

# Mattawan Consolidated Schools



## Community Forum #3

Bond Planning Discussion  
October 30, 2023

**TowerPinkster**  
Architecture · Engineering · Interiors



BUILD SOMETHING BETTER.



# Agenda



- Welcome + Introductions
- Meeting Goals + Objectives
- Why Now?
- School Financing Review
- Planning Process: Where Have We Been
- Draft Bond Scope Review
- Small Group Discussion Questions
- Report Out
- Timeline + Next Steps



# Meeting Goals + Objectives



- Provide Updated Information About the Bond Planning Process to Date
- Share Draft of a Potential Bond Scope
- Seek the Voice + Opinions of the Mattawan Community on Facilities Priorities and Potential Bond Scope

**Outcome:** Provide Data + Information to the Community-Based Steering Committee + Board of Education





## Why Now?



- Build On Recent Facilities Successes
- Driven By District Strategic Plan
- We Have a Growing List of Facilities Needs
  - Aging Buildings + Infrastructure
  - Student Population Growth
  - Traffic Flow + Parking Needs
- Upcoming Millage Expiration = Opportunity
- Our Kids Deserve It!



# School Financing Overview



## FOUNDATION PER PUPIL ALLOWANCE

- \$9,150 per student provided by the State of Michigan

## OPERATIONAL MILLAGE (Non-Homestead)

- 18 mill - Supports the General Fund and Annual School Budget
- **Staff Salaries and Benefits Account for 80-85% of Foundation and Operational Funds Usage**
- **Cap placed on State Aid Funds used for Capital Improvements**

## VOTER APPROVED SINKING FUNDS

- Annual collection, typically smaller amount of funding for minor renovations and improvements. Can be used for security, technology and buses. Can't be used for furniture.

## VOTER APPROVED BONDS

- Typically used for major facility improvements. Can include new construction, renovations, technology, furniture and buses. Provides large amount of capital for improvements.

DISTRICT	2023 DEBT MILLAGE	2023 SINKING FUND	2023 TOTAL
Plainwell	10.55	0.00	10.55
DeWitt	10.00	0.00	10.00
Lawton	9.60	0.00	9.60
Allegan	7.55	0.98	8.53
Otsego	8.49	0.00	8.49
Paw Paw	8.20	0.00	8.20
Lowell	7.00	0.98	7.98
Byron Center	7.00	0.97	7.97
Portage	6.85	0.50	7.35
Schoolcraft	7.00	0.00	7.00
Caledonia	7.00	0.00	7.00
<b>Mattawan</b>	<b>7.00</b>	<b>0.00</b>	<b>7.00</b>
Gull Lake	5.67	0.63	6.30
South Haven	4.50	0.00	4.50

## How Do We Compare?

Impact of 1 Mill to Taxpayers:

- Tax-Assessed Value = approx. ½ of Market Value
- 1 Mill = 1/1000 or .001 of Tax-Assessed Value
- **Example:**
  - **\$100,000 Market Value Home = \$50,000 Tax-Assessed Value**
  - **\$50,000 x .001 = \$50 annually**

**\* 0-Mill Increase Over the Current Tax Rate is Proposed**



Planning Process  
To Date





# The Bond Planning Process



- Facilities Assessment (spring 2023)
- Staff Focus Group Meetings w/ All Departments
- All Staff Survey (spring 2023)
- Community-Based Steering Committee Meetings (4)
- YMCA Discussions (3)
- Community Forums (3)
- Community Surveys (2)



# Facilities Assessment Summary



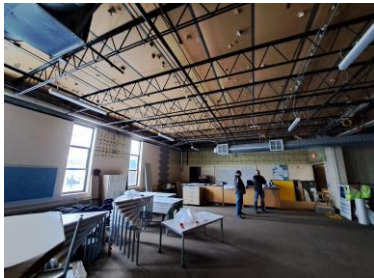
## Mattawan Early Childhood Education Center (ECEC)

