI > 100%, but received recent investments
- Undersized site



BIG ROCKS CRITERIA	
Student Equity	
Agility (future)	
Sustainability	
Site Desirability	

New/Major Renovation to Kinawa

- Serves grades 5-6,
 - Benefits every student
- Creates new agile
Future ready space
- Replaces building
with FCI > 82%
- Large site presents
many opportunities



BIG ROCKS CRITERIA	
Student Equity	●
Agility (future)	●
Sustainability	●
Site Desirability	●

New/Major Renovation to Chippewa

- Serves grades 7-8
 - Benefits every student
- Creates new agile future ready space
- Replaces building with FCI > 92%
- Large site presents many opportunities



BIG ROCKS CRITERIA

Student Equity



Agility (future)



Sustainability



Site Desirability



New/Major Renovation to Central/Montessori



- Serves smaller group of PK-4 students
 - Controlled growth
- Creates new agile future ready space
- Building with FCI > 100%, but received recent investments
- Would need to address circulation, safety challenges - (the site would accommodate)






BIG ROCKS CRITERIA	
Student Equity	
Agility	
Sustainability	
Site Desirability	

Community Natatorium

- Serves narrow group of students, increases Access to Community
- Static space is not agile
- Annual operating cost of \$350k
- Can repurpose current space



BIG ROCKS CRITERIA	
Student Equity	
Agility(future)	N/A
Sustainability	
Site Desirability	

“Big Rocks” - Overview



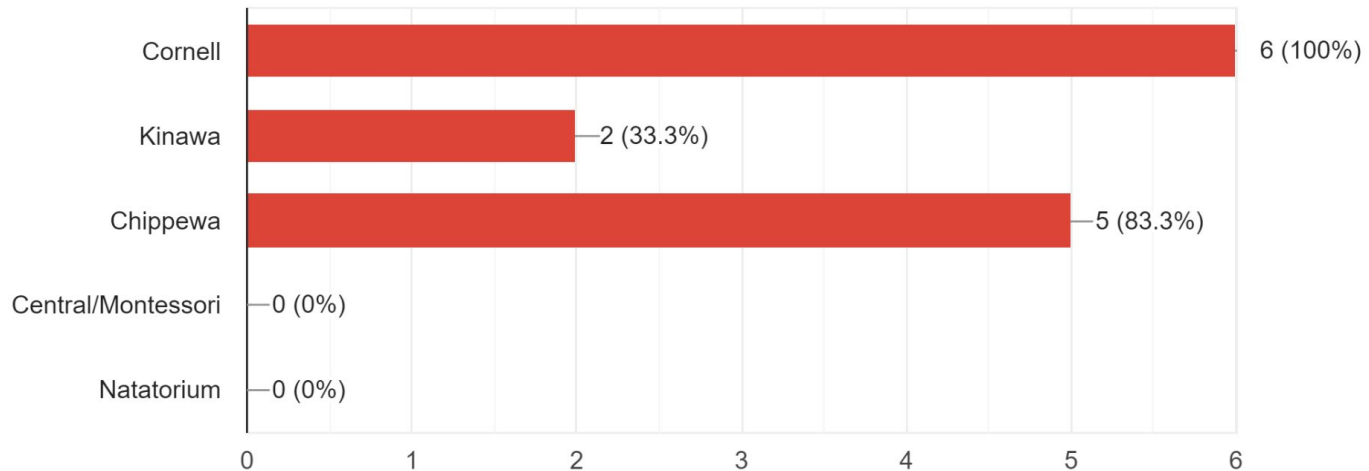
	Cornell*	Kinawa	Chippewa	Central/ Montessori	Natatorium	TOTALS
Student Equity						
Agility (Future)					N/A	
Sustainability						
Site Desirability						
FA Cost (15yrs)/ Annual Cost	\$14M/ \$1.0M	\$41M/ \$2.7M	\$59M/ \$3.9M	\$18/ \$1.2M		
Major Remodel/ Replace	\$41M/ \$0.8M	\$84-96M/ \$1.7-\$1.9M	\$92-100M/ \$1.8-\$2.0M	\$41M/ \$0.8M	\$32M	\$288-308M

Selecting Scenarios for Development Steering Committee Feedback on 3/23



We cannot replace each Big Rock right now, so which are most critical to address in the 2022 Bond? Choose 2.

