

MEETING MINUTES

PROJECT: Mattawan Consolidated School
2024 Bond Planning – Community Forum

PROJECT NO.: 23-106.00

DATE: May 15, 2023 6:30 – 8:00 p.m.

LOCATION: Mattawan Middle School – Cafeteria

PRESENT: MCS Admin - Randy Fleenor, Pam Sterner, Tony Nuismer, Brian Cornish
Community members and MCS Staff – approximately 32 attending
AVB (Construction Manager) - Derek Mathieu, Michael Simonds
TowerPinkster (Architect / Engineer) – Shawn Parshall, Tom Kloosterman

1. Introductions
2. Reviewed some financial information and terms;
 - a. State funding, operational millage, sinking funds, bond issue.
 - b. Current millage rates of neighboring districts and how Mattawan compares.
3. Facility Assessment
 - a. Reviewed TowerPinkster & AVB observations & recommendations for each building, following their visit to each facility.
 - b. Approximate costs shared for updating / maintaining each facility. FCI index for comparing to replacement cost.
4. Staff Survey Summary through the online survey
 - a. Collection of one word “Vision” for the district from staff for Mattawan.
 - b. Collection of one word “Educational Trends” for Mattawan.
 - c. Satisfaction level regarding safety, technology & furniture.
 - d. Desired Program Spaces requested and District-Wide needs (General, Athletics, Fine Arts).

Small Group discussion at the six tables around the room responding to the following questions:
Comments made by the groups were noted. They follow each question.

1. What reactions do you have to the information presented?
 - a. Very thorough. The RCI numbers are very helpful!
 - b. Presentation well received.
 - c. No discussion on possible YMCA connection?
 - d. List of words from the staff decreased
 - e. Feeling supportive.
 - f. People have to make decisions on where to attend school in SW Michigan.

- i. Be Proactive vs Reactive.
 - ii. People come for reputation, facilities are a hinderance.
 - iii. Want to also draw teachers/staff with facilities
 - iv. Extra activities bring kids to school (athletics, band, etc.)
- 2. What facility priorities do you feel are most important?
 - a. Transportation building – needs several upgrades. Lighting, fire safety, bus sizes have grown, as well as number of buses. A bigger building is needed.
 - b. Safety – window security and compartmentalization of corridors / wings of the Middle & High school. Armed guards at each building.
 - c. Sports Facilities – HAVE TO BE UPGRATED! TRAFFIC FLOW.
 - d. Traffic flow and effect on safety it has as well.
 - e. Camera added to the perimeter of transportation facility. Also the ability to monitor traffic to the campus.
 - f. Lunch room facilities being upgraded!
 - g. Do we need a new MS? Surprised by the low FCI.
 - h. MS needs major renovation.
 - i. WIFI access needed throughout. Some teachers can't use phones.
 - j. Safety of lockable doors.
 - k. Safety of traffic pattern
 - l. All Priority #1 items are listed.
 - m. Stadium
 - n. All athletics are in need.
 - i. More turf than just the stadium.
 - ii. Soccer Injuries
 - iii. Practice areas were never intended for athletics
 - iv. There is no cross-country route for a Division 1 school.
 - v. Band needs improved practice area
 - o. Support spaces @ MS & HS are necessary
 - p. Priorities:
 - i. Track
 - ii. Auditorium could become event option
 - iii. Pool / YMCA
 - iv. New Middle School
 - v. Need a 5-year plan to better understand
 - vi. Tennis has no public restroom
 - vii. Create and "Athletic Campus", increase parking
 - viii. Maintenance Building needs new and reuse that space
 - ix. Cafeterias – why eat so early?, too packed.
 - q. Top Priorities
 - i. Sports, MS Café & Kitchen, Safety & Compartmentilization
 - ii. Lighting in the Auditorium upgrade
 - iii. Black Box Theatres in EElem, LElem, MS