- Replace Gym Windows with Insulated Translucent Panels
- Replace Corridor Lockers
- Replace Roof at Classroom Wings, Gym and Community Wing
- Gymnasium HVAC Upgrades
- HVAC Upgrades at Library
- Remodel Unfinished Areas

Priority 1 Items	\$416,721
Priority 2 Items	\$1,505,750
Priority 3 Items	\$576,000
<b>TOTAL</b>	<b>\$2,498,471</b>

Replacement Cost (64,707 sf) \$32,353,500

**FCI Index 7.7%**



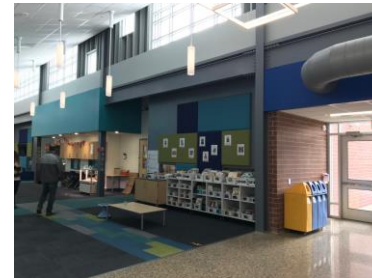
## Mattawan Early Elementary

- Lawn / Landscaping Upgrades
- Asphalt Crack Maintenance
- Irrigation System Installation
- Re-key Lockable Cabinets
- Extend Mudroom Walls at All Classrooms
- Replace Electrical Surge Suppression Device

Priority 1 Items	\$381,700
Priority 2 Items	\$695,830
Priority 3 Items	\$0
<b>TOTAL</b>	<b>\$1,077,530</b>

Replacement Cost (108,200sf) \$54,100,000

**FCI Index 2.0%**



## Mattawan Later Elementary

- Lawn / Landscaping Upgrades
- Asphalt Crack Maintenance
- Irrigation System Installation
- Re-key Lockable Cabinets
- Extend Mudroom Walls at All Classrooms
- Updated Controls of Chilled Beam System
- Add Parking Lot Cameras
- Connect Lighting Control Into Building Management System

Priority 1 Items	\$582,700
Priority 2 Items	\$199,825
Priority 3 Items	\$18,000
<b>TOTAL</b>	<b>\$800,525</b>

Replacement Cost (121,205 sf) \$60,602,500

**FCI Index 1.3%**



# Facilities Assessment Summary



## Mattawan Middle School

- Parking Lot Upgrades (Asphalt, Curb, Concrete Walkway, Site Signage)
- Renovate Original Science Labs
- Security Doors to Create Building Compartments
- Kitchen / Serving / Cafeteria Renovation
- Remodel Student Toilet Rooms
- Replace Interior Doors and Hardware
- Replace Fire Alarm System
- Replace Classroom Lighting with LED and Controls
- Upgrade Building Temperature Controls
- Replace Exterior Windows

Priority 1	\$8,961,560
Priority 2	\$3,804,586
Priority 3	\$411,000
<b>TOTAL</b>	<b>\$13,177,146</b>
Replacement Cost (116,081 sf)	\$58,040,500
<b>FCI Index</b>	<b>22.7%</b>

## Mattawan High School

- Parking Lot Upgrades (Asphalt, Sidewalks, Signage)
- Flooring Replacement (Corridor Porcelain Pavers)
- Flooring Replacement (Classroom Carpet)
- Science Lab Renovations
- Public / Student Toilet Room Renovations
- Remodel Locker Rooms
- Classroom Furniture Replacement
- Upgrade Building Temperature Controls
- Replace Fire Alarm System
- Replace Classroom Lighting with LED and Controls
- Rebuild Masonry Entrance Walls

Priority 1	\$11,036,742
Priority 2	\$3,509,000
Priority 3	\$2,189,000
<b>TOTAL</b>	<b>\$16,734,742</b>
Replacement Cost (213,870 sf)	\$106,935,000
<b>FCI Index</b>	<b>15.6%</b>

