

# 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
<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**



Facilities  
Assessment  
Findings





# Facilities Assessment



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



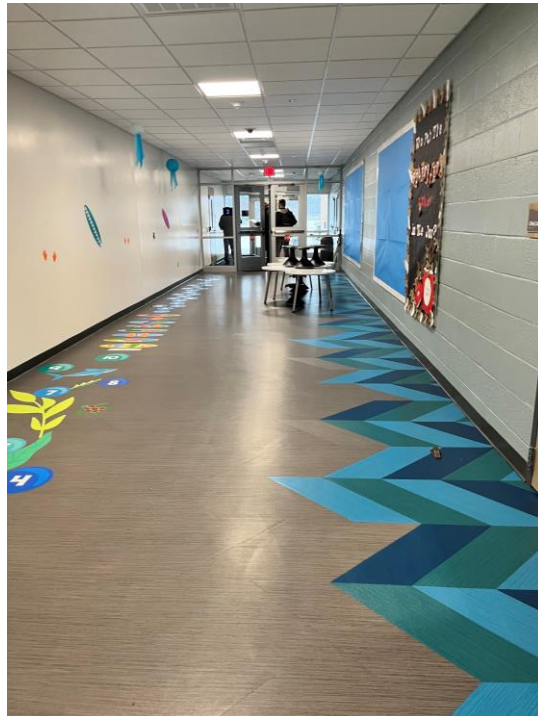
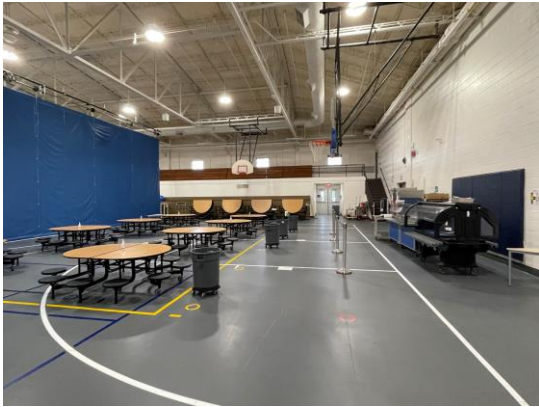
# Early Childhood Ed. Center (ECEC)



