



SOUTH LYON  
COMMUNITY SCHOOLS

# SOUTH LYON COMMUNITY SCHOOLS BOND PLANNING UPDATE

November 18, 2019



Barton  
Malow

# AGENDA

- **Introductions**
- **Facility Audit Overview**
- **Facility Needs / Opportunities**
- **Next Steps**





# FACILITY AUDIT OVERVIEW

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# FACILITY AUDIT OVERVIEW

- 1. Walked Facilities to Document Conditions**
- 2. Quantified Items**
- 3. Developed Cost Estimate (including indirect costs)**
- 4. Categorized/Prioritized Projects**



# AREAS OF FACILITY AUDIT

- **Building Infrastructure**
  - **Roofing Work**
  - **Building Interior**
  - **Mechanical Systems**
  - **Electrical Systems**
  - **Food Service Improvements**
- **Potential Building Additions**
- **Potential Building Renovations**
- **Potential Site Improvements**
- **Site Athletics**
- **Safety / Security**
- **Technology Infrastructure & Equipment**
- **Furniture / Equipment**

# SAFETY / SECURITY

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SAFETY AND ASSESSMENT REPORT

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SAFETY AND ASSESSMENT REPORT

SECURITY PROGRAM MATURITY

- POLICIES & PROCEDURES
- SECURITY STAFF & RESPONSE TEAM
- LIFE-SAFETY EQUIPMENT
- THREAT ASSESSMENT TEAM
- ACCESS & ENTRY CONTROLS
- SECURITY TECHNOLOGY
- BUILDING ENVELOPE
- FENCING & GATES
- PARKING & BARRIERS
- GENERAL DUE DILIGENCE

0 - NON-EXISTENT | 1 - INITIAL

South Lyon Comm

SAFETY AND ASSESSMENT REPORT

Objectives  
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systems  
(FA-7) Building Envelope  
(FA-8) Exterior Perimeter

REPORT FOR SOUTH LYON COMMUNITY SCHOOLS | AUGUST 1, 2019

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**Barton Malow**

**SOUTH LYON COMMUNITY SCHOOLS  
SAFETY AND SECURITY  
ASSESSMENT REPORT**

August 1, 2019



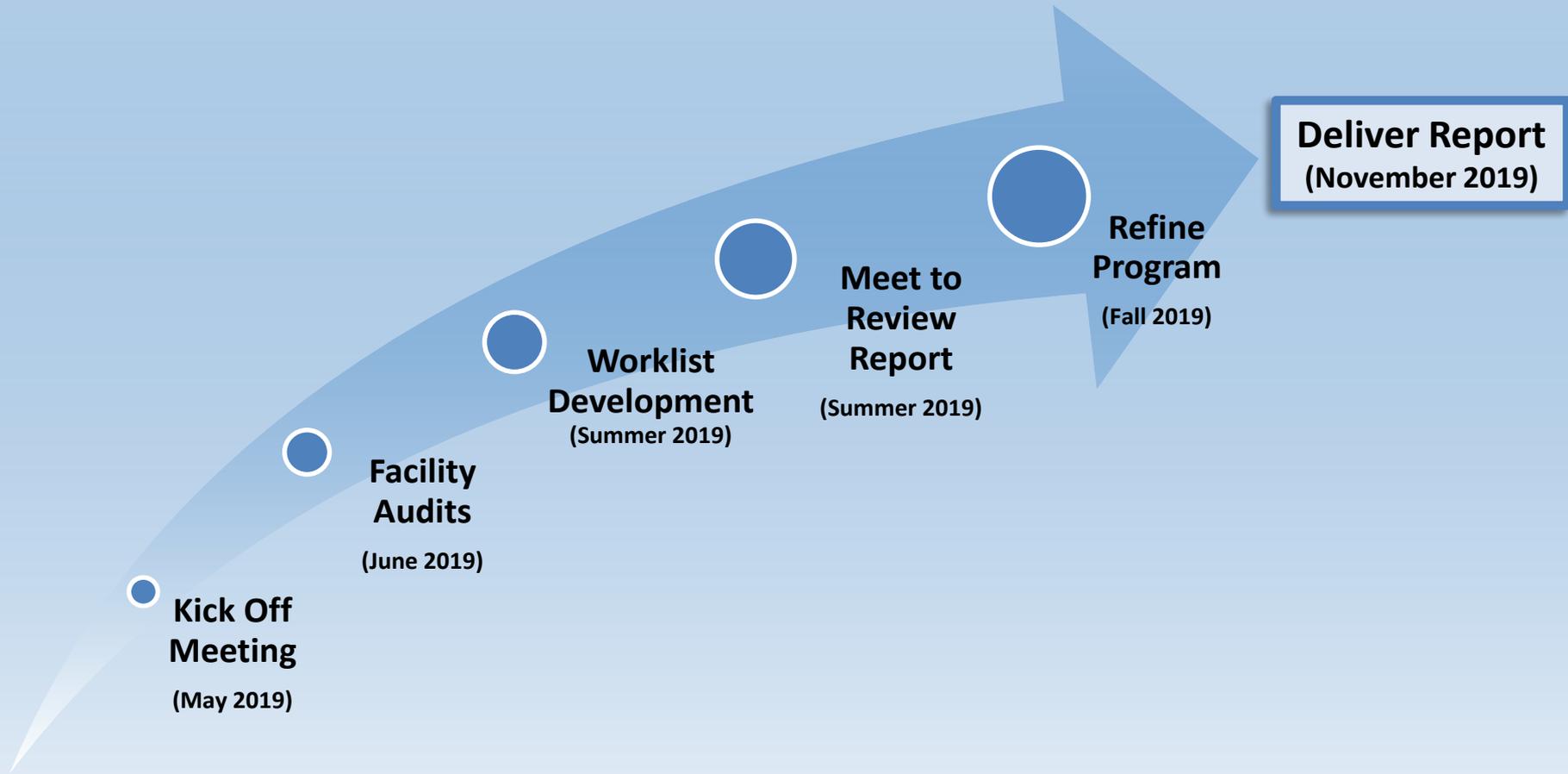
U.S. Department of  
Homeland Security  
United States  
Secret Service



