

Okemos Public Schools

Board of Education Meeting

2022 Bond Proposal

May 23, 2022

Agenda

- ❑ Goal + Tonight's Agenda
- ❑ Overview of New Survey Results
- ❑ Overview of Potential Paths
- ❑ Board Discussion
- ❑ Board Action + Next Steps

Goal + Tonight's Agenda



Goal:

- Board approval to move forward with Treasury application for November 2022 bond proposal

Tonight's Agenda:

- Refresh of the opportunity
- Overview of new survey results
- Discussion of two paths for the bond proposal:
 - Steering Committee Recommendation
 - Steering Committee Recommendation with Cornell at Cornell Road
- Board action + discussion of next steps



Once in a Generation Opportunity

Finding a path forward together..



- Zero mill increase generating \$275 Million - no change to current tax rate
- Three new, expanded buildings replacing Cornell Elementary, Chippewa Middle School + Kinawa Middle School
- Other expansion + renovation to relieve overcrowding from persistent enrollment growth + provide future-ready learning updates to aging academic, fine arts + athletics spaces
- Projects district-wide to address pressing needs to keep students warm, safe + dry
- Replacement of furniture where needed district-wide

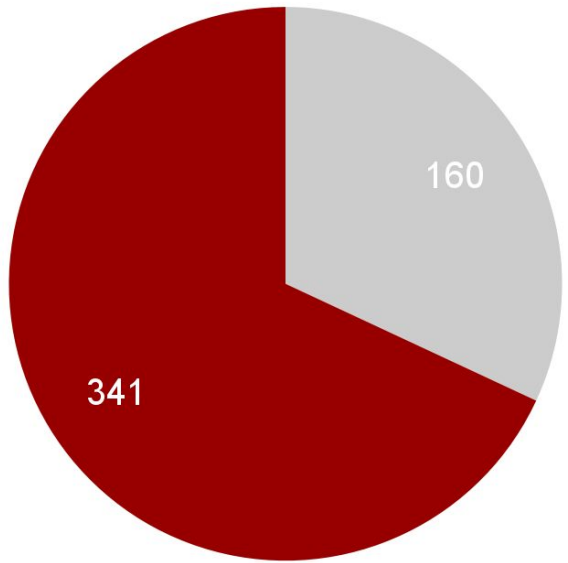


Agenda

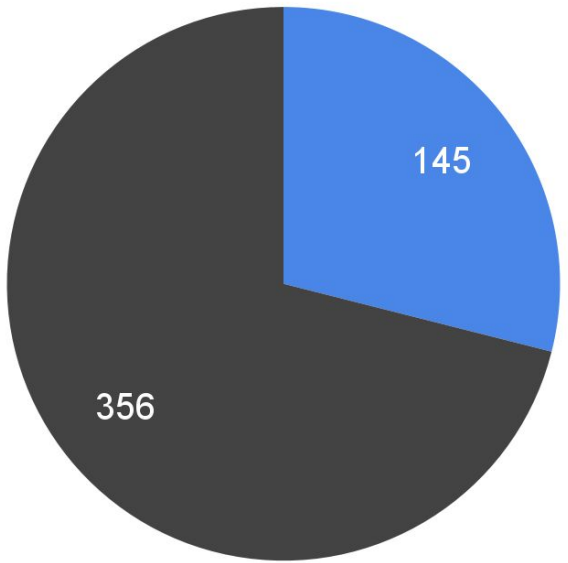
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Survey Results

OPS Survey of Cornell Families by Segment



Bus Walk

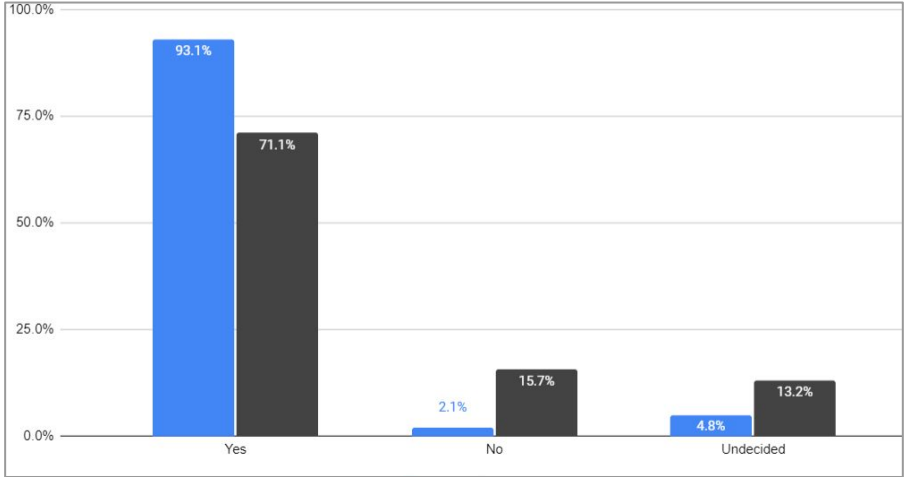
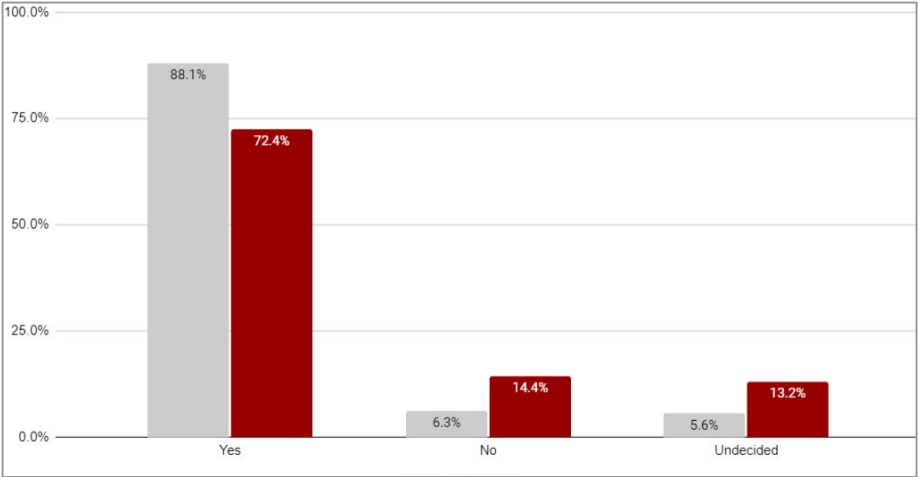


North South

From: 21-22 Cornell Attendance Areas

Survey Results

Do you support a new building for Cornell?

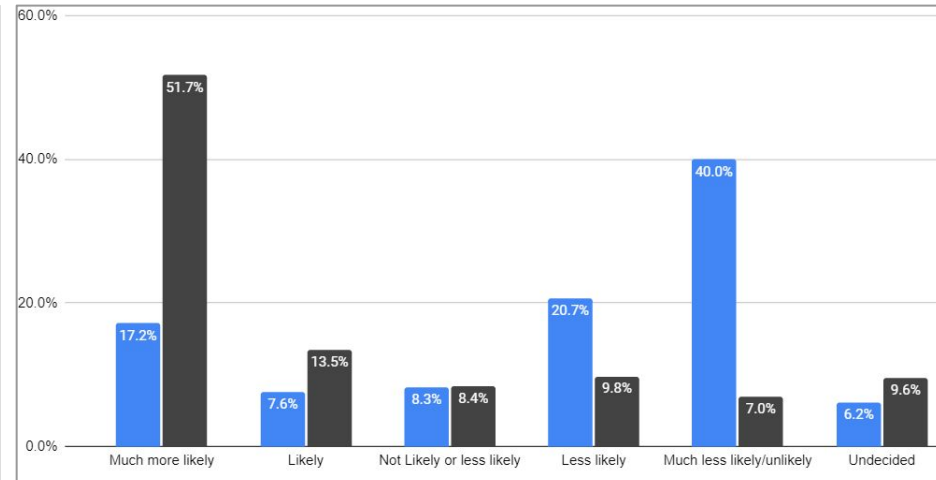
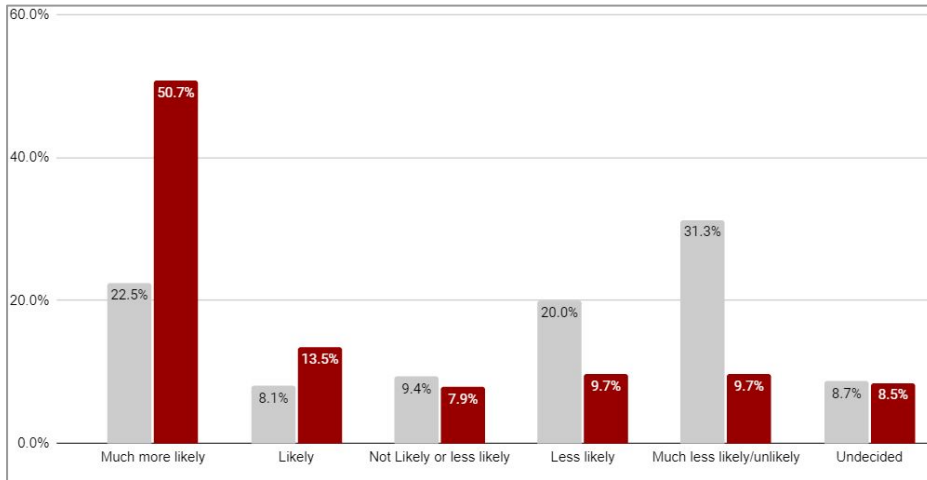


From: 21-22 Cornell Attendance Areas

Survey Results



Are you more or less likely to support a new building for Cornell at the current Cornell site?

