

September 12, 2018



TowerPinkster

Community Forum #1 – Facility Improvements
Lowell Area Schools



Welcome!



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Tonight's Topics

- Introductions
- Background Information
- Schedule Review
- Assumptions & Priorities
- Infrastructure Needs
- Concept Options
- Budget Summary
- Funding
- Small Group Discussions
- Large Group Discussion
- Wrap up



Consultants



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Steve Hoekzema
Principal + Pre-Bond Specialist



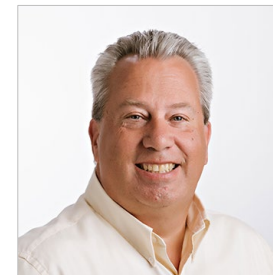
Matt Slagle
Senior Designer



Bill Zaske
Project Manager



Josh Szymanski
Pre-Bond Specialist



Kris Ford
Cost Estimating



Background Information

- No Millage increase!
- Long-Range Master Plan (8 to 10 year cycle)
- Needs vs. Wants
- Student Enrollment Growth



Schedule Review

- Facility Assessment completed September 1, 2011
 - Sinking Fund passed on November 5, 2013 – Runs out in 2020
 - LAS / TowerPinkster / OAK meetings on Feb. 8, May 1, June 19, July 9, July 19, & August 15.
 - Facility Committee Meeting August 23, 2018
 - Board Meeting August 27, 2018
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- **Community Forums: Sept. 12, Oct. 17, Nov. 7**
 - Board decision by Thanksgiving
 - Potential Bond vote May 2019.



Assumptions & Priorities

- No millage increase!
- Allow bonding capacity for future needs
- Infrastructure needs for five years
- Every school building to receive some improvements
- Limit elementary school capacity to 600 students
- Move pre-school, for capacity at Bushnell
- Accommodate student growth at Alto
- Long-range plan for facility improvements



Sinking Fund Projects Completed



Alto: asphalt paving, boilers

Bushnell: secure vestibule

Cherry Creek: flooring, bus canopy

Middle School: security vestibule

High School: roofing, stadium roof, secure vestibule, asphalt paving, security doors, fire alarm system

Wittenbach Center: asphalt paving

Central Office: fire alarm system, boiler

Total

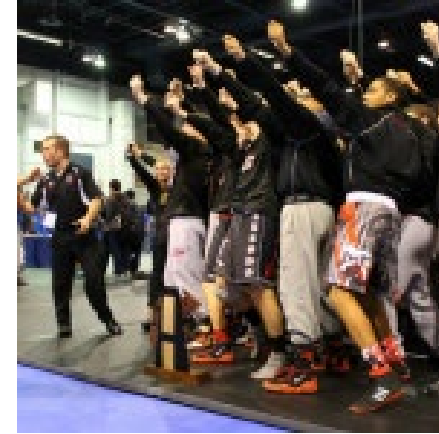
\$2,754,941.77



High Priority Needs

(No particular priority)

- **Infrastructure:**
 - General Fund/Sinking Fund Projects
- **Alto Classrooms:** five new lower elem. classrooms
- **Athletic Needs:** Gymnasium Space, Wrestling, Tennis, Multi-purpose Field/Lacrosse, Softball, + Baseball
- **Middle School:** Additions + Renovations
- **Pre-school program**
- **Technology + Furnishings**



Existing Infrastructure 1- 5 years

Highest Priority Needs:

- **Alto** – new mechanical system, air conditioning, lighting & ceilings
- **Bushnell** – new mechanical system, boilers, public address system, air conditioning
- **Cherry Creek** – roofing, exterior doors, separate office cooling, public address system
- **Murray Lake** – new lighting control system, public address system, additional parent drop off lane
- **Middle School** – four basketball backboards, mezzanine flooring