July 2018



# FACILITY AUDIT TIMELINE





# PROJECT COST SUMMARY

SOUTH LYON COMMUNITY SCHOOLS					
2020 BOND PROGRAM					
SUMMARY BY CATEGORY					
PRELIMINARY - FOR DISCUSSION PURPOSE ONLY					
DATE: 10/16/2019					
Category	Estimated Cost	Priority 1 Needs	Priority 2 Wants	Priority 3 Future Bond	Phase (series)
<b>Building Additions</b>					
ECC - add multi-purpose room and staff lounge (3 600-sq-ft)	1,357,000		1,357,000		1
Bartlett - add 4 classroom addition					
Salem - add 4 classroom addition					
SL High - Pool - Refurbish existing					
SL High - Build Replacement Pool					
SL High - Build new fitness center					
District Fieldhouse w/ turf (76,000-sq-ft)					
SL High - add storage space (12,000-sq-ft)					
SL East High - build Aux Gym addition					
SL East High - build restroom addition					
SL East High - add Classrooms (10,000-sq-ft)					
SL East High - add STEM Center (10,000-sq-ft)					
SL East High - add corridor east					

SOUTH LYON COMMUNITY SCHOOLS														
2020 BOND PROGRAM														
SUMMARY BY SCHOOL - SCOPE														
PRELIMINARY - FOR DISCUSSION PURPOSE ONLY														
DATE: 11/4/2019														

ID	Facility	Year Built	Building Area	1 Site Paving	2 Site Improve	3 Additions	4 Roofing	5 Renovations	6 Flooring	7 Mechanical	8 Electrical	9 Lighting	10 Furniture Equipment	TOTAL	Cost Per SF
1	Bartlett Elementary	1955	73,362	44,400	184,600	2,873,800	462,900	330,100	0	0	333,800	426,000	185,700	4,841,300	\$65.99
2	Brummer Elementary	2000	68,585	744,800	142,000	0	0	14,200	0	78,100	21,300	451,600	112,500	1,564,500	\$22.81
3	Dolsen Elementary	1947	54,540	337,200	142,000	0	606,500	464,400	0	99,400	21,300	159,700	112,500	1,943,000	\$35.63
4	Hardy Elementary	2004	85,656	1,050,600	142,000	0	0	28,400	0	468,600	21,300	479,200	129,400	2,319,500	\$27.08
5	Kent Lake Elementary	2001	72,113	1,063,500	175,300	0	280,600	21,300	126,700	0	21,300	426,000	120,900	2,235,600	\$31.00
6	Pearson Elementary	2018	74,505	0	35,500	0	0	0	0	0	0	0	0	35,500	\$0.48
7	Salem Elementary	1957	53,825	18,500	142,000	2,873,800	0	286,200	0	0	286,800	159,700	157,500	3,924,500	\$72.91
8	Sayre Elementary	1961	61,956	28,400	184,600	0	7,100	177,500	23,400	0	285,400	159,700	393,700	1,259,800	\$20.33
9	Centennial Middle	1976	151,327	106,400	0	0	624,700	226,100	0	8,500	120,700	674,400	225,000	1,985,800	\$13.12
10	Millennium Middle	1969	183,794	1,292,700	347,900	0	559,900	448,300	175,700	922,900	205,900	851,900	284,000	5,089,200	\$27.69
11	South Lyon High	1989	372,440	106,400	5,094,500	13,048,500	1,073,500	9,171,800	670,800	3,194,700	284,000	2,094,300	1,081,700	35,820,200	\$96.18
12	South Lyon East High	2007	382,672	3,173,300	4,238,300	8,980,600	255,600	1,190,600	76,300	600,700	347,900	1,913,300	1,098,000	21,874,600	\$57.16
13	Early Childhood Center	0	25,665	53,200	78,100	1,257,300	0	0	0	127,800	0	0	22,500	1,538,900	\$59.96
	Griswold Building	0	39,387	681,500	0	0	0	21,300	58,600	0	0	386,200	0	1,147,600	\$29.14
<b>TOTAL:</b>			<b>1,699,827</b>	<b>8,700,900</b>	<b>10,906,800</b>	<b>29,034,000</b>	<b>3,870,800</b>	<b>12,380,200</b>	<b>1,131,500</b>	<b>5,500,700</b>	<b>1,949,700</b>	<b>8,182,000</b>	<b>3,923,400</b>	<b>85,580,000</b>	<b>\$50.35</b>