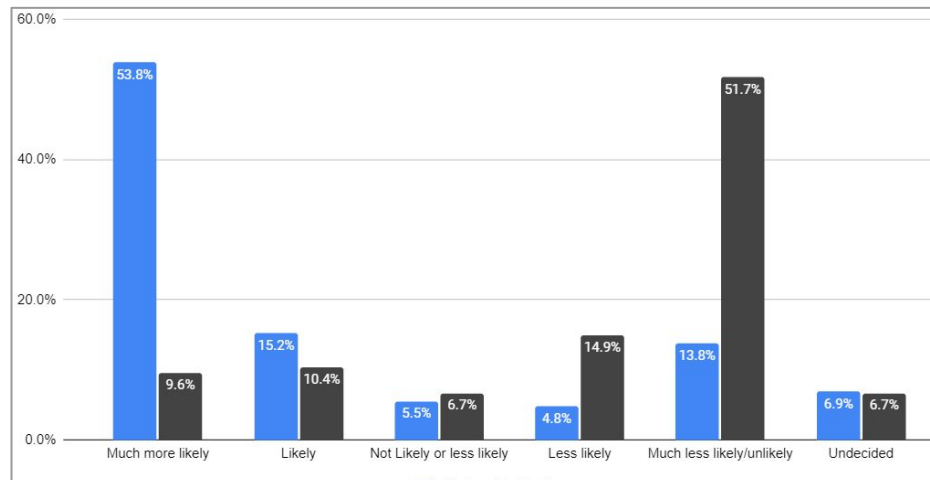
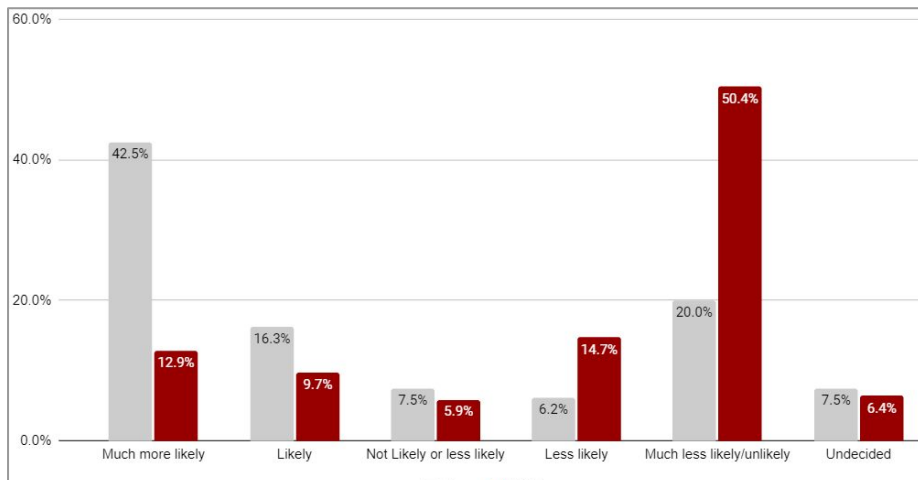


From: 21-22 Cornell Attendance Areas

Survey Results



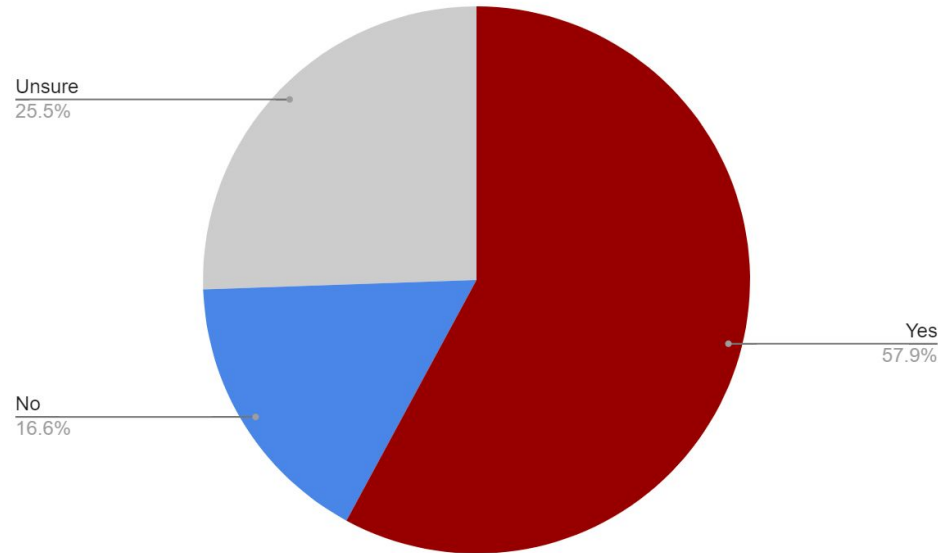
Are you more or less likely to support a new building for Cornell at the Powell Road site?



From: 21-22 Cornell Attendance Areas

Survey Results

Do you support the demolition of Cornell and other unused buildings to be returned to greenspace?

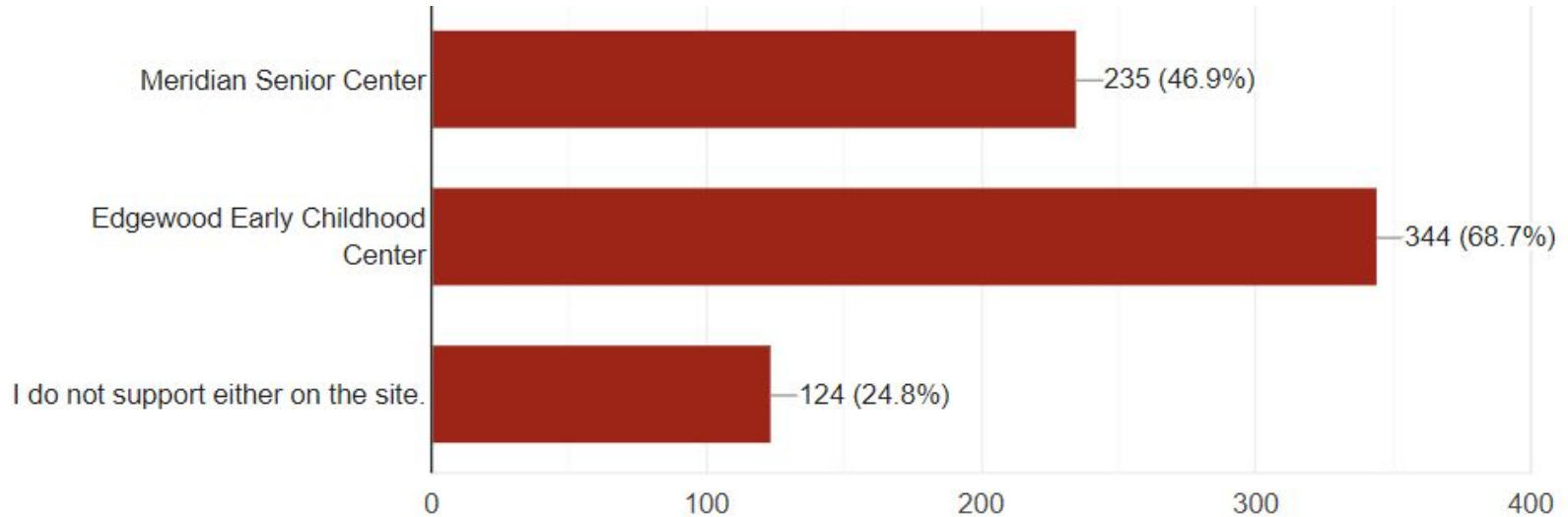


From: 21-22 Cornell Attendance Areas

Survey Results



If Cornell is rebuilt at another location, would you support it being repurposed for the Meridian Senior Center and/or Early Childhood Center?

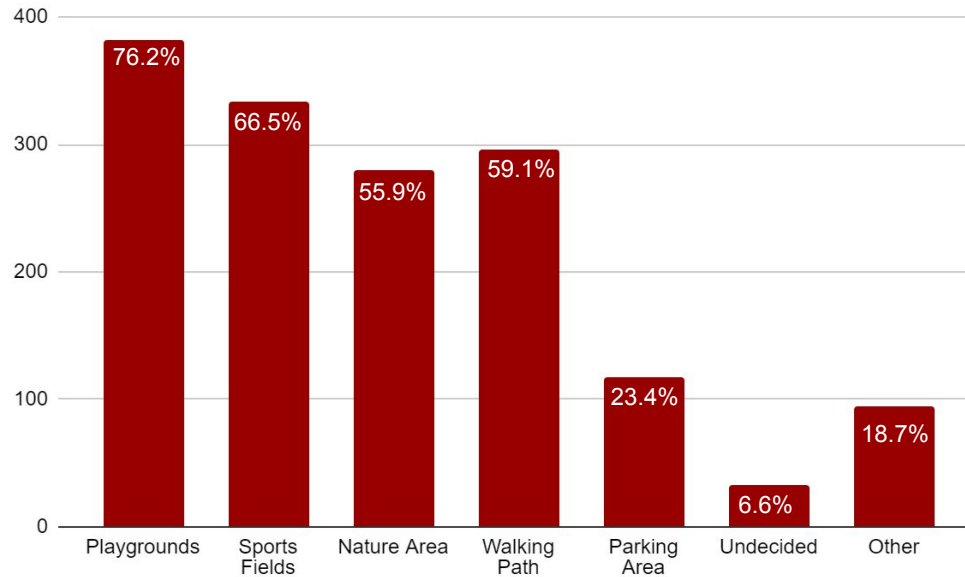


From: 21-22 Cornell Attendance Areas

Survey Results



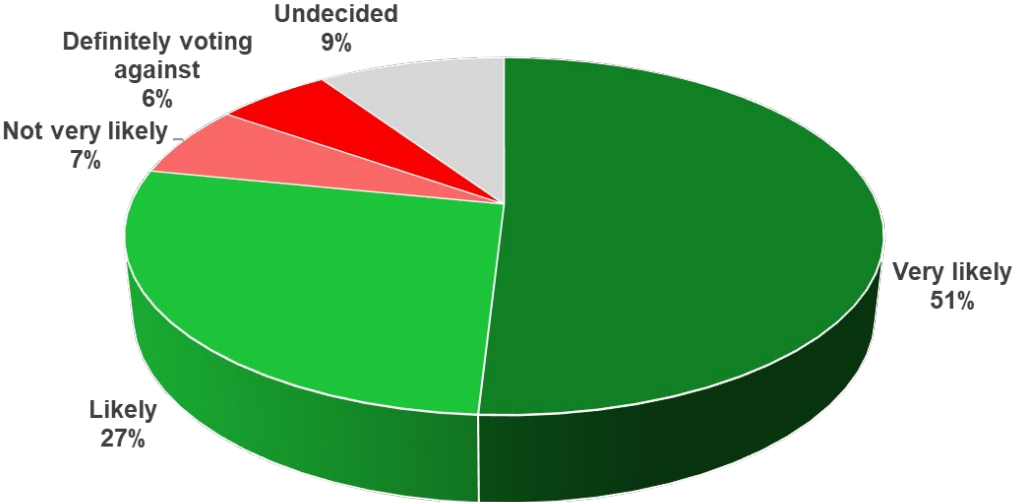
If Cornell is rebuilt at another location, what amenities would you like to have on the current Cornell site?



From: 21-22 Cornell Attendance Areas

Survey Results - Scientific Sample

Initial Survey in *March 2022*



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?

