



DEXTER COMMUNITY SCHOOLS
**BOND STEERING
COMMITTEE**

November 4, 2024

Presentation to the Board of Education

Presented by the Bond Steering Committee

BSC Committee Charge

The Dexter Community School District's Bond Steering Committee is a decision-making body inclusive of DCS staff, parents and community members representing the Dexter community. The committee is charged with developing a plan for maintaining and upgrading DCS educational and community facilities to support flexible, student-centered learning environments that meet the mission and vision of the District. The Committee is charged with developing a recommendation at the conclusion of their analysis for the Board of Education's consideration.

Bond Steering Committee Members

Brian Barrick	Mara Greatorex	Janet McDole	Amy Reiser
Susan Bellisario	Sarah Hunt	Melanie McIntyre	Marie Richards
Samantha Brandt	Traci Husse	Christopher Oz	Rocky Roberts
Abby Briggs	Breana Jackson	Kelly Parachek	Luke Saski
Mike Cipolla	Vicki Juback	Andrew Parker	Jennifer Snyder
Brad Cutter	Jodi Kniesteadt	John Peckham	Rebecca Tsallis
Lucy Eazer	Kyle Marsh	Brett Pedersen	Scott Winkler
Dawn Gilbert	Kate McAllister	Nina Plasencia	

Basic Steps in Process

Discovery

Understand district goals/vision, assessment findings for both physical and program needs, and the future of facilities for teaching and learning.

Exploration

Examine whether our buildings hinder or help us meet our program vision and goals. Evaluate and determine best option to meet vision.

Recommendation

Recommend an option to the Board of Education regarding a potential bond program initiative.

BSC Meeting Dates

August

TUES
27

BSC MEETING #1

06:30 PM - 08:30 PM
BOARDROOM AT BATES ELEMENTARY

September

TUES
10

BSC MEETING #2

06:30 PM - 08:30 PM
BOARDROOM AT BATES ELEMENTARY

TUES
24

BSC MEETING #3

06:30 PM - 08:30 PM
BOARDROOM AT BATES ELEMENTARY

October

TUES
08

BSC MEETING #4

06:30 PM - 08:30 PM
BOARDROOM AT BATES ELEMENTARY

TUES
22

BSC MEETING #5

06:30 PM - 08:30 PM
BOARDROOM AT BATES ELEMENTARY

November

MON
04

BOE MEETING

06:30 PM - 08:30 PM
TBD





Discovery

Discovery



District Overview

- DCS Strategic Initiatives
- History of Schools
- Election History
- DCS Pupil Count and Enrollment Trends
- Impact on Student Success
- School Funding

Enrollment Trends

	2011-12*	2012-13*	2013-14*	2014-15*	2015-16*	2016-17*	2017-18*	2018-19*	2019-20*	2020-21*	2021-22*	2022-23*	2023-24*	2024-25*	Program Carryover
ECSE/PPi	8.80	8.00	8.80	6.40	9.60	9.60	5.60	3.40	4.00	6.40	4.00	9.13	3.94	3.94	
PK/ young 5	35.94	26.50	15.50	39.00	54.96	72.00	63.00	70.85	79.83	63.62	64.95	66.24	81.00	81.00	
K	228.06	244.00	244.77	197.00	225.76	217.42	265.06	234.19	230.25	206.25	233.41	215.00	202.00	213.00	
1	237.04	242.00	254.00	241.46	201.45	233.00	229.05	266.06	238.00	208.63	224.25	248.00	227.00	202.00	
2	271.05	236.03	248.03	254.00	240.45	218.80	242.00	237.46	271.81	222.57	212.80	225.00	257.00	227.00	
3	268.93	277.00	236.00	251.00	264.99	257.43	229.15	242.25	248.10	255.31	231.25	218.00	226.15	257.00	
4	263.10	265.00	290.06	248.00	258.00	269.13	271.42	242.56	246.96	227.54	286.15	236.00	223.00	226.15	
5	262.00	264.00	273.13	296.00	264.05	266.96	276.04	276.69	241.72	241.60	230.00	276.00	251.00	223.00	
6	258.00	268.00	268.00	282.00	305.14	277.93	277.07	284.36	281.25	234.03	243.93	238.00	272.00	251.00	
7	289.00	263.00	273.00	277.00	292.68	319.23	272.70	288.10	283.58	273.12	243.84	252.00	244.75	272.00	
8	289.00	268.00	269.00	278.00	284.87	300.07	327.40	272.55	297.38	280.11	280.10	252.43	253.13	244.75	
9	305.00	301.00	279.17	280.00	288.28	292.72	304.00	333.35	276.06	292.16	284.07	277.86	286.14	253.13	
10	282.80	300.16	296.00	280.00	276.51	288.21	289.16	301.63	314.25	267.00	290.66	287.00	275.00	266.14	
11	291.80	275.67	294.85	292.00	275.00	273.36	286.09	291.63	311.74	313.11	271.06	285.61	283.59	275.00	
12	324.00	298.84	293.04	322.16	308.87	287.67	288.85	301.32	303.07	296.00	335.86	289.01	298.50	283.59	
SP ED															
VLAC/DHH		6.00	7.00	3.00	2.00	1.05	-	0.58							
Count Adjustments														(1.36)	
Total Students	3,594.52	3,543.20	3,550.35	3,547.02	3,552.61	3,586.58	3,626.59	3,646.98	3,628.00	3,387.35	3,416.35	3,375.28	3,362.84	3,278.70	
Growth	(30.13)	(51.32)	7.15	(3.33)	5.59	33.97	40.01	20.39	(18.98)	(240.65)	29.00	(41.07)	(12.44)	(84.14)	

Strategic Initiatives



- The Dexter Schools community will work together to DEVELOP, EDUCATE, and INSPIRE students for an ever changing world.
- We will foster a culture of connectedness by focusing on social-emotional needs and building trusting relationships throughout all levels of the learning community.
- We will transform instructional practices to support SEL, life skills and content that provide our students with flexible pathways for learning.
- We will enhance the learning environment for all students by providing educational experiences within and beyond the classroom.
- We will stand for justice and equity by promoting meaningful and sustainable actions to create an inclusive learning and working environment that embraces diversity of ideas, experiences and voices.

Facility Name	Grades	Year Built	Additions	Gross Sq. Ft.	Site Acres
Jenkins ECLC	PK	1993	N/A	12,486	3.82
Jenkins Baby House	6-12 mths	1925	N/A	1,460	0*
Anchor	Y5-2	1995	N/A	63,335	25
Beacon	Y5-2	2015	N/A	81,849	25*
Wylie	3-4	1965	1967, 72, 88, 95, 02	109,987	23.94
Creekside	5-6	1956	1973, 1995	120,271	2.27
Mill Creek	7-8	1995	2000, 2009	118,725	24.16
Mill Creek Toilet Building	-	2009	N/A	400	0*
DHS	9-12	2002	2009	300,656	97.42
Al Ritt Old Concessions Building	-	2009	N/A	5,207	0*
Al Ritt New Concessions & Team Building	-	2009	N/A	5,207	0*
Al Ritt Press Box	-	2000	N/A	576	0*
DHS Concessions	-	2009	N/A	1,196	0*
Ceriani Building	-	2019	N/A	3,044	1
Bates	-	1952	1967, 1998, 2001	37,393	9.2
Dexter Wellness Center	-	2018	N/A	31,997	6.62
Dexter Transportation	-	1988	N/A	7,170	5

Fun Facts

- Average Building Age: 31 years
- 900,000 indoor square feet
- District owns 360+ contiguous acres of land
- Over 2,300 doors
- Approx. 15,300 light fixtures
- 92,150 sf of windows
- 1,413 rooms inspected
- Over 927,000 sf of parking lot
- Over 640,000 square feet of roofing

Bond Program Financing

Voted Bonds Summary



Overview	Bond millage rate	Multiple bond series option	Allowable uses of bond proceeds	Non-allowable uses of bond proceeds
<ul style="list-style-type: none"> The community approves a not-to-exceed maximum amount of bonds to be issued at a scheduled election. Bond proceeds may only be used for items contained in the ballot language. The following are key items the community approves: <ul style="list-style-type: none"> Maximum par amount of bonds allowed Allowable expenditures of the bond proceeds 	<ul style="list-style-type: none"> If the bond proposal is approved, the school district will levy a bond millage rate to fund annual bond payments. The bond millage rate can increase or decrease each year based upon the annual change in taxable value and required bond payment. 	<ul style="list-style-type: none"> The maximum amount of bonds approved in the election does not have to be issued immediately. The school district may choose to issue the bonds in series over periods of time. This option assists with long-term capital planning, bus and technology replacement programs, as well as increasing total capital funding available. 	<p>Expenditures must be capital improvement-related. Examples include school buildings, real estate purchases, instructional technology equipment, bus purchases and many other items.</p>	<p>General fund or operated-related expenditures are not allowable uses of bond proceeds. Examples include maintenance and salary and wages.</p>

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Illustration of Voted Bonds Capital Plan

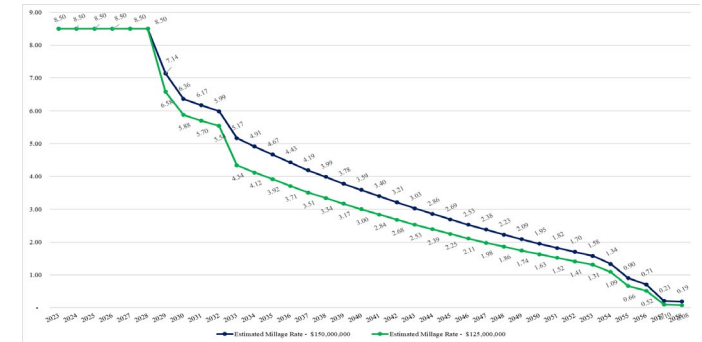


	Bond Series			Total Election
	I	II	III	
Instructional technology	\$750,000	\$750,000	\$750,000	\$2,250,000
Bks purchases	500,000	500,000	500,000	1,500,000
High school			15,000,000	15,000,000
Middle school		10,000,000		10,000,000
Elementary school A	5,000,000			5,000,000
Elementary school B	5,000,000			5,000,000
Elementary school C	5,000,000			5,000,000
Total bond par amount	\$16,250,000	\$11,250,000	\$16,250,000	\$43,750,000
Plus estimated interest income [1]	\$30,000	\$20,000	\$30,000	\$80,000
Total estimated funding available	\$16,280,000	\$11,270,000	\$16,280,000	\$43,830,000

[1] Interest earned from bond proceeds can be used to fund additional capital improvements. Baker Tilly Investment Services assists school districts with this process.



