

# COMMUNITY CAPITAL PROJECT PROPOSAL

MASON CONSOLIDATED SCHOOLS



# WHAT BROUGHT US TO THIS POINT?

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- 55+ YEAR-OLD BUILDINGS
- ATTEND TO SCHOOL SAFETY
- TO HAVE RELIABLE FACILITIES
- TO MAINTAIN A STRONG SCHOOL SYSTEM
- TO PROTECT THE INVESTMENT IN OUR SCHOOLS
- FISCAL RESPONSIBILITY OF THE SINKING FUND



# 10 YEAR CAPITAL NEEDS ASSESSMENT

## • ELEMENTARY SCHOOL – FACILITY COSTS



• SITE WORK	\$63,000
• BUILDING ENVELOPE:	\$1,865,925
• INTERIORS:	\$1,650,264
• PLUMBING SYSTEMS:	\$12,600
• HVAC SYSTEMS:	\$1,521,319
• ELECTRICAL SYSTEMS:	\$852,574
• SECURITY:	\$102,375
• FURNITURE:	\$476,000
• SUBTOTAL:	\$6,544,057

• SOFT COSTS:	
• PROJECT CONTINGENCY:	\$606,806
• PERMITS, TESTING, ETC.:	\$166,872
• PROFESSIONAL FEES:	\$591,126
• CONSTRUCTION MANAGER:	\$547,339

**TOTAL PROJECT COSTS:** **\$8,456,198**  
**(\$198 PER S.F.)**



# 10 YEAR CAPITAL NEEDS ASSESSMENT

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## • MIDDLE SCHOOL – FACILITY COSTS



• SITE WORK	\$191,100
• BUILDING ENVELOPE:	\$400,890
• INTERIORS:	\$1,674,807
• PLUMBING SYSTEMS:	\$15,750
• HVAC SYSTEMS:	\$1,032,701
• ELECTRICAL SYSTEMS:	\$891,923
• SECURITY:	\$52,500
• FURNITURE:	\$435,000
• SUBTOTAL:	\$4,695,571
• SOFT COSTS:	
• PROJECT CONTINGENCY:	\$469,557
• PERMITS, TESTING, ETC.:	\$117,389
• PROFESSIONAL FEES:	\$405,697
• CONSTRUCTION MANAGER:	\$375,646
<b>TOTAL PROJECT COSTS:</b>	<b>\$6,063,860</b>
	<b>(\$173 PER S.F.)</b>



# 10 YEAR CAPITAL NEEDS ASSESSMENT

## • HIGH SCHOOL – FACILITY COSTS



• SITE WORK	\$1,985,375
• BUILDING ENVELOPE:	\$3,390,150
• INTERIORS:	\$2,59,185
• HVAC/PLUMBING SYSTEMS:	\$5,176,395
• ELECTRICAL SYSTEMS:	\$1,500,660
• SECURITY:	\$252,000
• FURNITURE:	\$987,500
• SUB-TOTAL:	\$15,946,265
• SOFT COSTS:	
• PROJECT CONTINGENCY:	\$1,488,377
• PERMITS, TESTING, ETC.:	\$409,304
• PROFESSIONAL FEES:	\$1,449,917
• CONSTRUCTION MANAGER:	\$1,342,516
<b>TOTAL PROJECT COSTS:</b>	<b>\$20,696,378</b>
	<b>(\$169 PER S.F.)</b>



# PLANTE MORAN CRESA

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## PREVIOUS PROJECTS INCLUDE:

- |                                    |        |                                |       |
|------------------------------------|--------|--------------------------------|-------|
| • DETROIT PUBLIC SCHOOLS           | \$500M | • VAN BUREN PUBLIC SCHOOLS     | \$80M |
| • WARREN CONSOLIDATED SCHOOLS      | \$350M | • SOUTH LYON COMMUNITY SCHOOLS | \$79M |
| • WALLED LAKE CONSOLIDATED SCHOOLS | \$300M | • NOVI COMMUNITY SCHOOLS       | \$70M |
| • ANN ARBOR PUBLIC SCHOOLS         | \$250M | • BIRMINGHAM PUBLIC SCHOOLS    | \$65M |
| • UTICA COMMUNITY SCHOOLS          | \$210M | • WOODHAVEN-BROWNSTOWN SCHOOLS | \$53M |
| • LIVONIA PUBLIC SCHOOLS           | \$195M | • CRESTWOOD SCHOOLS DISTRICT   | \$35M |
| • ROCHESTER COMMUNITY SCHOOLS      | \$183M | • BEDFORD PUBLIC SCHOOLS       | \$35M |
| • WAYNE-WESTLAND SCHOOLS           | \$163M | • IDA PUBLIC SCHOOLS           | \$33M |
| • FARMINGTON PUBLIC SCHOOLS        | \$131M | • SOUTHGATE COMMUNITY SCHOOLS  | \$20M |
| • WEST BLOOMFIELD SCHOOLS          | \$120M | • ....AND OTHERS!              |       |
| • LAKE ORION COMMUNITY SCHOOLS     | \$115M |                                |       |
| • GROSSE POINTE PUBLIC SCHOOLS     | \$111M |                                |       |
| • NORTHVILLE PUBLIC SCHOOLS        | \$105M |                                |       |

# OPTIONS & ALTERNATIVES





# OPTIONS/ALTERNATIVES

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- **STAY WITH SINKING FUND**
  - (ATTENDS TO THE SMALL ITEMS BUT WILL NOT GET TO THE MAJOR ISSUES.)
- **\$12,000,000 BOND**
  - (RENOVATE HEAT, ELECTRIC WITH SOME ROOF WORK AT MIDDLE AND HIGH SCHOOL)
- **\$25,000,000 BOND**
  - (RENOVATE ALL 3 BUILDINGS OR BUILD NEW ACADEMIC WINGS ONTO THE HIGH SCHOOL)
- **\$38,000,000 BOND**
  - (RENOVATE ALL 3 BUILDINGS OR BUILD NEW ACADEMIC WINGS ONTO THE HIGH SCHOOL)



# MILLAGE RATE:

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- SINKING FUND
  - 1 MILL = APPROXIMATELY \$291,000
- \$12,000,000      2.00 MILLS
  - NO CHANGE; WHAT IS CURRENTLY BEING LEVIED
- \$25,000,000      4.60 MILLS
  - INCREASE OF 2.60 MILLS BEING CURRENTLY LEVIED
- \$38,000,000      6.26 MILLS
  - INCREASE OF 4.26 MILLS BEING CURRENTLY LEVIED



# WHAT OTHER DISTRICTS ARE DOING IN THE COUNTY

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- SUMMERFIELD
  - 1.8 MILLION DOLLAR CAPITAL PROJECT – NOV. 2019
- WHITEFORD
  - 15.4 MILLION DOLLAR CAPITAL PROJECT – NOV. 2019
- DUNDEE
  - 8.9 MILLION DOLLAR CAPITAL PROJECT – NOV. 2017
- BEDFORD
  - 35.3 MILLION DOLLAR CAPITAL PROJECT – NOV. 2018
- AIRPORT
  - 16.1 MILLION DOLLAR CAPITAL PROJECT – MAY 2018
- IDA & MONROE
  - BOTH HAVING DISCUSSIONS ABOUT CAPITAL PROJECTS



# **CAPITAL PROPOSAL**

**MASON CONSOLIDATED SCHOOLS**





# PROPOSED FACILITY LAYOUT

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- **ELEMENTARY CLASSROOM WING ADDITION (27,500 SF)**
  - (2) PK/GSRP CLASSROOMS
  - (4) YOUNG 5'S/KINDERGARTEN
  - (3 SECTIONS) GENERAL EDUCATION – GRADES 1-4
  - (1) TECH ROOM
  - SUPPORT SPACES (STORAGE, TOILET ROOMS, ETC.)