<b>Site Work</b>				<b>Building Construction Subtotal:</b> 62,048,900				<b>District Wide Technology Infrastructure/Equipment:</b> 6,725,000			
Reparing (parking lots & sidewalks)								Technology Equipment Refresh (Series 2): 2,500,000			
Sayre - Parking Lot Expansion (10,000-sq-ft)								Purchase Buses: 1,012,400			
CMS - Parking Lot Expansion (10,000-sq-ft)								Administration Building (School Portion): 1,177,100			
SL East - Modify southwest lot (10,000-sq-ft)								Administration Building (City Portion): 849,600			
SL East - Expand northwest lot (10,000-sq-ft)								<b>TOTAL: 97,844,100</b>			
SL East - Expand northeast lot (10,000-sq-ft)											
SL East - Parking Lot expansion (10,000-sq-ft)											
Elementary - Playground Improvements											
Site Athletics - Work at Existing											
Site Athletics - turf (2) varsity softball											
Site Athletics - turf (2) varsity baseball											
Site Athletics - turf (2) multi-purpose											
Site Athletics - add lights to multi-purpose											

Note: costs include indirect costs such as contingency, general conditions and professional fees

Note: costs do not include election, issuance, interest earning, etc

Priority 1 Subtotal:	83,604,000	12,096,000	33,201,000
Priority 1 & 2 Subtotal:		95,700,000	
Priority 1-3 Subtotal:		128,901,000	

Note: costs include escalation and contingency

Note: costs include indirect costs such as general conditions and professional fees

Note: does not include bond election/issuance costs or projected interest earnings (assume these will be close to offset each other)



The background of the slide is a grayscale photograph of school supplies. At the top, a black ruler with white markings and three circular holes is visible. Below it, several pencils and pens are scattered on a sheet of lined paper. One pencil is sharpened and pointing towards the bottom right. In the bottom right corner, a stack of books is visible, with the top book wrapped in clear plastic. A semi-transparent white banner with blue text is overlaid across the middle of the image.

# FACILITY NEEDS / UPGRADES

**Barton  
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# BUILDING INFRASTRUCTURE

- **Roofing Replacements** **\$3.87M**
- **Interior Building Renovations** **\$3.65M**
- **Flooring Replacements** **\$1.13M**
- **Mechanical Equipment Replacement** **\$5.50M**
- **Electrical Equipment Replacement** **\$1.95M**
- **Lighting Upgrades (for energy savings)** **\$8.18M**
- **Food Service Improvements** **\$3.62M**
- **Parking Lot & Site Walk Replacement** **\$7.38M**
- **Administration Building Infrastructure** **\$2.02M**

**Cost Range: \$37.3M**



# BUILDING UTILIZATION STUDY

**SOUTH LYON COMMUNITY SCHOOLS**  
 DISTRICT WIDE FACILITY AUDIT *PRELIMINARY - FOR DISCUSSION PURPOSE ONLY*  
 UTILIZATION STUDY - CURRENT (2019-2020) DATE: 10/10/2019

Schools	Year Built
1 Bartlett Elementary	1955
2 Brummer Elementary	2000
3 Dolsen Elementary	pre1947
4 Hardy Elementary	2004
5 Kent Lake Elementary	2001
6 Pearson Elementary	2018
7 Salem Elementary	pre1957
8 Sayre Elementary	1961
<b>Total Elementary Schools</b>	
9 Centennial Middle	1976
10 Millenium Middle	1969
<b>Total Middle Schools</b>	
11 South Lyon High	1989
12 South Lyon East	2007
<b>Total High Schools</b>	
<b>Total - All Schools</b>	

SL Optimal Classroom Capacity	
Grade	Count
Junior Kindergarten	22.00
Kindergarten	25.00
Grades 1-2	26.00
Grades 3-5	28.00
Grades 6-8	28.00
Grades 9-12	30.00

**SOUTH LYON COMMUNITY SCHOOLS**  
 DISTRICT WIDE FACILITY AUDIT *PRELIMINARY - FOR DISCUSSION PURPOSE ONLY*  
 UTILIZATION STUDY - PROJECTED (2023-24) - SCENARIO WITH NEW ELEMENTARY SCHOOL DATE: 10/17/2019

Schools	Year Built
1 Bartlett Elementary	1955
2 Brummer Elementary	2000
3 Dolsen Elementary	pre1947
4 Hardy Elementary	2004
5 Kent Lake Elementary	2001
6 Pearson Elementary	2018
7 Salem Elementary	pre1957
8 Sayre Elementary	1961
<b>Total Elementary Schools</b>	
9 Centennial Middle	1976
10 Millenium Middle	1969
<b>Total Middle Schools</b>	
11 South Lyon High	1989
12 South Lyon East	2007
<b>Total High Schools</b>	
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Grades 9-12	30.00

**SOUTH LYON COMMUNITY SCHOOLS**  
 DISTRICT WIDE FACILITY AUDIT *PRELIMINARY - FOR DISCUSSION PURPOSE ONLY*  
 UTILIZATION STUDY - PROJECTED (2023-24) DATE: 10/10/2019