6 responses



Selecting Scenarios for Development

Steering Committee Feedback on 3/23



- Consensus on Four Elementaries
- Consensus on Cornell and Chippewa replacements are Top Priority
- Hoping for a 3rd Big Rock (Kinawa or Central) in Scenario
- Leave Room for Medium + Small rocks
- Too Many Building Level Needs for Natatorium at this Time, \$\$\$

Agenda

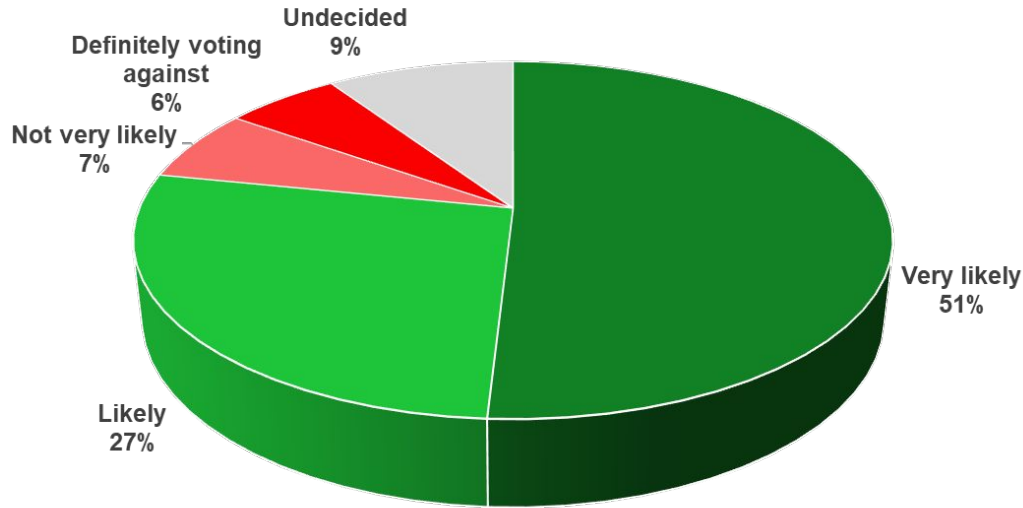
- ❑ Community Survey
- ❑ Scenario Refined/Master Planning
- ❑ Next Steps/Questions

Survey Says

- Denno Research
- Telephone survey - 65% Cell
- March 28 - April 1
- 275 representative sample of citizens