Infrastructure Sub-Total \$5,860,000



Concept Options

Alto Elementary

- Five classroom addition to accommodate growth

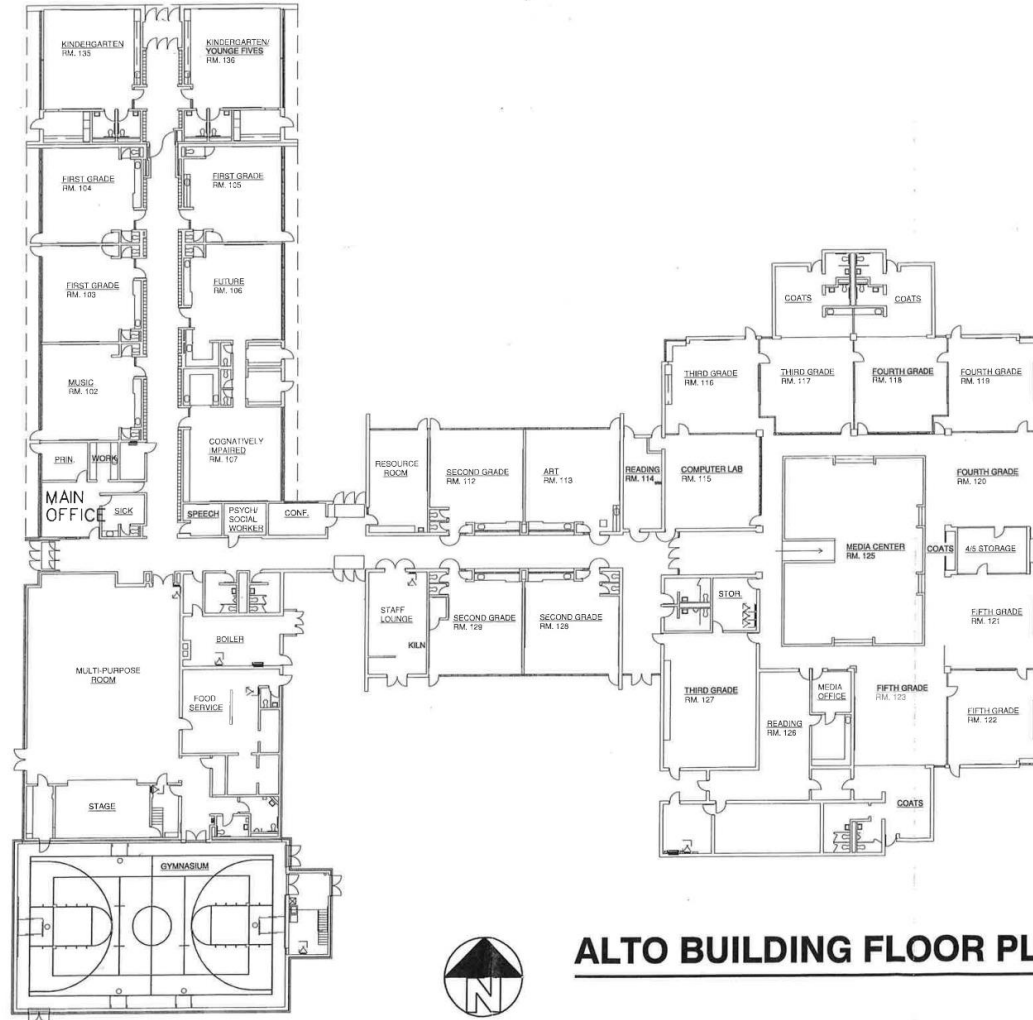


Alto Elementary – existing floor plan



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Potential addition location