Schools	Year Built	Building Area	Grade Structure	Student Enrollment (projected)	Teaching Stations	Resource Room (full size)	Optimal Building Capacity	Difference	Utilization (Enrollment vs. Capacity)
1 Bartlett Elementary	1955	81,362	JK-5	518	23	5	575	57	90%
2 Brummer Elementary	2000	68,585	K-5	570	23	0	575	5	99%
3 Dolsen Elementary	pre1947	54,540	JK-5	600	24	0	600	0	100%
4 Hardy Elementary	2004	85,656	JK-5	515	24	6	600	85	86%
5 Kent Lake Elementary	2001	72,113	JK-5	527	24	0	600	73	88%
6 Pearson Elementary	2018	74,505	K-5	705	24	0	600	-105	118%
7 Salem Elementary	pre1957	61,825	JK-5	545	24	0	600	55	91%
8 Sayre Elementary	1961	61,956	JK-5	567	25	0	625	58	91%
<b>Total Elementary Schools</b>		<b>560,542</b>	<b>K-5</b>	<b>4,547</b>	<b>191</b>	<b>11</b>	<b>4,775</b>	<b>228</b>	<b>95%</b>
9 Centennial Middle	1976	151,327	JK-5	1,016	38	3	1,064	48	95%
10 Millenium Middle	1969	183,794	6-8	1,070	48	3	1,344	274	80%
<b>Total Middle Schools</b>		<b>335,121</b>	<b>6-8</b>	<b>2,086</b>	<b>86</b>	<b>6</b>	<b>2,408</b>	<b>322</b>	<b>87%</b>
11 South Lyon High	1989	379,940	9-12	1,361	71	4	2,130	770	64%
12 South Lyon East	2007	402,672	9-12	1,364	55	4	1,650	286	83%
<b>Total High Schools</b>		<b>782,612</b>	<b>9-12</b>	<b>2,724</b>	<b>126</b>	<b>8</b>	<b>3,780</b>	<b>1,056</b>	<b>72%</b>
<b>Total - All Schools</b>		<b>1,707,440</b>	<b>JK-12</b>	<b>9,356</b>	<b>403</b>	<b>25</b>	<b>10,963</b>	<b>1,607</b>	<b>85%</b>

SL Optimal Classroom Capacity	
Grade	Count
Junior Kindergarten	22.00
Kindergarten	25.00
Grades 1-2	26.00
Grades 3-5	28.00
Grades 6-8	28.00
Grades 9-12	30.00

Difference from Existing:      667                      12                      320

Notes:  
 Teaching Stations: JK-12 general ed classrooms  
 Dolsen has 2 modular classroom units w 2 rooms per unit = 4 rooms  
 Bartlett: assumes 4 classroom addition (+/- 8,000 sqft)  
 Sayre: assumes 4 classroom addition (+/- 8,000 sqft)  
 SL High: assumes replacement pool  
 East High: assumes add aux gym, convert 4 existing spaces to classrooms



# BUILDING ADDITIONS

- **Early Childhood Center**
  - **Add Multi-purpose room & staff space** **\$1.26M**
- **Bartlett Elementary School**
  - **4 Classroom Addition, plus restrooms** **\$2.87M**
- **Salem Elementary School**
  - **4 Classroom Addition, plus restrooms** **\$2.87M**