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Facilities Condition Assessment

PROFESSIONAL TEAM

TMP Architecture, Inc.
Architecture

Granger Construction
Estimating, Construction Management

Peter Basso Associates, Inc.
Mechanical, Electrical & Plumbing

Beckett and Raeder
Site elements + Athletic Elements

Commtech
Technology

Collecting Data - Assessment Methodology

- Site visits to 19 District facilities
 - Conduct field inspections by focusing on Architectural, Mechanical, Electrical, Plumbing, Site Conditions, and Outdoor Athletic Components
 - Compile data and evaluate inspections

Needs Prioritization

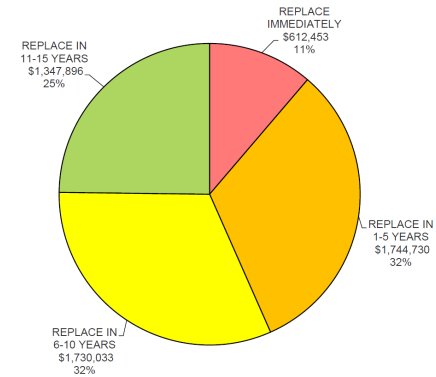
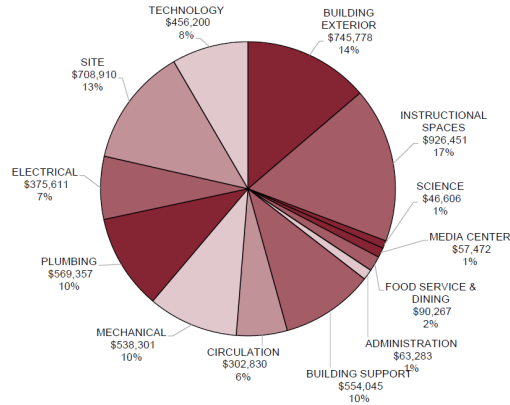
Replace Immediately
Replace in 1-5 Years
Replace in 6-10 Years
Replace in 11-15 Years

- Develop a summary report



Organize Data Collection

- Input into Standardized Forms
- Develop Opinions of Cost
- Organize Costs into 4 Categories



CATEGORY / COMPONENT	TOTAL AREA / COUNT	REPLACEMENT QUANTITY	UNIT	REPLACE IMMEDIATELY	REPLACE IN 1-5 YEARS	REPLACE IN 6-10 YEARS	REPLACE IN 11-15 YEARS
INSTRUCTIONAL SPACES							
Floor	42649	42649	SF	\$ 26,813	\$ 152,198	\$ 1,349,403	\$ -
Wall	0	0	SF	\$ -	\$ -	\$ -	\$ -
Ceiling	42025	41263	SF	\$ 18,258	\$ 23,463	\$ 729,613	\$ 18,363
Casework	892	851	LF	\$ -	\$ 2,770	\$ 1,538,840	\$ 96,426
Marker Boards & Tack Boards	1215	19	LF	\$ -	\$ -	\$ 4,040	\$ 323,554
Window Treatment	460	460	LF	\$ 2,594	\$ -	\$ 115,084	\$ -
Interior Doors	60	59	EA	\$ 5,559	\$ 24,770	\$ 397,222	\$ 9,359
Equipment	0	0	EA	\$ -	\$ -	\$ -	\$ -
Subtotals				\$ 53,223	\$ 203,202	\$ 4,134,202	\$ 447,702

District Summary by Building: Estimated Infrastructure Costs

<i>October, 2024</i>	REPLACE IMMEDIATELY	REPLACE IN 1-5 YEARS	REPLACE IN 6-10 YEARS	REPLACE IN 11-15 YEARS	TOTAL
Jenkins Early Childhood Learning Center	\$ 612,453	\$ 1,744,730	\$ 1,730,033	\$ 1,347,896	\$ 5,435,111
Jenkins Baby House	\$ 13,405	\$ 75,978	\$ 152,359	\$ 477,269	\$ 719,011
Anchor Elementary School	\$ 1,848,781	\$ 4,694,531	\$ 7,269,977	\$ 2,556,183	\$ 16,369,472
Beacon Elementary School	\$ 11,119	\$ 1,265,170	\$ 3,512,768	\$ 13,948,442	\$ 18,737,498
Wylie Elementary School	\$ 1,258,764	\$ 14,704,322	\$ 11,233,472	\$ 4,329,436	\$ 31,525,995
Creekside Intermediate School	\$ 1,362,463	\$ 14,725,951	\$ 15,594,993	\$ 5,327,208	\$ 37,010,615
Mill Creek Middle School	\$ 1,548,330	\$ 11,420,131	\$ 12,118,334	\$ 5,816,210	\$ 30,903,005
Dexter High School	\$ 1,093,215	\$ 16,816,997	\$ 40,210,536	\$ 15,515,880	\$ 73,636,629
Ceriani Building	\$ 7,589	\$ 45,972	\$ 181,106	\$ 725,113	\$ 959,780
Bates Administration Building	\$ 1,878,412	\$ 7,741,183	\$ 3,540,487	\$ 2,303,559	\$ 15,463,641
AI Ritt Old Concessions	\$ 88,539	\$ 57,723	\$ 103,852	\$ 16,767	\$ 266,881
AI Ritt New Concessions and Team Building	\$ 7,224	\$ 266,049	\$ 216,817	\$ 466,007	\$ 956,097
AI Ritt Press Box	\$ 757,190	\$ 7,499	\$ 148,554	\$ 261,643	\$ 1,174,887
Creekside Storage Garage	\$ 2,502	\$ 47,613	\$ -	\$ 124,792	\$ 174,907
Proctor Maintenance Facility	\$ 16,411	\$ 6,192	\$ 5,857	\$ -	\$ 28,461
Mill Creek Toilet Building	\$ 334	\$ 36,465	\$ 64,137	\$ 12,358	\$ 113,293
High School Concessions	\$ 997	\$ 48,016	\$ 21,149	\$ 285,186	\$ 355,347
Dexter Wellness Center	\$ -	\$ -	\$ 6,115,131	\$ 4,046,130	\$ 10,161,262
Dexter Transportation Building	\$ 33,396	\$ 559,065	\$ 1,521,588	\$ 1,631,926	\$ 3,745,975
TOTAL	\$ 11,111,309	\$ 79,074,622	\$ 98,359,932	\$ 59,192,005	\$ 247,737,867



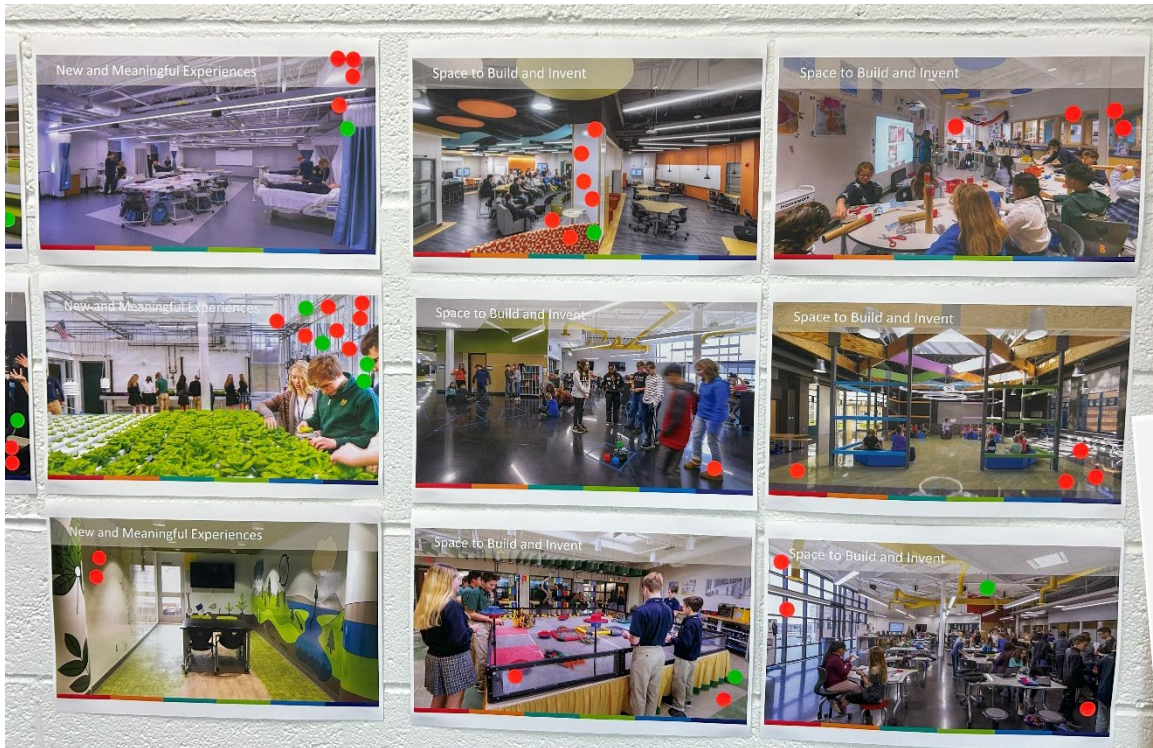
Program Assessment

Program Assessment Process

- Aligned Learning Workshop
 - Understanding District Goals
- Learning in Action – Classroom Observations
- Assessment Walk Throughs
 - Statistics
 - Attributes
 - Emerging Programs
- Developing the Report



Aligned Learning Workshop



LIST A SKILL: Collaboration
~~Organization~~

HOW DOES IT LOOK?
 • people in varying configurations
 • space to lay things out & sort
 • options to sit or stand while planning for organization & organizing
 • furniture: tables that move easily, options for seats, shelves

HOW DOES IT SOUND?
 • people would be talking so carpeting would help with noise & also consider walls / flexible barriers

HOW DOES IT FEEL?
 • At first it's messy / overwhelming and then it feels great... accomplished
 • Engaging
 • Supportive
 • Flexible

Top 10 skills on the rise

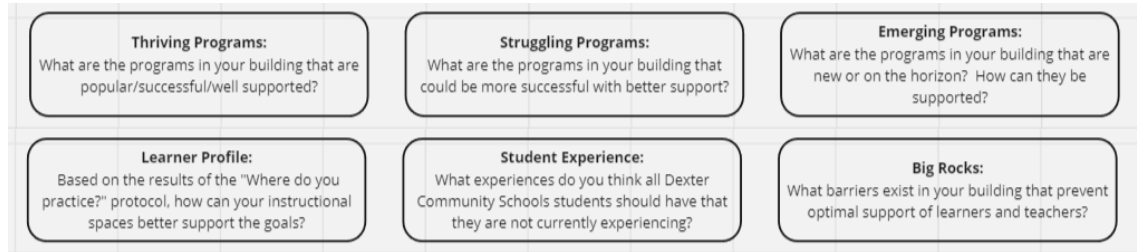
1. Creative thinking
2. Analytical thinking
3. Technological literacy
4. Curiosity and lifelong learning
5. Resilience, flexibility and agility
6. Systems thinking
7. AI and big data
8. Motivation and self-awareness
9. Talent management
10. Service orientation and customer focus

Type of skill
 Cognitive skills Self-efficacy Management skills Technology skills Working with others Engaging

Source: World Economic Forum, Future of Jobs Report 2023.
 Note: The skills judged to be increasing in importance between 2023 and 2027.

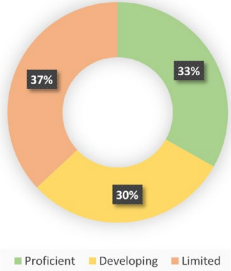
Principal/Director Meetings

- Jenkins Early Childhood Center
- Anchor + Beacon (DEEC)
- Wylie Elementary
- Creekside Intermediate
- Mill Creek Middle School
- Dexter High School
- Dexter Wellness Center
- Bates Administration
- Ceriani Alt. High School
- Campus Athletics
- Special Education

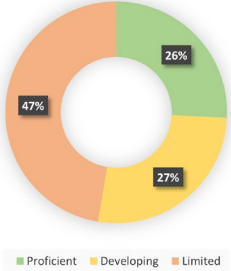


Program Assessment Outcomes

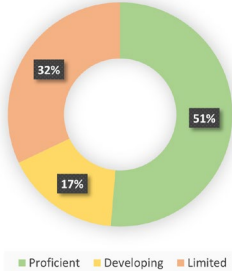
Wylie Elementary School Attributes



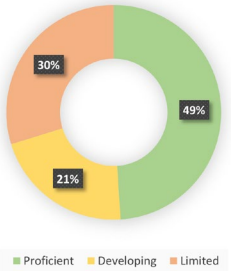
Creekside Intermediate School Attributes



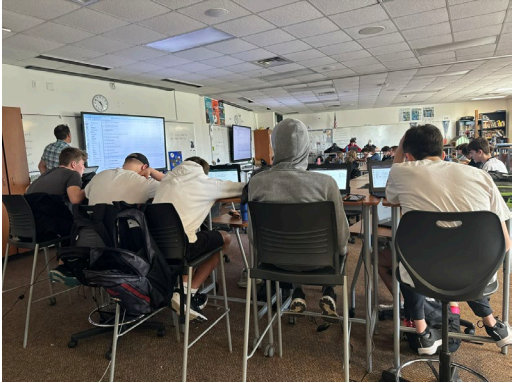
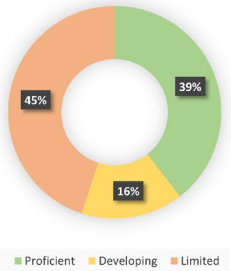
Dexter Early Elementary Complex Attributes



Mill Creek Middle School Attributes



Dexter High School Attributes



Key Program Take-aways

- Enhance Collaboration
- Correct Adjacencies
- Enhance Security / Safety (from a planning standpoint)
- Provide Varied Learning Opportunities
- Utilize Transparency to Enhance Functionality and Safety
- Enhance Consistency and Equity across all buildings



Guiding Principles Exercise

Guiding Principles Exercise

Broad goals that influence our decisions as we move through the process of defining potential facility upgrades. Our Guiding Principles are used throughout the planning process to assure that the concepts are aligned with the priorities we rank highest.