# PROPOSED FACILITY LAYOUT CONT.D

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- MIDDLE SCHOOL WING ADDITION (26,300 SF)
  - (3 SECTIONS) GENERAL EDUCATION – GRADES 5-8
  - (1) TECH ROOM
  - SUPPORT SPACES (STORAGE, TOILET ROOMS, ETC.)



# PROPOSED FACILITY LAYOUT CONT.D

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- HIGH SCHOOL WING ADDITION (27,500 SF)
  - (3 SECTIONS) GENERAL EDUCATION – GRADES 9-12
  - (4) TECH ROOMS/SCIENCE ROOMS (SHARED WITH MS)
  - SUPPORT SPACES (STORAGE, TOILET ROOMS, ETC.)



# PROPOSED FACILITY LAYOUT CONT.D

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- BUILDING ADDITIONS (38,000 SF)
  - 3-STAGE GYMNASIUM WITH WALKING TRACK
  - CAFETORIUM WITH STAGE
  - MEDIA CENTER/COMMONS AREA
  - CENTRAL OFFICE/SECURED VESTIBULE



# PROPOSED FACILITY LAYOUT CONT.D

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- **BUILDING COMPONENTS (52,000 SF EXISTING)**
  - RENOVATION OF EXISTING CTE LAB SPACE/ART/MUSIC ROOMS
  - RENOVATION OF EXISTING GYMNASIUM AND POOL
  - RENOVATION OF EXISTING INTERIORS (DOORS, WINDOWS, ETC.)
  - PLUMBING SYSTEM UPGRADES
  - HVAC SYSTEMS UPGRADES
  - FURNITURE