ALTO BUILDING FLOOR PLAN

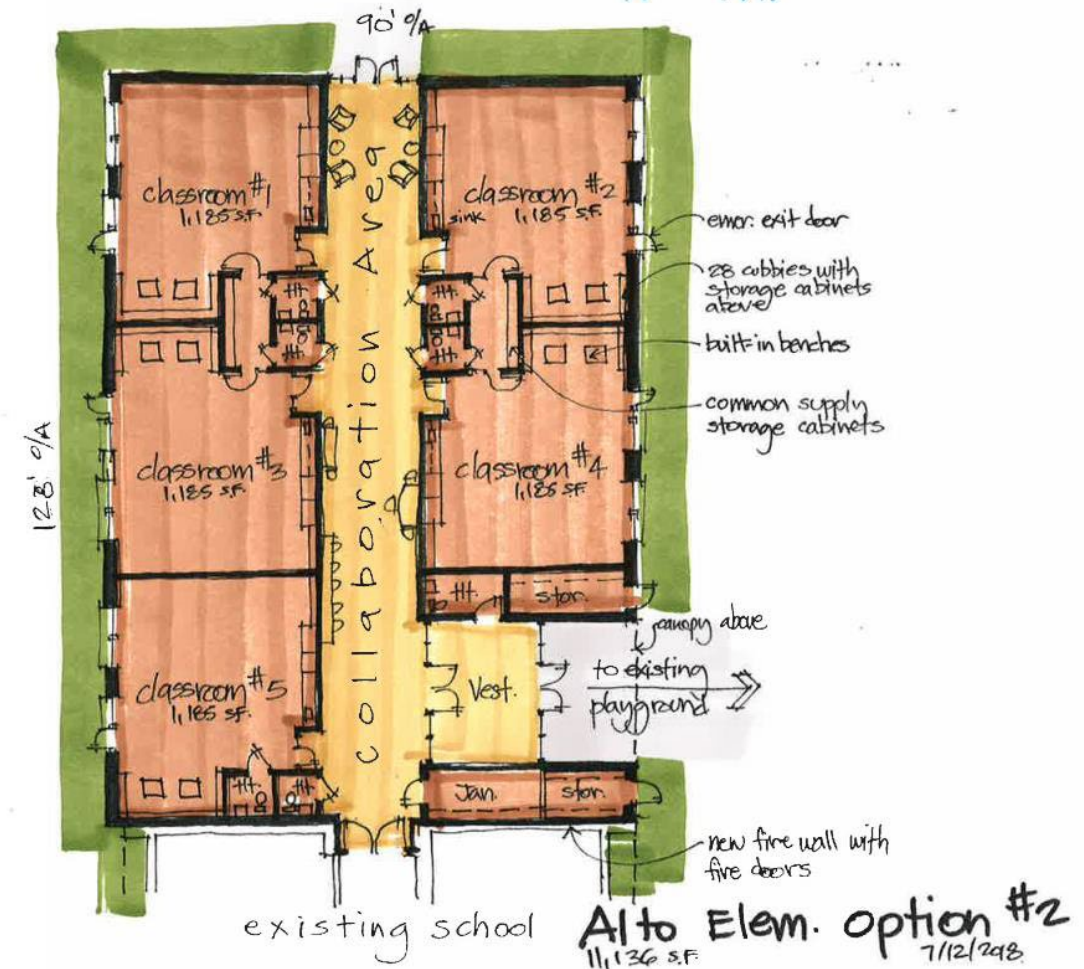


Alto Elementary Addition Concept

Five lower elementary classrooms

- Shared toilets & storage
- Classroom alcoves with cubbies
- Security vestibule, covered entrance, toilet & outdoor storage
- Central collaboration area