Guiding Principles

Table Exercise

As a group, please discuss the Guiding Principles listed on the cards on the table and choose your top 7 statements that represent your group's feelings about the top goals to consider in a future bond program. Place a star in the circle for those top 7 and as a group rank these from 1 to 7. Write your rankings on the line provided (1 being most important to 7 being least important).

- Improve/expand our facilities to support current and future programs for students, teachers, and staff at all levels, improving the facility physical environments, lighting, acoustics, accessibility, and seeking energy and other operational savings.
- Ensure proper functionality of our buildings by addressing infrastructure needs identified in the Facilities Condition Assessment, focusing on comfort, safety, health, and code compliance requirements.
- Across all schools, enhance security at our entries and improve visitor management during events, to maintain our commitment to the safety of students and staff, while preserving a welcoming atmosphere for visitors.
- Create a strong exterior image at each school that is visible to visitors, inviting, and promotes the district brand.
- Provide shared collaboration spaces for individual and group learning that can be accessed by adjacent classrooms and organized to support student-directed learning.
- Create spaces for career exploration including laboratory learning, engineering, robotics, and industry-relevant programs that support a culture of real-world experiential learning.
- Provide equity of learning space / opportunities for all students across all buildings to support current and future learning activities.
- Improve performing and fine arts offerings and amenities for our students as well as our entire community.
- Improve indoor/outdoor athletic offerings and amenities for our students, spectators, and all community members.
- Transform existing playgrounds and create accessible outdoor spaces to support wellness initiatives and enhance outdoor learning experiences that reinforce a positive relationship with nature.
- Transform existing media centers into agile, flexible, and student-centered areas for collaboration, research, and study.
- Enhance schools as 'Centers of the Community' to promote accessibility, encourage student citizenship, and support extended learning opportunities.
- Create inspiring professional learning environments for faculty and staff that foster collaboration and teamwork, enhancing teaching and learning practices.

Meeting #1

Guiding Principles Prioritization

Individual

Group

Guiding Principles
Proper Functionality
Support Future Programs
Enhance Security
Equity of Space
Career Exploration
Shared Collaboration Spaces
Transform Media Centers
Outdoor Spaces
Professional Learning Enviroments
Enhance Centers of the Community
Athletic Offerings
Performing and Fine Arts
Strong Exterior Image

Priority Given
1
2
3
4
5
6
7
8
9
10
11
12
13

Guiding Principle
Proper Functionality
Support Future Programs
Enhance Security
Equity of Space
Career Exploration
Shared Collaboration Spaces
Outdoor Spaces
Transform Media Centers
Enhance Centers of the Community
Professional Learning Enviroments
Performing and Fine Arts
Athletic Offerings
Strong Exterior Image

Exit Ticket

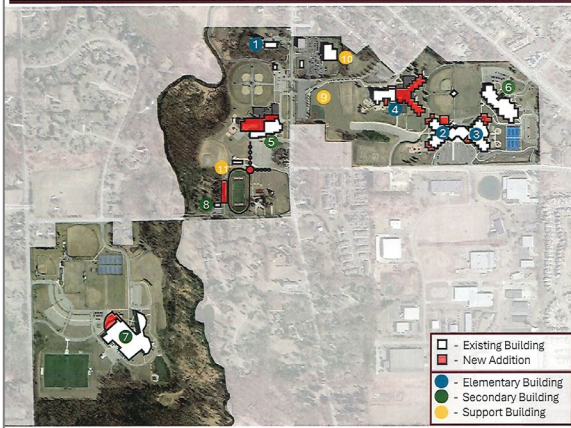




Exploration

Three concepts were explored initially to generate discussion and focus on a direction.

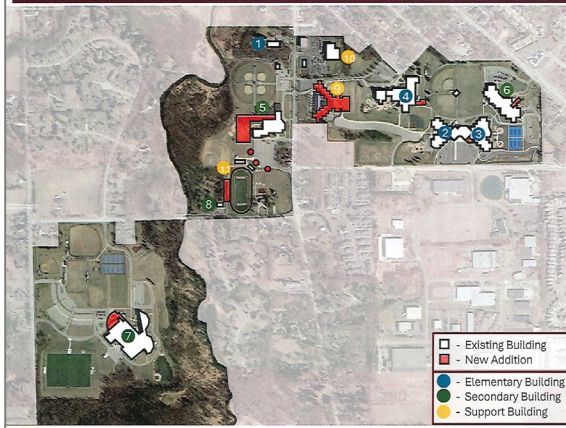
CREATING THE LEARNING HUB



BIG THINKING

- 1** Bates Administration Building
 - DEMOLISH
 - ENHANCE community park space and sled hill
- 2** Mill Creek Middle School (7-8)
 - ADDITION for Enhanced Entry
 - Select Interior Renovations
- 4** Wylie Elementary (4-6)
 - Partial DEMOLITION
 - ADDITION for 4th-6th grades and aftercare
- 2/3** Anchor/Beacon DEEC (Y5-3, After)
 - ADDITION to support 3rd grade, including gym
- 5** Creekside Intermediate School
 - ADDITION/DEMOLITION for NEW Fieldhouse and District Offices
 - PART of Creekside FCA Cost is eliminated
- 1** Jenkins ECC (Pre)
 - Select Interior Renovations
- 1** Al Ritt Stadium
 - NEW Athletics Complex Gateway + Concessions and Toilets
 - NEW Bleachers and other needs
- 7** Dexter High School (9-12)
 - ADDITION at Front: Welcome/Security/Athletics
 - Select Interior Renovations
 - Select Outdoor Athletics Projects

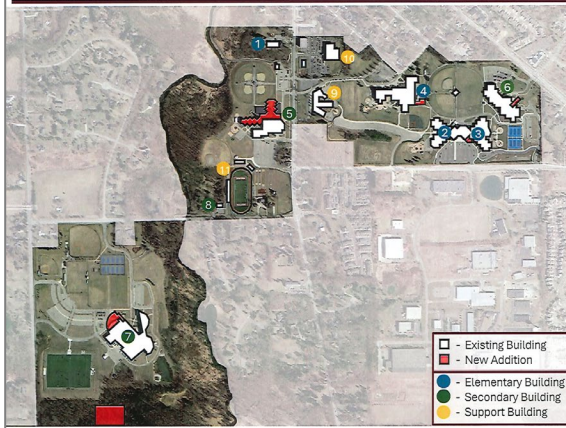
CREATING THE CAMPUS



BIG THINKING

- 1** Bates Administration Building (5-6)
 - NEW Intermediate Building 5th/6th grade
 - Bates FCA Cost is eliminated
- 2** Mill Creek Middle School (7-8)
 - ADDITION for Enhanced Entry
 - Select Interior Renovations
- 4** Wylie Elementary (3-4)
 - Interior Renovations throughout and small addition
- 2/3** Anchor/Beacon DEEC (Y5-2)
 - Interior Renovations throughout
- 5** Creekside Intermediate School
 - ADDITION/DEMOLITION for Turf Room
 - SAVE legacy aspects of building for Community
 - RENOVATE building to support Administration and Community Education functions
 - PART of Creekside FCA Cost is eliminated
- 1** Jenkins ECC (Pre)
 - Interior Renovations throughout
 - Jenkins FCA Cost is eliminated
- 1** Al Ritt Stadium
 - NEW Athletics Complex Gateway + Concessions and Toilets
 - NEW Bleachers and other needs
- 7** Dexter High School (9-12)
 - ADDITION at Front: Welcome/Security/Athletics
 - Select Interior Renovations
 - Select Outdoor Athletics Projects

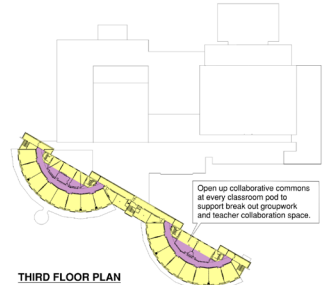
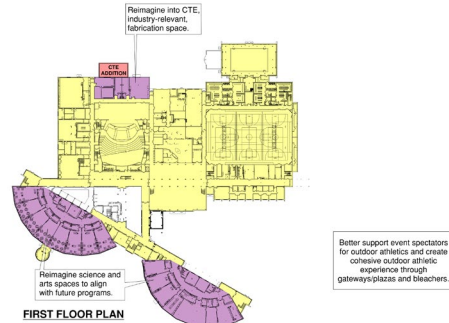
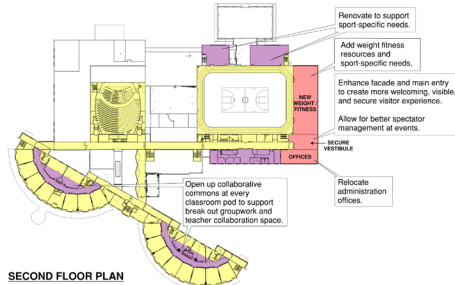
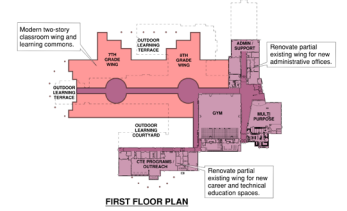
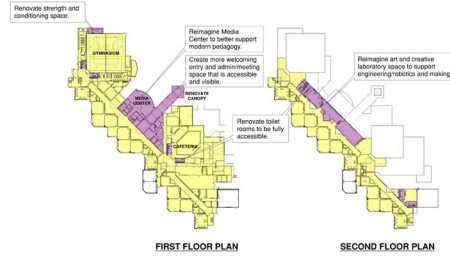
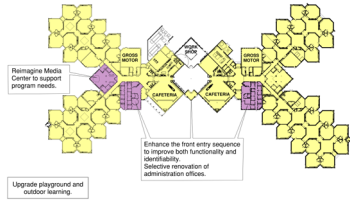
IMPROVE IN PLACE



BIG THINKING

- 1** Bates Administration Building (Pre/After)
 - Interior Renovations
- 2** Mill Creek Middle School (7-8)
 - ADDITION for enhanced entry
 - Interior Renovations throughout
- 2/3** Anchor/Beacon DEEC (Y5-2)
 - Interior Renovations throughout
- 4** Wylie Elementary (3-4)
 - Interior Renovations throughout
- 5** Creekside Intermediate School (5-6)
 - ADDITION/DEMOLITION for New Academic Wing
 - SAVE legacy aspects of building for Community
 - RENOVATE remaining building
 - PART of Creekside FCA Cost is eliminated
- 1** Jenkins ECC (Pre)
 - Interior Renovations throughout
- 1** Al Ritt Stadium
 - NEW Athletics Complex Gateway + Concessions and Toilets
 - NEW Bleachers and other needs
- 7** Dexter High School (9-12)
 - ADDITION at Front: Welcome/Security/Athletics
 - NEW Field House
 - Select Interior Renovations
 - Select Outdoor Athletics Projects