# PROPOSED FACILITY LAYOUT CONT.D

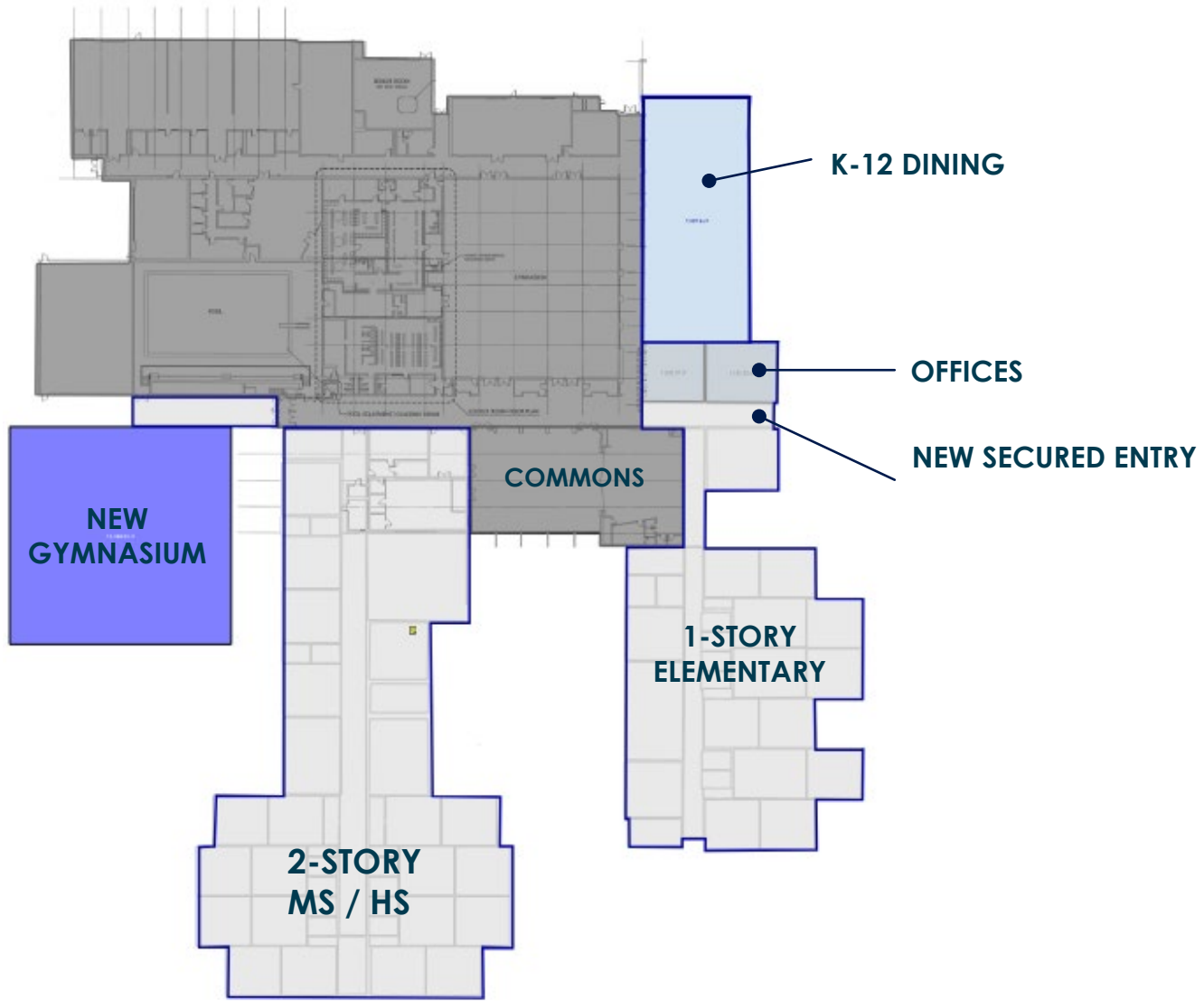
## • SITE COMPONENTS

- DEMOLITION OF EXISTING ES AND MS FACILITIES
- NEW EAST PARKING LOT WITH SEPARATE BUS/PARENT LOOP
- NEW ONE-WAY ASPHALT DRIVE LOOP FOR EASE OF TRAFFIC FLOW
- CONSTRUCT NEW SEPTIC FIELD (OR MUNICIPAL TIE-IN)
- UPGRADE ELECTRICAL SERVICE
- UPGRADE WATER SERVICE
- INSTALL DRAINAGE AT BASEBALL FIELD AND PROPERTY LINE
- ATHLETICS
  - STADIUM SEATING (500 HOME, 250 VISITORS)
  - BASEBALL/SOFTBALL SEATING (200 SEATS)
  - LED SPORTS LIGHTING
  - TRACK RESURFACING
  - NEW SIDEWALKS/FENCING

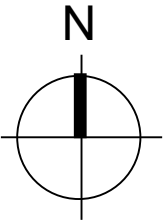
• **TOTAL PROGRAM COSTS: \$38,000,000**

Project Area	Est. No.	Est. Description	Est. Value	Est. Unit Price	Est. Quantity	Est. Total	Est. % of Total	Est. % of Budget
<b>ESTIMATED COSTS</b>								
<b>DEMOLITION</b>								
Demolition of Existing ES and MS Facilities			\$1,200,000			\$1,200,000	3.2%	3.2%
<b>NEW CONSTRUCTION</b>								
<b>PARKING &amp; DRIVEWAYS</b>								
New East Parking Lot with Separate Bus/Parent Loop			\$15,000,000			\$15,000,000	39.5%	39.5%
New One-Way Asphalt Drive Loop			\$2,000,000			\$2,000,000	5.3%	5.3%
<b>ATHLETIC FACILITIES</b>								
Stadium Seating (500 Home, 250 Visitors)			\$8,000,000			\$8,000,000	21.1%	21.1%
Baseball/Softball Seating (200 Seats)			\$2,000,000			\$2,000,000	5.3%	5.3%
LED Sports Lighting			\$1,000,000			\$1,000,000	2.6%	2.6%
Track Resurfacing			\$1,000,000			\$1,000,000	2.6%	2.6%
New Sidewalks/Fencing			\$1,000,000			\$1,000,000	2.6%	2.6%
<b>UTILITIES &amp; INFRASTRUCTURE</b>								
Septic Field Construction			\$1,000,000			\$1,000,000	2.6%	2.6%
Electrical Service Upgrade			\$500,000			\$500,000	1.3%	1.3%
Water Service Upgrade			\$500,000			\$500,000	1.3%	1.3%
Drainage Installation			\$500,000			\$500,000	1.3%	1.3%
<b>OTHER</b>								
Contingency			\$1,000,000			\$1,000,000	2.6%	2.6%
<b>TOTAL PROGRAM COSTS</b>			<b>\$38,000,000</b>			<b>\$38,000,000</b>	<b>100%</b>	<b>100%</b>