Survey Results

Scientific Sample Survey of Okemos Citizens

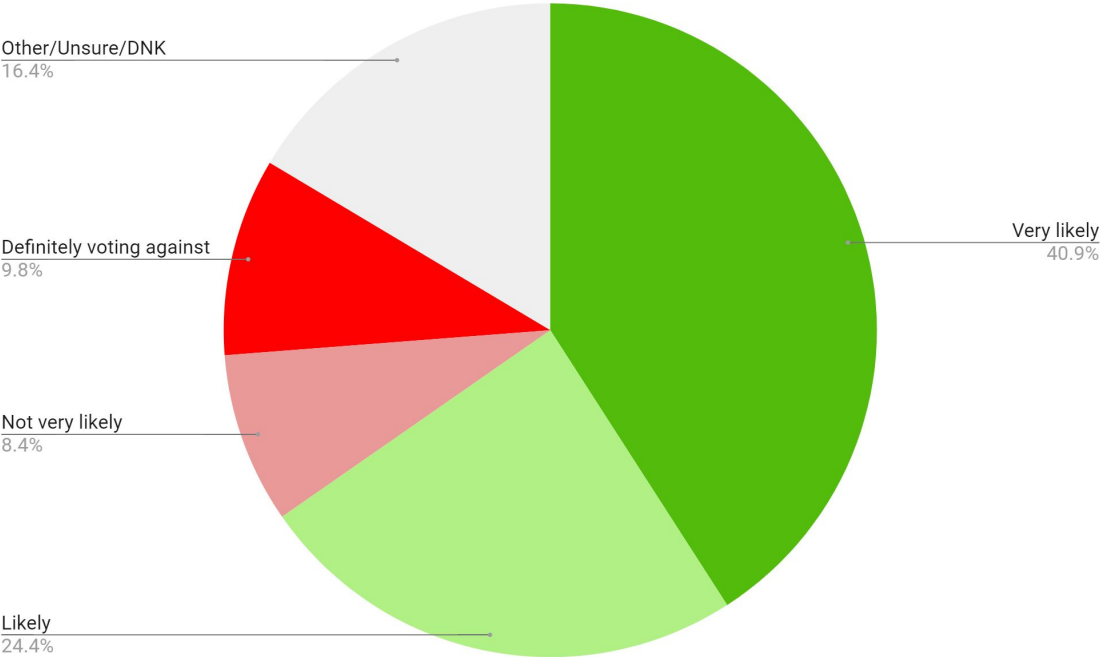


- Administered by Denno Research an East Lansing public opinion firm
- Telephone Survey conducted May 16-18, 2022
- Representative sample of 225 citizens in Okemos
- 64.9% participated via cell phone

DR *denno·research, llc.*

Survey Results - Scientific Sample

Updated Survey in May 2022



Q1. This November, Okemos Public Schools is considering a revenue-neutral bond proposal that would generate \$275 million with no change to the current tax rate. If approved by voters, the bond would replace debt that will be paid off. The bond would fund the replacement of Cornell Elementary as well as Chippewa and Kinawa middle schools, which have significant repair needs and overcrowding. It would address repairs and updates across the district, including parking and drop off, safety and security, athletics, fine arts and technology improvements. 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?

Survey Results - Scientific Sample

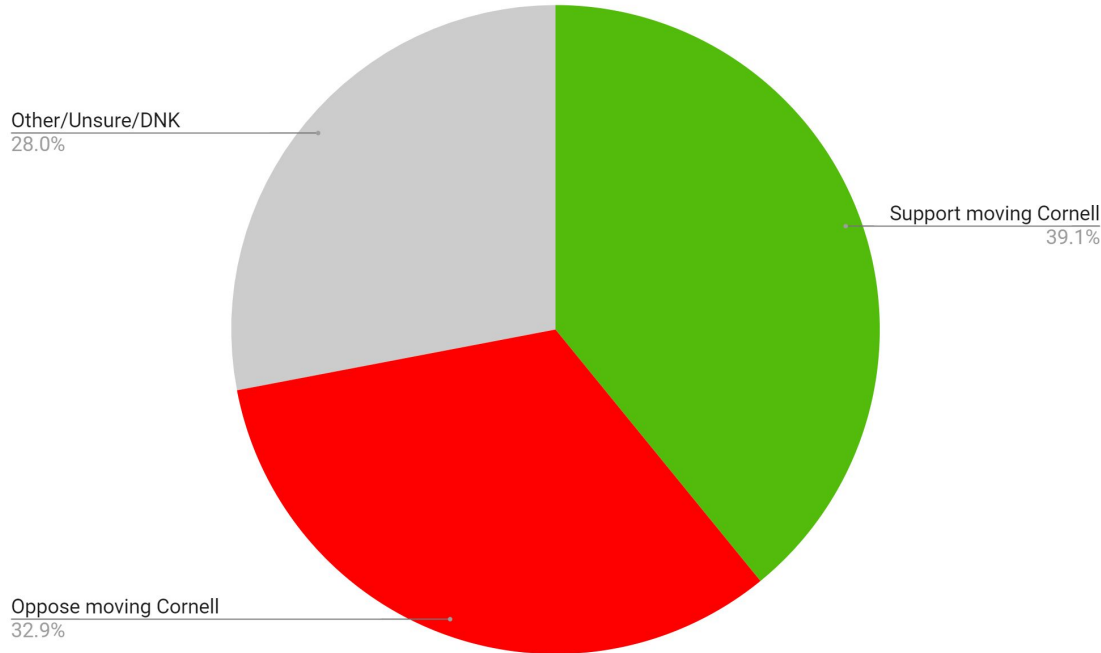


Q2. Support to Move Cornell After Pros + Cons

Q2. The current Cornell Elementary building would cost more to repair than to replace, is too small to meet enrollment and does not meet today's educational standards. There is a proposal to build a new building at a larger greenfield site owned by the district, that is 1.2 miles away on Powell Road.

[Additional PRO + CON statements provided]

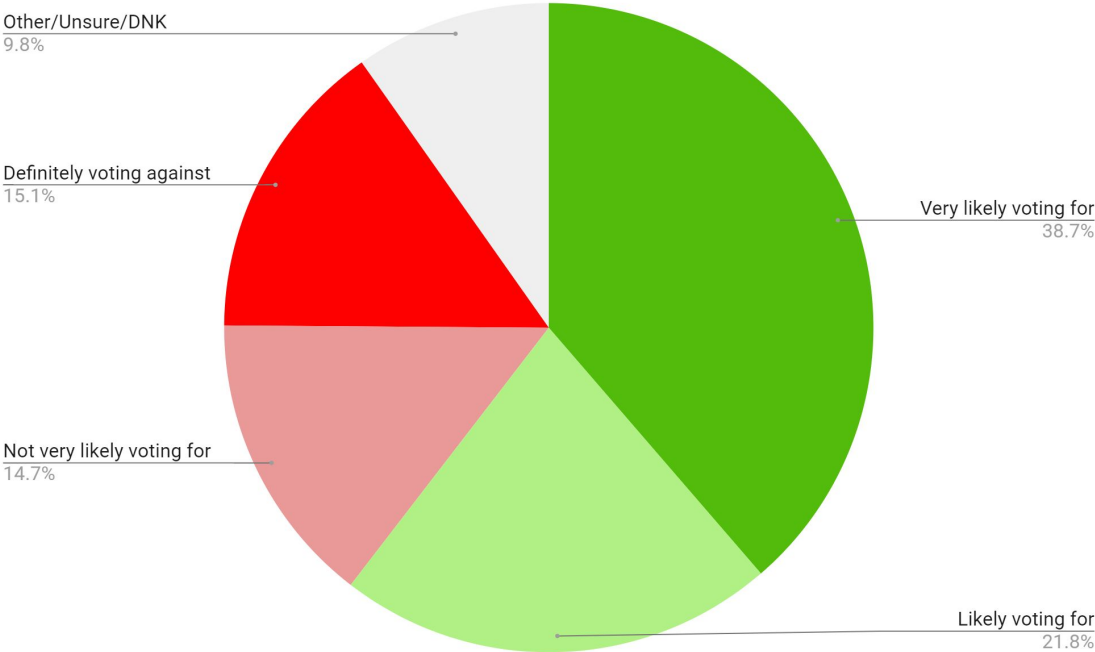
After hearing more about the Cornell proposal, are you supportive or opposed to moving Cornell Elementary to Powell Road?



Survey Results - Scientific Sample



Q3. Support of Proposal after Cornell Pros + Cons



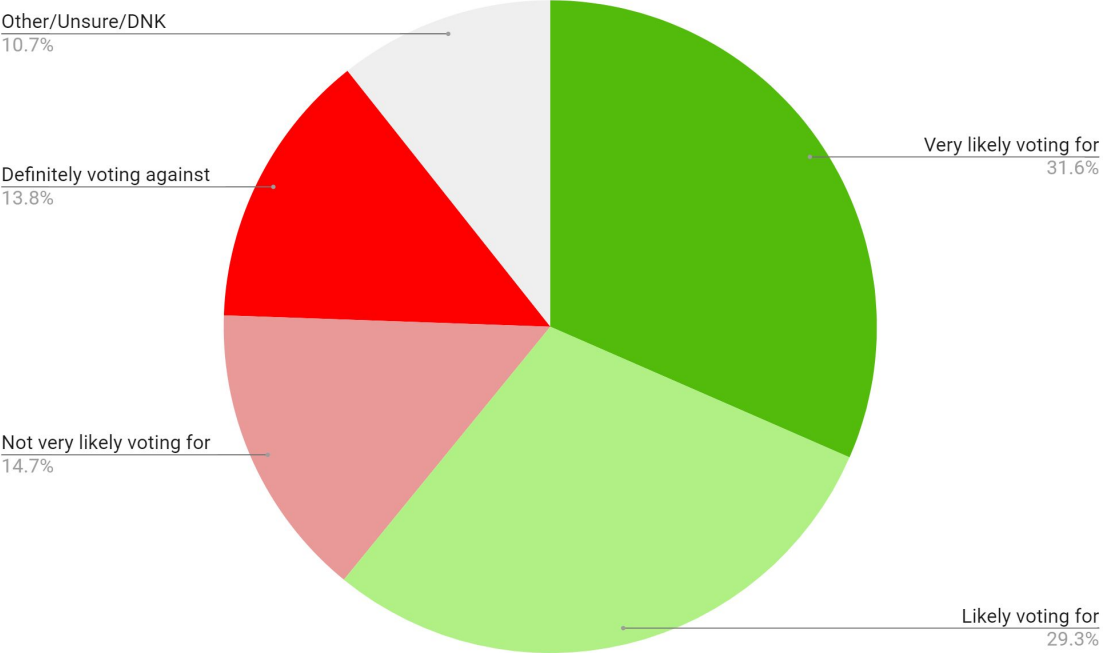
Q3. After hearing more about the potential bond proposal which includes a new Cornell on the Powell Road site and the arguments for and against it, if the election was held today, how likely are you to vote in favor of the Okemos Public Schools no millage rate increase bond proposal, are you very likely, likely, not very likely, or definitely voting against the proposal?