Detailed Plans at each School



Review / Understanding of Concepts

Table Exercise				
Table # _____				
Improve in Place				
How well does this concept address our Prioritized Guiding Principles?	Excellent	Fair	Doesn't Address	Cannot Rate Without More Information
1. Proper Functionality	0			
2. Support Future Programs	0			
3. Enhance Security	3			
4. Equity of Space	0			
5. Career Exploration	1			
6. Shared Collaboration Spaces	1			
7. Transform Media Centers	3			
8. Outdoor Spaces	0			
9. Professional Learning Environments	0			
10. Enhance Centers of the Community	0			
11. Athletic Offerings	0			
12. Performing and Fine Arts	0			
13. Strong Exterior Image	0			
Totals	8			
Excellent and Fair Total	41			
Meeting #2				

Table Exercise				
Table # _____				
Creating the Campus				
How well does this concept address our Prioritized Guiding Principles?	Excellent	Fair	Doesn't Address	Cannot Rate Without More Information
1. Proper Functionality	3	3	0	0
2. Support Future Programs	3	3	0	0
3. Enhance Security	5	1	0	0
4. Equity of Space	1	4	0	1
5. Career Exploration	2	4	0	0
6. Shared Collaboration Spaces	3	3	0	0
7. Transform Media Centers	4	1	0	1
8. Outdoor Spaces	0	0	1	4
9. Professional Learning Environments	0	1	2	3
10. Enhance Centers of the Community	3	1	0	0
11. Athletic Offerings	4	0	0	1
12. Performing and Fine Arts	0	0	4	1
13. Strong Exterior Image	1	1	3	0
Totals	29	22	10	11
Excellent and Fair Total	51			
Meeting #2				

Table Exercise				
Table # _____				
Creating the Learning Hub				
How well does this concept address our Prioritized Guiding Principles?	Excellent	Fair	Doesn't Address	Cannot Rate Without More Information
1. Proper Functionality	6	0	0	0
2. Support Future Programs	6	0	0	0
3. Enhance Security	6	0	0	0
4. Equity of Space	3	2	0	1
5. Career Exploration	4	2	0	0
6. Shared Collaboration Spaces	5	1	0	0
7. Transform Media Centers	4	1	0	1
8. Outdoor Spaces	0	0	1	4
9. Professional Learning Environments	0	1	2	2
10. Enhance Centers of the Community	4	0	0	1
11. Athletic Offerings	4	0	0	1
12. Performing and Fine Arts	0	0	4	1
13. Strong Exterior Image	2	1	2	0
Totals	44	8	9	11
Excellent and Fair Total	52			
Meeting #2				

Improve In Place: Pros and Cons Analysis							
	Table 1	Table 2	Table 3	Table 4	Table 6	Table 7	Count
Pros							
Great for Creekside	x						1
Easiest to explain to Community	x						1
Nobody welcomes change	x					x	2
Cost		x		x			2
Efficiency		x					1
Less Disruption		x			x	x	3
New class space at Creekside			x				1
Improved security			x				1
Fixes existing buildings			x	x	x		3
Cons							
Nothing for future programs/ career exploration	x					x	2
Lack of campus cohesiveness	x						1
Lots of money in older facilities	x					x	2
Not enough improvement		x	x			x	3
Traffic/ Baker splits the campus		x	x	x	x		4
Less Future Oriented/ Innovative			x	x			2
Doesn't fix Wylie				x			1
Fieldhouse isn't close to building					x		1

Measuring Concepts against Guiding Principles

Facility
Condition
and
Program
Assessments

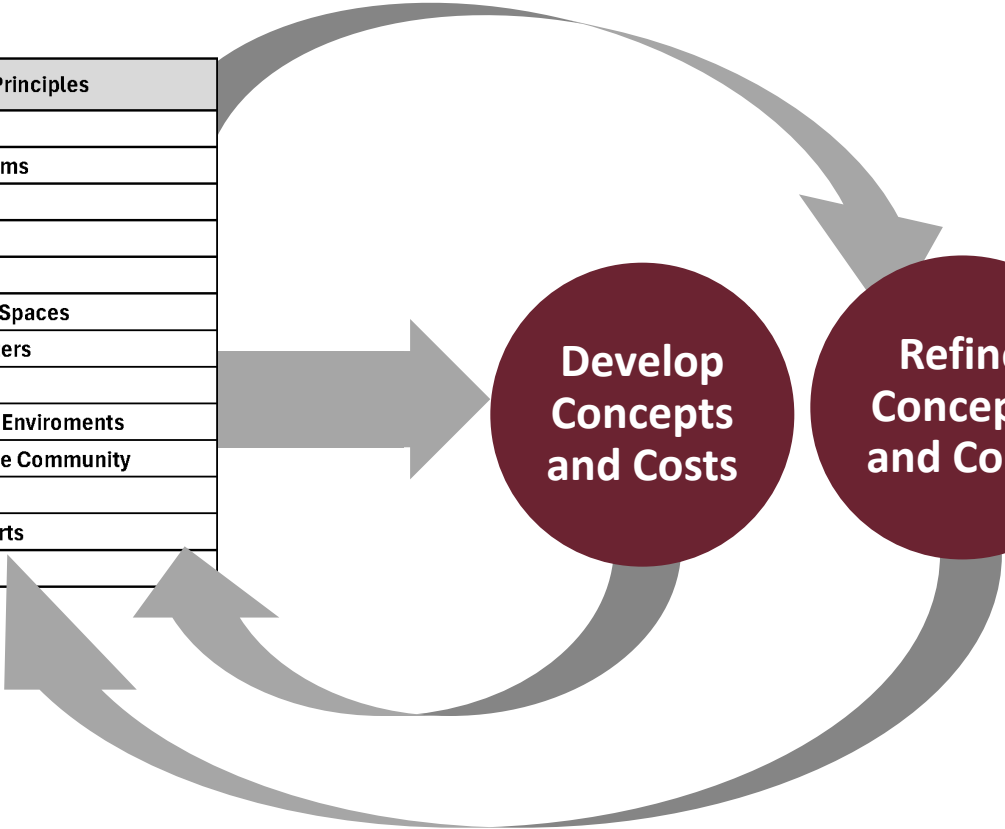


District
Vision and
Goals

Guiding Principles
Proper Functionality
Support Future Programs
Enhance Security
Equity of Space
Career Exploration
Shared Collaboration Spaces
Transform Media Centers
Outdoor Spaces
Professional Learning Enviroments
Enhance Centers of the Community
Athletic Offerings
Performing and Fine Arts
Strong Exterior Image

Develop
Concepts
and Costs

Refine
Concepts
and Costs



Financial Tolerance

- Our tolerance for the bond program dollar amount was tested!
- Key outcome – If millage remains unchanged, dollar amount is not relevant.

Financial Tolerance Responses

Minimum (millions)	Maximum (millions)	Comments
		Any if taxes stay the same. I'd be willing to pay a little more to get what we need for the kids too.
		If no change in millage rate, I believe it will be possible.
\$200	\$350	
\$150	\$300	\$225 about right
		If millage doesn't change, amount probably doesn't matter.
\$100	\$300	
	\$300	I think the community will vote for \$300M
		I wouldn't talk about \$\$\$. I would only talk about renewal at the same amount. People can't relate to millions of dollars.
		Any dollar amount would be touch....but stress NO TAX INCREASE
\$200		
\$100	\$300	\$150M would be broadly acceptable
		If there is no increase in the mill rate, I don't think the total amount matters.
		I only care about 0 increase in taxes. Number doesn't matter. My taxes matter.
\$250		
\$200	\$320	Create the Hub. \$299M sweet spot?
		Dollar amount isn't as important to me as its impact on my taxes. I'm not sure there's a number that would "scare" me knowing my taxes aren't changing.
	\$250	
\$100	\$350	
		0% increase
		I think the focus on ZERO increase in the millage increase is the biggest factor. \$100 million is just as shocking as \$300 million for me. They're both scary big.
\$125	\$300	
\$150	\$300	\$250M highlighted on thermometer
\$200	\$400	
		Dollar value is irrelevant as long as millage rate remains unchanged.
\$155	\$345	
	\$600	
		If you are going to voters for the same millage, why does it matter the million \$ number. If it is a psych number, then \$150M
\$230	\$350	
		The important part is to keep the millage the same.

The numbers below are the average of the Minimum and Maximum values

\$166 **\$340**
Min. Max.

13/29 members believe the dollar value is not relevant if the millage rate remains unchanged.

Final Meeting / Clarification and Build

Without an increase to the millage rate, bond proposals in Michigan have a passage rate of **90%**
 With an increase, the passage rate is **56%**

Elections	School Bond Proposals	Passage Rate	With Millage Increase	Passage Rate	Without Millage Increase	Passage Rate	
Nov-12	**	13	31%	9	11%	4	75%
Feb-13		13	69%	9	56%	4	100%
May-13		31	74%	21	62%	10	100%
Aug-13		6	33%	4	0%	2	100%
Sep-13		1	100%	1	100%	0	n/a
Nov-13		25	64%	17	53%	8	88%
Feb-14		9	56%	6	33%	3	100%
May-14		37	84%	26	77%	11	100%
Aug-14		7	71%	5	80%	2	50%
Nov-14	***	13	62%	12	58%	1	100%
Feb-15		17	65%	14	57%	3	100%
May-15		30	57%	17	35%	13	85%
Aug-15		9	56%	5	40%	4	75%
Nov-15		31	74%	22	64%	9	100%
Mar-16	*	4	75%	4	75%	0	n/a
May-16		40	83%	31	77%	9	100%
Aug-16		13	62%	9	56%	4	75%
Nov-16	**	9	78%	6	83%	3	67%
May-17		29	55%	19	32%	10	100%
Aug-17		8	50%	4	25%	4	75%
Nov-17		35	74%	17	71%	18	78%
May-18		35	63%	30	60%	5	80%
Aug-18		11	82%	4	75%	7	86%
Nov-18	***	24	75%	14	57%	10	100%
May-19		37	68%	24	50%	13	100%
Aug-19		5	80%	3	67%	2	100%
Nov-19		34	68%	18	44%	16	94%
Mar-20	*	17	82%	10	70%	7	100%
May-20		23	91%	9	78%	14	100%
Aug-20		31	65%	18	39%	13	100%
Nov-20	**	11	100%	9	100%	2	100%
Mar-21		2	0%	2	0%	0	n/a
May-21		32	81%	11	55%	21	95%
Aug-21		14	71%	5	60%	9	78%
Nov-21		25	64%	10	40%	15	80%
May-22		32	66%	13	46%	19	79%
Aug-22		13	46%	6	17%	7	71%
Totals		726	503 passed	444	249 passed	282	254 passed
			69%		56%		90%

*Presidential Primary **Presidential Election ***Gubernatorial Election
 Source: PFM Ann Arbor (734) 994-9700

TOTAL ATHLETES : 1540	
HIGH SCHOOL	984
MIDDLE SCHOOL	556

23-24 STUDENT-ATHLETE COUNT						
SPORT	V	JV	FR	8TH	7TH	7/8
FALL						
Cheerleading	17					9
Cross Country - Boys	17	32				60
Cross Country - Girls	14	23				39
Dance	13					
Equestrian	3					
Field Hockey	22	13				15
Football	50	16	40			73
Golf - Girls	7	10				
Soccer - Boys	25	16				
Swim - Girls	16	8				
Tennis - Boys	15	7				
Volleyball	12	12	12			48
Water Polo - Boys	12	6				
Totals	223	143	52	0	0	244
662 FALL ATHLETES	418 HIGH SCHOOL		244 MIDDLE SCHOOL			