**Cost Range: \$7.36M**



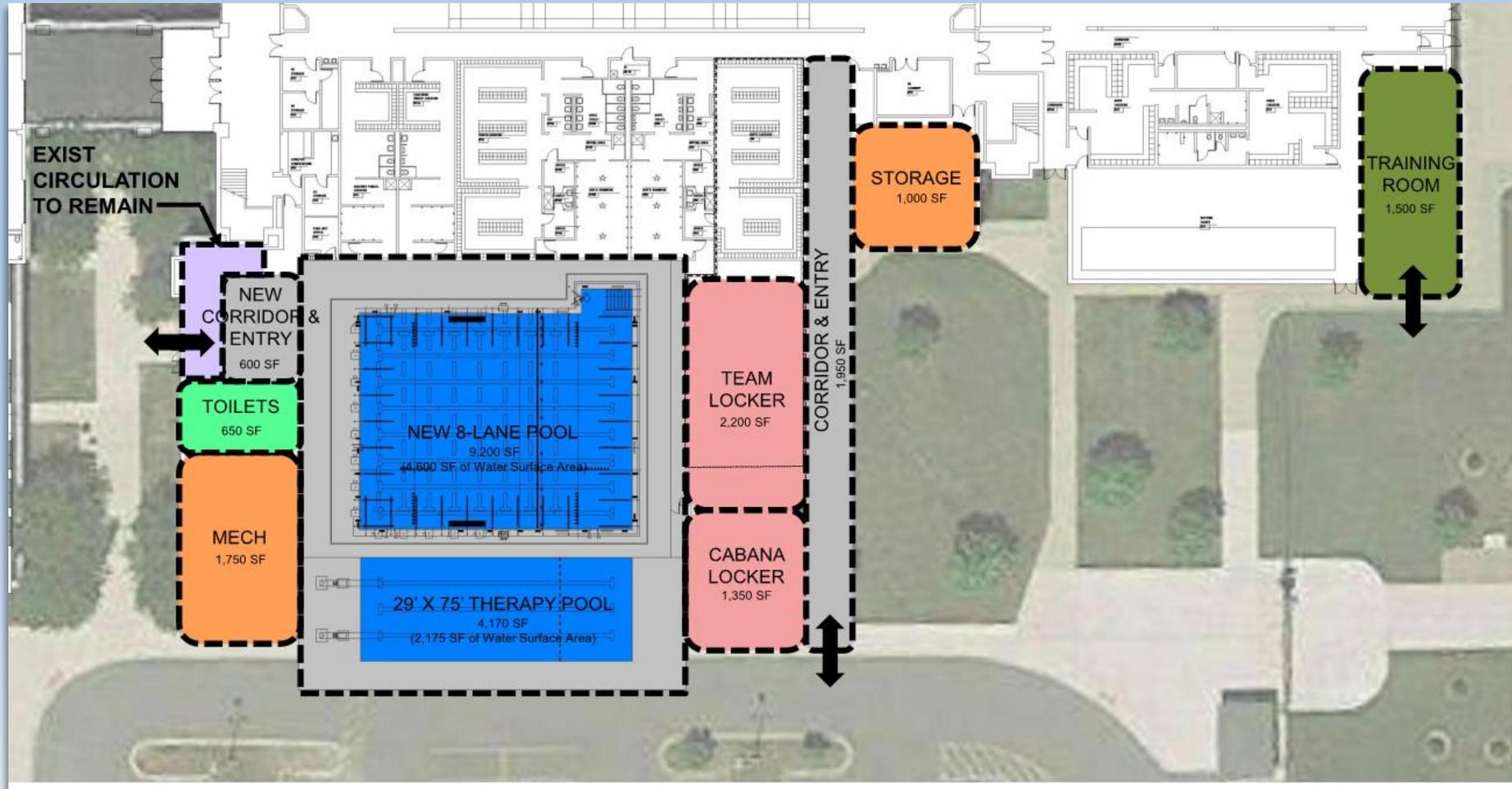
# BUILDING ADDITIONS

- **South Lyon High School** **\$13.05M**
  - **Build Replacement Pool**
  - **Build Replacement Pool Locker Rooms**
  
- **East High School** **\$7.19M**
  - **Build Auxiliary Gym**
  - **Build Storage Space**