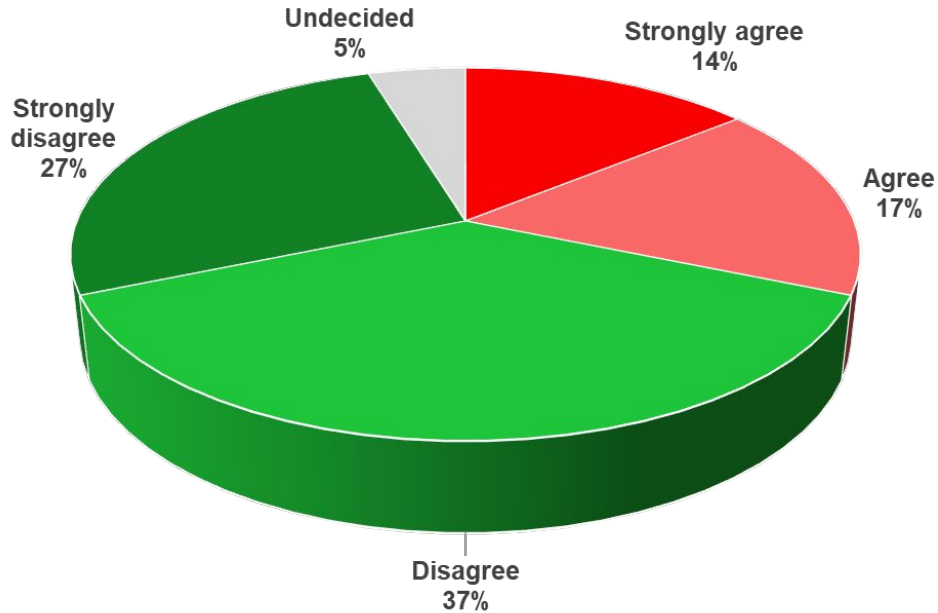


Support for Zero Mill Increase Generating Up to \$275 Million



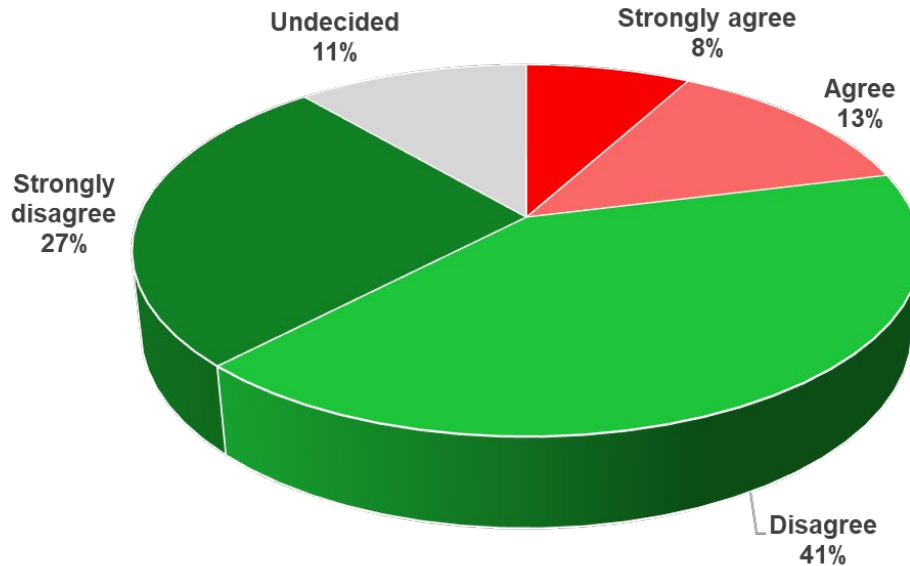
Q1: *This November, Okemos Public Schools plans to ask voters to consider a revenue-neutral bond that is not expected to increase the current tax rate. These bonds, if approved by voters, would replace debt that will be paid off. These bonds would be dedicated to the placement and renovation of educational buildings, outdoor spaces, parking and drop off, safety and security measures, technology improvement and potentially busses. Estimates place this expected zero millage increase – which would be no expected change to the current tax rate – as able to generate up to \$275 million. How likely are you to vote in favor of the Okemos Public Schools bond proposal, are you very likely, likely, not very likely, or definitely voting against the proposal?*

Perception of Property Taxes Being Too High/Need to Let Bonds Expire



Q10: Do you strongly agree, agree, disagree, or strongly disagree with this statement: Property taxes are too high, school districts should work to adjust their budgets accordingly, we need to let the bonds expire and give homeowners a break.

Perception of Conditions of Buildings Adequate/Bond Not Needed



Q11: Do you strongly agree, agree, disagree, or strongly disagree with this statement: overall, the current condition of our school district's facilities and grounds are adequate for students and our community and is representative of our values- therefore we do not need this bond measure at this time.

Support for Potential Components



Q2-Q9 Ranked by Total More Likely	Build More Classrooms	State-of-the-Art Buildings	Enhanced Safety	Early Childhood Center	Fine Arts Area	Senior Center	Athletic Complex	Pool / Natatorium
TOTAL MORE LIKELY	70	69	69	68	68	65	55	50
Much more likely	31	27	24	29	27	28	20	21
More likely	40	43	45	39	41	37	35	29
TOTAL LESS LIKELY	17	15	11	19	20	21	32	32
Less likely	11	9	6	11	11	14	21	22
Much less likely	6	6	5	8	9	7	11	10
Don't Know	13	16	20	13	12	14	13	17

Agenda

- ❑ Scenario Refined/Master Planning
- ❑ Next Steps/Questions

Refined Scenarios - Steering Committee



- Three “Big Rock” (Building Replacement) Scenarios Presented
- Goal: Establish Which Scenario(s) Most Worthy of Continued Exploration

Reminders:

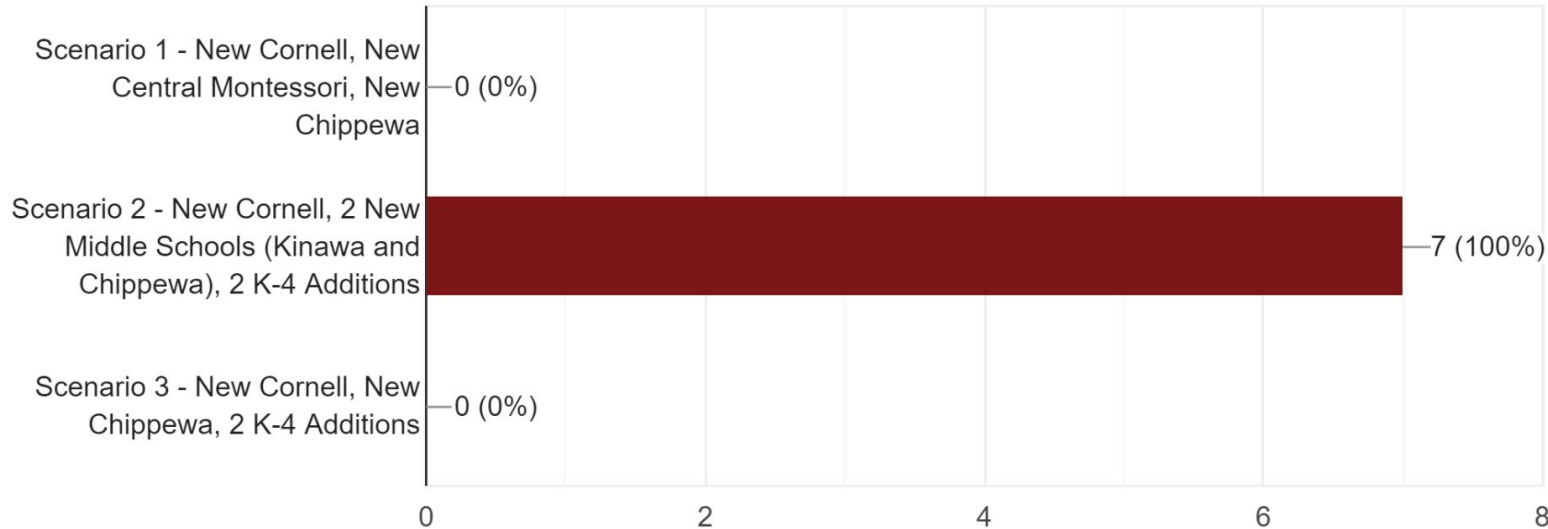
- Investments needed to keep buildings in operation
- Amount of future tax increase may not support larger building replacement
- Feedback from survey: What will larger community support or not support?