## Mattawan Athletics

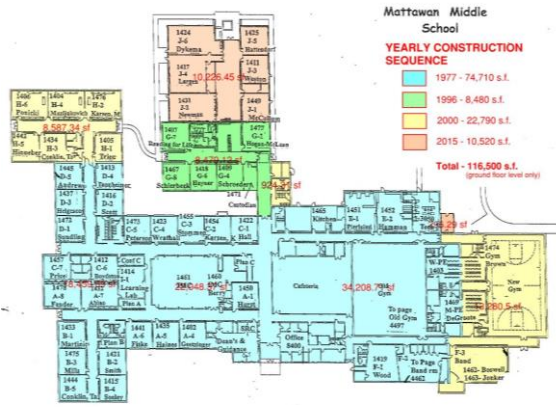
- Stadium Field Replacement w/ Synthetic Turf
- Replace Stadium Track
- Replace Baseball + Softball Bleachers
- Replace Baseball + Softball Dugouts
- Address Field Drainage Issues
- Upgrade Pole Barn for Use as Practice Facility
- Provide Paving at Team Room





Draft Bond  
Scope





# Mattawan Middle School



**DRAFT**

## BUILDING ADDITIONS

- Construct Cafeteria, Kitchen, Serving, Storage, Corridor Addition

*TOTAL Bldg. Additions = \$6,500,000 +/-*

## SAFETY / SECURITY UPGRADES

- Install Doors for Classroom Wing Security
- Replace Fire Alarm System
- Install Security Cameras