## 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

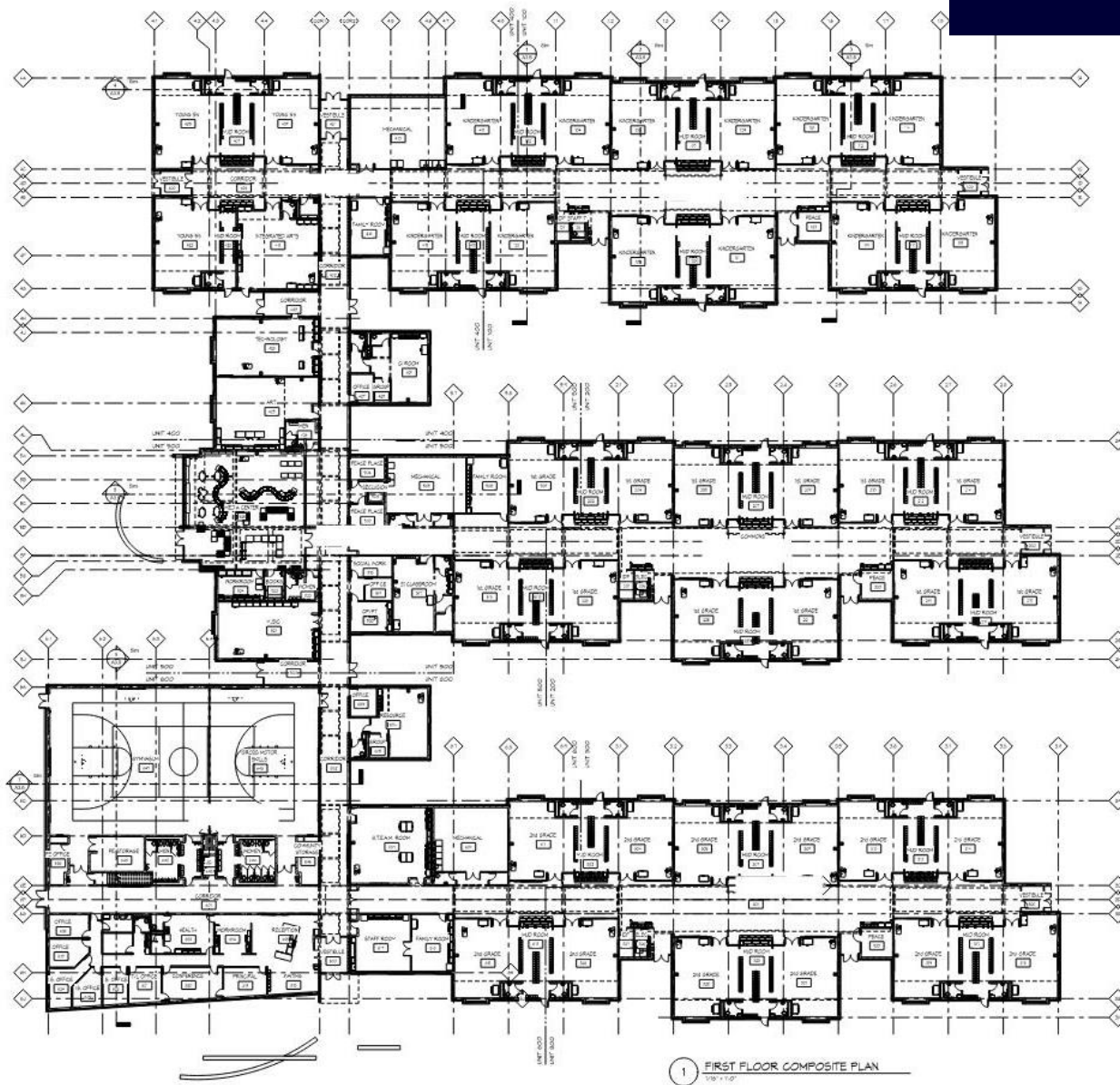
Priority 1	\$416,721
Priority 2	\$1,505,750
Priority 3	\$576,000
<b>TOTAL</b>	<b>\$2,498,471</b>