23-24 ATHLETIC PARTICIPATION - TEAMS						
SPORT	V	JV	FR	8TH	7TH	7/8
FALL						
Cheerleading	1					1
Cross Country - Boys	1	1				1
Cross Country - Girls	1	1				1
Dance	1					
Equestrian	1					
Field Hockey	1	1				1
Football	1	1	1	1	1	
Golf - Girls	1	1				
Soccer - Boys	1	1				
Swim - Girls	1					
Tennis - Boys	1	1				
Volleyball	1	1	1	2	2	
Water Polo - Boys	1	1				
Totals	13	9	2	3	3	4
34 FALL TEAMS	24 HIGH SCHOOL		18 MIDDLE SCHOOL			

Build Your Program Exercise



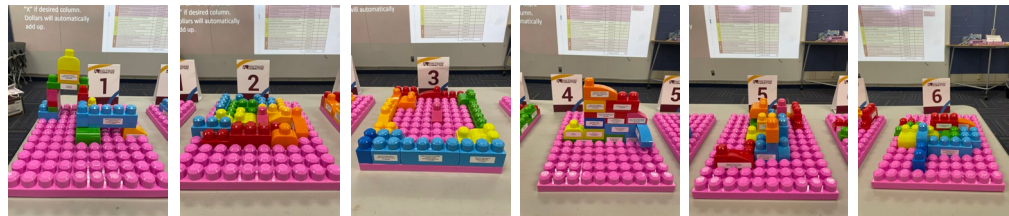
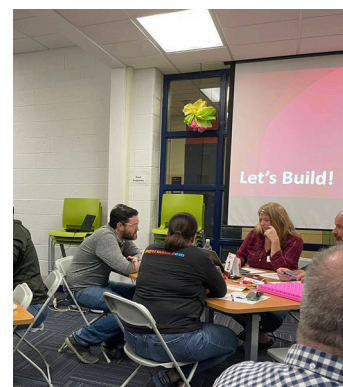
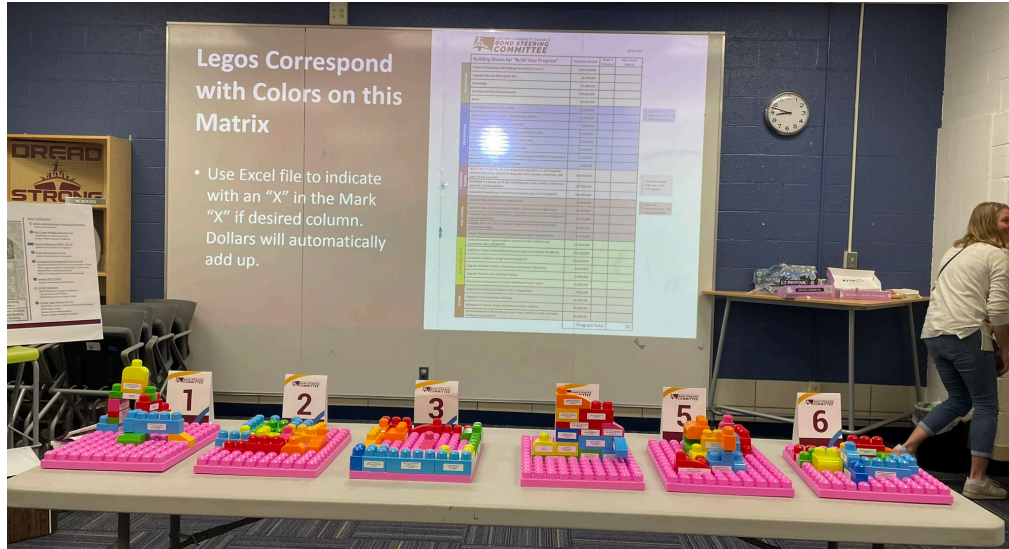
	Building Blocks for "Build Your Program"	Estimate of Cost	Mark X if desired	Your Build Table #
FOUNDATION	Critical Infrastructure All Buildings Immediate to Year 8	\$103,210,000		
	Upgrade Sites for After-school Use	\$2,700,000		
	Technology	\$7,000,000		
	Furniture and Musical Instruments	\$10,000,000		
	Buses	\$4,500,000		
PK-6S SCHOOLS	New Single Point of Entry at DEEC	\$1,960,000		
	Upgrade Beacon and Anchor Administrative Offices	\$1,480,000		
	Reimagine Media Center Space at Anchor	\$680,000		
	Upgrade Playgrounds at DEEC, Wylie, and 5th/6th Grade	\$1,500,000		
	Collaboration Space Enhancements to Mill Creek	\$3,136,000		
	Restroom Upgrades at Wylie and Mill Creek	\$1,630,000		
	Addition & Extensive Upgrades to Wylie to create enhanced learning spaces	\$7,750,000		
7-8 MIDDLE SCHOOL	Reimagine Media Center Space at Wylie	\$885,000		
	Move 7-8 to Creekside site including partial demolition to old Creekside, construct two-story school including new music room(s), auditorium, and new 7-8 site amenities	\$44,830,000		
	Build New 7-8 School on HS Site, including new music room(s), auditorium, and new 7-8 site amenities	\$57,500,000		
	Renovate Creekside (as it currently exists) and move 7-8 to Creekside	\$24,490,000		
HIGH SCHOOL	Construct New Secure Entry to High School	\$5,960,000		
	Construct New Appropriate-sized Weight Fitness Space to High School	\$4,610,000		
	Redesign/Upgrade Science Pods to Create New Science Areas and align with future programming	\$5,131,000		
	Upgrade 2nd & 3rd floor to support program needs and student/staff collaboration space	\$3,413,000		
	Career Technical Education (CTE) addition to support programming	\$2,275,000		
ATHLETICS / ARTS	Create (Renovate, Acquire and/or Construct) Indoor Athletic and Community Space (60,000 SF)	\$22,500,000		
	Additional Indoor Athletic/Multi-Purpose Space at Creekside (24,000 SF)	\$12,000,000		
	Gymnasium Addition at High School (20,000 SF)	\$10,000,000		
	Upgrade Athletic Facilities (Entryway, Concessions, Bleachers)	\$2,050,000		
	Upgrade Theatre, Arts and Music Spaces	\$3,000,000		
OTHER	Repurpose Existing Space to Create Additional Theatre Space	\$2,000,000		
	Upgrades to Jenkins ECC (secure entry / playground)	\$900,000		
	Upgrades to Transportation Building	\$2,500,000		
	Allocation for Senior Center and Wellness Center Updates	\$2,000,000		
	Site Enhancements (Wylie/Bates Access Road, Wellness Center and Bates Parking Reorganization)	\$2,000,000		
	Program Total			\$0

Items are interconnected - You must select both

You must select only one of the 7-8 options

Items are interconnected - You must select both

Our Builds!



\$240M “Build Your Program” Selections



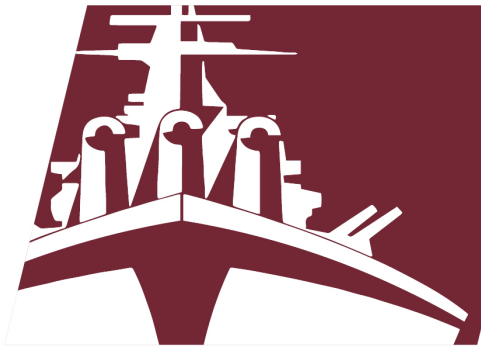
Build Your Program Outcome \$240M Build		Estimate of Cost	TABLE 1 \$240M BUILD	TABLE 2 \$240M BUILD	TABLE 3 \$240M BUILD	TABLE 4 \$240M BUILD	TABLE 5 \$240M BUILD	TABLE 6 \$240M BUILD	Majority Selection	Majority Build Costs	% of Tables who had item in Build
FOUNDATION	Critical Infrastructure All Buildings Immediate to Year 8	\$103,210,000		\$103,210,000	\$103,210,000	\$103,210,000	\$103,210,000	\$103,210,000	X	\$103,210,000	
	Upgrade Sites for After-school Use	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	X	\$2,700,000	
	Technology	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	X	\$7,000,000	
	Furniture and Musical Instruments	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	X	\$10,000,000	
	Buses	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	X	\$4,500,000	
PK-6 SCHOOLS	New Single Point of Entry at DEEC	\$1,960,000		\$1,960,000			\$1,960,000	\$1,960,000			50%
	Upgrade Beacon and Anchor Administrative Offices	\$1,480,000		\$1,480,000			\$1,480,000	\$1,480,000			50%
	Reimagine Media Center Space at Anchor	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	X	\$680,000	
	Upgrade Playgrounds at DEEC, Wylie, and 5th/6th Grade	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	X	\$1,500,000	
	Collaboration Space Enhancements to Mill Creek	\$3,136,000				\$3,136,000	\$3,136,000				33%
	Restroom Upgrades at Wylie and Mill Creek	\$1,630,000	\$1,630,000	\$1,630,000	\$1,630,000	\$1,630,000	\$1,630,000	\$1,630,000	X	\$1,630,000	
	Addition & Extensive Upgrades to Wylie to create enhanced learning spaces	\$7,750,000	\$7,750,000	\$7,750,000	\$7,750,000	\$7,750,000	\$7,750,000	\$7,750,000	X	\$7,750,000	
7-8 MIDDLE SCHOOL	Reimagine Media Center Space at Wylie (NOTE: AT MEETING GRANGER DETERMINED ITEM WAS ALREADY INCLUDED IN ABOVE COSTS)	\$585,000		\$585,000	\$585,000						33%
	Move 7-8 to Creekside site including partial demolition to old Creekside, construct two-story school including new music room(s), auditorium, and new 7-8 site amenities	\$44,830,000	\$44,830,000	\$44,830,000	\$44,830,000	\$44,830,000	\$44,830,000	\$44,830,000	X	\$44,830,000	
	Build New 7-8 School on HS Site, including new music room(s), auditorium, and new 7-8 site amenities	\$57,500,000									
HIGH SCHOOL	Renovate Creekside (as it currently exists) and move 7-8 to Creekside	\$24,490,000									
	Construct New Secure Entry to High School	\$5,960,000	\$5,960,000	\$5,960,000	\$5,960,000	\$5,960,000	\$5,960,000	\$5,960,000	X	\$5,960,000	
	Construct New Appropriate-sized Weight Fitness Space to High School	\$4,610,000	\$4,610,000	\$4,610,000	\$4,610,000	\$4,610,000	\$4,610,000	\$4,610,000	X	\$4,610,000	
	Redesign/Upgrade Science Pods to Create New Science Areas and align with future programming	\$5,131,000		\$5,131,000	\$5,131,000	\$5,131,000	\$5,131,000	\$5,131,000	X	\$5,131,000	
	Upgrade 2nd & 3rd floor to support program needs and student/staff collaboration space	\$3,413,000			\$3,413,000		\$3,413,000	\$3,413,000			50%
ATHLETICS / ARTS	Career Technical Education (CTE) addition to support programming	\$2,275,000	\$2,275,000	\$2,275,000	\$2,275,000	\$2,275,000	\$2,275,000	\$2,275,000	X	\$2,275,000	
	Create (Renovate, Acquire and/or Construct) Indoor Athletic and Community Space (60,000 SF)	\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	X	\$22,500,000	
	Additional Indoor Athletic/Multi-Purpose Space at Creekside (24,000 SF)	\$12,000,000									
	Gymnasium Addition at High School (20,000 SF)	\$10,000,000	\$10,000,000								17%
	Upgrade Athletic Facilities (Entryway, Concessions, Bleachers)	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000	X	\$2,050,000	
OTHER	Upgrade Theatre, Arts and Music Spaces	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000		\$3,000,000	X	\$3,000,000	
	Repurpose Existing Space to Create Additional Theatre Space	\$2,000,000		\$2,000,000							17%
	Upgrades to Jenkins ECC (secure entry / playground)	\$900,000		\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	X	\$900,000	
	Upgrades to Transportation Building	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	X	\$2,500,000	
OTHER	Allocation for Senior Center and Wellness Center Updates	\$2,000,000									
	Site Enhancements (Wylie/Bates Access Road, Wellness Center and Bates Parking Reorganization)	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000		X	\$2,000,000	
	Program Total		\$238,695,000	\$240,751,000	\$238,724,000	\$237,862,000	\$241,715,000	\$238,899,000		\$234,726,000	