Refining our Approach - Results



Of the three scenarios, what is your groups recommendation of a scenario to advance for further refinement?

7 responses



Replace Cornell, Replace Kinawa and Chippewa, Add Rooms (2) K-4s

- Largest Impact on Community without Tax Increase
 - All 5-8 students would benefit
- Both Middle Schools have a High FCI, Cornell High FCI and no room
- Future plan for Central Building and Montessori Program (Next Big Rock)
 - Building Needs, high FCI
 - Evaluate Program
 - size of program, provide access for more Okemos students?
 - District provided transportation?
- Additional Needs to Address
- Master Plan

Agenda

- ❑ Next Steps/Questions

Next Steps



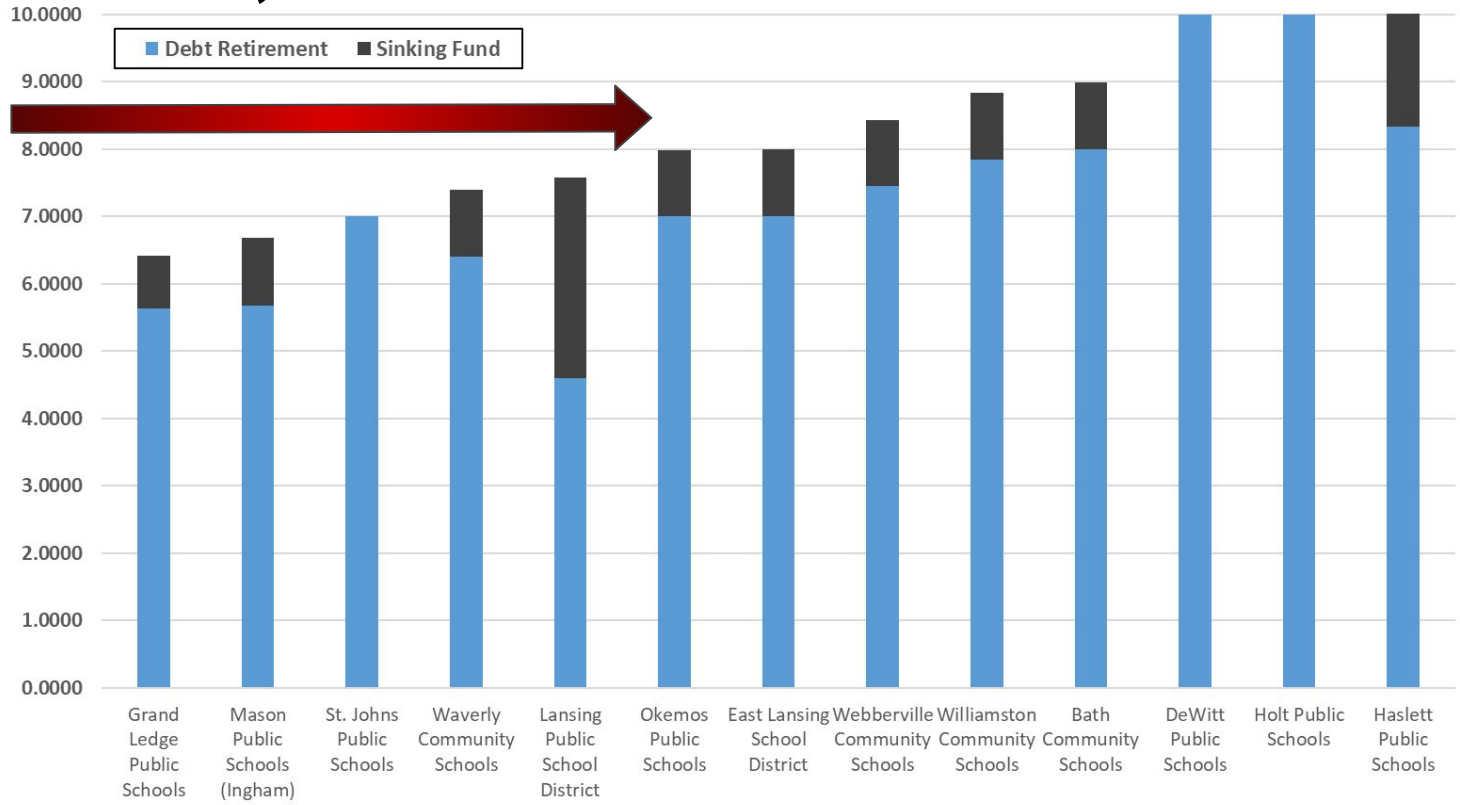
- Steering committee working to refine recommendation
- Board work session April 26
 - Bring forth initial scenario
 - Questions and feedback
 - Share feedback with steering committee, revise
- Recommendation to Board on May 9
- Board action on May 23
- Michigan Department of Treasury Review on June 29