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

**FCI Index**      **7.7%**



# Mattawan Early Elementary

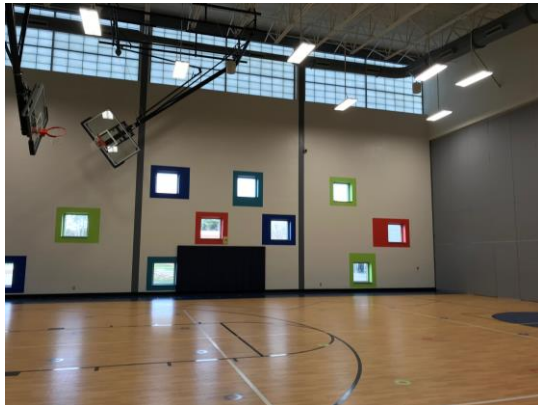


## BUILDING OVERVIEW

- 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

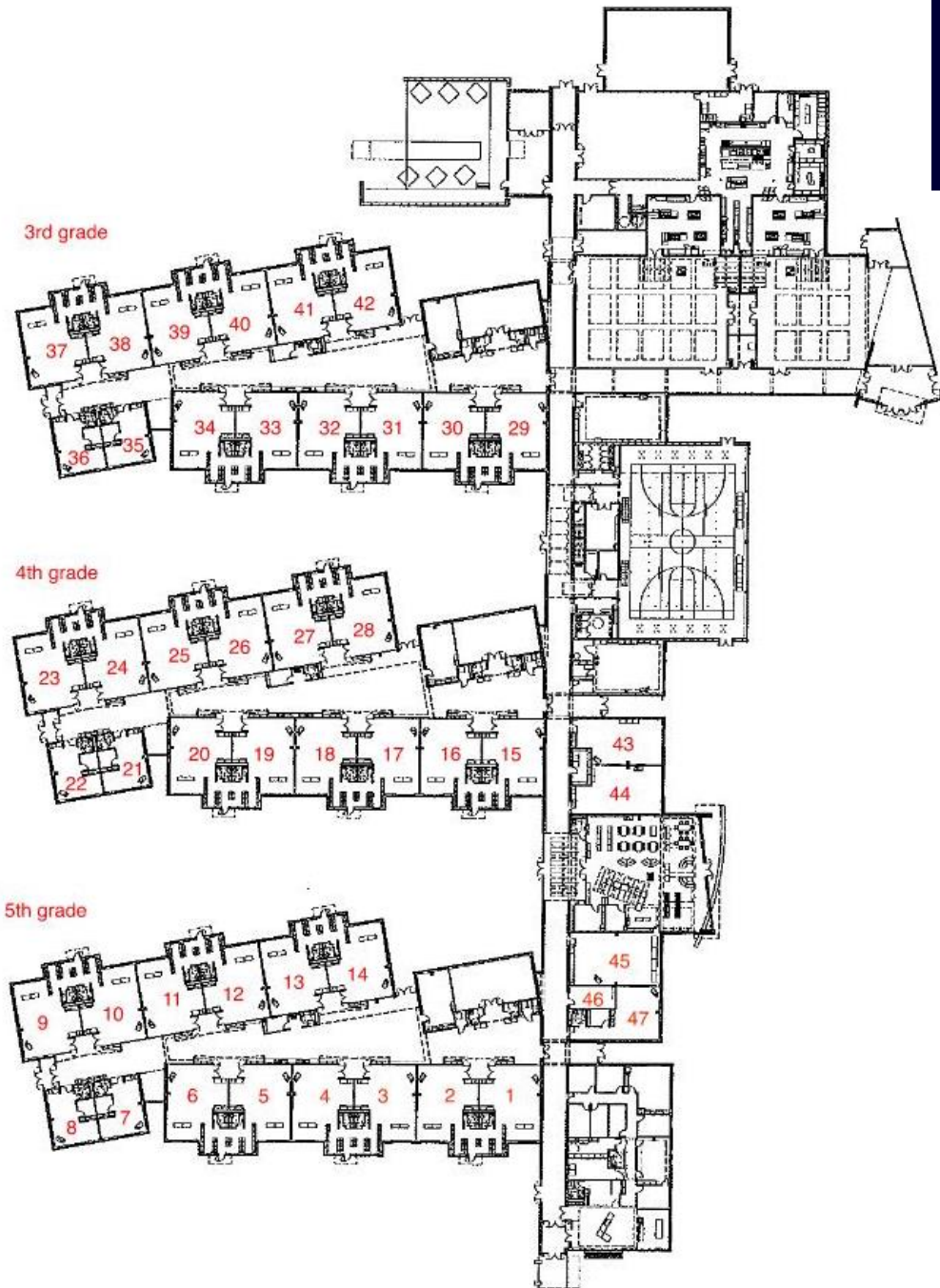
Priority 1	\$381,700
Priority 2	\$695,830
Priority 3	\$0
<b>TOTAL</b>	<b>\$1,077,530</b>