- iv. Bus garage / Maintenance Building / Carport
- 3. What additional questions do you have, or what additional information would be helpful?
 - a. Build our buildings so they can be added on to in the future.
 - b. The audio system that's currently in EES & LES to be added to the Middle & High school for kids that are hard of hearing.
 - c. YMCA?
- 4. Do you feel the presentation contains the right information for a community forum?
 - a. Research; Texas has an exemption where taxes for school can be frozen. Is that an option here?
 - b. Need growth information.
 - c. Need \$\$\$ per mil. – How much do we go for?
 - d. How many students do we lose to other districts? Or gain?
 - e. What is the range of the bond? \$\$\$
 - f. If it passes on May 2024, when does it start?
- 5. Other general questions and comments were noted:
 - a. Randy provided a brief update in the on-going conversations with YMCA. Still in a very preliminary stage. Uncertain of how the YMCA timeline will fit with the bond issue progress and whatever cooperation between MCS & YMCA has yet to be defined.
 - b. Need to encourage more people to attend these meetings to talk through differences, build support, and clarify the issues. How to promote?
 - c. Need to engage local village / township / county government to coordinate campus traffic modifications.
 - d. Consider additions that are vertical rather than extend the building footprint further.
 - e. Is MCS considering transitioning bus fleet to electric? How would that affect the trans facility.
 - f. Possible bond issue goal / slogan "Ditch the port-a-potties". 😊
 - g. Consider moving MS to HS and build a new HS?
- 6. Reviewed the rough Timeline of the Pre-Bond Process (Next steps).
 - a. Develop the list of projects to consider along with projected costs. (TowerPinkster, AVB, MCS Admin.)
 - b. Community Meeting and survey planned for late May / June.

The foregoing constitutes our understanding of matters discussed and conclusions reached. Other participants are requested to review the items and advise the undersigned in writing of any errors and/or omissions.

Respectfully submitted,



Tom Kloosterman

TowerPinkster

cc: All Present

Mattawan Consolidated Schools



Community Forum #1

Bond Planning Discussion
May 15, 2023

TowerPinkster
Architecture · Engineering · Interiors



BUILD SOMETHING BETTER.



Agenda



- Introductions
- Why Now?
- School Financing Overview
 - Funding Source Review
- Process-to-Date
 - Facilities Assessment Key Recommendations
 - Staff Survey & Focus Group Meeting Findings
- Small Group Work + Report Out
- Timeline + Next Steps



Why Now?



- Build On Recent Facilities Successes
- Driven By District Strategic Plan
- We Have a Growing List of Facilities Needs
- Upcoming Millage Expiration = Opportunity
- Our Kids Deserve It!

Preliminary
Financial
Information



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
Mattawan	7.00	0.00	7.00
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**

Facilities
Assessment
Findings



Facilities Assessment



- Site
- Building Envelope
- Access, Safety & Security
- Architecture & Interiors
- Mechanical & Plumbing
- Electrical
- Technology
- Food Service

Early Childhood Ed. Center (ECEC)

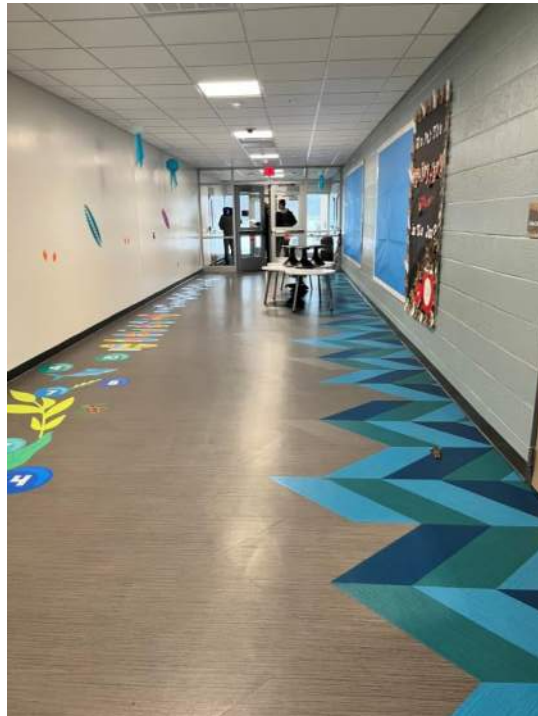


BUILDING OVERVIEW

- Original Construction: 1958
- Additions / Renovations: 1996, 2001, 2021
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades Pre-Kindergarten + District Administration Offices