*TOTAL Safety/Security = \$1,000,000 +/-*

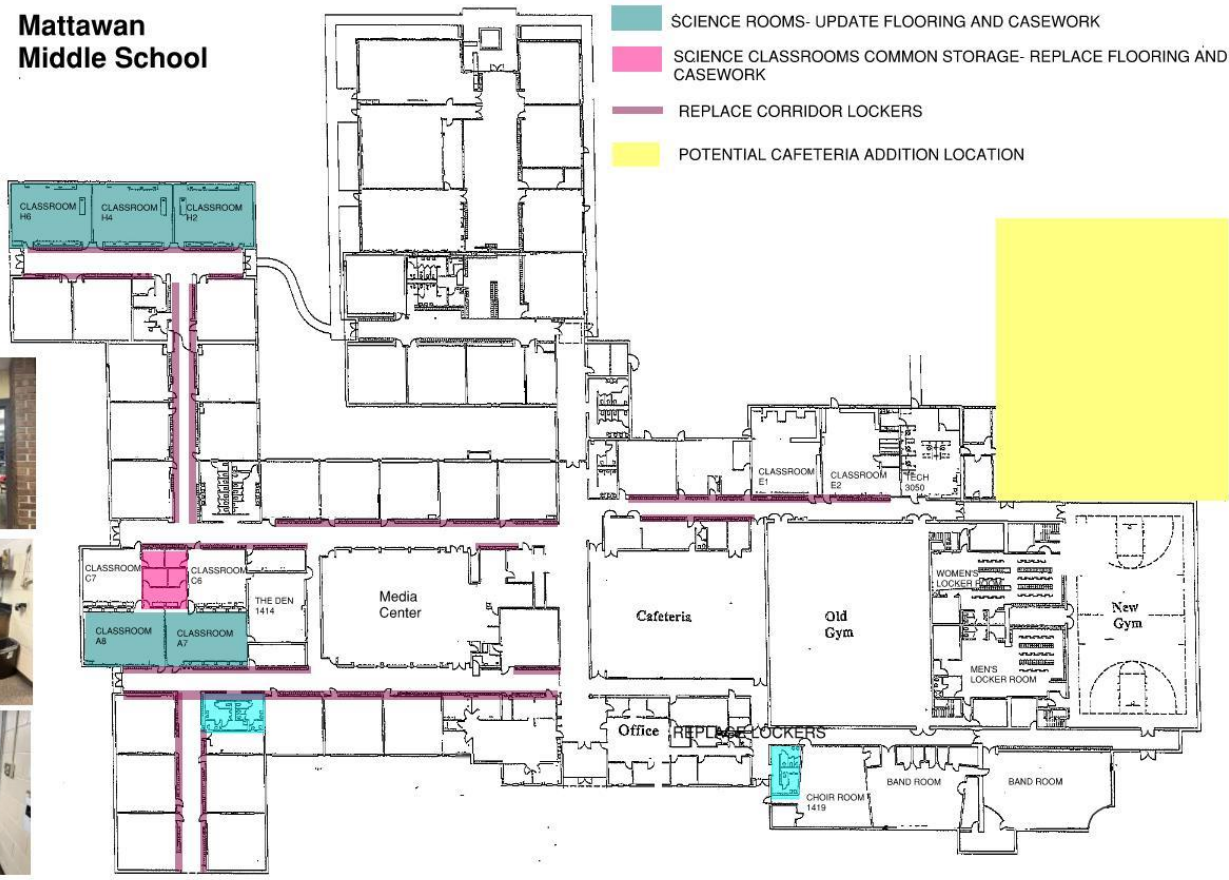
## EDUCATIONAL ENVIRONMENT UPGRADES

- Renovate Outdated Science Labs (Original 1977 Labs)
- Renovate Existing Cafeteria into Multipurpose Instruction Space

*TOTAL Educ. Env. = \$3,900,000 +/-*

**Mattawan Middle School**

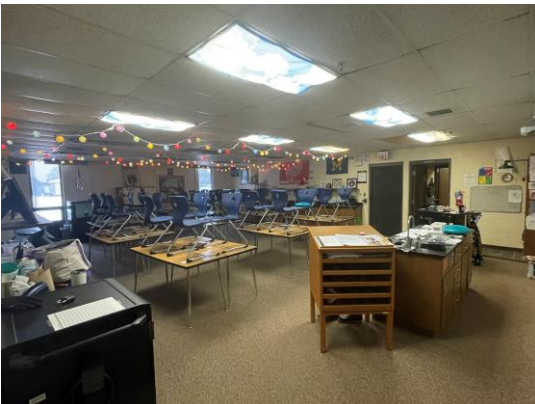
- UPDATE TOILET ROOMS (FLOORS, WALLS, PARTITIONS, FIXTURES)
- SCIENCE ROOMS- UPDATE FLOORING AND CASEWORK
- SCIENCE CLASSROOMS COMMON STORAGE- REPLACE FLOORING AND CASEWORK
- REPLACE CORRIDOR LOCKERS
- POTENTIAL CAFETERIA ADDITION LOCATION



SCIENCE ROOMS- EXISTING CONDITIONS



# Mattawan Middle School



## INFRASTRUCTURE UPGRADES

- Replace Corridor Lockers
- Renovate Outdated Toilet Rooms
- Replace Chiller and Associated Pumps
- Replace Building Temperature Controls
- Replace Boiler and Associated Pumps
- Install 3<sup>rd</sup> Boiler for Redundancy
- Upgrade Domestic Hot Water Heaters
- Replace Interior Lighting to LED
- Replace Ceilings as Part of Lighting Project

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*TOTAL Infrastructure = \$6,400,000 +/-*