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

**FCI Index** **2.0%**



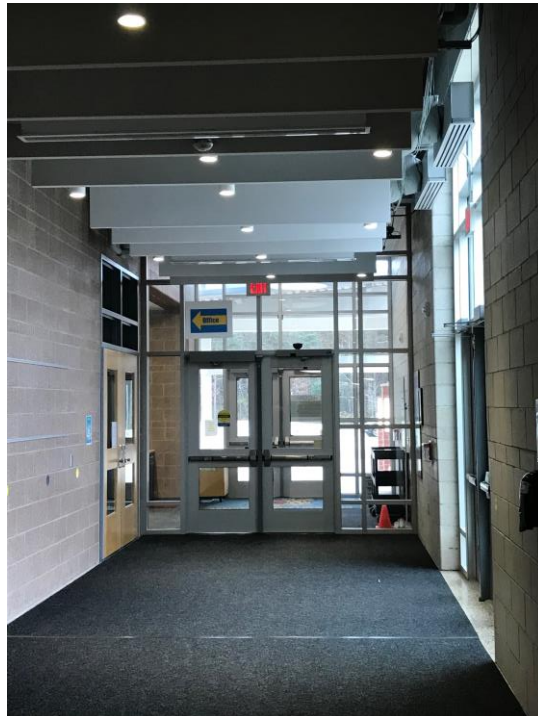
# Mattawan Later Elementary



## BUILDING OVERVIEW

- Original Construction: 2017
- 121,205 SF
- Additions / Renovations: Not Applicable
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades 3<sup>rd</sup> Grade – 5<sup>th</sup> 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
<b>TOTAL</b>	<b>\$800,525</b>