**Cost Range: \$20.24M**

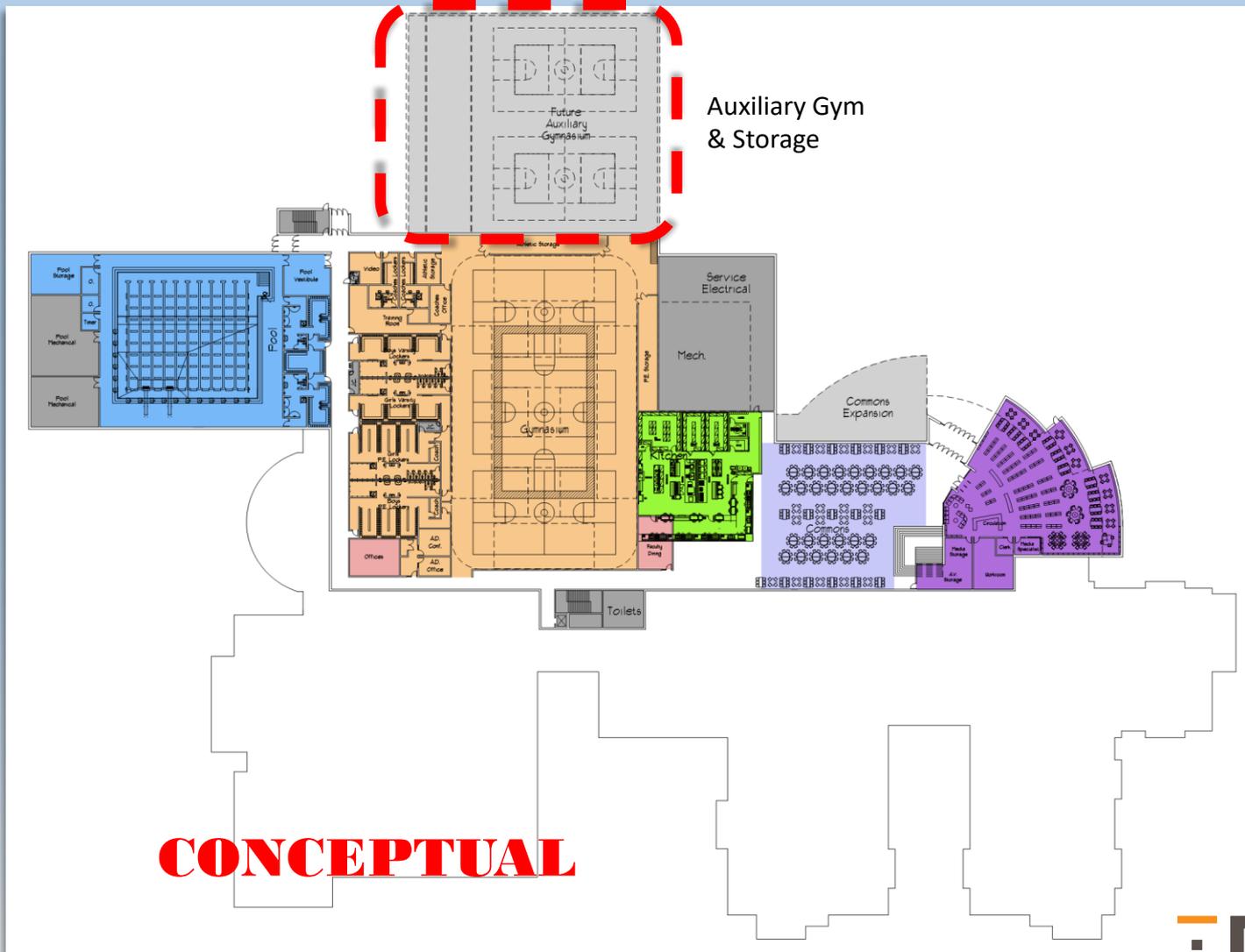


# SOUTH LYON HIGH SCHOOL - REPLACEMENT POOL



**CONCEPTUAL**

# EAST HIGH SCHOOL - AUXILIARY GYM



**CONCEPTUAL**



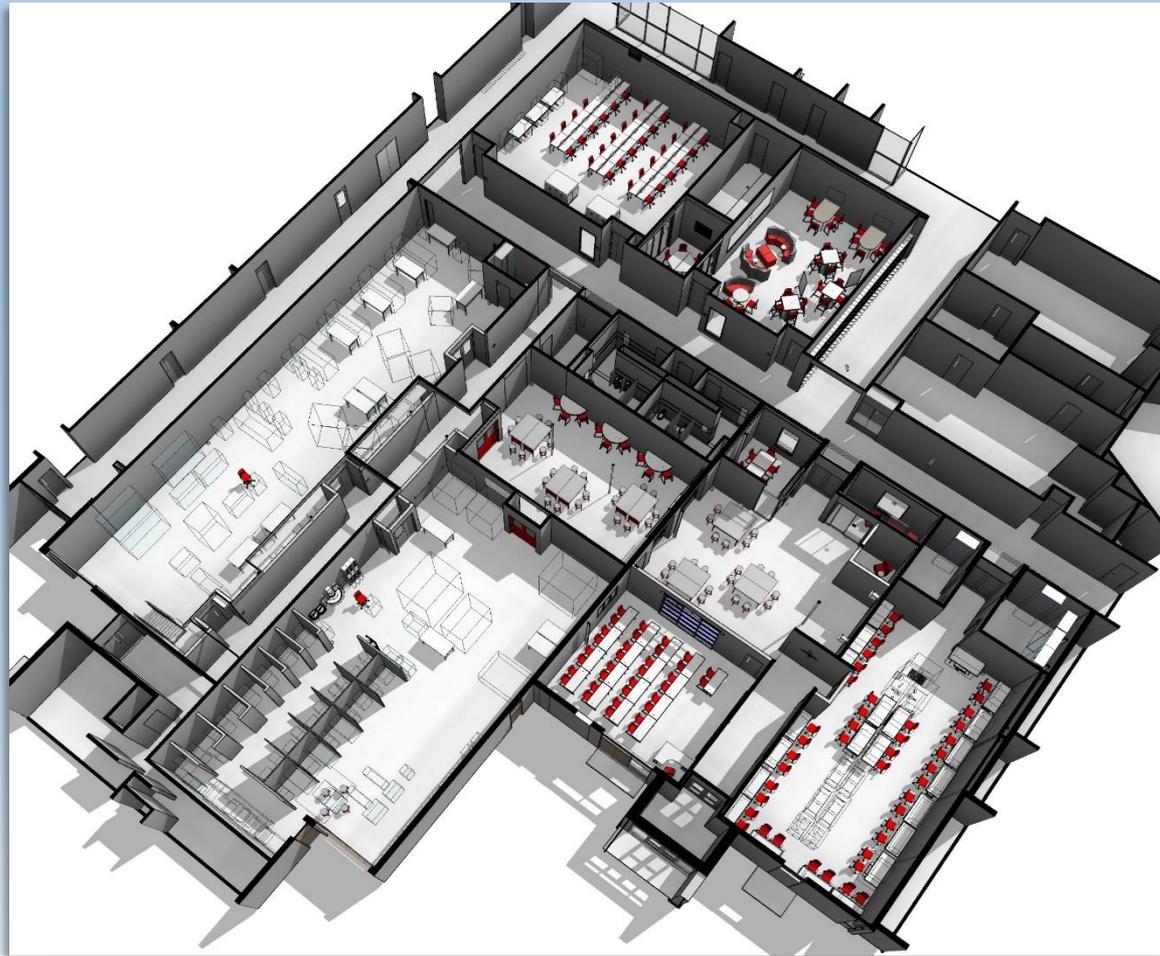
# BUILDING IMPROVEMENTS

- **SL High School Science Rooms** **\$1.77M**
- **Upgrade Performing/Visual Arts Spaces** **\$0.50M**  
(auditorium lighting, pit cover, art rooms)
- **SL High School Media Center** **\$1.54M**
- **East High School Media Center** **\$0.35M**
- **SL High School CTE Area** **\$0.52M**
- **East High School STEM Center** **\$1.79M**