Early Childhood Ed. Center (ECEC)



KEY ASSESSMENT RECOMMENDATIONS

- 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

Priority 1	\$416,721
Priority 2	\$1,505,750
Priority 3	\$576,000
TOTAL	\$2,498,471

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

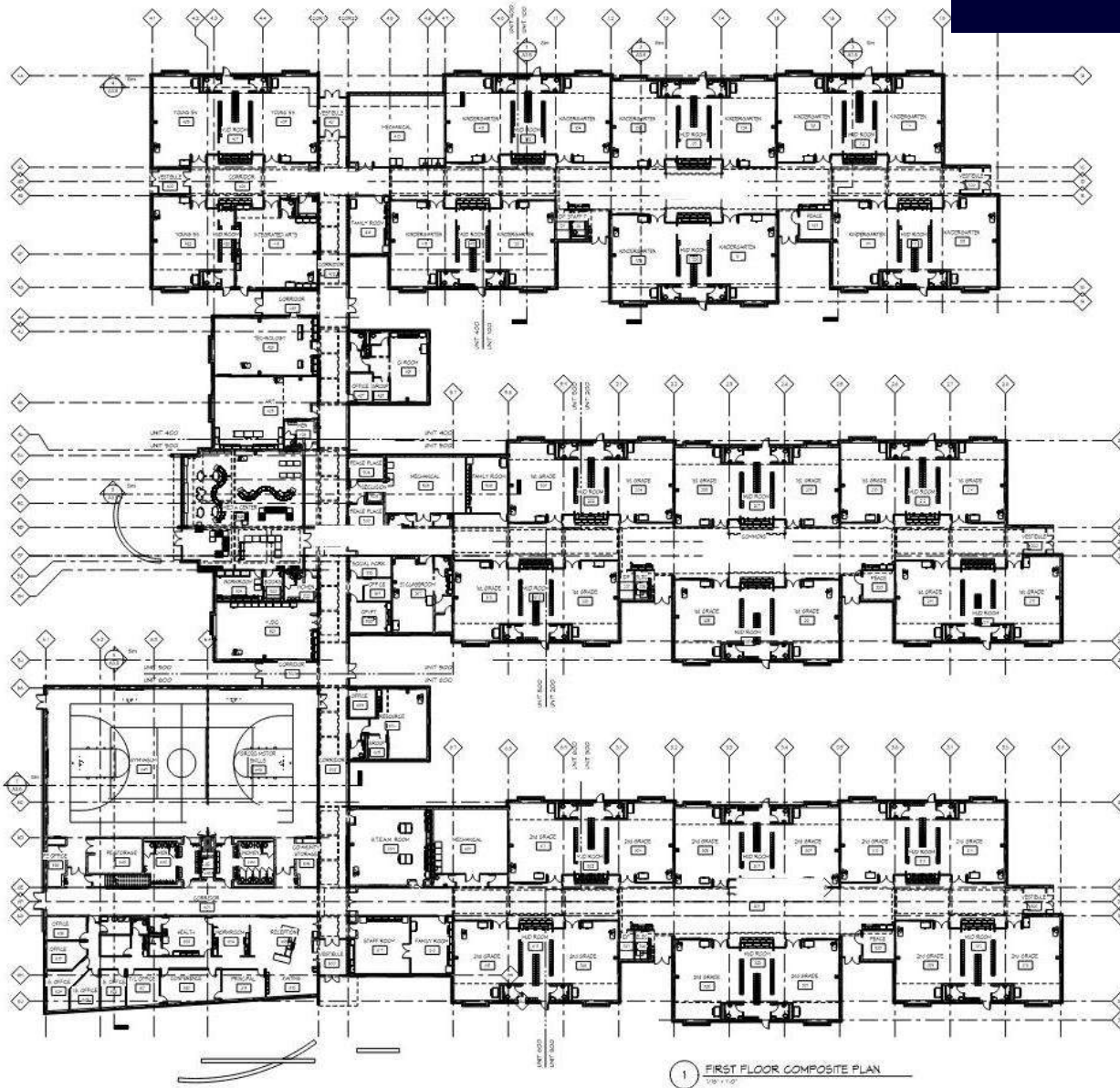
FCI Index **7.7%**

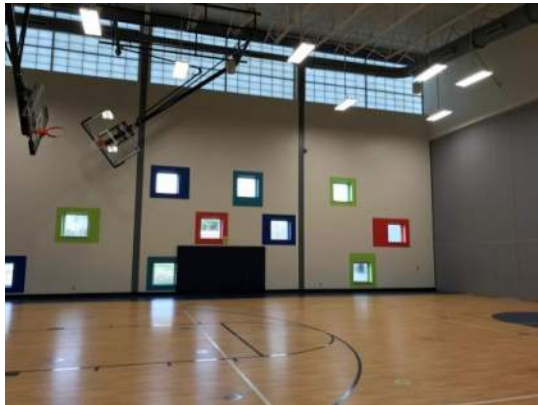
Mattawan Early Elementary



BUILDING OVERVIEW

- Original Construction: 2018