\$240 Final Build Recommendation

Build Your Program Outcome \$240M Build		Estimate of Cost	Majority Selection	Majority Build Costs	% of Tables who had Item in Build	Final Recommendation
FOUNDATION	Critical Infrastructure All Buildings Immediate to Year 8	\$103,210,000	X	\$103,210,000		\$ 103,210,000
	Upgrade Sites for After-school Use	\$2,700,000	X	\$2,700,000		\$ 2,700,000
	Technology	\$7,000,000	X	\$7,000,000		\$ 7,000,000
	Furniture and Musical Instruments	\$10,000,000	X	\$10,000,000		\$ 10,000,000
	Buses	\$4,500,000	X	\$4,500,000		\$ 4,500,000
PK-6 SCHOOLS	New Single Point of Entry at DEEC (must select Admin Off Upgrade with this)	\$1,960,000			50%	\$ 1,900,000
	Upgrade Beacon and Anchor Administrative Offices	\$1,480,000			50%	
	Reimagine Media Center Space at Anchor	\$680,000	X	\$680,000		\$ 680,000
	Upgrade Playgrounds at DEEC, Wylie, and 5th/6th Grade	\$1,500,000	X	\$1,500,000		\$ 1,500,000
	Collaboration Space Enhancements to Mill Creek	\$3,136,000			33%	
	Restroom Upgrades at Wylie and Mill Creek	\$1,630,000	X	\$1,630,000		\$ 1,630,000
	Addition & Extensive Upgrades to Wylie to create enhanced learning spaces	\$7,750,000	X	\$7,750,000		\$ 7,750,000
	Reimagine Media Center Space at Wylie (NOTE: AT MEETING GRANGER DETERMINED ITEM WAS ALREADY INCLUDED IN ABOVE COSTS)	\$585,000			33%	
7-8 MIDDLE SCHOOL	Move 7-8 to Creekside site including partial demolition to old Creekside, construct two-story school including new music room(s), auditorium, and new 7-8 site amenities	\$44,830,000	X	\$44,830,000		\$ 44,830,000
	Build New 7-8 School on HS Site, including new music room(s), auditorium, and new 7-8 site amenities	\$57,500,000				
	Renovate Creekside (as it currently exists) and move 7-8 to Creekside	\$24,490,000				
HIGH SCHOOL	Construct New Secure Entry to High School	\$5,960,000	X	\$5,960,000		\$ 5,960,000
	Construct New Appropriate-sized Weight Fitness Space to High School	\$4,610,000	X	\$4,610,000		\$ 4,610,000
	Redesign/Upgrade Science Pods to Create New Science Areas and align with future programming	\$5,131,000	X	\$5,131,000		\$ 5,131,000
	Upgrade 2nd & 3rd floor to support program needs and student/staff collaboration space	\$3,413,000			50%	\$ 3,300,000
	Career Technical Education (CTE) addition to support programming	\$2,275,000	X	\$2,275,000		\$ 2,275,000
	ATHLETICS / ARTS	Create (Renovate, Acquire and/or Construct) Indoor Athletic and Community Space (60,000 SF)	\$22,500,000	X	\$22,500,000	
Additional Indoor Athletic/Multi-Purpose Space at Creekside (24,000 SF)		\$12,000,000				
Gymnasium Addition at High School (20,000 SF)		\$10,000,000			17%	
Upgrade Athletic Facilities (Entryway, Concessions, Bleachers)		\$2,050,000	X	\$2,050,000		\$ 2,050,000
Upgrade Theatre, Arts and Music Spaces		\$3,000,000	X	\$3,000,000		\$ 3,000,000
Repurpose Existing Space to Create Additional Theatre Space		\$2,000,000			17%	
OTHER		Upgrades to Jenkins ECC (secure entry / playground)	\$900,000	X	\$900,000	
	Upgrades to Transportation Building	\$2,500,000	X	\$2,500,000		\$ 2,500,000
	Allocation for Senior Center and Wellness Center Updates	\$2,000,000				
	Site Enhancements (Wylie/Bates Access Road, Wellness Center and Bates Parking Reorganization)	\$2,000,000	X	\$2,000,000		\$ 2,000,000
	Program Total			\$234,726,000		\$ 239,926,000



Bond Steering Committee Final Recommendation



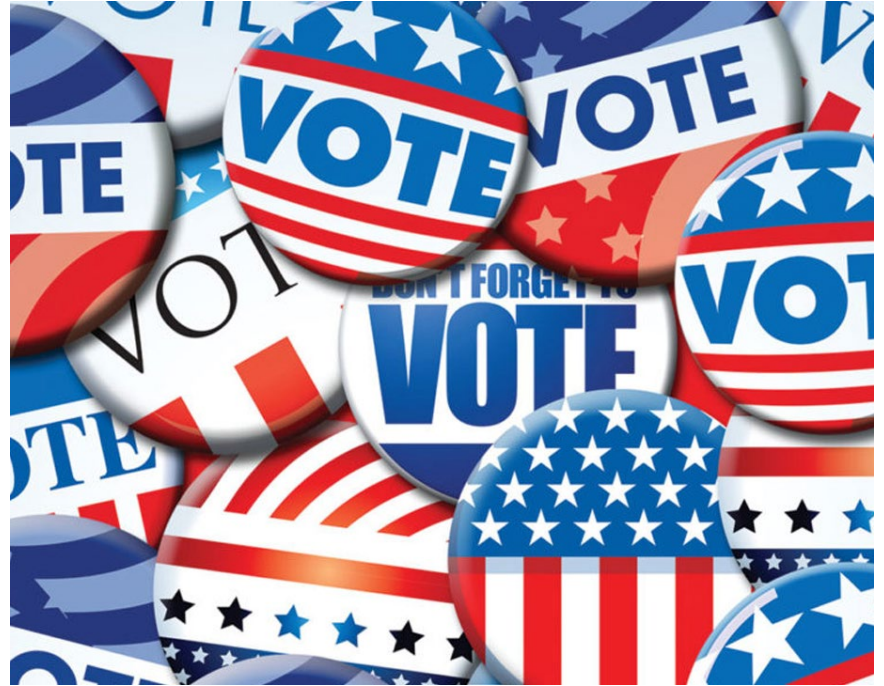
DEXTER COMMUNITY SCHOOLS **BOND STEERING COMMITTEE**

Recommendation

- Over 325 Hours of time invested by Committee Members
- 5 Steering Committee Meetings
- Tours of District Facilities
- Review of Program and Facilities Condition Assessments
- Development & Analysis of Various Concepts and Estimates

BSC Recommendation

- Place a \$240 million bond proposal on the May 6, 2025 Ballot.
- This represents a zero increase to the current bond millage rate of 8.5 mills.



Highlights of Our Recommendation

- Critical Infrastructure at all district buildings
- Collaboration space and restroom upgrades at all schools
- Playground Upgrades and Outdoor Learning Spaces at all schools
- Mill Creek becomes 5-6 building to consolidate all young learners on the same campus
- Major Enhancements @ Wylie
- Renovation and new construction at the Creekside site/building to create a new 7-8 Building
- New Indoor Athletic and Community Space and Outdoor Athletic Support Building Upgrades (Entryway, Concessions, Bleachers)
- Upgrades to our Theatre, Arts and Music Spaces
- Upgrades to our High School including new secure front entry, new fitness space, new CTE space, and redesigned science pods and 2nd/3rd floor areas
- Technology Upgrades across the District
- Bus Purchases





**Details at
Each School**

DEEC (Anchor and Beacon ES)

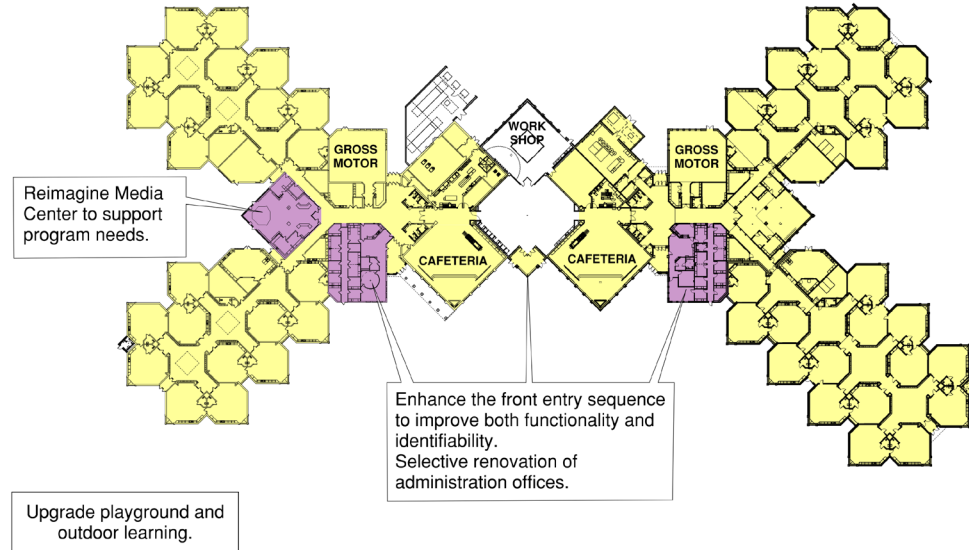
ANCHOR Infrastructure

- Replace roofing
- Upgrade windows
- Provide roller shades
- Replace selected doors
- Replace selected ceilings
- Upgrade selected casework
- Replace selected flooring
- Replace exhaust fans
- Replace selected air handling units
- Upgrade remaining lighting to LED

BEACON Infrastructure

- Replace selected flooring
- Upgrade selected casework

Program Scope indicated on Plan

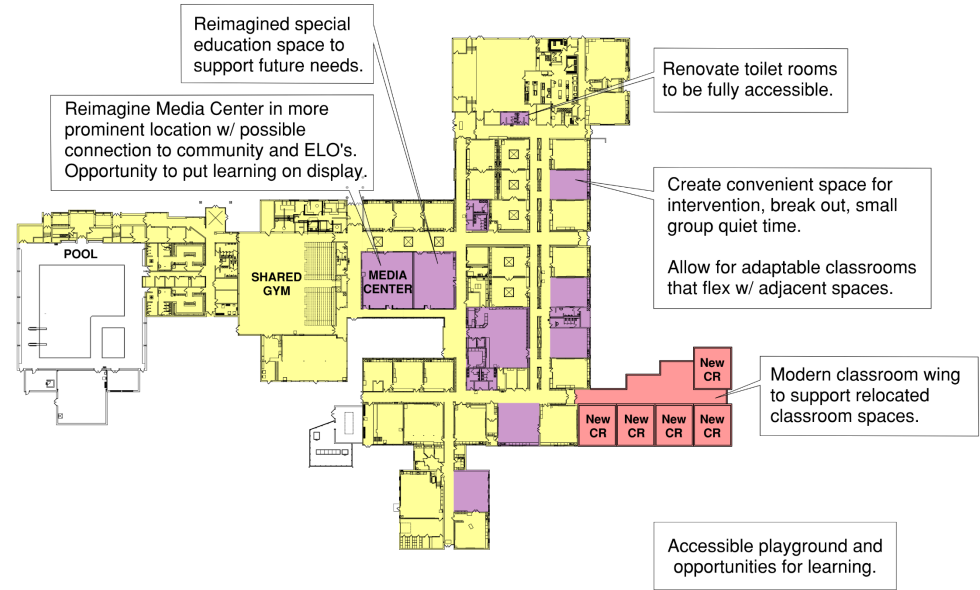


Wylie Elementary School

Infrastructure

- Replace roofing
- Replace windows
- Replace selected doors
- Replace flooring
- Replace selected ceilings
- Replace selected casework
- Upgrade athletic equipment
- Replace classroom VUVs
- Replace selected AHUs
- Add pool DHU boiler
- Upgrade site lighting
- Upgrade building lighting
- Upgrade electrical distribution
- Replace water heaters
- Replace selected asphalt and concrete