**Cost Range: \$6.47M**



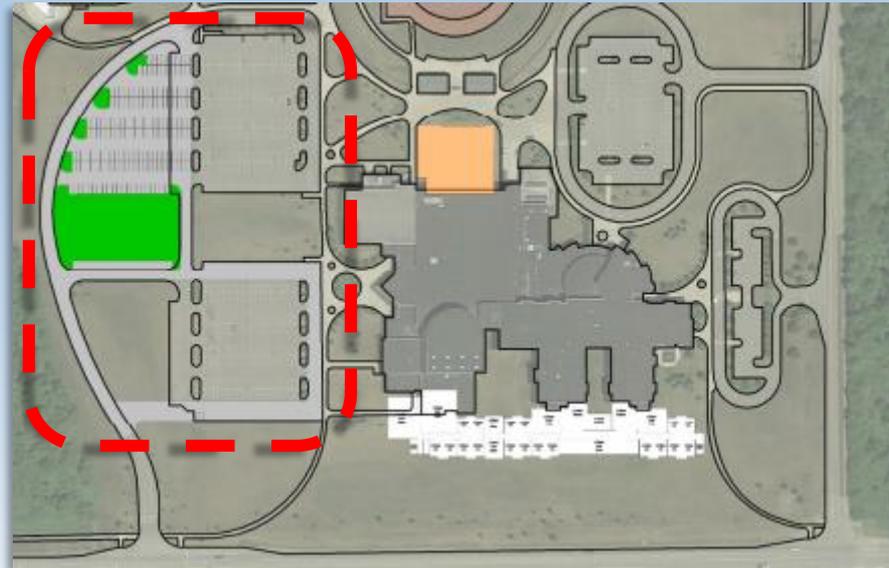
# COLLABORATION SPACES



# SITE IMPROVEMENTS

- **Playground Work at all Elementary Schools**      **\$1.10M**
- **East High School Expand/Modify Parking Lots**      **\$1.10M**

East HS Parking  
Lot Expansion/  
Modifications



**Cost Range: \$2.2M**



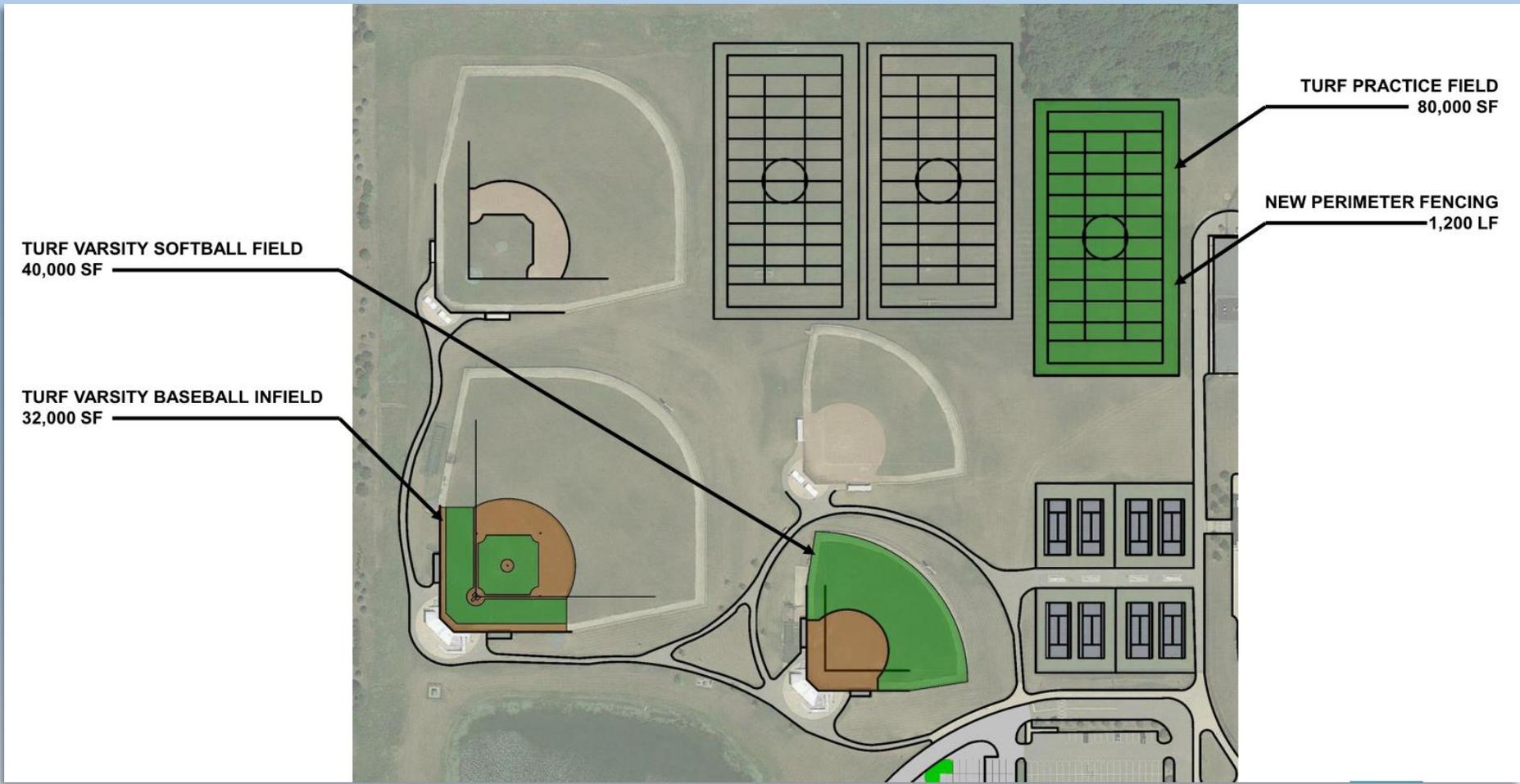
# SITE ATHLETICS

- **Update Athletic Facilities** **\$4.10M**
  - Replace Turf at East high School
  - SL High Stadium & Fieldhouse Work
  - East Stadium & Field House Work
- **Install Synthetic Turf**
  - Varsity Softball Fields (Entire Field) **\$1.73M**
  - Varsity Baseball Fields (Infield Only) **\$1.49M**
  - Multi-Purpose Practice Fields (1 per HS) **\$2.80M**