- 108,200 SF
- Additions / Renovations: Not Applicable
- Slab on Grade, Load-Bearing Masonry + Steel Frame Construction
- Brick Veneer Exterior
- Serves Grades Kindergarten – 2nd Grade





Mattawan Early Elementary



KEY ASSESSMENT RECOMMENDATIONS

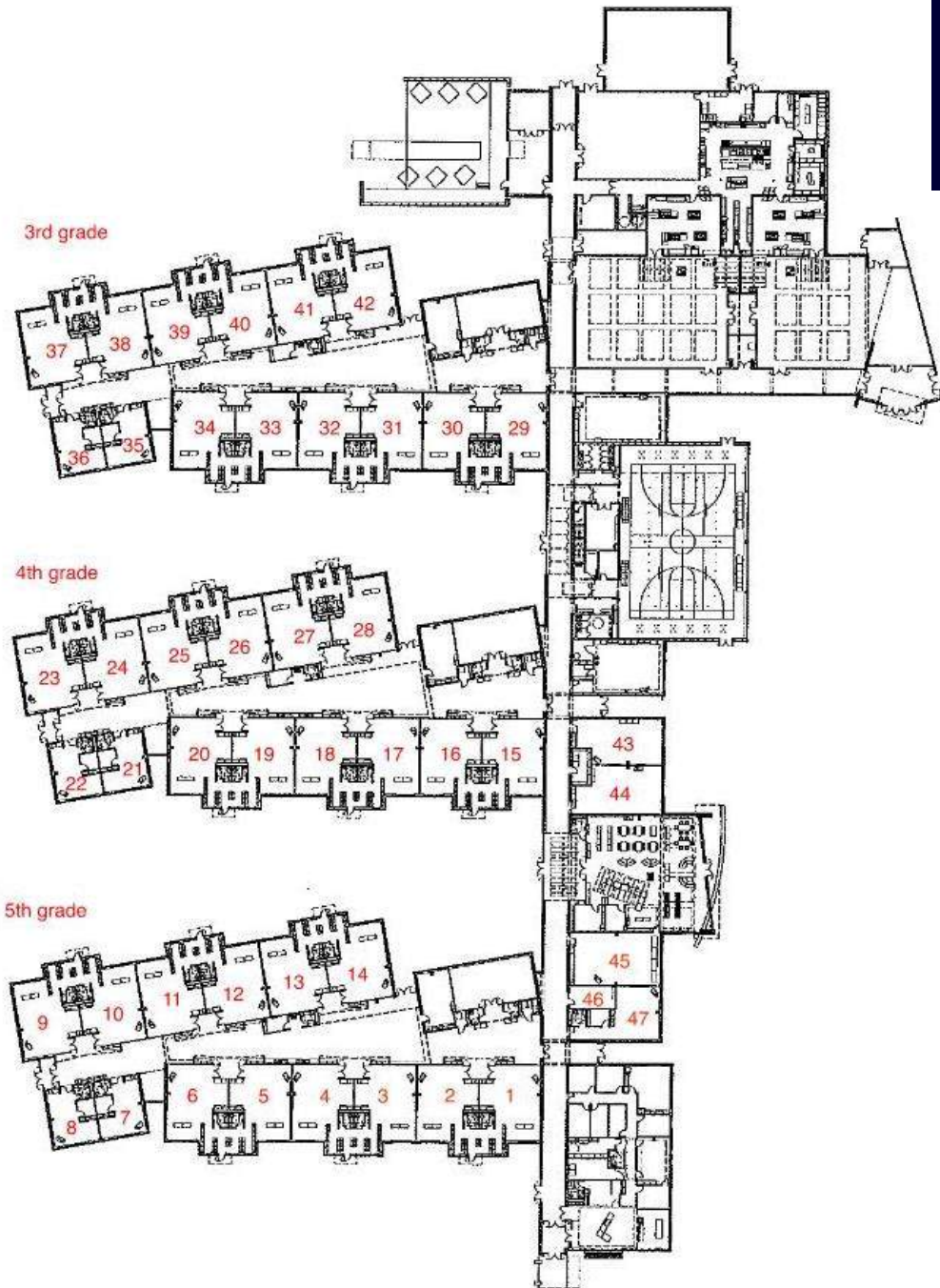
- Lawn/Landscaping Upgrades
- Asphalt Paving Maintenance
- Irrigation System Installation
- Replace Electrical Surge Suppression Device