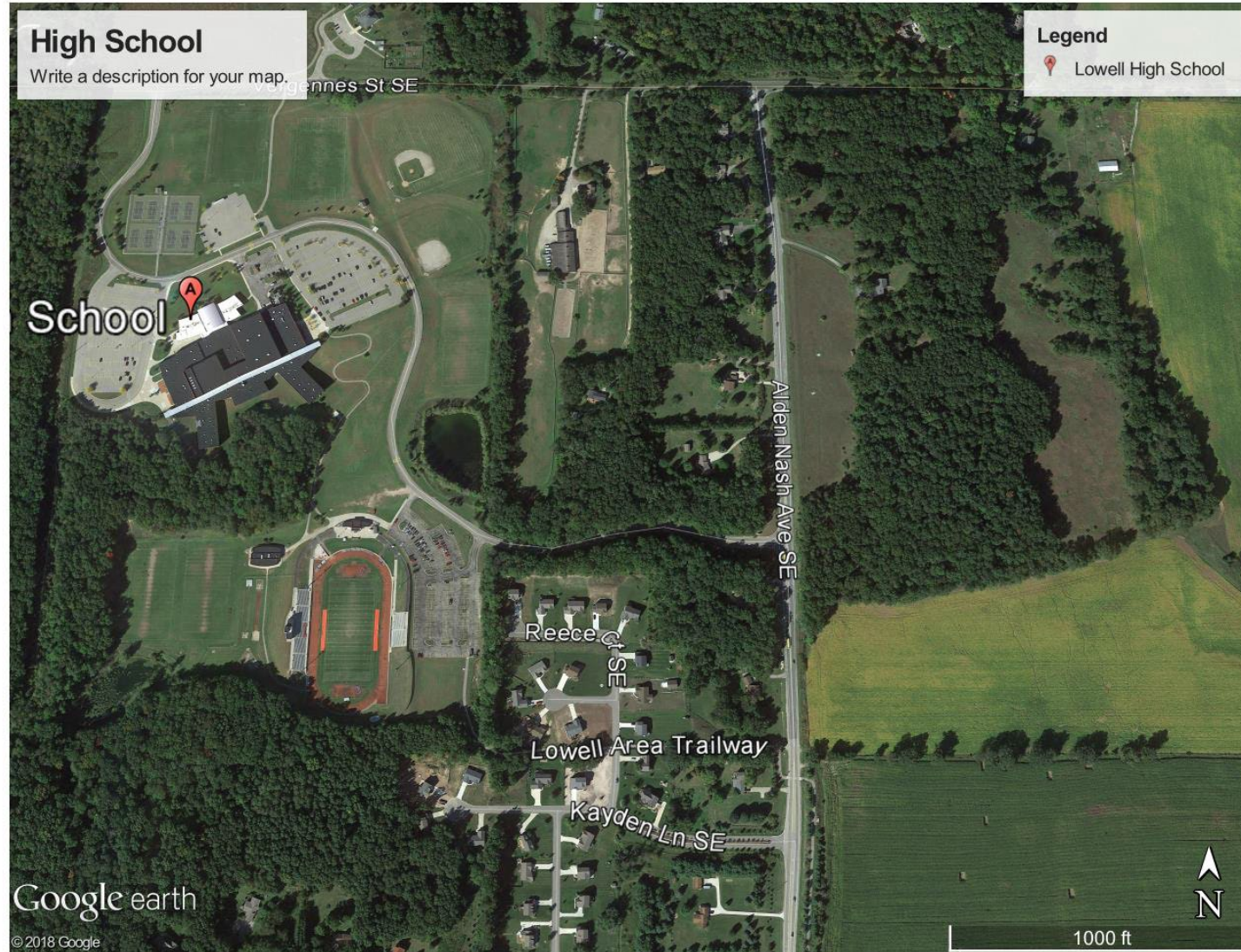
\$3.5 million



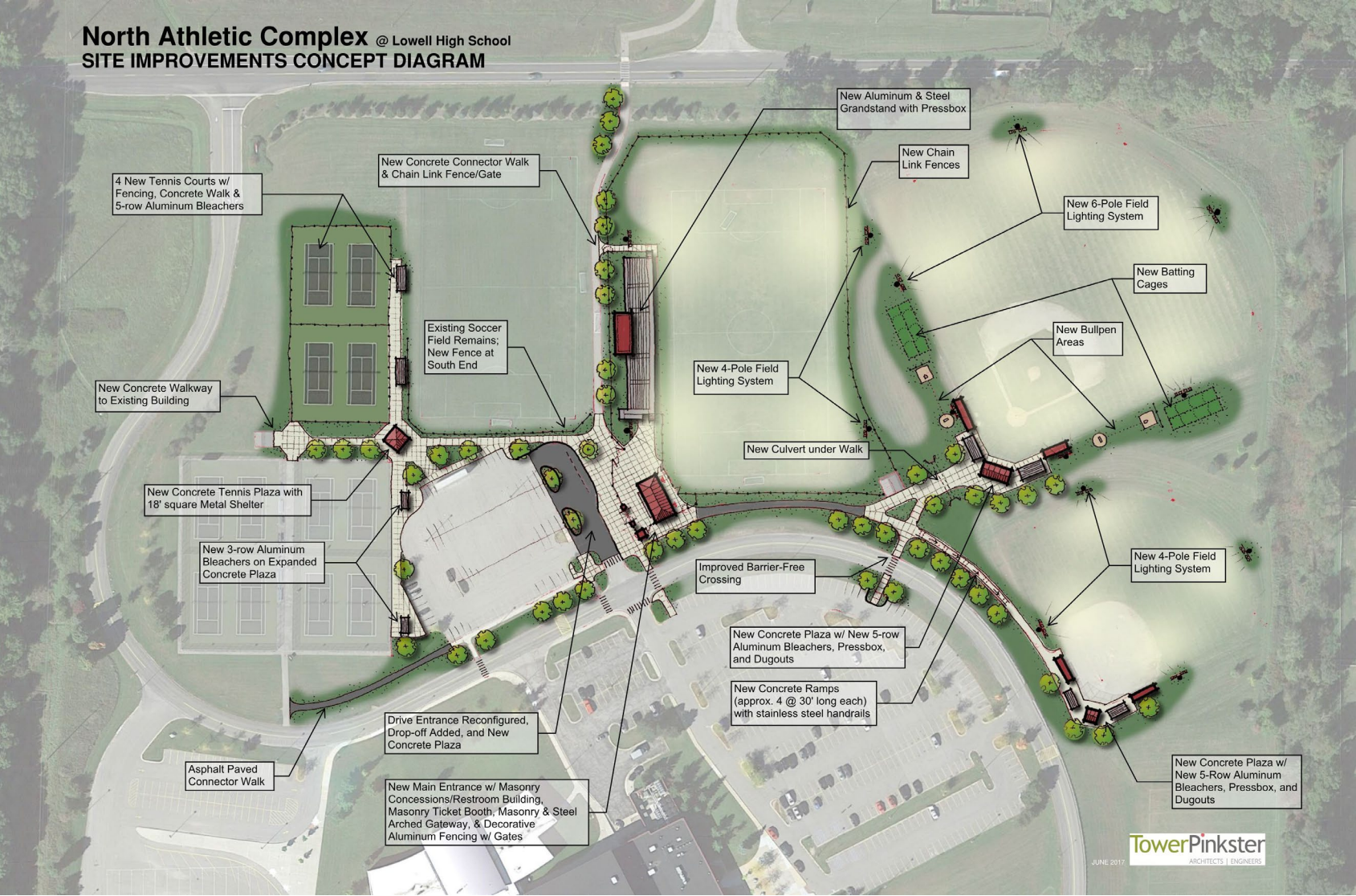
High School Needs



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High School Athletic Needs



High School Athletics



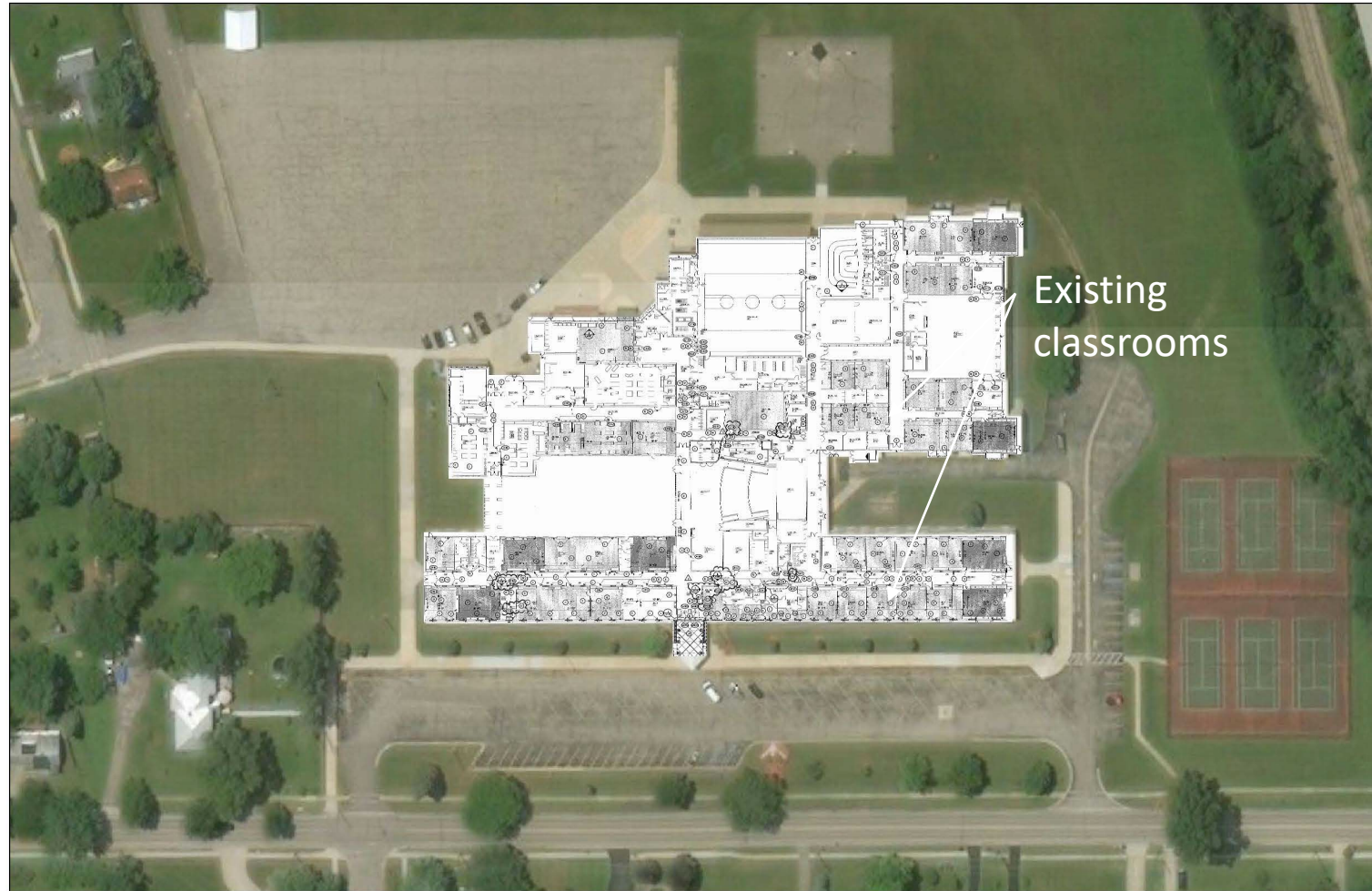
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- **Tennis**
 - 4 post-tensioned concrete courts, sidewalks, bleachers and shade structure
\$.75 million
- **North Athletic Fields**
 - Synthetic Turf Field, bleachers, press box, team room, lighting & toilet building
\$3.6 million
- **Baseball / Softball**
 - Dugouts, press box, bleachers, concrete (no lighting)
\$.60 million
- **Athletics sub – total**
\$4.95 million
- **ALTERNATE Indoor Athletics (not included)**
 - 2,400 seat Competition Gym with wrestling, locker rooms, toilets, concession, lobby
\$12.8 million