Next Steps

- Community Updates
- Steering Committee Meeting:
April 20; 6-8pm
- Initial Consensus on Recommendation
- Board Work Session April 26, 6-9 pm
- Board Recommendation May 9th
- Board Action May 23

Questions ?

Millage Rate Comparison (2020-2021)



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.

Selecting Scenarios

Further Investment + Exploration



	Scenario 1-A Educational Buildings	Scenario 1-B Ed Buildings + Other Needs	Scenario 2 Large Scale Projects
[ADD Components]	[ADD COSTS]		
Total Cost			

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%
Hiawatha 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%

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

Survey Results - Top Scenarios

Refresh of Scenarios

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

1. **Education Building Focus** - 2 New Elementary Schools + Other Ed Buildings
2. **Large-Scale Academic + Athletics** - 2 Elementaries, Chippewa, + Athletics
3. **Districtwide** - All Facilities Receive Improvements
4. **Highest FCI** - Address Top Needs + Deficiencies



Prioritizing Big Rocks

- New Elementary (Cornell Replacement)
- Chippewa
- Kinawa
- New Elementary (Central Montessori Replacement)
- Natatorium



Selecting Scenarios

Further Investment + Exploration



	Cornell*	Kinawa	Chippewa	Central/ Montessori	Natatorium	TOTALS
Student Equity						
Agility (Future)					N/A	
Sustainability						
Site Desirability						
FA Cost (15yrs)/ Annual Cost	\$14M/ \$1.0M	\$41M/ \$2.7M	\$59M/ \$3.9M	\$18/ \$1.2M		
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Selecting Scenarios

- Initial Phase Bond Cost Ceiling - up to \$250M
- How Much “Room in Jar” for Big Rocks?
- Other “Needs” - Medium/Small Rocks - \$65M
 - Technology, buses, furniture, secure vestibules
 - Facility assessment needs
- Other “Wants” - Medium/Small Rocks



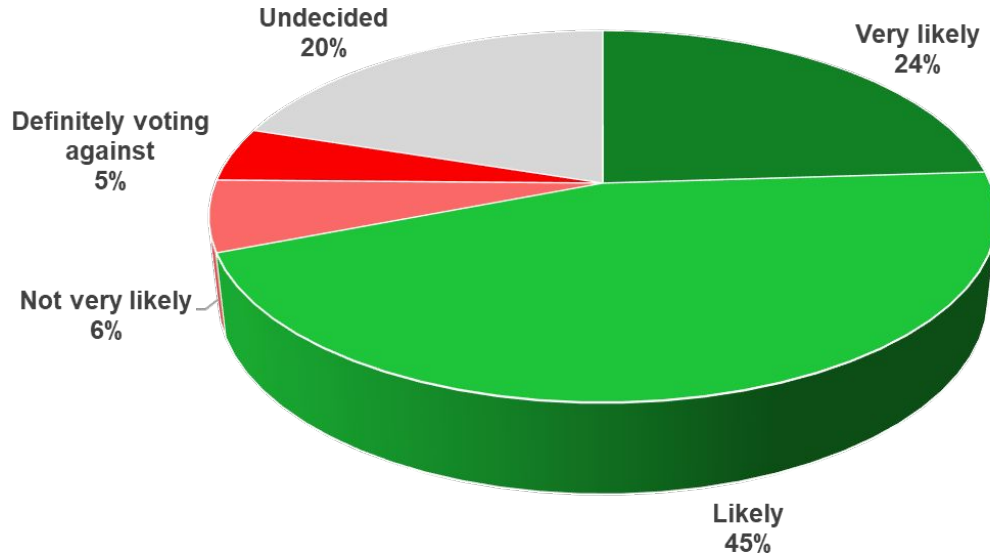
Location of New “Cornell”