Priority 1	\$381,700
Priority 2	\$695,830
Priority 3	\$0
TOTAL	\$1,077,530

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

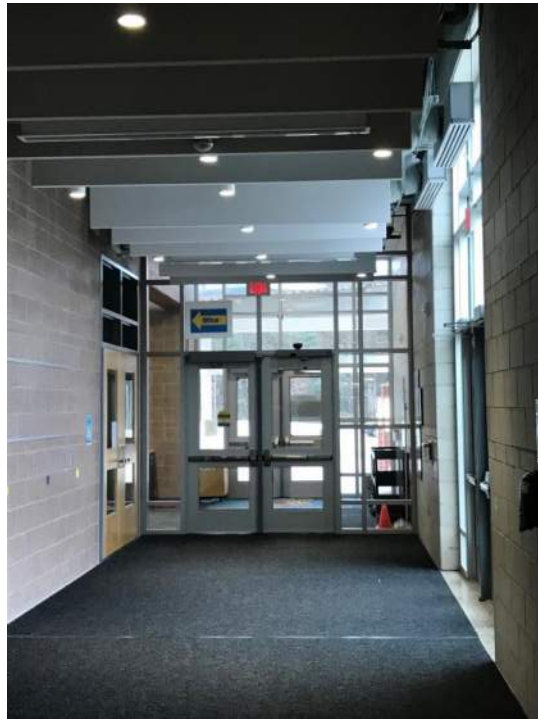
FCI Index **2.0%**

Mattawan Later Elementary



BUILDING OVERVIEW

- Original Construction: 2017
- 121,205 SF
- Additions / Renovations: Not Applicable
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades 3rd Grade – 5th Grade



Mattawan Later Elementary



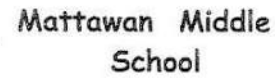
KEY ASSESSMENT RECOMMENDATIONS

- Lawn/Landscaping Upgrades
- Asphalt Paving Maintenance
- Irrigation System Installation
- Updated Controls of Chilled Beam System
- Add Parking Lot Cameras
- Connect Lighting Control Into Building Management System
- Educational Technology Upgrades

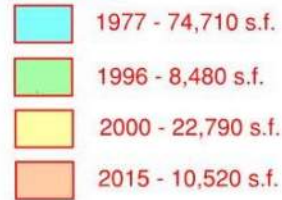
Priority 1	\$582,700
Priority 2	\$199,825
Priority 3	\$18,000
TOTAL	\$800,525

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

FCI Index 1.3%



YEARLY CONSTRUCTION SEQUENCE



Total - 116,500 s.f.
(ground floor level only)

- Original Construction: 1977
- 116,801 SF
- Additions / Renovations: 1996, 2000, 2015
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades 6th Grade – 8th Grade