**Cost Range: \$10.12M**



# East High School Synthetic Turf Fields



**CONCEPTUAL**

# High School Synthetic Turf Fields



**CONCEPTUAL**

# TECHNOLOGY NEEDS

- Replacement desktop / mobile computing devices
- Purchase replacement printers
- Install/replace building standard and interactive projectors
- Upgrade network infrastructure
- Upgrade Cisco IP phone system and desktop phones
- Expand wireless network
- Upgrade/Additions security and video surveillance system

Cost Range: \$6.725M



# TECHNOLOGY – Refresh

## Second Series of Bond

- **Replace computers after ~5 years for sustainability**

**Cost Range: \$2.50M**



# FURNITURE & EQUIPMENT NEEDS

- **Purchase Replacement Furniture**
- **Purchase Music Instruments**
- **Purchase Athletic Equipment**
- **Purchase CTE Equipment**
- **Purchase Buses**

**Cost Range: \$4.93M**



# COST SUMMARY

<u>CATEGORY</u>	<u>COST RANGE</u>
• Building Infrastructure	\$37.3M
• Building Additions	\$27.6M
• Building Improvements	\$6.47M
• Site Improvements	\$2.2M
• Site Athletics	\$10.12M
• Technology	\$9.22M
• Furniture / Equipment	\$3.92M
• Bus Purchase	<u>\$1.01M</u>
<b>TOTAL:</b>	<b>\$97.84M</b>



# FUNDING OPTION

## \$97 Million May 2020 Bond Program

Date	Bond Amount	Bond Term	Estimated Interest	Total Debt Millage	Total Debt Mill Increase (Decrease)
June 2020	\$73,940,000	19.84 years	3.75%		
May 2023	\$23,245,000	20.00 years	3.75%		
<b>TOTALS</b>	<b>\$97,185,000</b>	<b>22 years</b>	<b>3.75%</b>	<b>7.79</b>	<b>(.11)</b>

Note: Election, Issuance, & Interest earnings will net an estimated \$660,000 in additional available funds





# NEXT STEPS



# PROJECT PATH

THOUGHT LEADERSHIP		DISCOVERY		PROGRAM		CAMPAIGN	
							
<b>THOUGHT LEADERSHIP</b>	<b>PROGRAM KICKOFF</b>	<b>FACILITY ASSESSMENT</b>	<b>PROGRAM DEVELOPMENT</b>	<b>COMMITTEE / COMMUNITY ENGAGEMENT</b>	<b>FINALIZE PLAN</b>	<b>CAMPAIGN</b>	<b>ELECTION</b>
<p>Review current district strategic plan</p> <ul style="list-style-type: none"> <li>Understand district priorities and pedagogies</li> <li>Understand district leadership's vision for student learning</li> </ul> <p>Engage admin, staff, students and community members to develop a shared vision for learning</p> <p>Provide recommendations for technology and facility investments to Bond Planning Committee</p> <p>Develop an implementation timeline to establish a vision for the campaign</p>	<p>Develop calendar of events</p> <p>Identify program partners (design, legal, financial, etc)</p> <p>Request existing facility information</p> <p>Establish Enrollment Project Committee</p> <p>Establish Campaign Committee</p> <p>Discuss program goals</p>	<p>Tour all facilities</p> <p>Identify and categorize projects</p> <p>Develop program priorities</p> <p>Develop cost estimates</p> <p>Analyze enrollment projections / utilization study</p> <p><b>DELIVER FACILITY ASSESSMENT REPORT</b></p>	<p>Discuss educational impacts</p> <p>Prioritize projects</p> <p>Review with Administrative team/ select staff</p> <p>Schedule meeting with Treasury, if necessary</p> <p><b>PRESENT INITIAL FINDINGS TO SCHOOL BOARD</b></p>	<p>Share program information</p> <p>Request feedback</p> <p>Survey, if desired</p> <p>Refine program and concepts</p> <p><b>PRIORITIZE PROGRAM SCOPE TO FIT BUDGET</b></p>	<p>Incorporate community/ committee feedback into plan</p> <p>Finalize program scope and budget</p> <p>Finalize financial cost model</p> <p><b>PRESENT FINAL RECOMMENDATIONS TO SCHOOL BOARD</b></p>	<p>Develop ballot language</p> <p><b>Board call for election</b></p> <p><b>12 WEEKS PRIOR TO ELECTION</b> August for November May for August February for May</p> <p>Develop calendar of events</p> <p>Organize campaign committee &amp; appropriate content</p> <ul style="list-style-type: none"> <li>Develop campaign slogan and tag line</li> <li>Develop Frequently Asked Questions</li> <li>Develop graphics</li> <li>Press Release</li> <li>Register to vote</li> <li>Inform Absentee votes</li> </ul>	

**COMPLETE**

# TIMELINE FOR MAY 2020 VOTE

- **Community Focus Groups – December 11, 2019**
- **Finalize Bond Program – End of December 2019**
- **Review at Board Meeting – January 21, 2019**
- **Call for Election – February 3, 2020 (12 weeks prior)**
- **Informational Campaign – Feb-May 2020**
- **Election Day – May 5, 2020**





**THANK YOU!  
QUESTIONS?**

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