	Acreage Needed = 25	
Cornell	10	No
Edgewood	12	No
Wardcliff	20	No
Powell	25	Yes
Central	28	Yes

Location of New “Cornell”

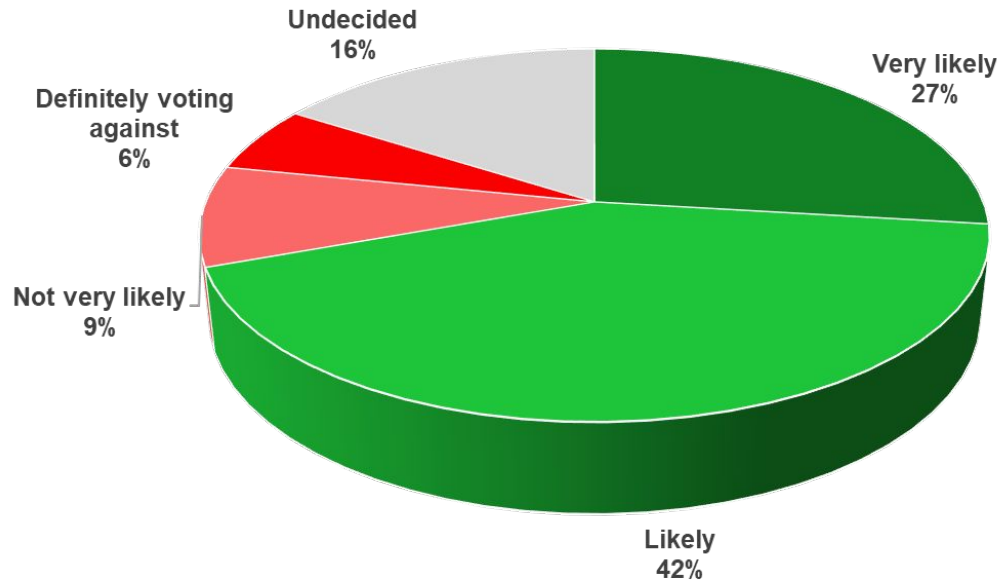
	Powell Road	Central
Cause Redistricting?	No	Yes
Displace Other Students?	No	Yes, Forces Need to Address Central in Current Bond
Maintain Neighborhood School?	Yes	No
Geographic Location	Elementaries Evenly Spaced	Clustered in Middle + South Sections
Maintain Greenspace	No, Could we Preserve Other Greenspace?	Yes, Dependent on Where Central Students Move
Historical Significance	No	Yes

Support for Enhanced Safety Across All Buildings



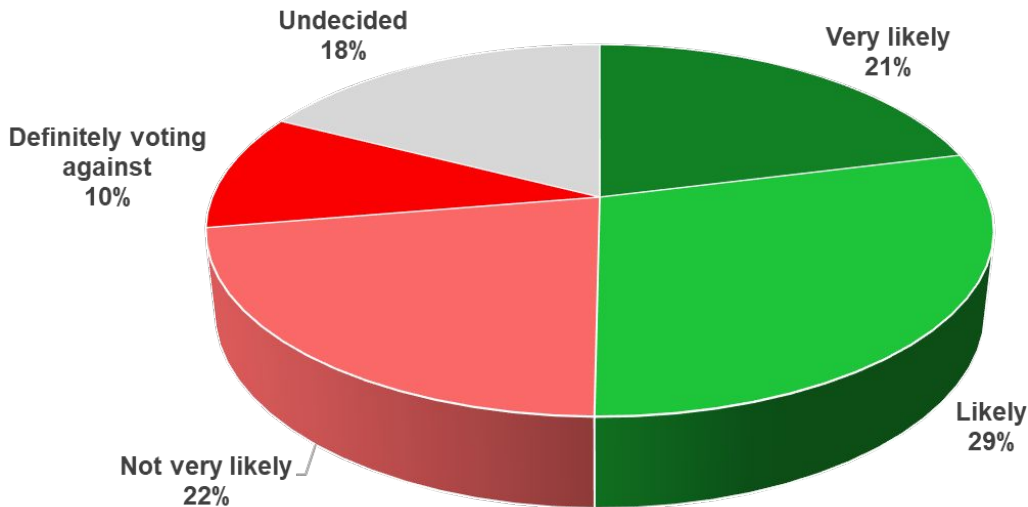
Q2: *Many of the current Okemos School buildings were not built to meet today's best practices for safety. This bond proposal, if approved by voters, would provide enhanced safety across all buildings, for example, to include secure entries for building access. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