**Approx. MS Investment = \$17,800,000**



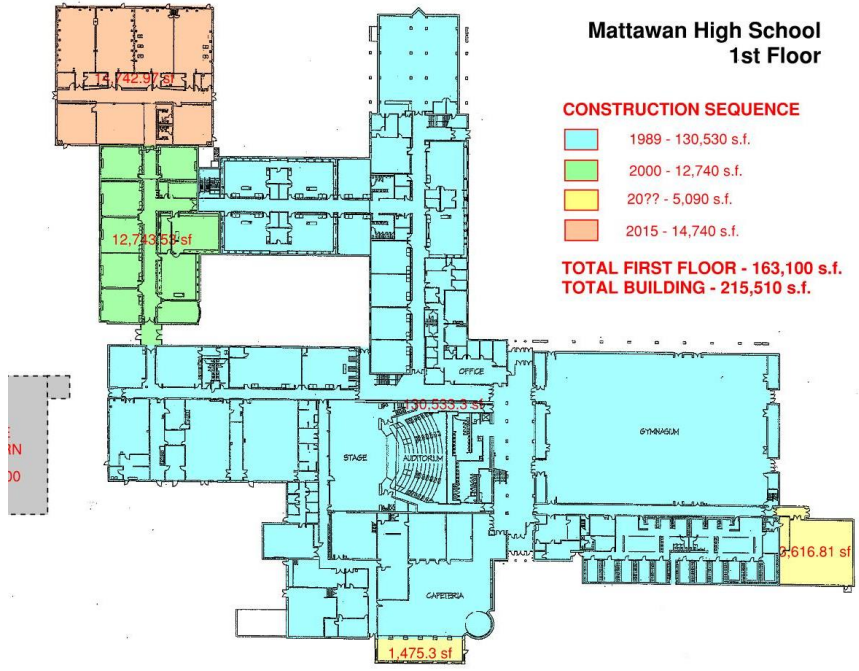
# Mattawan High School

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**Mattawan High School  
1st Floor**

- CONSTRUCTION SEQUENCE**
- 1989 - 130,530 s.f.
  - 2000 - 12,740 s.f.
  - 20?? - 5,090 s.f.
  - 2015 - 14,740 s.f.

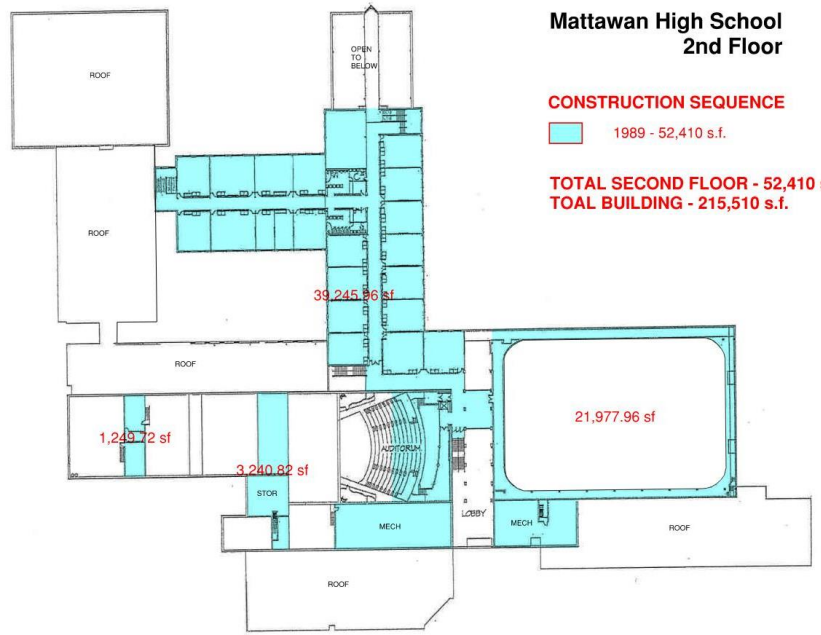
**TOTAL FIRST FLOOR - 163,100 s.f.  
TOTAL BUILDING - 215,510 s.f.**



**Mattawan High School  
2nd Floor**

- CONSTRUCTION SEQUENCE**
- 1989 - 52,410 s.f.

**TOTAL SECOND FLOOR - 52,410 s.f.  
TOTAL BUILDING - 215,510 s.f.**



## BUILDING ADDITIONS

- Weight Room Expansion

*TOTAL Bldg. Additions = \$2,800,000 +/-*

## SAFETY / SECURITY UPGRADES

- Replace Fire Alarm System
- Install Security Cameras

*TOTAL Safety/Security = \$1,900,000 +/-*

## EDUCATIONAL ENVIRONMENT UPGRADES

- Replace Classroom Furniture (1<sup>st</sup> + 2<sup>nd</sup> Floor)
- Replace Outdated Science Labs (Original Labs)
- Replace Classroom Flooring