Survey Results - Scientific Sample



Q4. Support of Proposal after Cornell Future Use Info

Q4. If Cornell Elementary moves to Powell Road, the school is considering returning the existing site to greenspace such as a playground or natural area or using it for the Senior Center and/or Early Childhood Center. After hearing more about the potential future uses planned for the Cornell site, if the election was held today, how likely are you to vote in favor of the Okemos Public Schools no millage rate increase bond proposal, are you very likely, likely, not very likely, or definitely voting against the proposal?



Agenda

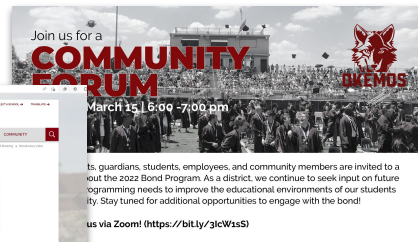
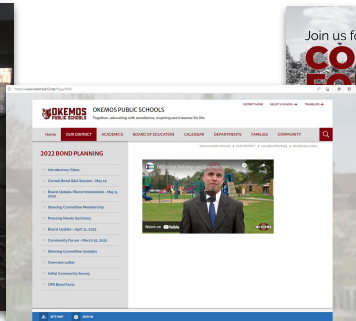
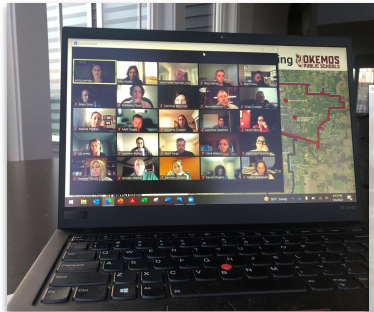
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Recommendation

Committee's *Development Approach*



- 44-member Stakeholder Steering Committee
- Guiding principles aligned to Mission, Vision + Values, 2020-2024 Strategic Plan, 2018 Board Priorities
- Informed by multiple surveys, nine listening sessions, three community forums, regular board updates, consistent website updates + facilities study
- Post recommendation: Three board sessions, Community Q+A + multiple community surveys



Q. How was the committee's recommendation developed?

A. See details here

Recommendation

Financial Overview - Base Projects



Area of Investment	Cost Estimate	
New kindergarten-4th grade elementary to replace Cornell Elementary	\$35,700,000	
New 7th-8th building to replace Chippewa Middle School	97,600,300	
New 5th-6th grade building to replace Kinawa Middle School	69,244,000	
Facility assessment pressing needs + minor enhancements	26,390,000	
Building additions		
	Hiawatha expansion	1,925,000
	High School performing arts	2,725,000
	High School cafeteria + kitchen expansion	4,520,000

Recommendation

Financial Overview - Base Projects con't



Area of Investment	Cost Estimate
Technology, includes first replacement of student + staff devices	13,400,000
High School athletics, field replacement + equipment	9,420,000
Furniture replacement at 75%; including Senior Center	5,402,700
Relocate Senior Center, Operations/Technology + Administration	3,825,000
Edgewood pressing needs + minor enhancements	2,440,100
Transportation, buses + above ground fuel tanks	2,765,000
Wardcliff demolition	333,000
(Less sinking fund, prior bond)	(9,635,000)
Subtotal of Base Projects	\$266,055,100

Recommendation

Financial Overview



Area of Investment	If Cornell Replacement	
	at Powell	at Cornell
Subtotal of Base Projects	\$266,055,100	\$266,055,100
Powell Road site, road + infrastructure	3,500,000	
Cornell phasing escalation		9,900,000
Cornell demolition		433,000
Kinawa + Chippewa Middle School reduction (approx. 3,500 SF)		(1,388,100)
Technology, second replacement of student + staff devices	5,000,000	
Edgewood relocation to Cornell, if desired	444,900	
TOTAL	\$275,000,000	\$275,000,000

Future Master Planning



- Okemos Public Montessori (K-4)
- Bigger picture athletics + performing arts
- Senior Center/ECC/Wardcliff
- Return unused sites to active greenspace
- Consider other areas not prioritized for initial phase

Agenda

- ✓ Goal + Tonight's Agenda
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Board Action on 2022 Bond Proposal



- Zero mill increase generating \$275 Million - no change to current tax rate
- Three new, expanded buildings replacing Cornell Elementary, Chippewa Middle School + Kinawa Middle School
- Other expansion + renovation to relieve overcrowding from persistent enrollment growth + provide future-ready learning updates to aging academic, fine arts + athletics spaces
- Projects district-wide to address pressing needs to keep students warm, safe + dry
- Replacement of furniture where needed district-wide



Next Steps

MAY	2	<i>Update + Feedback</i>	School Board Workshop
	4	Finalize Recommendation	Steering Committee
	9	Present Recommendation to BOE	School Board
	12	Zoom Q&A: Community Update	Administration, Community
	16	Tentative BOE Work Session (if needed)	School Board Workshop
	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

Professional Services Partners



Why + How

At pre-bond stage, Architect/Engineers + Construction Managers assist districts with:

- Conducting facility assessments + developing cost estimates
- Assisting with gathering + synthesizing community input
- Sharing best practices + lessons learned from other districts
- Developing potential concepts to consider based on community input

How are they compensated?

- All pre-bond work is “at-risk” / unpaid until the bond passes
- They are paid a fee on the total bond amount (regardless of what/where) plus direct costs like dumpsters and jobsite trailers

Q. Why have partners + how are they paid?

A. Only paid IF bond passes, see details...

Our Approach

Norms, Criteria + Guiding Principles



- **Norms + working agreement for development process**
 - Transparent, open, + inclusive – community steering committee
 - Student-centered – decisions based on information + what is best for the greater good
- **New Building “Big Rock” Criteria**
 - Student Equity: Supports success of the whole student + for all students
 - Educational Environment Agility: Offers safe, future-ready learning
 - Sustainability: Enables environmental + fiscal responsibility (Age, Condition, FCI)
 - Site Desirability: Site layout, accessibility, size, flexibility, location + greenspace
- **Overarching Guiding Principles**



Our Approach

Guiding Principles



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.

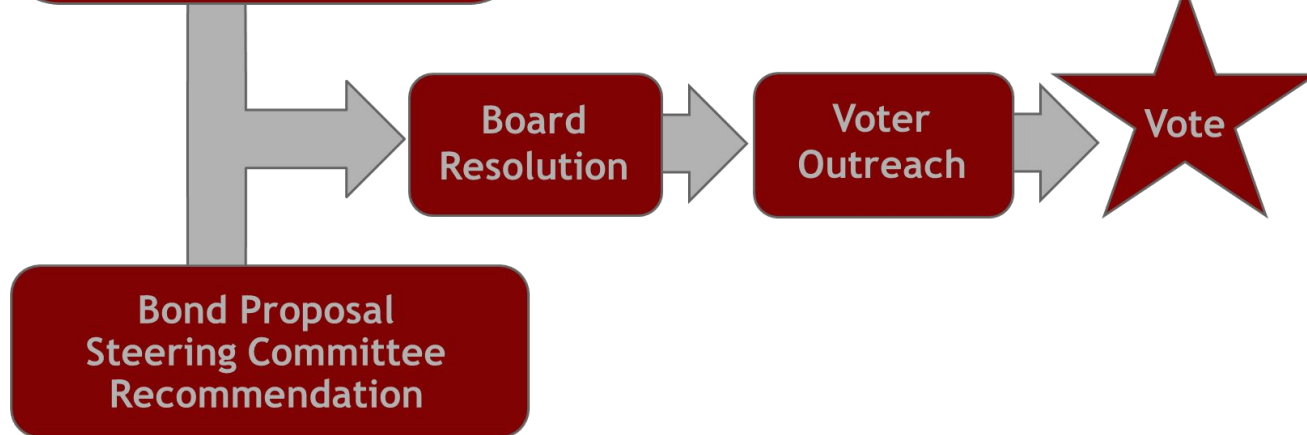
Our Approach



Key Inputs:
Big Picture Vision
Community Forums
Community Survey
Facilities Needs Assessment
Enrollment Projections
Budget & Cost Constraints

Extensive, Inclusive & Open Process:

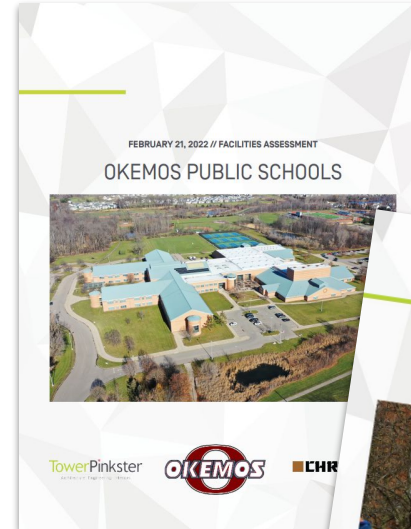
- Due Diligence with Key Inputs
- Steering Committee Work
- Monthly Board Updates
- Ongoing School Website Updates



Key Drivers Challenges



- **Aging Facilities** – Lack of future-ready technology, classrooms + furniture: average building age of 50.4 years
- **Pressing Warm, Safe + Dry Needs**
Average Facility Condition Index (FCI) of 84.6 (renovation versus replacement)
- **Significant Enrollment Pressures/Space**
Over a decade of persistent growth,
Not adequate space for current and future enrollment



SCAN ME



Join us for a **LISTENING SESSION**

The Okemos community is invited to one of two virtual discussions about the vision of Okemos school facilities. As a district, we're seeking input on future facility and programming needs to improve the educational environments of our students.

Join us via Zoom!

Wednesday, January 12th	6:00 - 7:00 pm
Thursday, January 13th	7:00 - 8:00 pm



Cornell Elementary

*Identified as Greatest Need +
Highest Priority Large-scale Project
by Steering Committee*

Informed by numerous Listening Sessions from our community which shared themes including:

- Lack of available classrooms, offices + student spaces
- Small building size + overcrowding
- Concerns over building age + condition
- Concerns over car line, bus line + parking

Facilities Assessment concluded that this building was not a good candidate for significant investment as it would cost more to renovate than to rebuild.

Chippewa

Identified as Second Greatest Need by Steering Committee

Informed by numerous Listening Sessions from our community which shared themes including:

- Fine arts wing in poor condition
- Need additional space (group rooms, offices, restrooms, cafeteria, etc)
- Replace ceiling, casework, flooring
- Roofing, HVAC, lighting, noise, concrete heaving + accessibility concerns

Facilities Assessment concluded that this building was not a good candidate for significant investment as it would cost more to renovate than to rebuild.