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

**FCI Index** **1.3%**

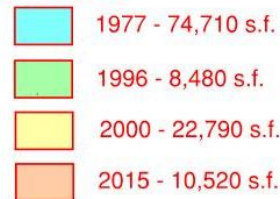


# Mattawan Middle School

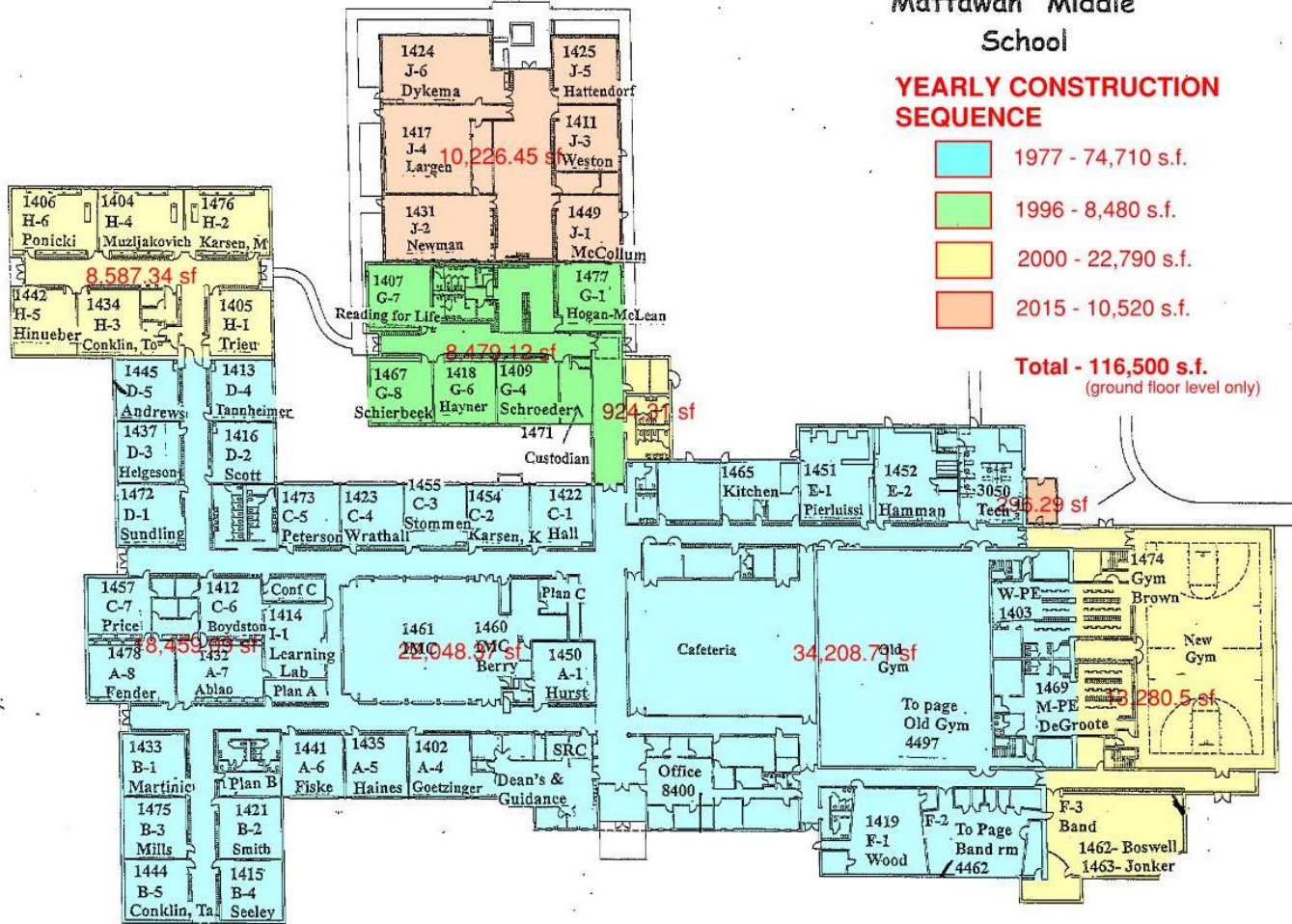


## Mattawan Middle School

### YEARLY CONSTRUCTION SEQUENCE



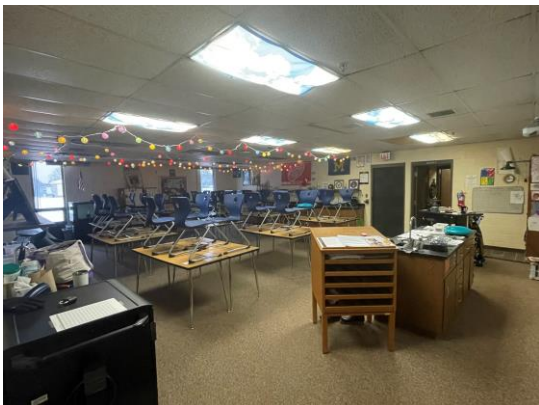
**Total - 116,500 s.f.**  
(ground floor level only)



## BUILDING OVERVIEW

- Original Construction: 1977
- 116,801 SF
- Additions / Renovations: 1996, 2000, 2015
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades 6<sup>th</sup> Grade – 8<sup>th</sup> 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
<b>TOTAL</b>	<b>\$13,177,146</b>