Program Scope indicated on Plan

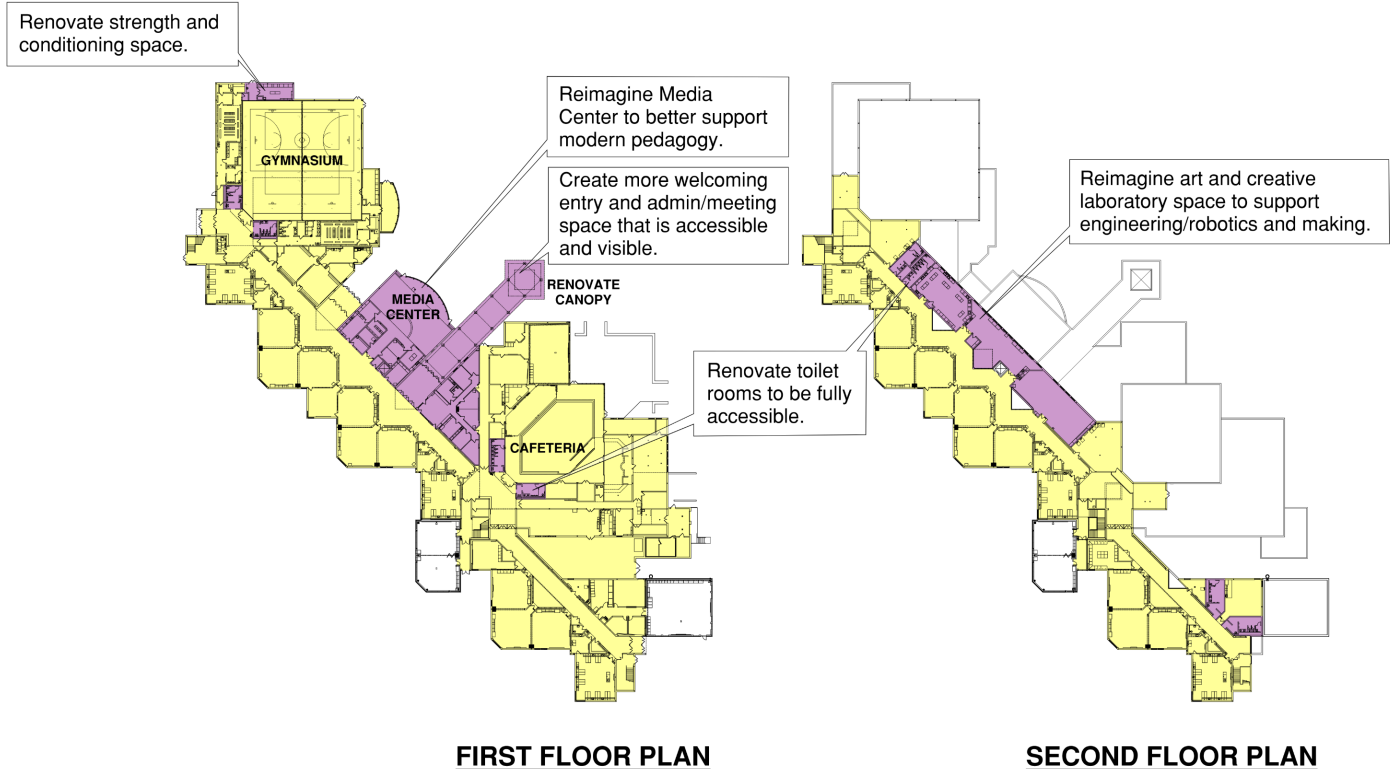


Mill Creek School (new 5/6 building)

Infrastructure

- Replace roofing
- Replace selected windows
- Replace selected doors
- Replace selected flooring
- Replace selected ceilings
- Replace selected casework
- Install roller shades
- Replace selected music casework
- Update cafeteria finishes
- Upgrade athletic equipment
- Replace AHUs
- Upgrade site lighting
- Upgrade building lighting
- Replace drinking fountains and sinks
- Replace kitchen grease trap
- Replace selected asphalt and concrete

Program Scope indicated on Plan

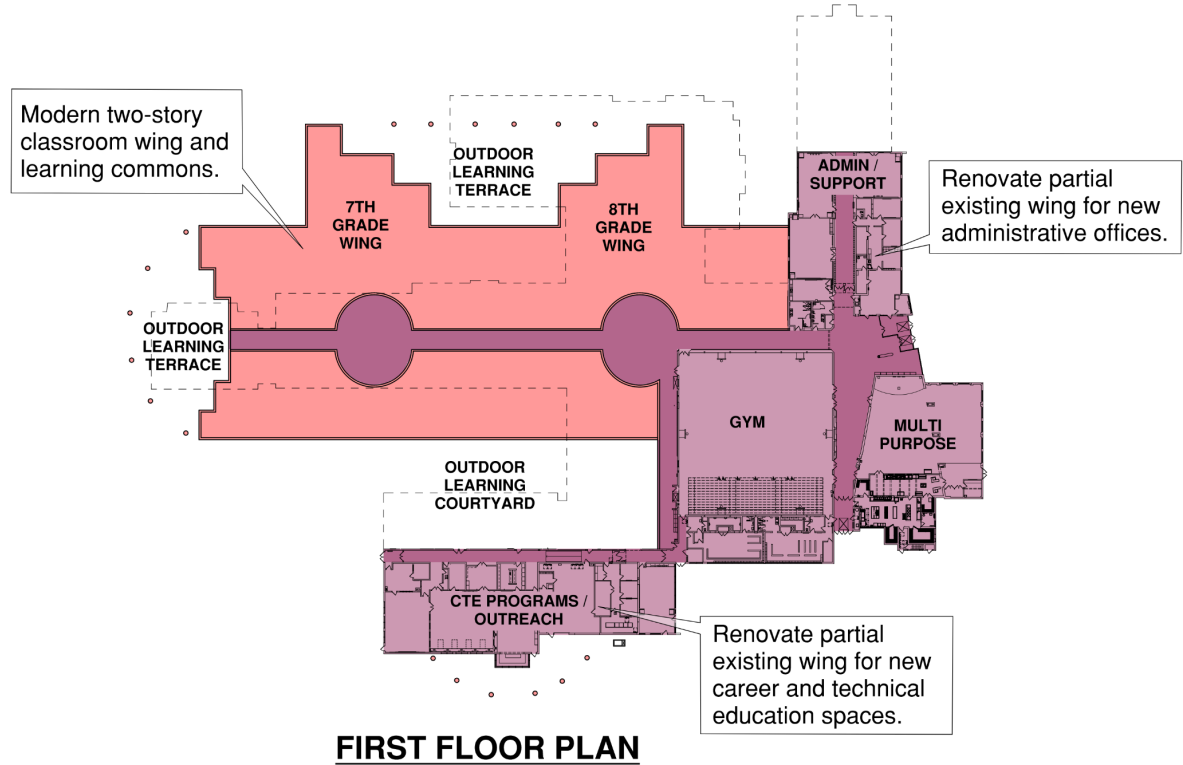


7/8 Building (Addition and Renovation to Creekside)

Infrastructure

- Replace selected roofing
- Replace selected windows
- Kitchen upgrades (IF MAINTAINED)
- Replace gym floor and selected equipment
- Upgrade remaining lighting
- Revise site parking and dropoff

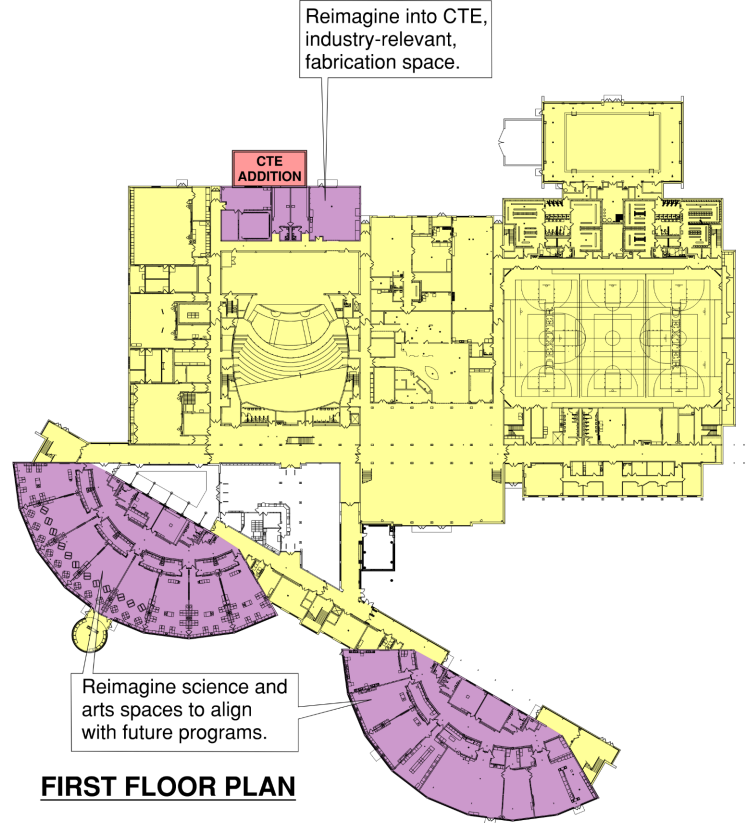
Program Scope indicated on Plan



Dexter High School

Infrastructure

- Replace selected roofing
- Replace selected windows
- Replace selected doors
- Replace selected flooring
- Replace selected ceilings
- Replace selected casework
- Install roller shades
- Upgrade CPA lighting/sound
- Replace selected music casework
- Update cafeteria finishes
- Upgrade athletic equipment
- Replace non-wood athletic flooring
- Replace exhaust fans
- Replace selected AHUs
- Replace pool mechanical unit
- Upgrade site lighting
- Upgrade building lighting
- Replace drinking fountains
- Replace selected asphalt and concrete