Kinawa

**Identified as Next Greatest Need
by Steering Committee; Opportunity
for Third Major Project**



Informed by numerous Listening Sessions from our community which shared themes including:

- Many classrooms without windows
- Pool needs to be filled in
- Needs additional space (group rooms, offices, restrooms, cafeteria, auditorium)
- Address traffic flow + car drop-off lines
- Replace playgrounds, ceiling, flooring
- Accessibility challenges/level changes

Facilities Assessment concluded that this building was not a good candidate for significant investment as it would cost more to renovate than to rebuild.

Medium + Small Rocks

*Identified as Highest Priority
Remaining Needs
by Steering Committee*

(Smaller-scale Projects)

- Addresses critical facility needs + minor upgrades across all schools
- Construction of secure vestibule entry corridors at each school
- Addition of school space at Hiawatha
- Furniture replacement across the district (75% replacement)
- Student 1:1 computer device replacement through 2028

Medium + Small Rocks

*Identified as Highest Priority
Remaining Needs
by Steering Committee*

- Addition of performing arts space at OHS
- Relocation + construction of a new OHS tennis, baseball + softball complex
- Meridian Senior Center relocation + furniture replacement
- OHS cafeteria + kitchen expansion/renovation
- District bus replacement
- Technology infrastructure upgrades
- Relocation of district administration, operations + technology departments

Steering Committee Recommendation:

Powell Road



- Timely - addresses most pressing need first
- Allows students to stay at Cornell + Edgewood during construction (2 yrs)
- Spaces OPS elementary schools geographically
- Cost effective - saves \$6.4 million dollars in escalation costs
- Maintains current districting
- Creates model for outdoor learning to be carried across other buildings where possible

Steering Committee Recommendation: Future Cornell Use

- Retain Cornell as usable neighborhood space
- Commitment to demolition (if building is not repurposed*)
- Greenspace possibilities: playground, fields, natural area
- Building use possibilities: Future Senior Center, Early Childhood Center

* Commitment to all unused buildings, including Wardcliff

Steering Committee Representatives

Sue Williams, Administrative Assistant

Danielle Jenkins, Bennett Woods, Parent

Evie Leiby, Central Montessori, Parent

DeeLane Camling; Carolina Giraldo, Childcare/Staff member. Community Ed

Karen Shapiro, Chad Crandell, Chippewa, Parent

Mark Tomczak, Chippewa, Teacher. PE/Athletics/Electives

Joel Conn, Community/Business, Citizens at large

Nick Biggee, Community/Business, Citizens at large

Joanna Purkiss, Cornell, Parent

Michelle Ciabotti, District, Parent

Emily Swirski, District, Food Service Director

Jody Noble, District, Principal, secondary

Lauren Schefke, District, Principal, elementary

Andy Phelps, District, Board of Education

Katie Cavanaugh, District, Board of Education

*Stacy Bailey, District, Assistant Super- Instruction

Kim Burchman, District, Community Ed Coordinator



Steering Committee Representatives

*Liz Lentz, District, Executive Director of Finance

*Mark Fargo, District, Director of Operations

Tom Isom, District, Director of Technology

Corrinne Karpinski, District, Director of Transportation

Heather Pricco, District, Special Education

Tempie Brown, District, Athletic Director

Lara Slee, District, Director of DEI

Mark Stice, District, Fine Arts

Lauren Kushion, District, Parent

Mallory Voris, Edgewood, Parent

Kendra Hixson, Elementary, Teacher

Jasmine Blythe, Fine Arts, Teacher

Kayla Bryd-Daniels, Hiawatha, Parent

Ursula Morris, Kinawa, Teacher

Sarah Allen, Kinawa, Parent

Marsha Morehead, Montessori, Teacher



Steering Committee Representatives

Tom Hopper, OEA, Teacher

Lori Mazzulo, OEA, Teacher

Noelle Burak, Young Mi Choi-DeYoung, OHS, Parent

Kim Floyd, OHS, Teacher/Electives

Ed Besonen, Police/Emergency Manager, Meridian Township

Cherie Wisdom, Senior Center, Citizens at Large

Gordon Melms, Senior Center, Citizens at Large

Abby Showerman, Special Populations, Teacher

Amulya Gundlapally, Student, OHS

Nupur Shah, Student, OHS

Liane Matson, Wardcliff, Parent

*John Hood, Superintendent

* District CORE Planning Team

THANK YOU FOR YOUR SERVICE!!!!



Recommendation

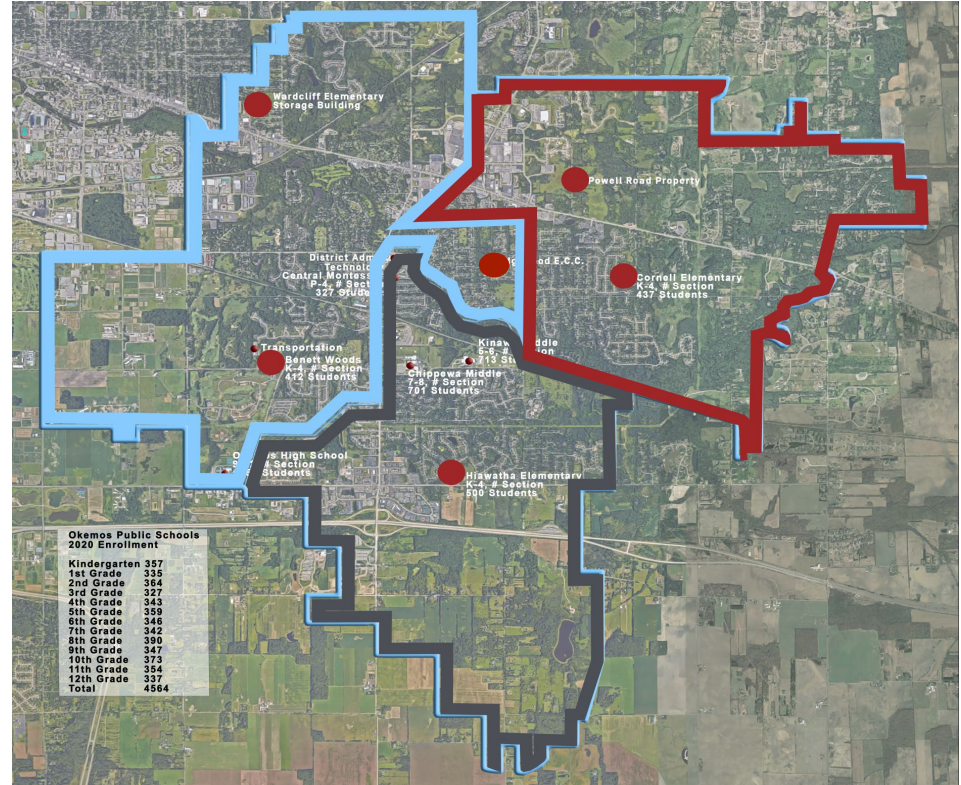
Current District Overview



Three “districting” areas

- Bennett Woods - light blue
- Hiawatha- grey
- Cornell- maroon

Locations of schools and district property



Recommendation



Location Assessment: “New Cornell”

	Cornell	Edgewood	Powell Road
Short-Term Redistricting	Most Limited	Some	Most Limited
Geographic Location	Evenly dispersed in district	Not evenly dispersed in district	Evenly dispersed in district
Maintains Greenspace	Yes, at Powell	Yes, at Powell	Yes, but developed at another site
Environmental Instruction Opportunities	Some	Focus on maintaining natural space with site design	Focus on maintaining natural space with site design
Transportation Impact (walkers, bussing)	Temporary during construction (2 years)	Yes	Yes
Financial Impact	\$9.9M of Escalation (later completion)	\$1-2M to relocate ECC 2 yrs or \$9.9M of escalation (later completion)	\$3.5M off-site improvements
Ongoing Operations (Constructability)	Cornell staff/students to temporarily move to CMS (2 years)	Edgewood staff/children to temporarily separate/relocate 2 yrs, then permanently to another site with pressing needs upgrades	All district programs able to stay in buildings until move
Estimated Occupancy	Jan 2028	Aug 2025 or Jan 2028	Aug 2025

Note: Wardcliff and Central were also reviewed however, they were deemed to not be viable locations

Recommendation

*Impact of Timelines on Project Scope**



	Cornell/Edgewood	Powell/Edgewood
New Cornell	Summer 2028	Summer 2025
New Chippewa	Summer 2026	Summer 2027
New Kinawa	Summer 2030	Summer 2029
All Projects: Escalation for Extended Timeline	\$9.9 Million	\$0

* **Note:** Timelines are based on draws from bond sale, construction phasing, + student locations. Edgewood could align to either scenario dependent upon temporary relocation + separation of ECC programming.

Recommendation

Additional Infrastructure Needs: Powell Road



Included in \$3.5 million dollar cost are connections to:


- Sanitary
- Water
- Roadway Improvements
- Traffic signal (TBD)

Significant Community Engagement

Listening Sessions, Forums, Surveys + More



- Two community surveys
- Eight community listening sessions
- Two community forums
- Community steering committee (9 meetings)
- Sought out key staff stakeholders
- Third-party survey (statistically valid)
- Regular board updates
- Website, email, video updates



Join us for a
COMMUNITY FORUM
Tuesday, March 15 | 6:00 - 7:00 pm

District parents, guardians, students, employees, and community members are invited to a discussion about the 2022 Bond Program. As a district, we continue to seek input on future facility and programming needs to improve the educational environments of our students and community. Stay tuned for additional opportunities to engage with the bond!

Join us via Zoom! (<https://bit.ly/3lcW1sS>)



Join us for a
LISTENING SESSION

The Okemos community is invited to one of two virtual discussions about the vision of Okemos school facilities. As a district, we're seeking input on future facility and programming needs to improve the educational environments of our students.