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

**FCI Index 22.7%**





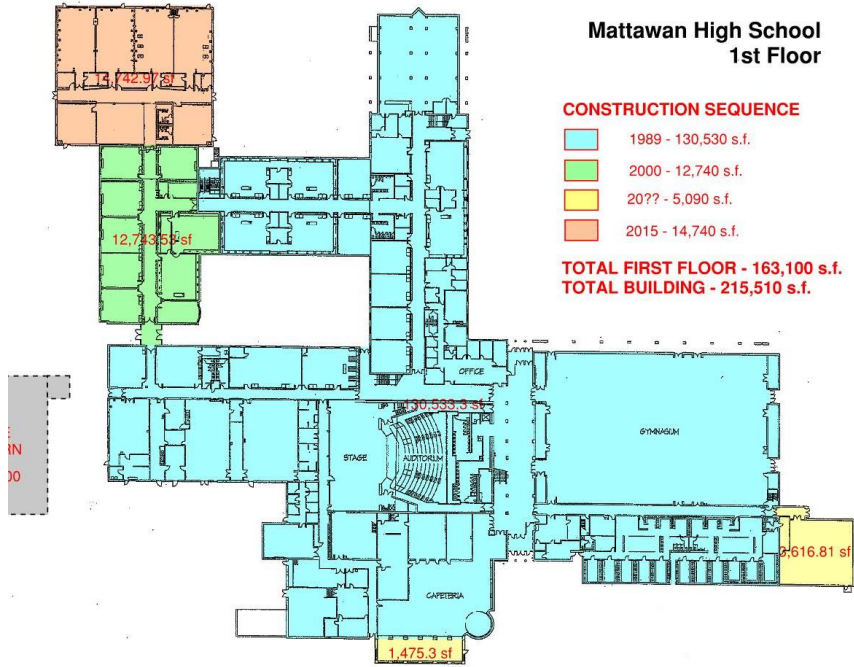
# Mattawan High School

## 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.**

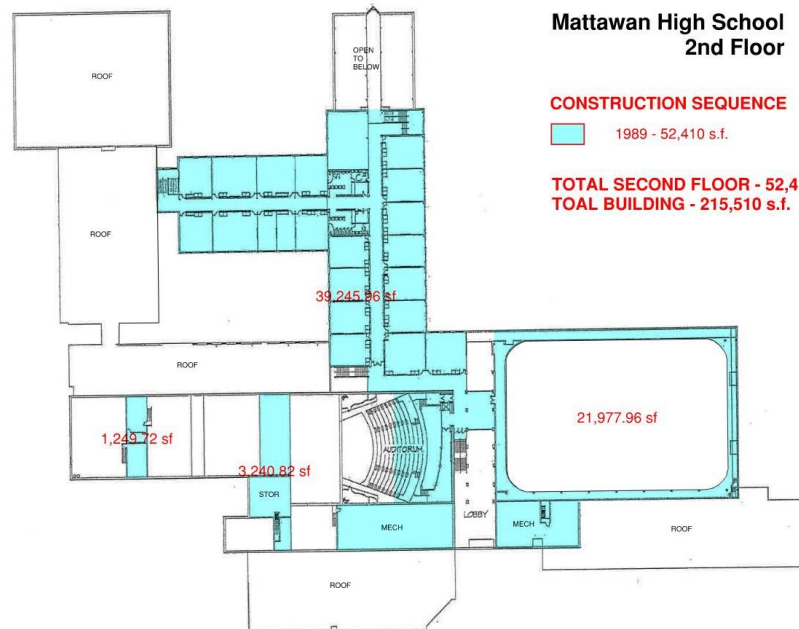


## Mattawan High School 2nd Floor

### CONSTRUCTION SEQUENCE

- 1989 - 52,410 s.f.

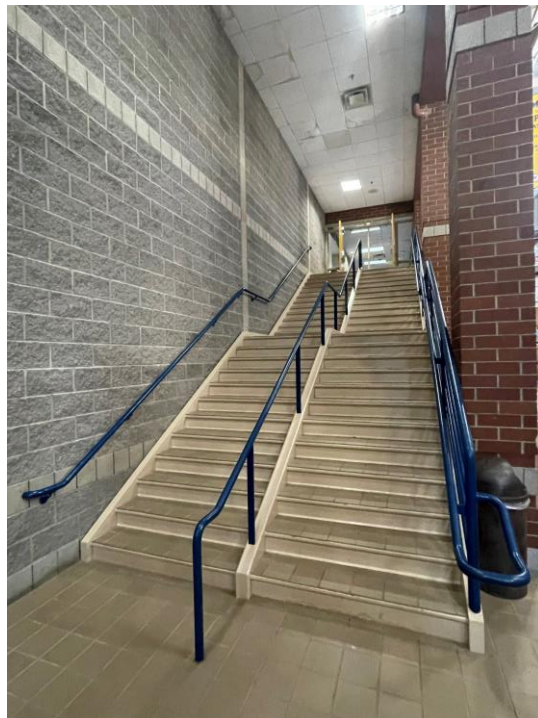
**TOTAL SECOND FLOOR - 52,410 s.f.**  
**TOTAL BUILDING - 215,510 s.f.**



## BUILDING OVERVIEW

- Original Construction: 1989
- 213,870 SF
- Additions / Renovations: 2000, 2008, 2015
- Slab on Grade, Load-Bearing Masonry Construction
- Brick Veneer Exterior
- Serves Grades 9<sup>th</sup> Grade – 12<sup>th</sup> 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
<b>TOTAL</b>	<b>\$16,734,742</b>

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

**FCI Index**     **15.6%**



Staff  
Survey  
Summary

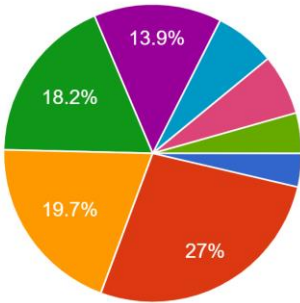




# Participation – 137 Responses

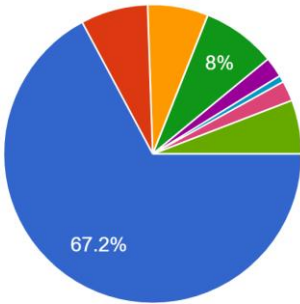


Where do you spend most of your time performing your duties? Central Office  
137 responses