Mattawan Middle School



KEY ASSESSMENT RECOMMENDATIONS

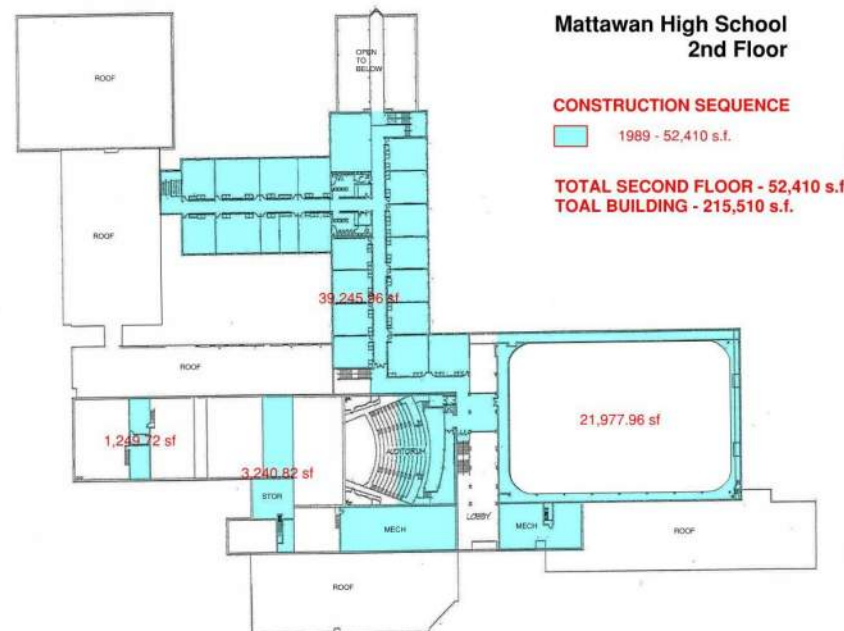
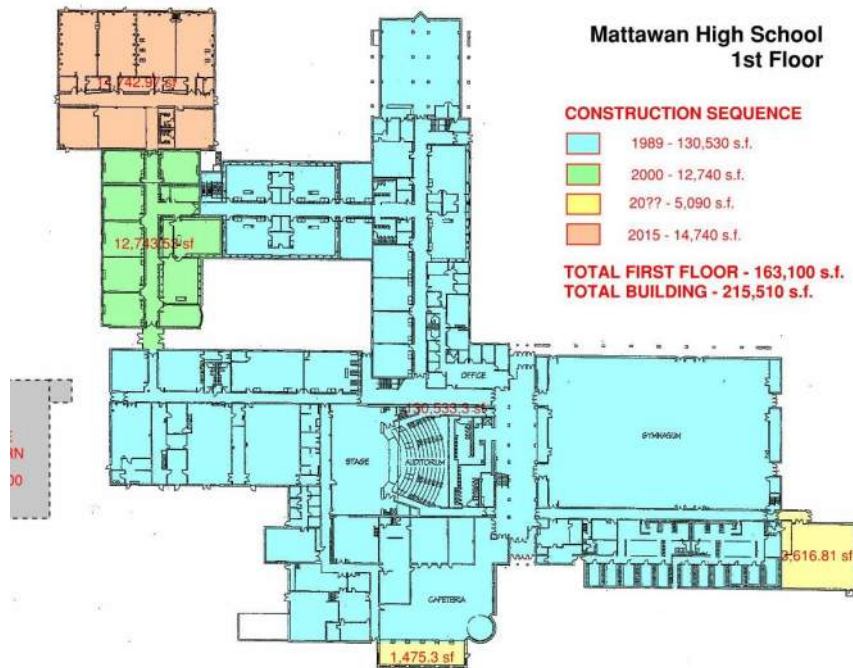
- Parking Lot Upgrades (Asphalt, Curb, Concrete Walkway, Site Signage)
- Renovate Original Science Labs
- Security Doors to Create Building Compartments
- Kitchen / Serving / Cafeteria Renovation
- Remodel Student Toilet Rooms
- Replace Interior Doors and Hardware
- Replace Fire Alarm System
- Replace 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
TOTAL	\$13,177,146