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Refresh on Process + Timeline

Roles + Responsibilities



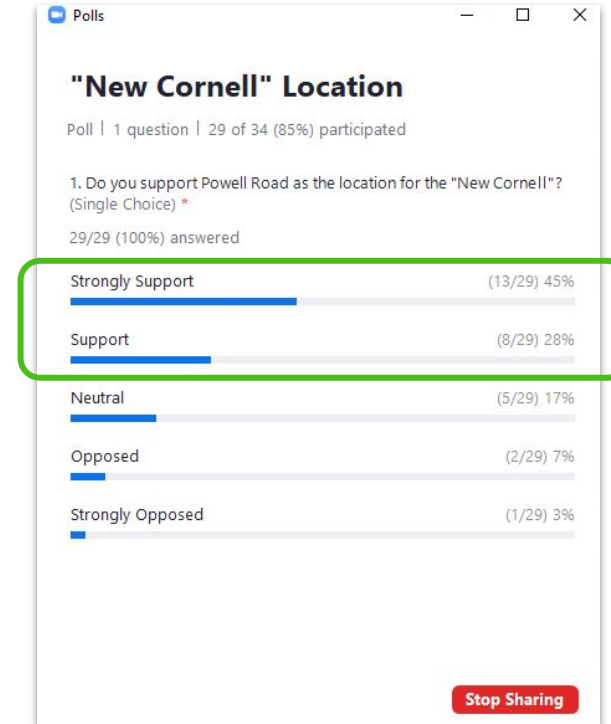
- **Core Team Process:**
 - Weekly working sessions (2-3 per week)
 - Analysis of as-is + to-be facilities needs + opportunities
 - Development of initial concepts for committee consideration
 - Update + engage community + board of education for feedback
 - Facilitate committee discussion
 - Adjust concepts to match committee feedback, repeating process until consensus is reached

Our Recommendation

Selection of “New Cornell” Site

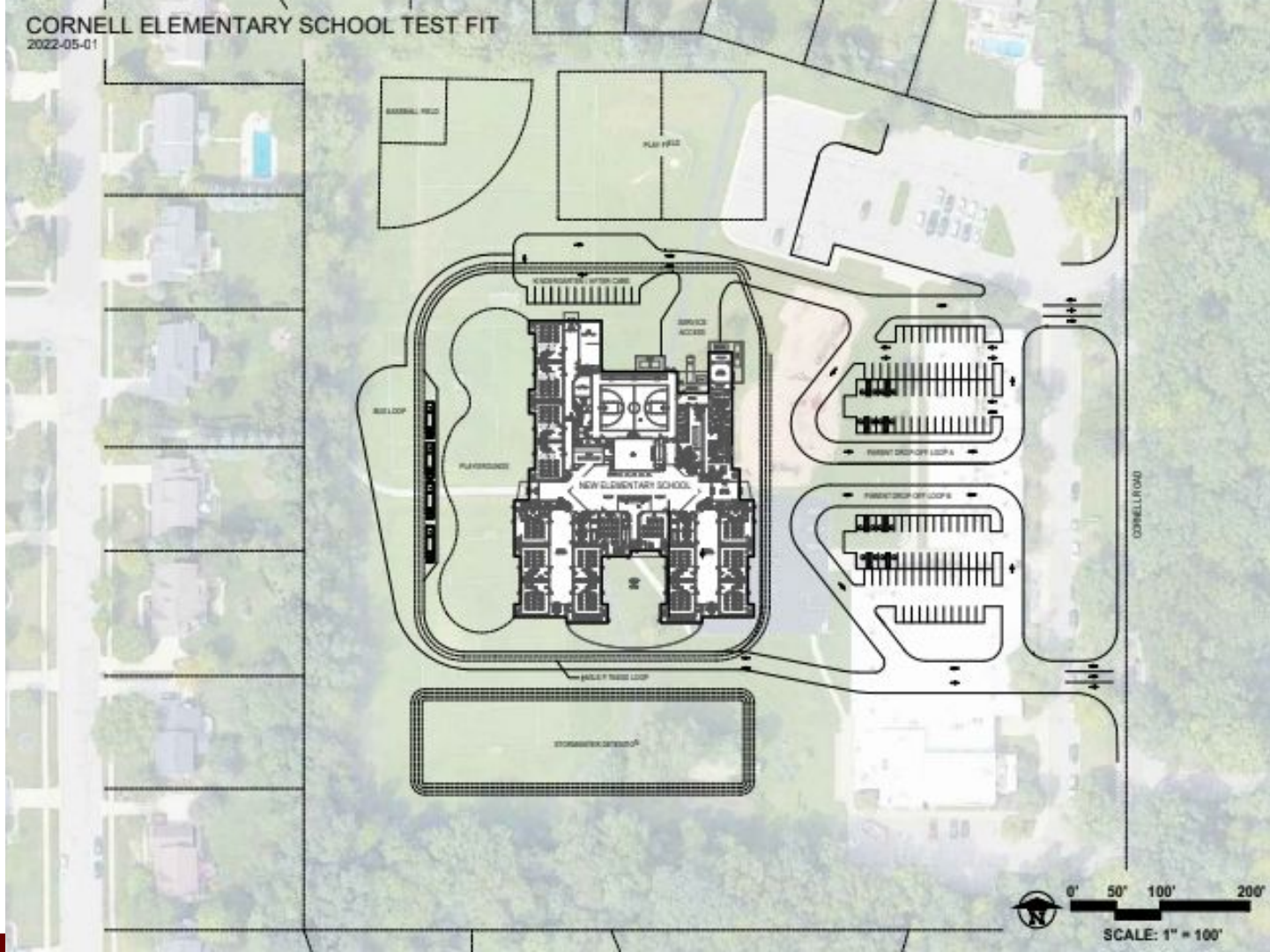


- Placing students at center of our focus
- Satisfying site needs (size, drop-off, etc.)
- Keeping in mind concerns in community regarding redistricting
- Maximizing equity across district; considering proximity to existing school, Wardcliff students + time on bus
- Considering + balancing greenspace use
- Tapping into opportunity for hands-on environmental experience - engagement
- Maximizing fiscal responsibility - timeline will save approximately \$6.4M
- Phasing benefit - Addresses most pressing need first as the new K-4 can commence first



Cornell Site - 11.87 acres

CORNELL ELEMENTARY SCHOOL TEST FIT
2022-05-01

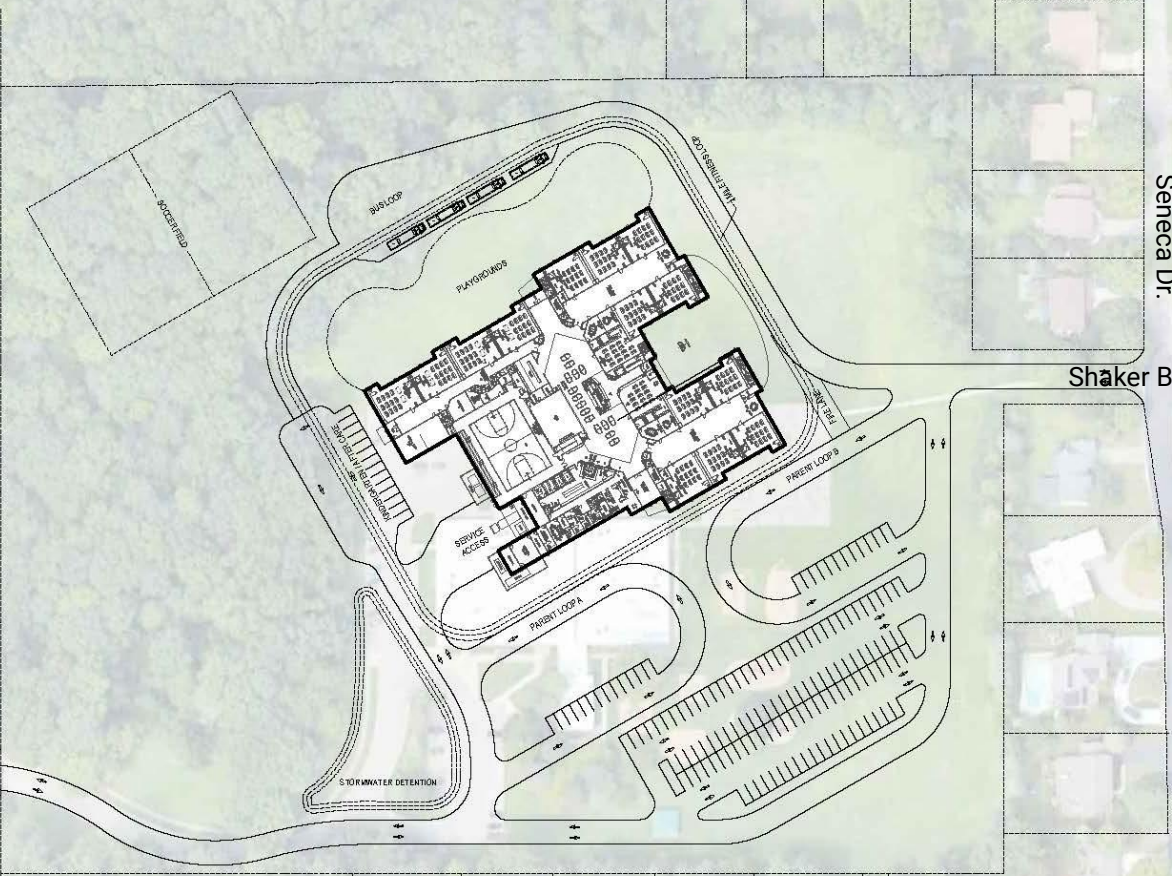


Edgewood Site - 18.00 acres

EDGEWOOD ELEMENTARY SCHOOL TEST FIT
2022-05-03

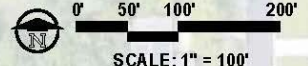
Manitou Dr.

Osage Dr.



Shaker Blvd..

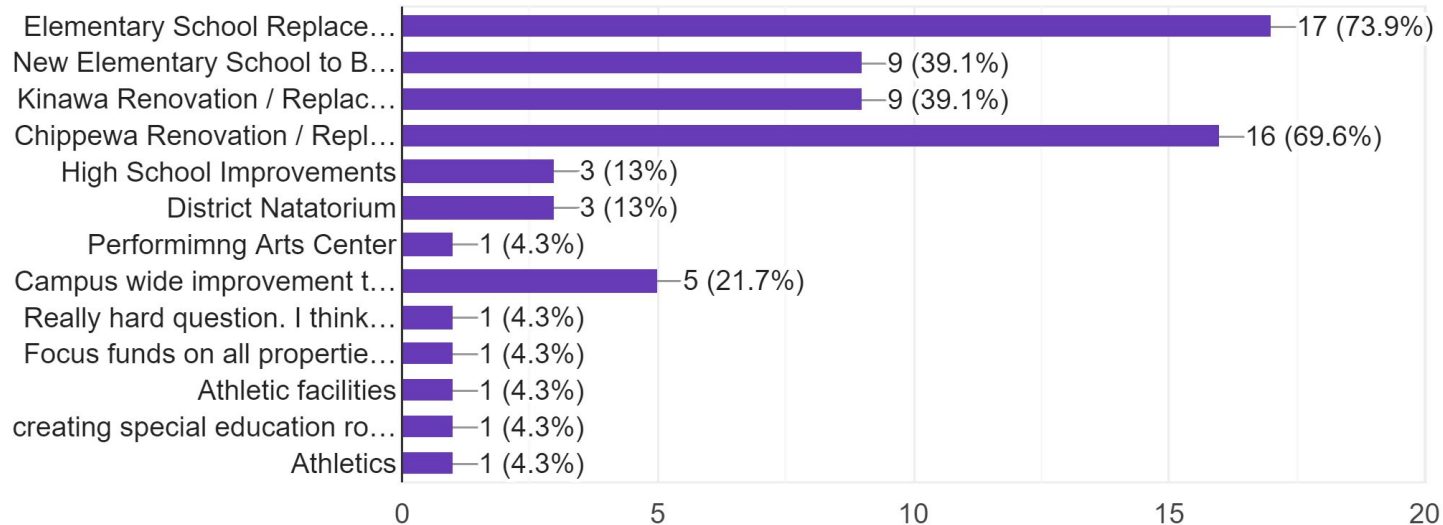
Seneca Dr.