*TOTAL Educ. Env. = \$3,800,000 +/-*



# Mattawan High School



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## INFRASTRUCTURE UPGRADES

- Renovate Outdated Public + Student Toilet Rooms (Original 1989)
- Replace Building Temperature Controls (Original 1989)
- Upgrade Domestic Water Heater + Piping
- Replace Interior Lighting with LED Fixtures
- Auditorium Exterior Upgrades (masonry tuckpointing/sealing, fascia replacement)
- Construct New Entry Canopies at North/South Main Entries
- Add Cooling to Gymnasium

*TOTAL Infrastructure = \$7,900,000 +/-*

## ATHLETICS UPGRADES

- Renovate Locker Rooms (original 1989)
- Replace Gymnasium Bleachers (original 1989)

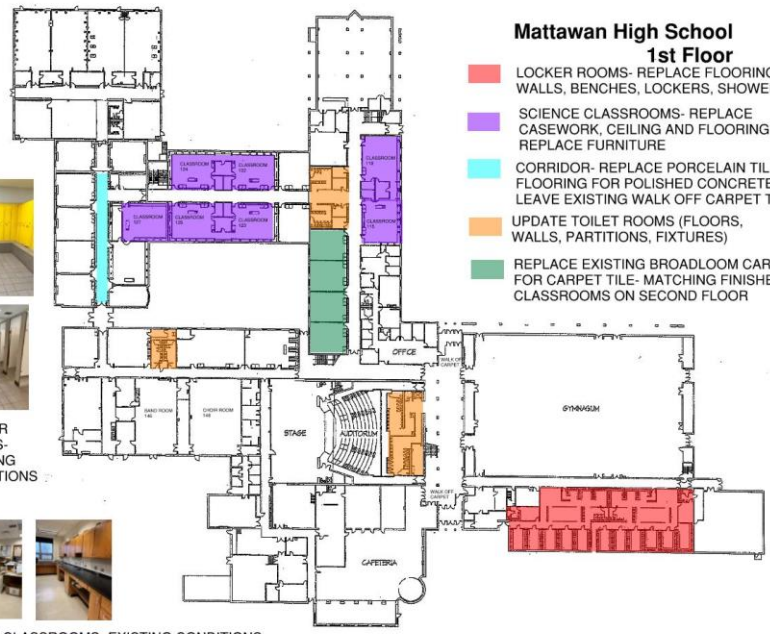
*TOTAL Athletics Upgrades = \$4,600,000 +/-*



# Mattawan High School

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- Mattawan High School  
1st Floor**
- LOCKER ROOMS- REPLACE FLOORING, TILE WALLS, BENCHES, LOCKERS, SHOWER AREA
  - SCIENCE CLASSROOMS- REPLACE CASEWORK, CEILING AND FLOORING. REPLACE FURNITURE
  - CORRIDOR- REPLACE PORCELAIN TILE FLOORING FOR POLISHED CONCRETE. LEAVE EXISTING WALK OFF CARPET TILE
  - UPDATE TOILET ROOMS (FLOORS, WALLS, PARTITIONS, FIXTURES)
  - REPLACE EXISTING BROADLOOM CARPET FOR CARPET TILE- MATCHING FINISHES OF CLASSROOMS ON SECOND FLOOR