 = EXISTING AREAS TO REMAIN / RENOVATED



MASON CONSOLIDATED SCHOOLS  
January 2020





# **FINANCIAL BREAKDOWN**

**MASON CONSOLIDATED SCHOOLS**





# TAXPAYERS IMPACT

- CURRENT AMOUNT BEING COLLECTED FOR SINKING FUND (LAST COLLECTION DEC. 2019)**

Taxable Value of Home

	\$25,000	\$50,000	\$60,000	\$75,000	\$90,000	\$100,000	\$125,000	\$150,000	\$175,000	\$200,000
2.00	\$50.00	\$100.00	\$120.00	\$150.00	\$180.00	\$200.00	\$250.00	\$300.00	\$350.00	\$400.00

- EST. IMPACT INCREASE ON INDIVIDUAL TAXPAYERS MINUS SINKING FUND**

Taxable Value of Home

	\$25,000	\$50,000	\$60,000	\$75,000	\$90,000	\$100,000	\$125,000	\$150,000	\$175,000	\$200,000
4.26	\$106.50	\$213.00	\$255.60	\$319.50	\$383.40	\$426.00	\$532.50	\$639.00	\$745.50	\$852.00

- EST. IMPACT ON INDIVIDUAL TAXPAYERS FOR BONDED DEBT (TOTAL)**

Taxable Value of Home

	\$25,000	\$50,000	\$60,000	\$75,000	\$90,000	\$100,000	\$125,000	\$150,000	\$175,000	\$200,000
6.26	\$156.50	\$313.00	\$375.60	\$469.50	\$563.40	\$626.00	\$782.50	\$939.00	\$1,095.50	\$1,252.00



# BENEFITS OF NEW PK-12 SYSTEM

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- ONE PK-12 BUILDING:
  - ACADEMIC OFFERINGS
  - FACILITY CLEANING
  - NATURAL GAS
  - ELECTRIC
  - ANNUAL MAINTENANCE
  - WASTEWATER TREATMENT PLANT



# TIMELINE

MASON CONSOLIDATED SCHOOLS





# TIMELINE

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- **OCTOBER 30, 2019:** ✓
  - MCS, BOND COUNSEL, FINANCIAL ADVISOR, AND PMC MEETING WITH DEPT. OF TREASURY TO REVIEW PQ APPLICATION
- **NOVEMBER 6, 2019:** ✓
  - BOARD OF EDUCATION TO APPROVE PQ APPLICATION
- **DECEMBER 4, 2019:** ✓
  - BOARD OF EDUCATION ADOPTS A RESOLUTION PLACING THE BOND PROPOSAL ON THE BALLOT AT THE MARCH 10, 2020 ELECTION
  - BOARD OF EDUCATION HIRES SSOE ARCHITECTURAL FIRM
- **MARCH 10, 2020:**
  - ELECTION DAY
- **WORK BEGINS SPRING/SUMMER OF 2021**
- **WORK COMPLETED BY SEPTEMBER 2022**