



BOND Proposal for Plainwell Board of Education

May 20, 2019

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Superintendent

Plainwell Community Schools

PLAINWELL SCHOOLS

BOND Development

- Facilities Assessment
- District Survey (Multiple)
- Feedback from Parents/Community
- Strategic Planning
- EPIC MRA Poll
- Bond Work Group
- Board of Education



PLAINWELL SCHOOLS

5 Year Facilities Plan

GENERAL FUND FACILITY EXPENSES 2019-2034

- 5 Year Cycle Long Term Needs Planning (Reviewed yearly)
- Replace Field Turf 2021+
- District lighting conversions to LED (ongoing)
- Classroom Flooring Refresh where needed (ongoing)
- Bathroom Refresh where needed (HS/Elem)
- Parking Lots where needed (ongoing)
- HVAC where needed (ongoing)
- HS A/C upgrades
- Early Childhood space
- Roofing where needed (ongoing)
- Painting where needed (ongoing)
- Property acquisition (review/decide when available)



PLAINWELL SCHOOLS

15 Year Facilities Plan

FUTURE NEEDS BOND 2034

- 15 Year Long Term Needs Planning (7.28 Mil 2034 Debt will be paid)
- Sinking Fund
- Replace/Remodel Existing High School
- Move Baseball Field to Main Campus
- Refresh Elementary Buildings
- Early Childhood Space
- Elementary Gym/All Purpose spaces
- Roofing and Parking Lots
- Operations/Storage relocation
- Technology Upgrades
- Back-up power
- Land Acquisition



Bond Identified Needs Proposal 2019

District Roofing

District Safety & Security

Middle School HVAC

Middle School Addition/Remodel

Middle School Furniture

Traffic & Parking Lots

Elementary Playground Equipment

Elementary Air Conditioning

Energy Savings & Technology

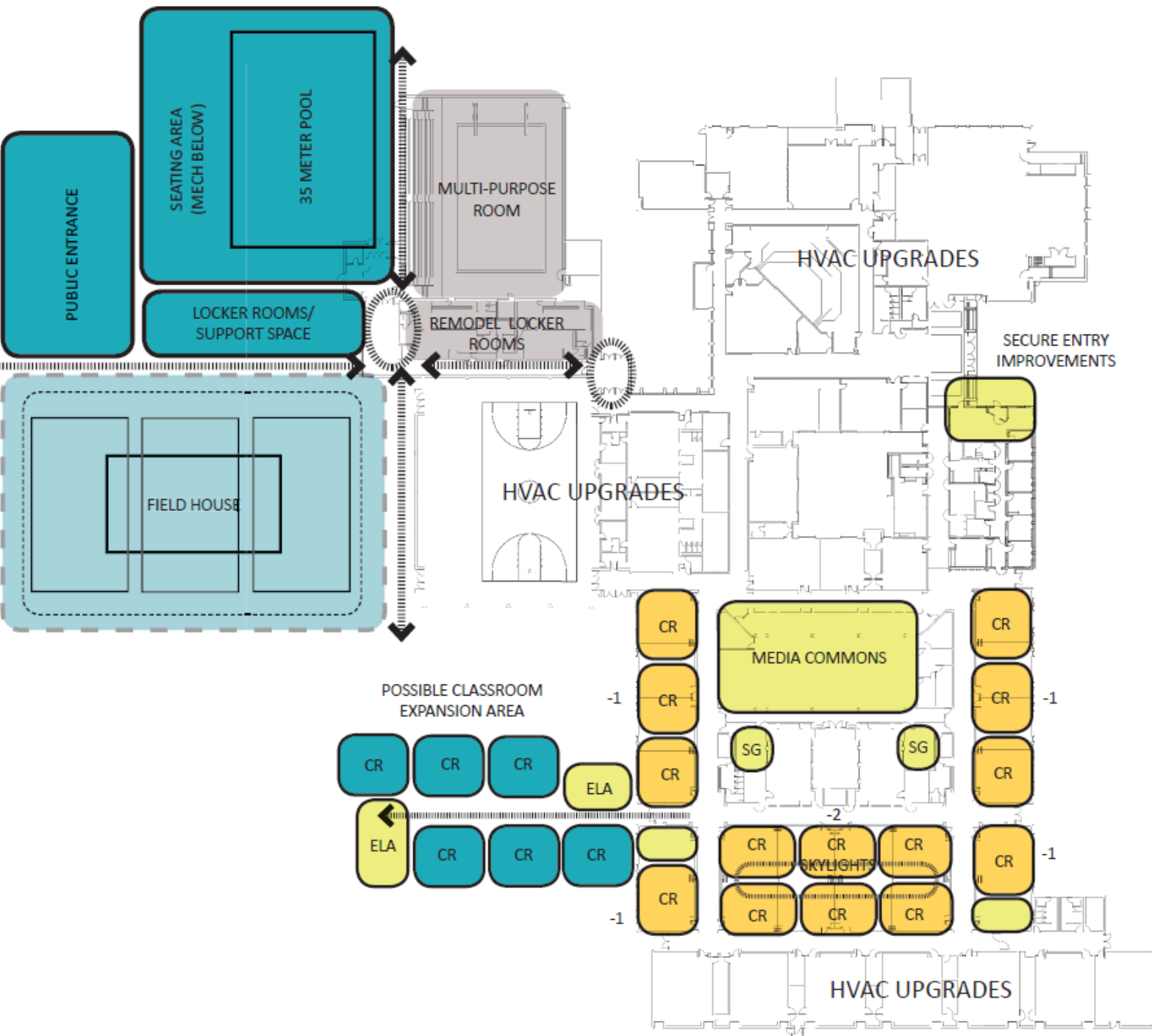
Community Center

New Community Pool (Rec Center)