- Central Office
- MMS
- MHS
- EES
- LES
- District Vehicles
- Multiple Areas
- ECEC

137 responses



- Teacher
- Paraprofessional
- Office Personnel
- Administration
- Building & Grounds
- Food Service
- IT
- Transportation



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

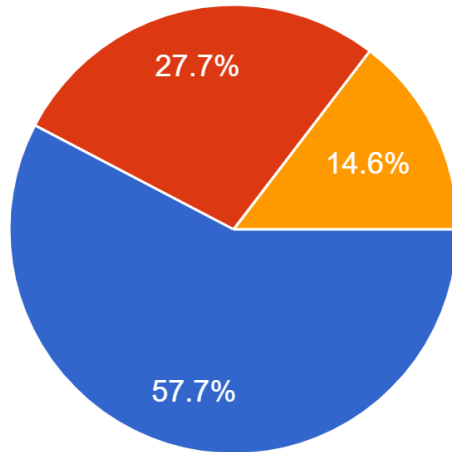


# Safety + Security / Furniture + Tech



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

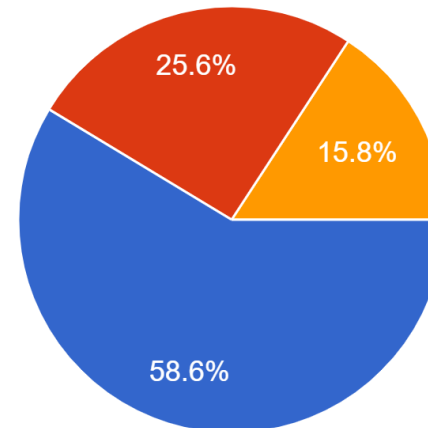
137 responses



- Yes
- No
- Unsure

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

133 responses



- Yes
- No
- Unsure

# 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*)





Focus Group  
Meetings  
Recap





# Focus Groups



- Early Childhood Ed. Center (ECEC)
- Mattawan Early Elementary
- Mattawan Later Elementary
- Mattawan Middle School
- Mattawan High School
- Fine Arts
- Athletics
- Technology
- Transportation
- Maintenance
- Food Service



# Focus Group Meeting Feedback



## Early Childhood Education Center (ECEC)

- Building Capacity / Growth Strategy is Needed
- Expand into 2-3 Year Old Programs
- Before & After School Care Age Separations
- Additional Playground Space is Needed
- Parking and Traffic Flow Need to be Improved
- Dedicated Staff Bathrooms are Desired
- Additional Cool Down Spaces are Needed
- Kitchen / Cafeteria Upgrades to Support Full Day Programs
- Gym Limits Cheer Program from Hosting Events

## Mattawan Early Elementary

- Security – Interior Window Film at Common Spaces
- Increased Need for a Large Sensory Room
- Increased Classroom Storage is Desired
- Limited Venues for All School Gatherings
- Classroom Furniture / Student Storage are an Issue
- Improved Playground / Playfields
- Site Condition Improvements – Lawn, Irrigation

## Mattawan Later Elementary

- Sensory Room is Desired in Each Grade Level Wing
- Better Integration of Special Education Rooms is Desired
- More Variety & Mobility of Seating in Cafeteria
- Expansion is Needed in Specials Classrooms (Gym, Media Center, Music Room, Art Room)
- Desire for a STEM Room
- Storage is an Issue Throughout
- Outdoor Classrooms – 1 per Wing
- Site Condition – Lawn, Landscaping, Mud
- Safety - Playground Fencing is Needed
- Safety - Service Drive Interrupts Playground



# Focus Group Meeting Feedback



## Mattawan Middle School

- Campus Traffic Flow - Separation of Buses and Parent Traffic, Pedestrian Friendly
- Outdoor Learning Space, Updates to Outdoor Recess Areas are Desired
- Cafeteria / Kitchen Overhaul is Needed
- Sensory Room and PT Spaces are Needed
- Multipurpose Room is Desired for Performances and Presentations
- Student Restroom Improvements – Quantity and Quality
- Gymnasium Updates (Flooring, Hoops, etc.), Weight Room and Additional Workout Spaces are Desired
- Itinerant Staff Offices – More Spaces Needed
- Collaboration and Breakout Spaces are Desired