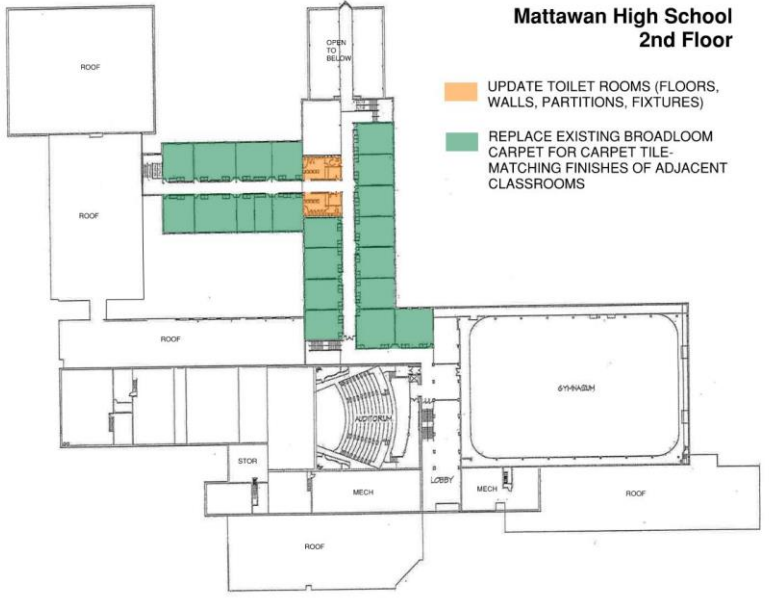
LOCKER ROOMS- EXISTING CONDITIONS



SCIENCE CLASSROOMS- EXISTING CONDITIONS

## Mattawan High School 2nd Floor

- UPDATE TOILET ROOMS (FLOORS, WALLS, PARTITIONS, FIXTURES)
- REPLACE EXISTING BROADLOOM CARPET FOR CARPET TILE- MATCHING FINISHES OF ADJACENT CLASSROOMS



## FINE ARTS UPGRADES

- Replace Auditorium Seating (original 1989)
- Auditorium Lighting Replacement
- Auditorium Technology Upgrades (Projector, Lectern, Microphones)
- Replace Stage Floor

*TOTAL Fine Arts Upgrades = \$800,000 +/-*

**Approx. HS Investment = \$21,800,000**





# Athletics Facilities Upgrades



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## NEW CONSTRUCTION

- Construct New Fieldhouse Facility
  - Synthetic Turf Area?
  - Courts Space
  - Lobby + Public Toilet Rooms
  - Changing/Locker Rooms
  - Consideration for Weight Room Space?

*TOTAL New Const. = \$12.0M-\$18.6M +/-*

## SITE UPGRADES

- Construct New Tennis Court Facility
  - 12 Courts (Post-Tensioned)
  - Toilets/Concessions Building
  - Storage Building
  - Lighting

*TOTAL Tennis = \$4,200,000 +/-*







# Athletics Facilities Upgrades



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## SITE UPGRADES (cont.)

- Baseball / Softball Complex Upgrades
  - New Bleachers / Press Box
  - New Dugouts / Storage

*TOTAL BB/SB Complex = \$1,000,000 +/-*

- Construct New Athletic Stadium (site TBD)
  - Synthetic Turf
  - 8-Lane Track
  - Aluminum Bleachers
  - Stadium Lighting
  - Entry/Ticket Booths
  - Toilets/Concessions Building
  - Storage Facility
  - Parking

*TOTAL Athl. Stadium = \$14,000,000 +/-*

- Upgrades to Current Stadium for 2<sup>nd</sup> Competition Venue



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# Athletics Facilities Upgrades