Replacement Cost (116,801 sf) \$58,040,500

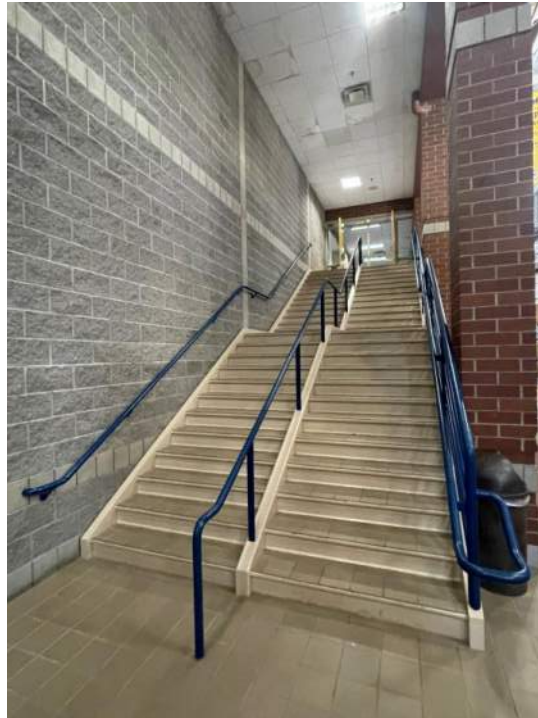
FCI Index 22.7%

Mattawan High School



BUILDING OVERVIEW

- Original Construction: 1989
- 213,870 SF
- Additions / Renovations: 2000, 2008, 2015
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades 9th Grade – 12th Grade



Mattawan High School



KEY ASSESSMENT RECOMMENDATIONS

- 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
TOTAL	\$16,734,742

Replacement Cost (213,870 sf) \$106,935,000

FCI Index **15.6%**

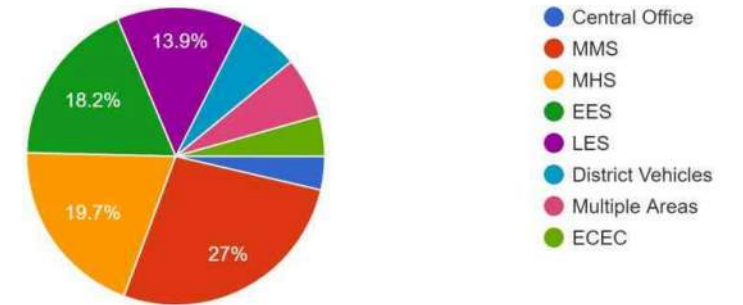
Staff
Survey
Summary



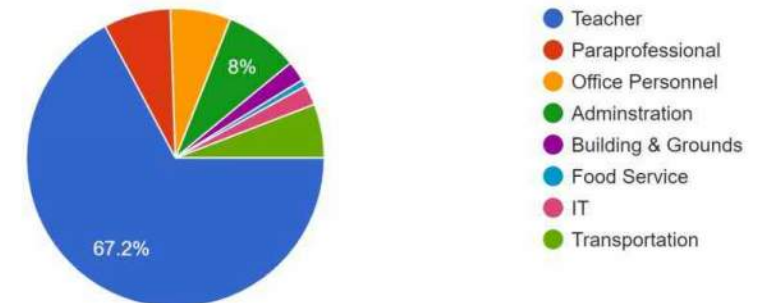
Participation – 137 Responses



Where do you spend most of your time performing your duties? Central Office
137 responses