Support for Future-Focused Learning, Best Instructional Practices



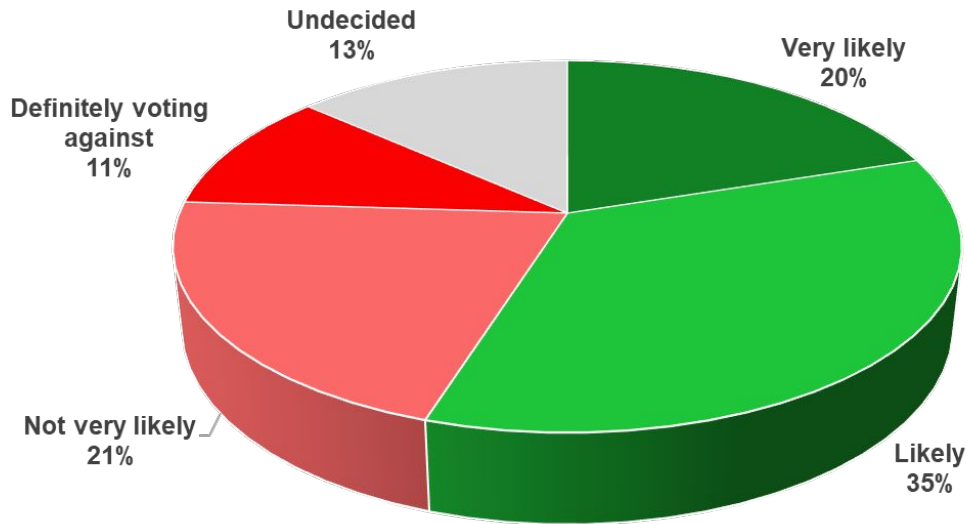
Q3: Many of the current Okemos school buildings are old and do not meet needs for future-focused learning and best instructional practices. This bond proposal, if approved by voters, would provide Okemos students state-of-the-art buildings and grounds for a stronger educational environment. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?

Support for New Pool/Natatorium



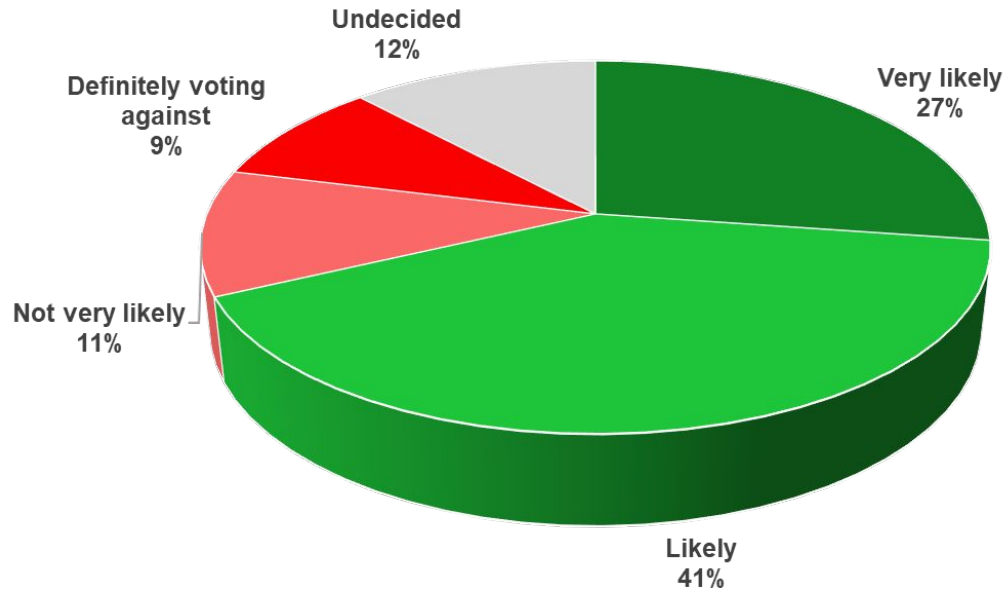
Q4: *A concept circulating in the Okemos community is to build a new pool/natatorium (natatorium). If this were to be included in the bond does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