New Gym Space (Rec Center)

Old Pool Conversion to Multi-Purpose





Bond Proposal Detail

Roofing - 1.6 Million

- Replace based on facilities assessment
- Need based on roofing out of warranty or past predicted lifespan

Safety & Security - 500K

- Security Cameras and Camera Server Hardware replacement/upgrade to increase total cameras
- Security Traffic Barriers for front entries
- Need based on State of Michigan Safety Task Force recommendations and student/staff safety



Bond Proposal Detail

Middle School HVAC - 6.4 Million

- Replace Unit Ventilators/Rooftop Units
- Includes Air Conditioning
- Hydronic piping
- Associated Electrical upgrades
- Building Management System (BMS) upgrades
- Associated ceiling and roof replacement
- Addresses requirement of replacing and upgrading entire heating and ventilation system that was installed in 1974 and past its predicted lifespan, heat system will be more efficient, modern learning needs and expectations, safety of students and staff require doors and windows remain closed even on hot days, increased productivity on hot days, 30 days of predicted use, allows for future calendar flexibility



Bond Proposal Detail

Middle School Addition/Remodel 5.8 Million

- New classroom wing addition
- Existing classrooms resized & refreshed
- New finishes as needed for HVAC upgrades
- 21st Century modern learning environment, current classrooms too small, MS has never been updated

Middle School Furniture - 575K

- New classroom furniture for addition
- New classroom furniture for existing classrooms
- New furniture for shared spaces/media center
- Required for new space, 21st Century modern learning environment, will replace out of date and/or broken furniture



Bond Proposal Detail

Traffic & Parking Lots - 645K

- Pick-up/Drop-off traffic flow
- Event traffic flow
- Parking surface replacement
- Traffic flow needs to be updated to meet current % of students who are dropped off and picked up by parents, increase functionality as well as student/parent safety for pick-up and drop-off process, event parking and traffic flow will also be addressed.

Elementary Playground Equipment - 658K

- Replace or refresh existing playground equipment and fencing
- Current equipment is out of date, safer and more child friendly, fencing needs refresh/redesign/replacement, ADA supports, equity between buildings.