## Mattawan High School

- Safe Pedestrian Pathways are Needed Between MS/HS
- Student Common Spaces are Desired in Older Areas
- Classroom Finish Upgrades
- Classroom Furniture Upgrades – Flexibility / Variety
- Cafeteria Overhaul is Needed
- Student Restroom Upgrades – Greater Privacy
- Additional Classrooms are Needed
- Conference Space is Needed
- Campus Traffic Flow
- Athletics Wing Upgrades (Locker Rooms, Training Room, Officials Room, Storage)
- Tennis Court Replacement



## Fine Arts

- Black Box Theater at Each Building – Could Serve as Multipurpose Space / Additional Cafeteria Space
- Outdoor Amphitheater at Each Building – Could Double as Outdoor Classroom
- Acoustic Separation Between MS Band Rooms
- Auditorium Technology / Lighting Upgrades
- Upgrades to Elementary and MS Storage
- Parking Lot Upgrades for Marching Band, Including Safe Access to Conductors Platform, Lighting and New Paving



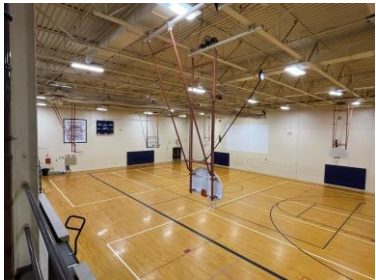


# Focus Group Meeting Feedback



## Athletics

- Athletic Complex has No Identity or Sense of Arrival
- Stadium Renovations – Highest Priority Track and Turf Field
- Baseball / Softball – New Lighting, Bleachers, Dugouts, Pressbox and Sound System
- Field Drainage is a Consistent Issue
- Need Auxiliary Gym at HS
- Weight Room Expansion to Accommodate Increased Usage by All Programs
- Tennis Court Replacement with Tennis Complex Amenities (Toilets, Concessions, Spectator Areas)
- Practice Fields Are at a Premium – Need More
- Impact of Potential YMCA?



## Technology

- Refresh of Student and Staff Devices
- Additional Card Access at Select Doors
- Replace MS/HS Document Cameras
- Security Camera and Server Updates at MS/HS
- Replace Wireless Access Points
- Replace Bulb Projectors
- Replace Projectors in Large Meeting Spaces
- Audio System in Newer MS Gym
- Digital Marquee Sign at ECEC
- Additional Storage is Needed for IT
- Auditorium Upgrades

## Transportation

- Facility Needs More Heavy-Duty Pavement
- Replacement of Outdated Buses in Fleet
- Desire a New Facility
  - Washbay, Additional Lift Bay
  - Office + Meeting Space + Child Area
  - Staff Lounge + Training Area
  - Combined with Maintenance Dept.
  - Parts Storage, Workbench
  - Location – Easy Access to Holler Lane
- Bus Canopy (Nice to Have)
- Address Campus Traffic Flow



# Focus Group Meeting Feedback



## Maintenance

- Location of Facility is a Disadvantage
- New Facility with 4 Bays is Desired
- Could be Combined with Transportation
- Off-Season Storage is an Issue
- High School – Flooring Replacement
- High School – Desire 3<sup>rd</sup> Boiler for Redundancy
- High School – Toilet Room Upgrades
- Middle School – HVAC Upgrades
- Middle School – Science Lab Upgrades
- Elementary Grounds – Irrigation System
- Elementary Lighting – Interior Lighting Issues and Parking Lot Lighting Upgrades
- Add Cooling in ECEC Gym



## Food Service

- MS Kitchen / Serving / Cafeteria is Highest Priority
- HS Serving Area Upgrades – ‘Food Court Feel’
- HS Cafeteria Upgrades are Needed
- Elementary Food Service Equipment Could be Repurposed for use at Middle School / High School
- ECEC – Continued Growth May Require Additional Updates for Food Service