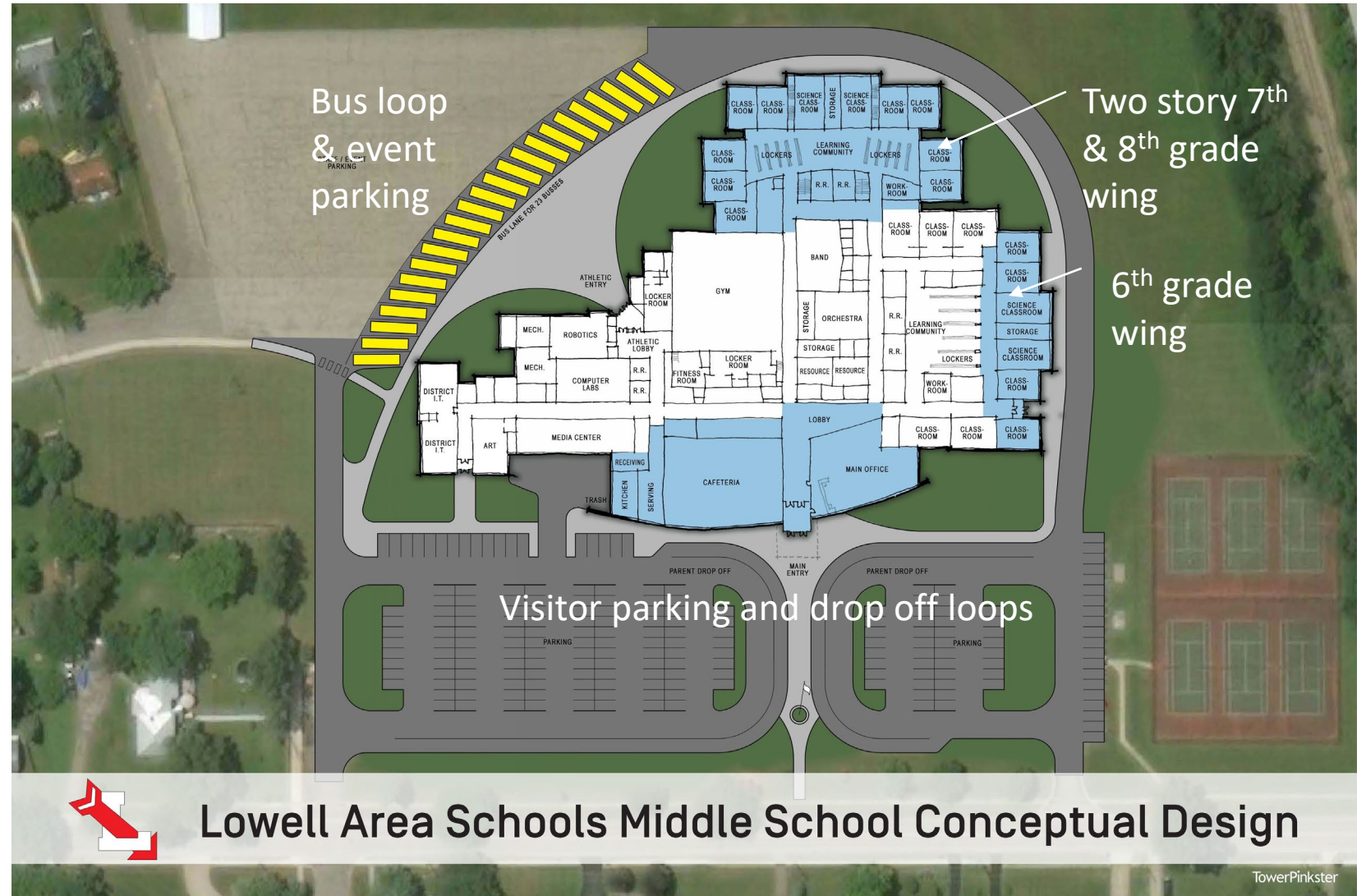
Existing Middle School

- Internal corridors are narrow and congested
- Small classrooms require major renovation and lack space for ductwork. Some lack daylight.
- Mechanical systems are at the end of their useful life
- More collaboration space for group work & hands-on projects vs. fixed layouts
- Site Circulation – need better separation of buses, cars and students.



Middle School Site Plan Concept

- Keep the spaces that are in good condition
- Two story classroom wing. Less site area, less disruption & shorter construction schedule for savings
- Two car drop off loops and separate bus loop
- Creates parking in front and preserves ball fields behind the school



Middle School Floor Plan Concept



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- New two story classroom pods for 7th & 8th grades, renovated & new for 6th grade.
- All grade levels have a learning community and locker commons
- Larger classrooms. Most have natural daylight
- All New science labs
- Internal circulation improved
- New cafeteria with stage
- New main office / entrance



Budget Summary

Infrastructure Needs (all schools)	\$ 5.86 million
Alto Classrooms	\$ 3.5 million
High School Athletics	\$ 4.95 million
Middle school additions & renovations	\$ 33.2 million
Technology & Furnishings	\$ 2.0 million
Pre-School	by owner
Preliminary Budget	\$49.51 million



How successful are bond elections in Michigan?

- Over the last 20 years, State Qualified Bond issues have passed at about a 50% rate.
- Between 2012 and 2016*:
 - Bonds without an increase passed at a 91% rate
 - Bonds with an increase passed at a 59% rate

*(*PFM Group – January 2017)*



What are our Funding Options?

- **General Fund:** District has committed some items to be completed with general funds
- **Sinking Fund:** 7 years - Ends in 2020
- **Bond Issue** – provide for major improvements to district buildings without increasing taxes (zero mill increase)



Small Group Discussion



What are your thoughts on these concepts?
Is there something else that we should consider?
What do you think our community will support?



Large Group Discussion



Select a spokesperson to report out

What are your thoughts on these concepts?

Is there something else that we should consider?

What do you think our community will support?



Upcoming Schedule



Community Forums: October 17 & November 7

Board decision by Thanksgiving

Potential Bond vote May 2019





Thank you !