Bond Proposal Detail

Elementary Air Conditioning - 4.5 Million

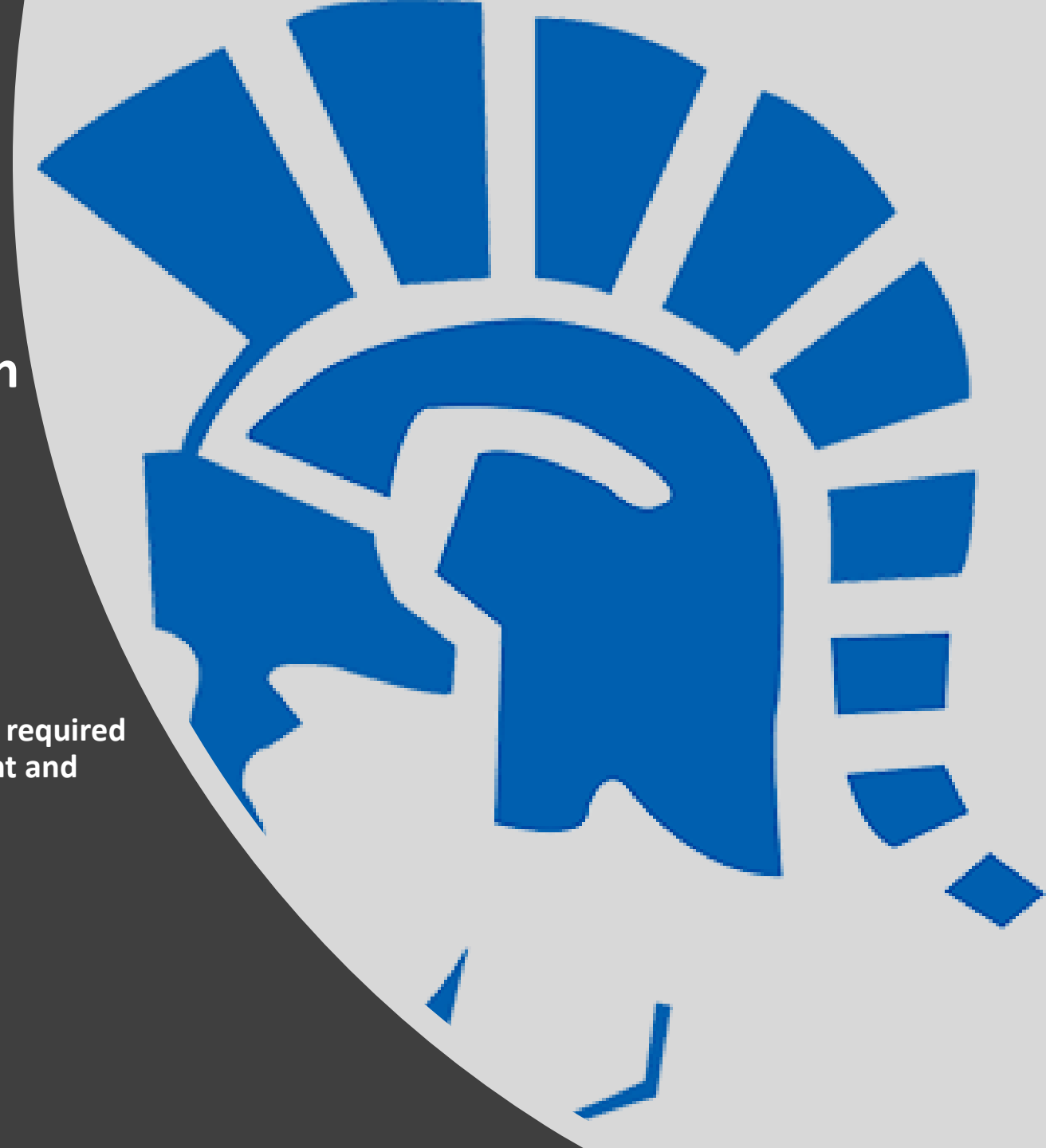
- Replace Unit Ventilators/ Rooftop Units
- New Condensing Units / Hydronic piping (varies by building)
- Associated Electrical infrastructure upgrades
- Building Management System (BMS) upgrades
- Associated Ceiling Replacement / Roof Patching
- Modern learning needs and expectations, safety of students and staff require doors and windows remain closed even on hot days, increased productivity on hot days, 30-40 days of predicted use, allows for future calendar flexibility including starting before labor day.



Bond Proposal Detail

Energy Savings & Technology - 1.5 Million

- Middle school technology infrastructure
- Middle school classroom instructional technology
- District infrastructure
- Selective LED Lighting
- Selective Solar Options
- Allows for cost offset of A/C and the additional square footage, required for MS classroom addition, required for increased use of student and staff learning devices.



Bond Proposal Detail

Community Center - 949K

- Bathroom Renovations (Barrier Free)
- Fire safety requirements
- Egress/emergency exits
- Electrical infrastructure
- Instructional spaces
- Meeting spaces/offices
- General refresh
- Building must be brought up to code to be occupied as a school, increase revenue through rentals, transfer of RHS program will eliminate cost of lease and utilities at current RHS facility, allows for increased space for both RHS and Adult Ed programming and enrollment.



Bond Proposal Detail

New Community Pool - 12.3 Million

- 10 lanes with integrated diving well (traditional rectangle shape)
- New locker rooms and support spaces with family bathrooms and locker rooms
- ADA Compliant seating, support spaces, locker rooms, and pool surface
- Spectator Seating
- Accommodates current programming needs with room for continued growth, continued emphasis on swim safety with elementary swim lessons for all PCS students, MS/HS classes, lifeguard program, pool can operate with 6-8 lanes and diving simultaneously, new pool allows for program continuation during construction, increased rental use and tournament hosting, increased local revenue due to tournament hosting.



Bond Proposal Detail

New Gym - 11.4 Million

- Three station gym space
- New locker rooms and support spaces
- Spectator Seating
- Walking Track
- Accommodates current programming needs, allows for multiple teams and levels to practice simultaneously, opens space for elementary athletics to practice earlier, increased tournament hosting will increase district and local revenue, allows for hosting of regional level MHSAA events, can be used as mass instructional/testing space and combined assembly space, open times for community walking/running/classes similar to current pool space.



Bond Proposal Detail

Old Pool Remodel to Multi-Purpose 1.4 Million

- Multi-use floor
- Basketball hoops
- Batting cages (drop from ceiling)
- Wrestling/tumbling mats (drop from ceiling)
- Projector/Sound system - testing/training/rentals/instruction
- Accommodates current programming needs, allows for multiple teams and levels to practice simultaneously, opens space for elementary athletics to practice earlier, increased tournament hosting will increase district and local revenue, allows for wide variety of activities and both indoor/outdoor sports to practice/train off season, increased revenue due to rental of space, training/instructional/testing space, professional development space for staff.



Bond Proposal Costs

**Total Cost for all proposed needs =
\$48,227,000.00**

3.27 mils in tax increase

\$13.63 per month for 100K Market Value
(\$163.50 per year)

\$27.26 per month for 200K Market Value
(\$327.00 per year)

\$40.89 per month for 300K Market Value
(\$490.50 per year)



Thank You!

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