137 responses



One Word - Vision

Modern

Inclusive

SAFE

Athletics

Community

Flexible

Creative

Future Ready

Inspiring

Collaboration

Innovative

Collaboration

Inclusive

Student Support Services

Flexible Educational Environments

Social Emotional Learning

GROWTH

Integration of Technology

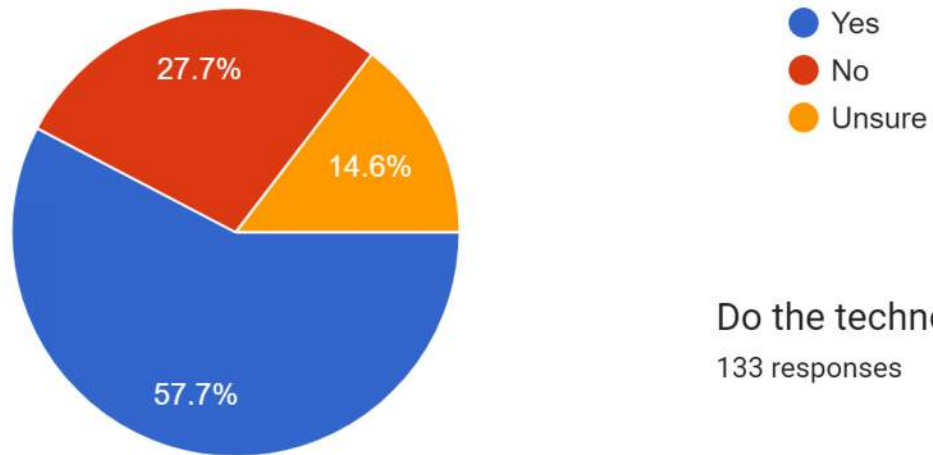
Outdoor Learning Spaces

Safety + Security / Furniture + Tech



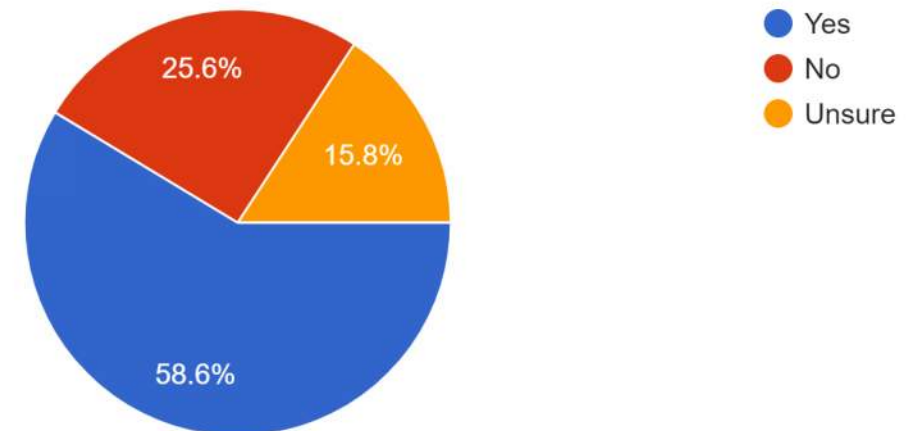
Do you feel the current facilities have adequate safety + security measures in place?

137 responses



Do the technology and furnishings of your space support daily activities?

133 responses



Desired Program Spaces



- Multipurpose / Large Group
- Instruction Spaces
- STEM / STEAM Lab Spaces
- Variety of Meeting Rooms
- Student Breakout Spaces
- Academic Support / Ancillary Staff
- Workspaces
- Outdoor Learning Environments
- Appropriately Sized Cafeteria



District-Wide Needs - Athletics



- **Turf / Track / Stadium Upgrades**
- Auxiliary Gymnasium
- Fieldhouse
- Locker Room Additions + Upgrades
- Tennis Courts / Toilet / Concessions
- Practice Field Improvements

District-Wide Needs – Fine Arts



- Auditorium Upgrades
- Presentation / Performance Space at Elementary Buildings
- Presentation / Performance Space at Middle School
- Expanded Spaces for Band / Choir
- Turf Field for Marching Band

District-Wide Needs – General



- Traffic Flow Improvements
- Additional Parking
- Athletics Upgrades
- Technology Upgrades
- Security Cameras

Small Group
Discussion
+
Report Out



Small Group Discussion Questions



1. What reactions do you have to the information presented?
2. What facilities priorities do you feel are most important?
3. Are there facility items that weren't discussed that you feel should be considered?
4. What additional questions do you have, or what additional information would be helpful?

Timeline
+
Next Steps





Next Steps



- Community Survey (*Late May 2023*)
- Develop Additional Cost Information for Staff & Community Requests (*June 2023*)
- Sample Bond Scenario Development (*July/August 2023*)
- Additional Community Forums / Survey (*Fall 2023*)
- Department of Treasury Meeting (*November 29, 2023*)
- Bond Election (*May 7, 2024*)