## SITE UPGRADES (cont.)

- Upgrades to Current Stadium for 2<sup>nd</sup> Competition Venue

*TOTAL Current Stadium = \$500,000 +/-*

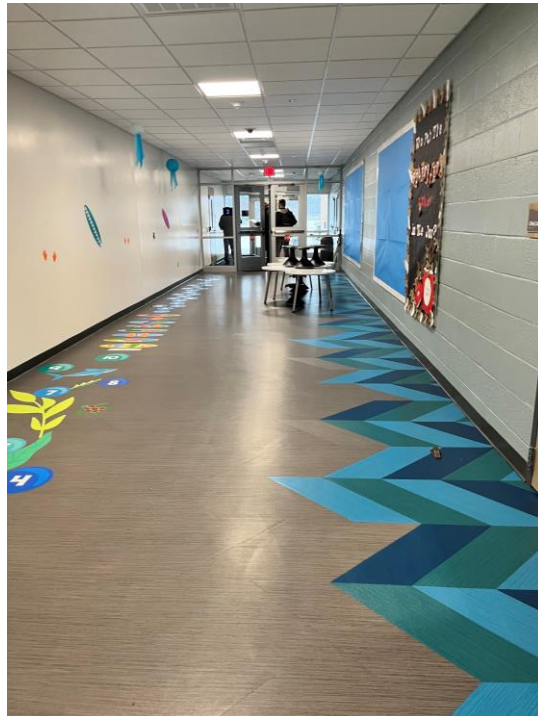
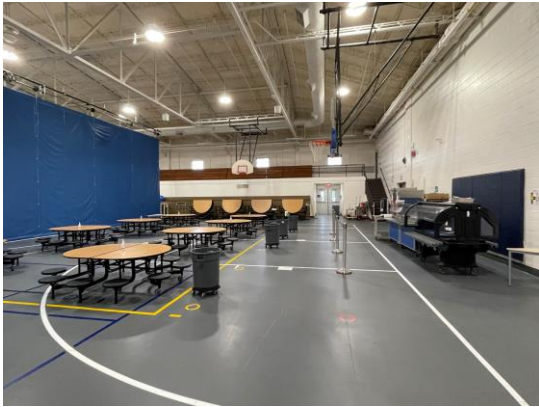
- Upgrade Practice Fields
  - Lacrosse
  - Soccer
  - Football

*TOTAL Practice Fields = \$1,000,000 +/-*

**Approx. Athl. Sites Investment = \$32.8M-\$39.3M +/-**



# ECEC Upgrades



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## BUILDING PROGRAMMING UPGRADES

- Renovate Vacant Space into Cafeteria

*TOTAL Bldg. Program. = \$250,000 +/-*

## INFRASTRUCTURE UPGRADES

- Upgrade Gymnasium AHUs to Include Cooling
- Install Dehumidification System

*TOTAL Infrastructure = \$400,000 +/-*

**Approx. ECEC Investment = \$650,000 +/-**



# District-Wide Upgrades



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## NEW CONSTRUCTION

- Construct New Transportation and Maintenance Facility (1970s? + 1935)
  - Bus Maintenance Bays + Wash Bay
  - Maintenance Vehicle Storage + Workshop
  - General Storage for District
  - Office / Drivers Lounge

*TOTAL Bus/Maintenance Facility = \$8,000,000 +/-*

## SITE UPGRADES

- Campus Traffic Flow Upgrades + Parking Expansion

*TOTAL Site Upgrades= \$5,200,000 +/-*

# District-Wide Upgrades



## MISCELLANEOUS UPGRADES

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- Bus Replacement
  - 2-4 per Year over 5 Years

*TOTAL Bus Repl. = \$2,000,000 +/-*

- Technology Upgrades
  - Student Devices
  - Staff Devices
  - Classroom Audio Enhancement

*TOTAL Technology= \$4,500,000 +/-*

**Approx. District-Wide Projects  
Potential Investment = \$19,700,000**



Small Group  
Discussion  
+  
Report Out





# Small Group Discussion Questions



Please Review the Sample Bond Scenario:

1. Do you think the community will be supportive of a **0-Mill** increase bond proposal?
2. What is your opinion of the overall dollar amount of the bond proposal? Provide any thoughts on \$75M vs. \$100M?
3. Do the proposed bond projects represent the highest priorities for district facilities improvements?



Timeline  
+  
Next Steps





## Next Steps



- Finalize Bond Scope (*Early November 2023*)
- Board Review of Bond Scope (*November 13, 2023*)
- Department of Treasury Meeting (*November 29, 2023*)
- Form Bond Campaign Committee (*December 2023*)
- Bond Campaign (*January – May 2024*)
- Absentee Ballots (*Late March 2024*)
- Bond Election Day (*May 7, 2024*)