Support for Indoor Athletic, Band Practice Facility



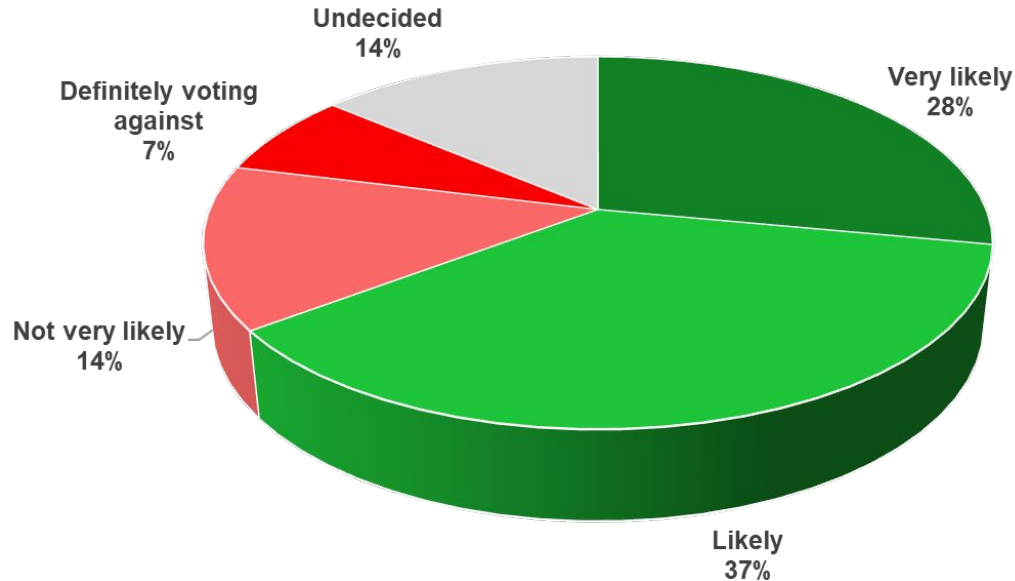
Q5: Another idea is to add an athletic complex that would include indoor athletic and band practice facilities. If this were to be included in the bond does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?

Support for Expanded Fine Arts Area



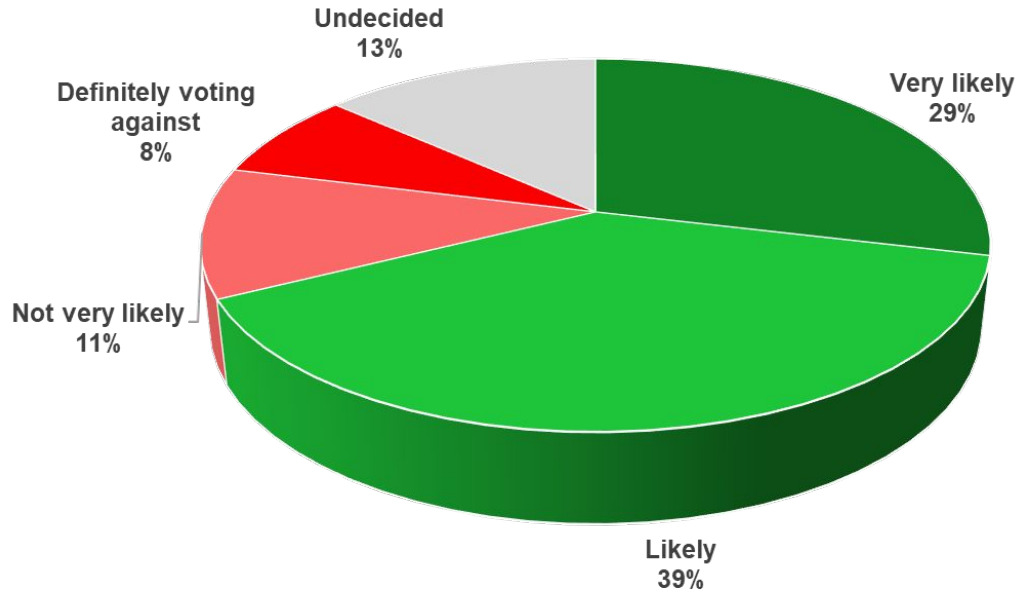
Q6: *Another shortcoming of Okemos High School is the size of the fine arts area. This bond proposal, if approved by voters, could provide Okemos students an expanded fine arts area at the high school. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*

Support for Dedicating Revenue to Okemos Senior Center



Q7: Some revenue from the bond proposal, if approved by voters, could be dedicated to the Okemos Senior Center, allowing for more offerings and space for this community asset - a partnership between the school and the Township. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?

Support for Dedicating Revenue to Early Childhood Center



Q8: *Some revenue from the millage could be dedicated to the Early Childhood Center, allowing for more offerings and space for this fee-based community asset. Does this make you much more likely, more likely, less likely, or much less likely to vote for the Okemos Public Schools bond proposal?*