Steering Committee # 5: Survey Results - Top 3

Based upon the information shared to date, what are your personal Top 3 items which should be first addressed with the Bond improvement monies?

23 responses



CENTRAL ADMINISTRATION | ELEMENTARY SCHOOL TEST FIT

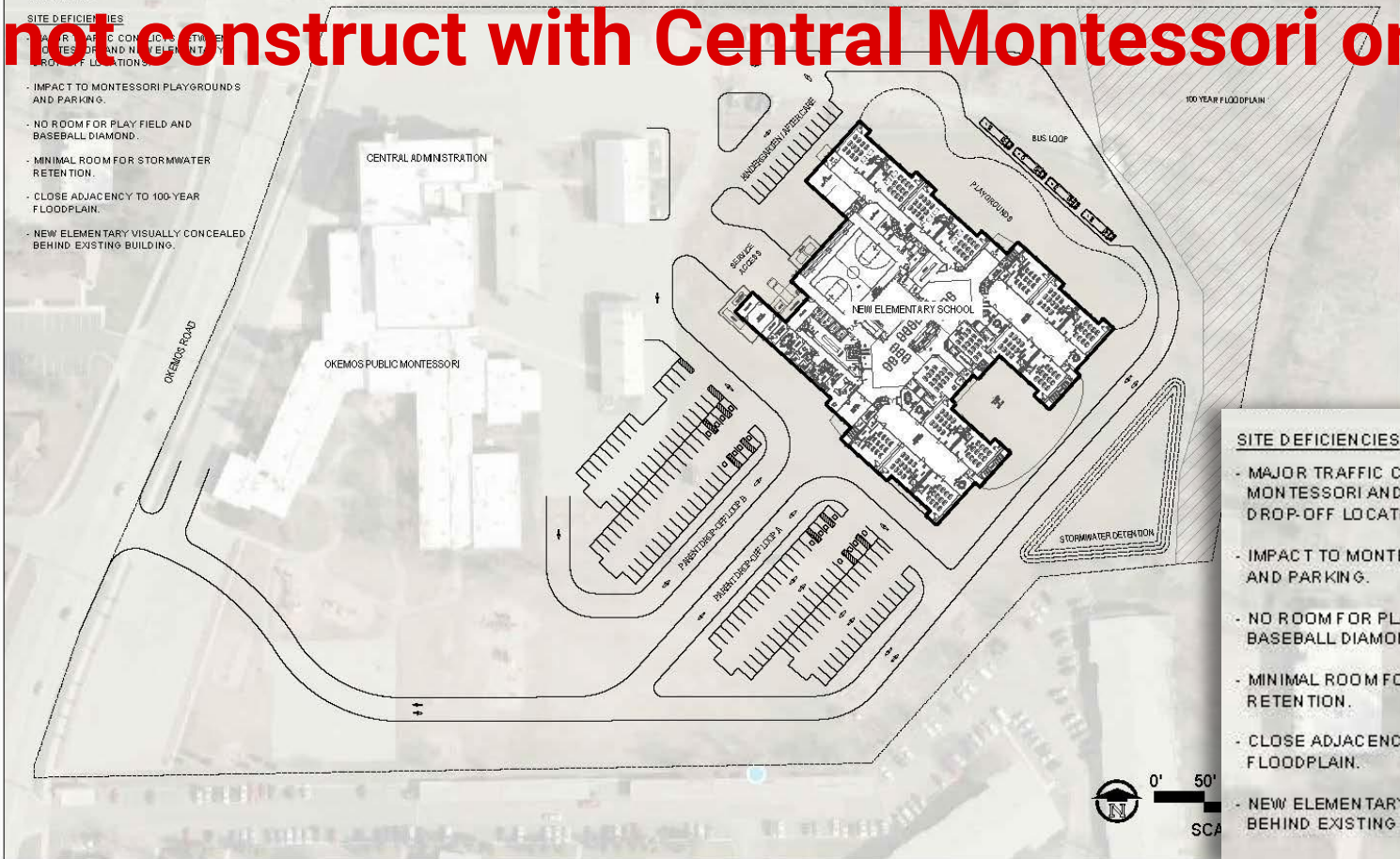
2022-04-28

SITE DEFICIENCIES

- MAJOR TRAFFIC CONFLICTS BETWEEN MONTESSORI AND NEW ELEMENTARY DROP-OFF LOCATIONS.
- IMPACT TO MONTESSORI PLAYGROUNDS AND PARKING.
- NO ROOM FOR PLAY FIELD AND BASEBALL DIAMOND.
- MINIMAL ROOM FOR STORMWATER RETENTION.
- CLOSE ADJACENCY TO 100-YEAR FLOODPLAIN.
- NEW ELEMENTARY VISUALLY CONCEALED BEHIND EXISTING BUILDING.

Cannot construct with Central Montessori on Site

Central Site - 18.19 acres (less wetland)



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WARDCLIFF ELEMENTARY SCHOOL TEST FIT
2022-03-04

Not pursuing in 2022 bond based on redistricting and disproportionate elementary locations

Wardcliff Site - 16.07 acres





Cornell Elementary Site

10 acres



Powell Road Site

25 acres

Our Recommendation

Elementaries - Maintain 4 Buildings



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.

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

Our Recommendation

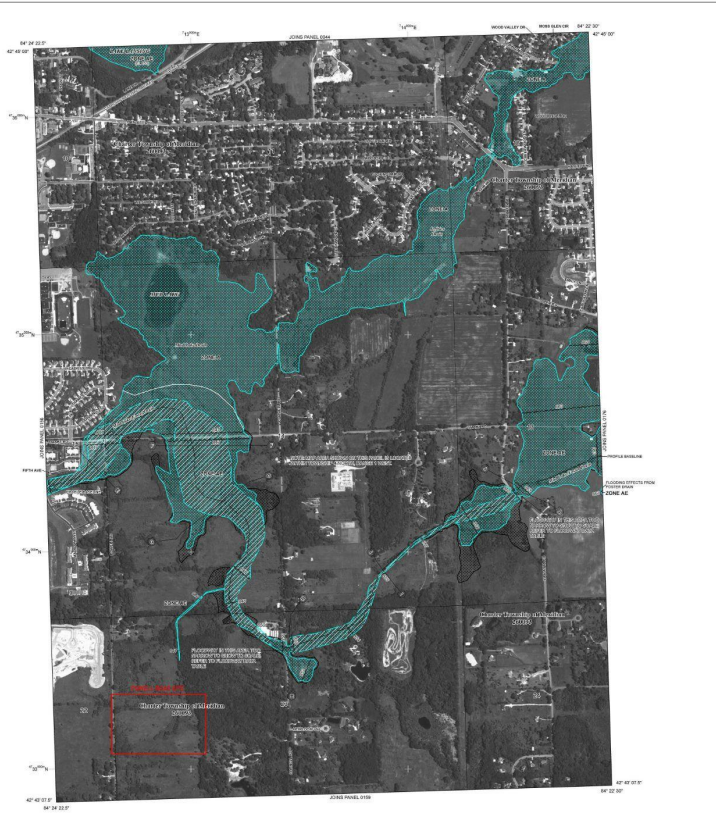
Elementaries - 4 Vs. 5 Buildings



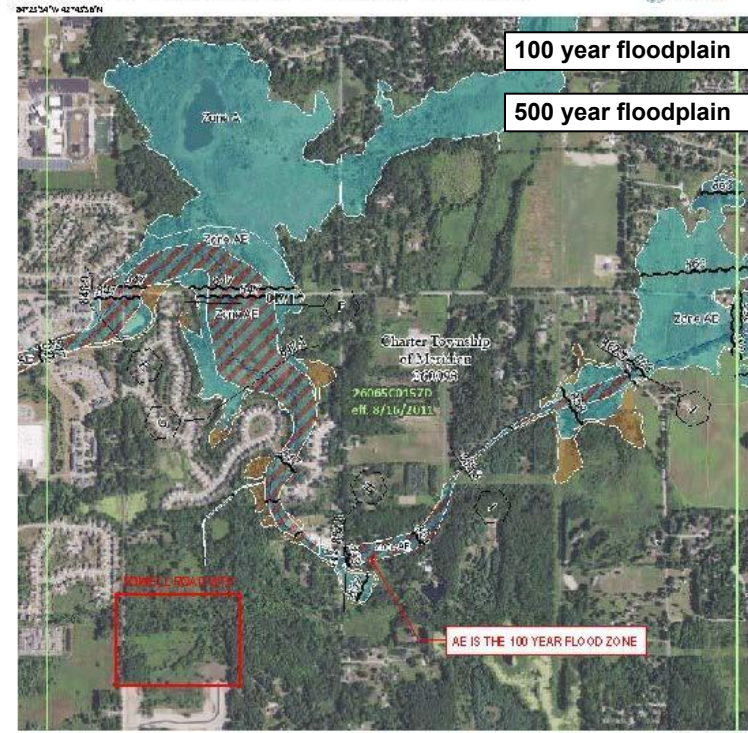
	4 Buildings	5 Buildings
Mission, Vision, Equity Plan	Yes	Yes
21st-Century Learning + Achievement; Equitable Access + Dev.	Yes	Yes
Equitable Building Size, Class Size + S.F./Student	Yes	No
Maintains Grade Configuration (Rigorous + Relevant)	Yes	Yes
Flexibility for Future Changes in Enrollment, Funding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

Brandon List (TowerPinkster) Research on Powell Road Site - floodplain, wetlands inventory, soils information:

- The site is comfortably outside of the 100-year and 500-year floodplains. On the colored FEMA map, those flood zones are the blue/red hatched and orange areas respectively.



National Flood Hazard Layer FIRMette



Legend

- SEE THE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM DISPLAY
- SPECIAL FLOOD HAZARD AREAS**
- 0.2% Annual Chance Flood Hazard (BFE) Zone A, AE
 - 1% Annual Chance Flood Hazard (BFE) Zone A, AE
 - 1% Annual Chance Flood Hazard (BFE) Zone A, AE
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile, Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Note, Zone X
 - Area with Flood Risk due to Levee Zone X
- OTHER AREAS**
- Area of Minimal Road Hazard, Zone F
 - Effective ID Waters
 - Area of Unincorporated Road Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Reservoir
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Troughs
 - Base Flood Elevation Line (BFE)
 - Line of Safety
 - Jurisdiction Boundary
 - Coastal Trough, Easement
 - Profile Boundary
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the maps is an approximate point selected by the user and does not represent an exact relative property location.