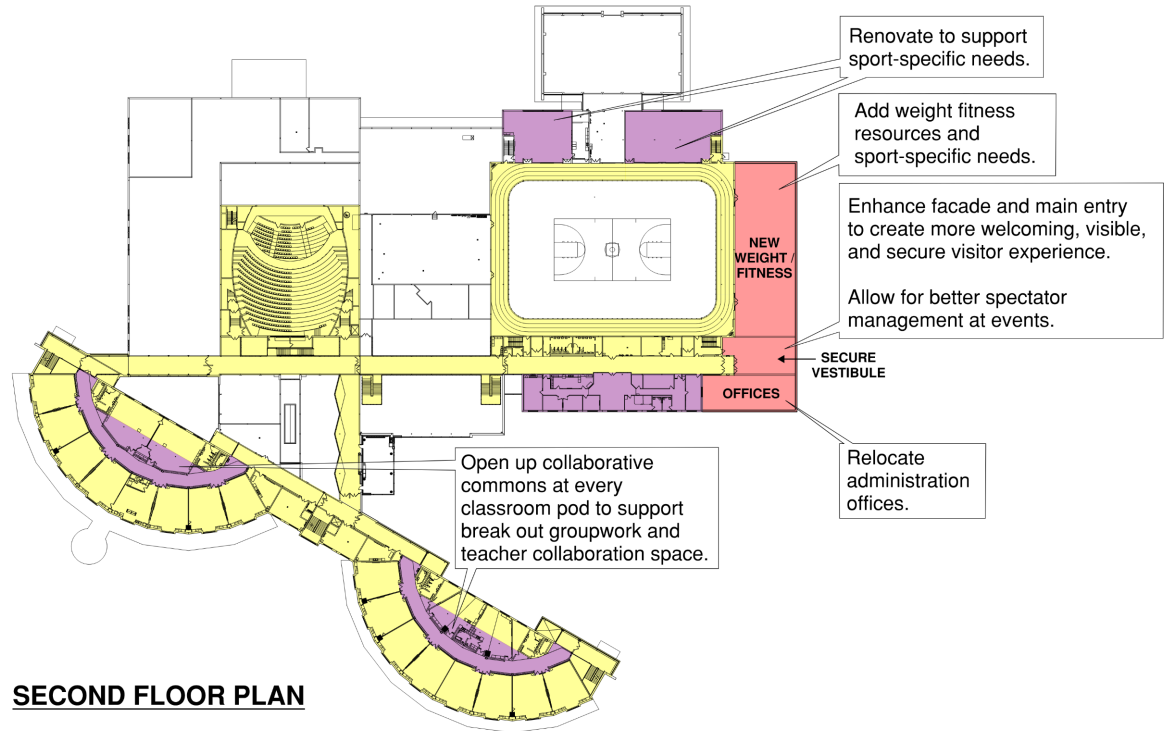


Dexter High School

Infrastructure

- Replace selected roofing
- Replace selected windows
- Replace selected doors
- Replace selected flooring
- Replace selected ceilings
- Replace selected casework
- Install roller shades
- Upgrade CPA lighting/sound
- Replace selected music casework
- Update cafeteria finishes
- Upgrade athletic equipment
- Replace non-wood athletic flooring
- Replace exhaust fans
- Replace selected AHUs
- Replace pool mechanical unit
- Upgrade site lighting
- Upgrade building lighting
- Replace drinking fountains
- Replace selected asphalt and concrete

Program Scope indicated on Plan

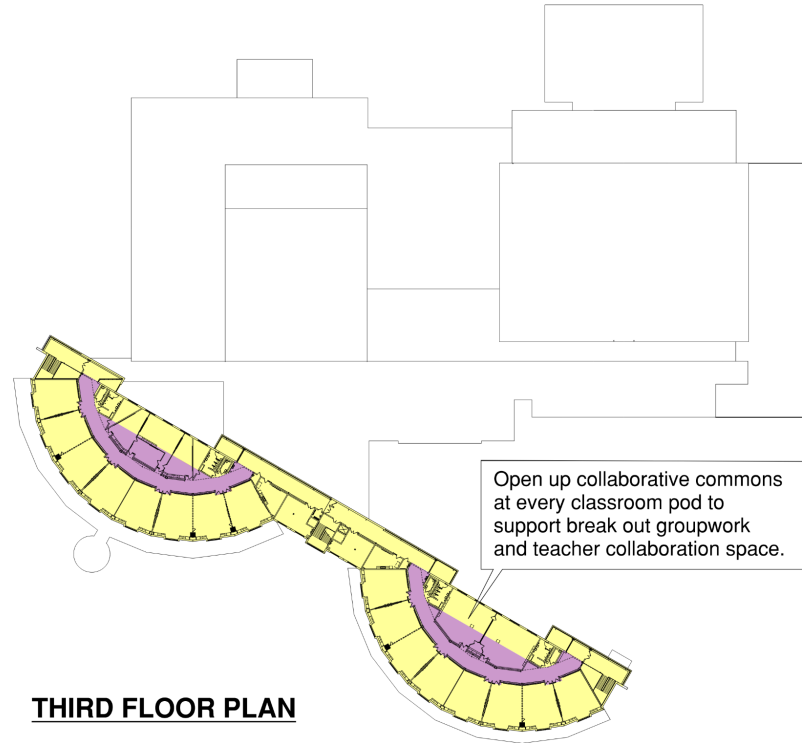


Dexter High School

Infrastructure

- Replace selected roofing
- Replace selected windows
- Replace selected doors
- Replace selected flooring
- Replace selected ceilings
- Replace selected casework
- Install roller shades
- Upgrade CPA lighting/sound
- Replace selected music casework
- Update cafeteria finishes
- Upgrade athletic equipment
- Replace non-wood athletic flooring
- Replace exhaust fans
- Replace selected AHUs
- Replace pool mechanical unit
- Upgrade site lighting
- Upgrade building lighting
- Replace drinking fountains
- Replace selected asphalt and concrete

Program Scope indicated on Plan



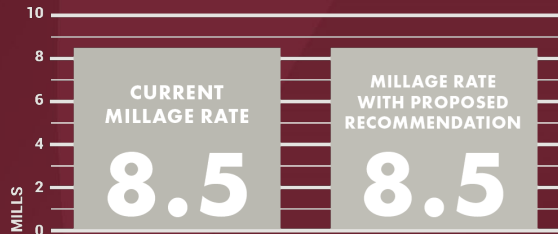
Additional District-wide Initiatives

- Technology Upgrades across all buildings
- Bus Purchases
- Furniture and Musical Instruments
- Upgrades to Jenkins ECC (entry / playground focused)
- Site enhancements (Wylie/Bates Access / Wellness)
- Infrastructure upgrades to district support and community-use facilities
 - Ceriani Bldg.
 - Creekside Storage
 - Proctor Maintenance
 - Mill Creek Toilet Bldg.
 - Dexter Wellness Ctr.
 - Dexter Transportation Bldg.



Cost Summary for Recommendation

ZERO MILL INCREASE TO TAX RATE



Final Recommendation \$240 Million Bond Proposal		Estimate of Cost	Final Recommendation
FOUNDATION	Critical Infrastructure All Buildings Immediate to Year 8	\$103,210,000	\$ 103,210,000
	Upgrade Sites for After-school Use	\$2,700,000	\$ 2,700,000
	Technology	\$7,000,000	\$ 7,000,000
	Furniture and Musical Instruments	\$10,000,000	\$ 10,000,000
	Buses	\$4,500,000	\$ 4,500,000
PK-6 SCHOOLS	New Single Point of Entry at DEEC / Admin Area Upgrade	\$3,440,000	\$ 1,900,000
	Reimagine Media Center Space at Anchor	\$680,000	\$ 680,000
	Upgrade Playgrounds at DEEC, Wylie, and 5th/6th Grade	\$1,500,000	\$ 1,500,000
	Restroom Upgrades at Wylie and Mill Creek	\$1,630,000	\$ 1,630,000
	Addition & Extensive Upgrades to Wylie to create enhanced learning spaces	\$7,750,000	\$ 7,750,000
7-8 MIDDLE SCHOOL	Move 7-8 to Creekside site including partial demolition to old Creekside, construct two-story school including new music room(s), auditorium, and new 7-8 site amenities	\$44,830,000	\$ 44,830,000
HIGH SCHOOL	Construct New Secure Entry to High School	\$5,960,000	\$ 5,960,000
	Construct New Appropriate-sized Weight Fitness Space to High School	\$4,610,000	\$ 4,610,000
	Redesign/Upgrade Science Pods to Create New Science Areas and align with future programming	\$5,131,000	\$ 5,131,000
	Upgrade 2nd & 3rd floor to support program needs and student/staff collaboration space	\$3,413,000	\$ 3,300,000
	Career Technical Education (CTE) addition to support programming	\$2,275,000	\$ 2,275,000
ATHLETICS / ARTS	Create (Renovate, Acquire and/or Construct) Indoor Athletic and Community Space (60,000 SF)	\$22,500,000	\$ 22,500,000
	Upgrade Athletic Facilities (Entryway, Concessions, Bleachers)	\$2,050,000	\$ 2,050,000
	Upgrade Theatre, Arts and Music Spaces	\$3,000,000	\$ 3,000,000
OTHER	Upgrades to Jenkins ECC (secure entry / playground)	\$900,000	\$ 900,000
	Upgrades to Transportation Building	\$2,500,000	\$ 2,500,000
	Site Enhancements (Wylie/Bates Access Road, Wellness Center and Bates Parking Reorganization)	\$2,000,000	\$ 2,000,000
Program Total			\$ 239,926,000

Updated Financials

DEXTER COMMUNITY SCHOOLS
COUNTIES OF WASHTENAW AND LIVINGSTON, STATE OF MICHIGAN

EXAMPLE CAPITAL IMPROVEMENT PLAN SUMMARY

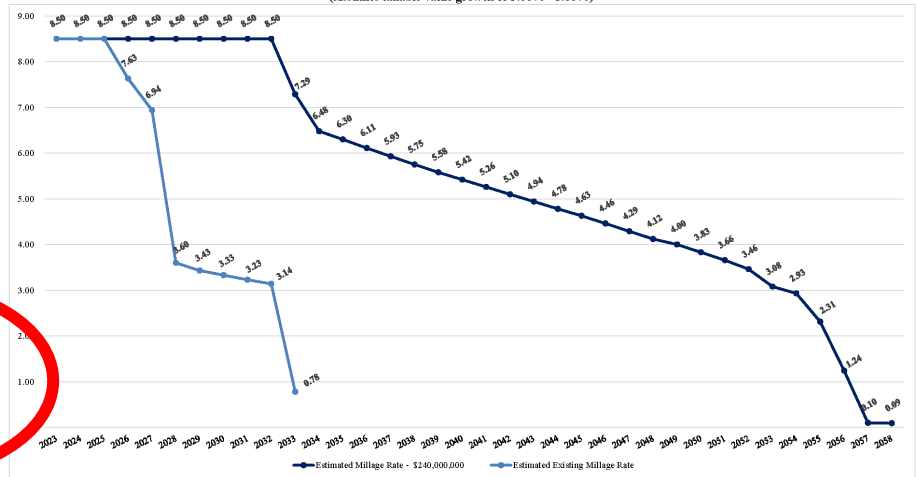
Bonds issue year	2025	2027	2029	2031	Proposal
Bond Total Par Amount	\$60,000,000	\$75,000,000	\$90,000,000	\$15,000,000	\$240,000,000
Estimated uses of funds					
Bus and technology eligible [1]	\$2,000,000	\$1,250,000	\$2,500,000	\$1,000,000	\$6,750,000
Other improvements	\$7,985,117	\$7,767,647	\$7,553,726	\$3,900,356	\$23,206,846
Construction sub-totals	\$9,985,117	\$75,017,647	\$90,053,726	\$14,900,356	\$239,956,846
Underwriter's discount	600,000	750,000	900,000	150,000	2,400,000
Bond issuance/election costs	264,950	295,450	322,450	160,800	1,043,650
Less estimated interest income [2]	(850,067)	(1,063,097)	(1,276,176)	(211,156)	(3,400,496)
Totals	\$60,000,000	\$75,000,000	\$90,000,000	\$15,000,000	\$240,000,000

<u>Estimated debt service millage increase</u>	
Estimated 12/1/2025 total tax bill millage	8.50
Less: Estimated 12/1/2024 total tax bill millage	(8.50)
First year millage increase	-

- [1] Technology equipment has a five year useful life allowance from the time installed. Buses have a six year useful life.
- [2] Assumes 24 month draw schedule at an assumed interest rate of 1.50%

DEXTER COMMUNITY SCHOOLS
COUNTIES OF WASHTENAW AND LIVINGSTON, STATE OF MICHIGAN

COMPARISON OF ESTIMATED DEBT SERVICE MILLAGE RATES - CHART FORMAT
(Assumes taxable value growth of 3.00% - 5.00%)





DEXTER COMMUNITY SCHOOLS
**BOND STEERING
COMMITTEE**

Thank you!

Dexter Board of Education