This map complies with FEMA's requirements for the use of digital flood maps if it is received as described below. The following statement complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 10/25/2020 at 09:17 AM and does not reflect changes or amendments subsequent to this time and date. The NFHL and effective information may change or become superseded by new data over time.

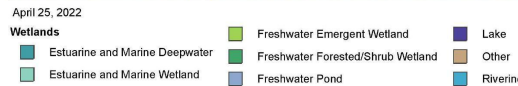
This map is not to be used for any of the following map elements: the map's official base map, imagery, flood zone labels, legends, scale bars, map creation date, ownership information, FIRM panel number, and FIRM effective date. Map images for unimaged and unincorporated areas cannot be used for regulatory purposes.

- There is also a third party application called Flood Factor that projects out flood risk for the real estate industry. I've attached their thirty year projection for the site and it shows that the site remains outside of significant flood risk.
- There is a delineated wetland on the south edge of the property. Which we already knew about.
- The majority of the site is a sandy loam soil, which is good for development. The Houghton Muck (Hn) is the wetland on the south.

Wetlands Map

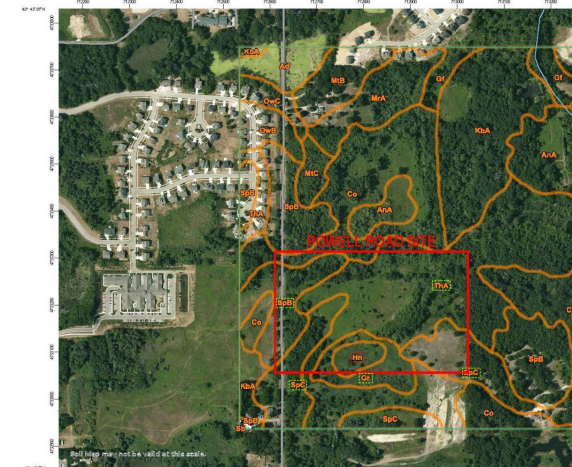


Powell Road Site

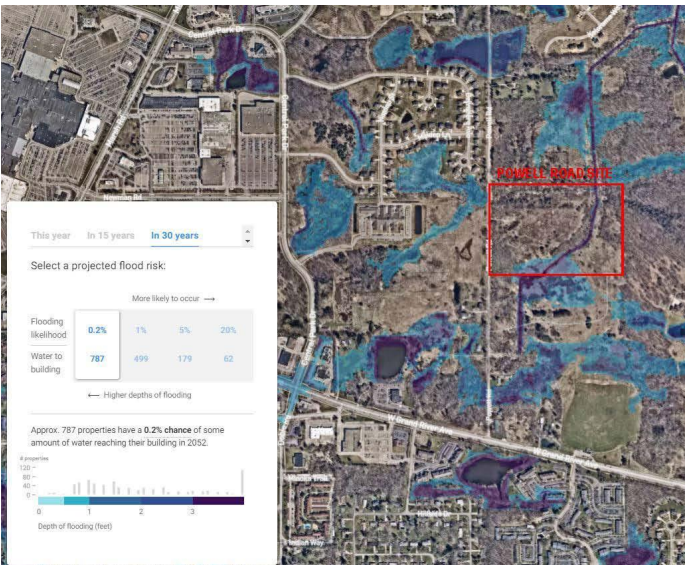


Soils Map

Soil Map—Ingham County, Michigan
(Ground Cover Only)



Flood Factor (third party) Map

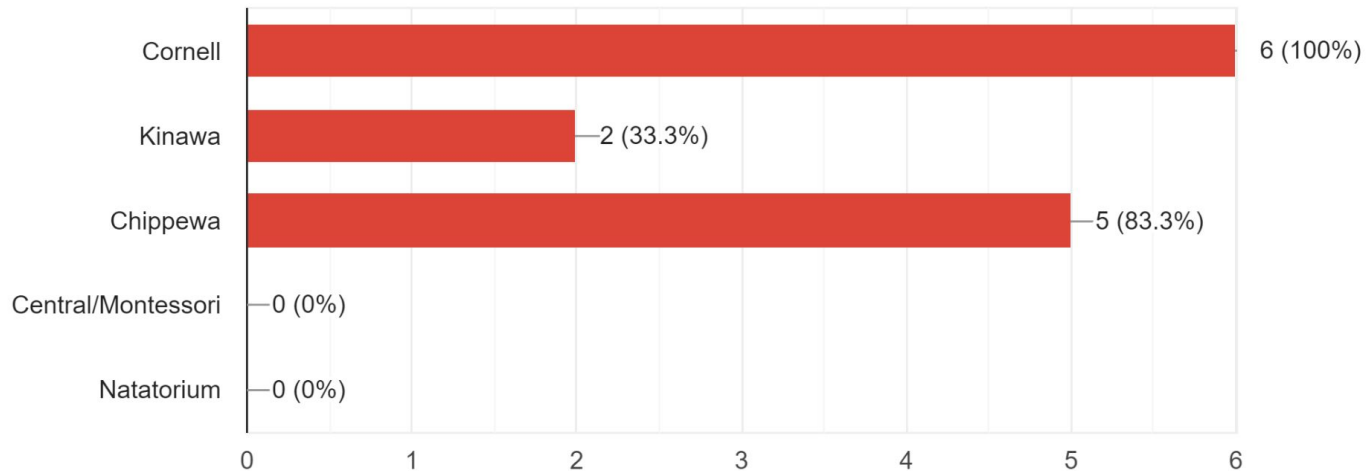


Selecting Scenarios for Development Steering Committee Feedback on 3/23



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

6 responses



Update from 4/20 Committee Meeting

Refresh on Cornell Facility Assessment



Summary Observations:

- Not enough space for parent drop off/pick up, inadequate service entrance
- Exterior fascia and roof need replacement, brick repairs needed
- Flooring and casework need replacement
- Corridors narrow, office/staff support space inadequate, lacks collaborative space
- Replace lighting throughout, mechanical units and controls need replacement
- Overhead power lines to building are too low

Investment Considerations:

- **FCI 104%** - Significant renovations needed to reach “good” rating - not a good candidate for significant investment

Site Considerations:

- Issues with vehicle drop-off/pick-up layout and parking

Update from 4/20 Committee Meeting

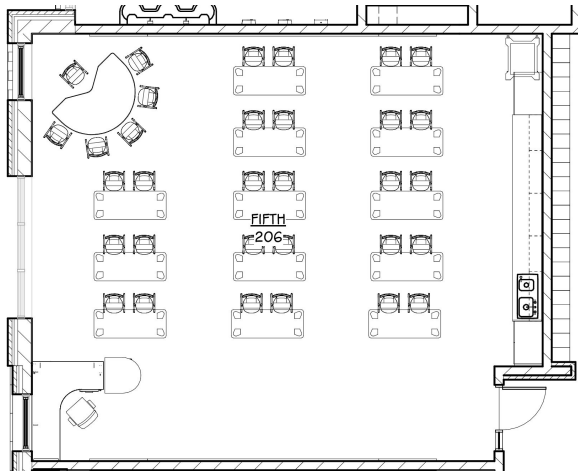
Summary of Need for Cornell Replacement

- Cost to fix greater than cost to replace 104% FCI
- Existing building is overcrowded
- Existing building is 43,000 sf on 10 acres site (95sf/student)
- Desire is for 95,000 sf on a 20+ acre site (200sf/student)
- Renovation investment would last 15 years, new building 50 years
- Students would need to be offsite for at least one year of construction - capacity elsewhere in district
- New location allows for 2 drop off lines + separate bus drop off
- Opportunity for modern + agile learning environment
- Existing Cornell Building would be repurposed or returned to green space

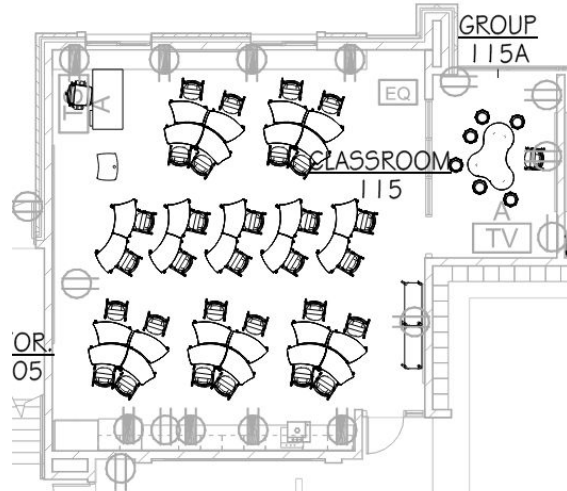


Large, Medium + Small Rocks

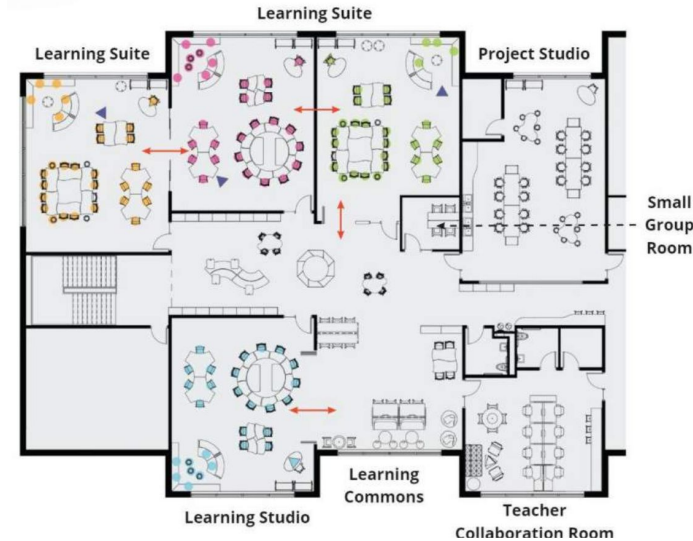
Steering Committee - Furniture Priorities



Traditional Classroom



“Active Learning” Classroom



Learning Communities

Large, Medium + Small Rocks

Steering Committee - Furniture Priorities [in descending order]

- General classrooms at all buildings
- Specials classrooms at all buildings
- Creation of Sensory rooms and/or integration of SEL furniture into each classroom
- Itinerant spaces (i.e. Reading Recovery, Speech, School Psychologist, etc.)
- Media Centers
- Music/Band/Choir classrooms
- Main Office/Admin. furniture
- Cafeterias
- Reduce HS Athletics furniture & equipment budget - currently \$800,000
- New furniture for Central Admin. (does not include Montessori) - \$276,400
- New furniture for Senior Center - \$250,000
- New furniture for District Operations Building - \$66,456
- New furniture for Transportation Building - \$66,456