



# Bond Study Committee

*February - April 2019*



# Introductions

## Bond Study Committee

### Parents\*

Johnny Mitchell  
Mark Mason  
Jennifer Fischer  
Virginia Krueger  
Stephen Eberle

### Community

Anne Mann  
Paul Schlisser  
Gary Munce  
Amy Heydlauff

### Board of Education

Shawn Quilter  
Tammy Lehman  
Kristin van Reesema

### Students

Jacqueline Taylor  
Thea Higgins

### Staff

Nicolas Angel, Beach  
Stacie Battaglia, South  
Brad Bush, Athletics dir  
Kimberly Gillow, North  
Michael Kapolka - HS  
Lisa Nickel – Dir of Spec Ed  
Rick Boham - Trans. Dir.  
Matt Ceo - Beach  
Rick Catherman - Band Dir.  
Heather Conklin-Inst. Coach



# Introductions

## **Resource/District Support**

Dr. Julie Helber

Tim Courtright

Michelle Cowhy

Marcus Kaemming

Scott Wooster

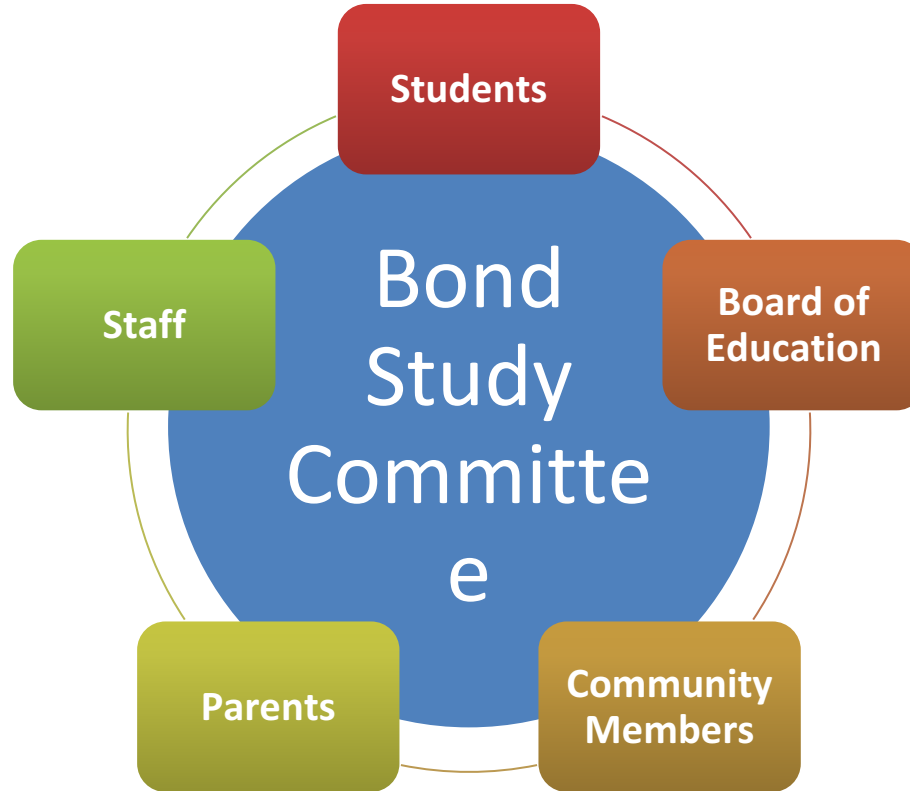
## **Technical Support**

Misty Raatz, OHM Advisors

Gary Steller, Clark Construction

Sarah Haselschwardt, Kingscott

# Participation



# Roles

Ability to attend meetings

Particular expertise, background, and interest in the educational field

Vision of modern learning

Perspective on facilities and achievement

Willingness to engage and respect others with open and honest discussion

Commitment to be an active participant by coming prepared, being punctual, & completing assignments

# The Charge

The Bond Study Committee, acting as a good steward of the community's resources, will review, analyze and provide input into a plan for upgrading Chelsea School Districts' educational facilities to support learner-centered school communities and meet safety priorities aligned to the District's Vision, Mission and Strategic Goals.

# Meeting Dates

## February 2019

12

- 6:30-8:30pm
- Chelsea High School - Media Center
- Bond Study Committee

**Mtg 1**

19

- 6:30-8:30pm
- Beach Middle School
- Bond Study Committee

**Mtg 2**

26

- 6:30-8:30pm
- South ES
- Bond Study Committee

**Mtg 3**

## March 2019

5

- 6:30-8:30pm
- North ES
- **Community Engagement #1, with Committee**

11

- 6:30-8:30pm
- Location TBD
- **Board of Education, Update from the Committee**

12

- 6:30-8:30pm
- Chelsea High School
- Bond Study Committee

**Mtg 4**

19

- 6:30-8:30pm
- Beach Middle School
- Bond Study Committee

**Mtg 5**

## April 2019

9

- 6:30-8:30pm
- North ES
- **Community Engagement #2, with Committee**

10-17

- Professional Survey

23

- 6:30-8:30pm
- Chelsea High School
- Bond Study Committee

**Mtg 6**

## May 2019

6

- 6:30
- Location TBD
- **BOE Recommendation by Committee**



# CSD Strategic Framework

## Our Vision

In partnership with our community stakeholders, the Chelsea School District will prepare students who possess the skills to communicate effectively, express themselves creatively, think critically and work collaboratively to maximize their potential and meet the challenges of a global society.

### Goal #1

**Incorporate the graduate learner profile across all learning environments to develop globally competitive graduates.**

#### *Academic*

The Chelsea School District will foster students to be innovative and critical thinkers who possess the ability to analyze and question by embedding researched instructional practices into the pre-k-12 classroom.

#### *Social*

The Chelsea School District will foster students to be globally and culturally conscious citizens who act with integrity by providing opportunities for students to enhance social well being.

#### *Emotional*

The Chelsea School District will foster students to be confident, reflective and empathetic by supporting their overall emotional health.

### Goal #2

**Provide and support a positive, safe, and healthy school environment.**

### Goal #3

**Strengthen organizational effectiveness and maximize community and district resources to support continuous improvement.**

### Goal #4

**Nurture open communication and constructive partnerships within the school district and with surrounding communities.**







# District Goals

## Goal #1

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# District Goals

## Goal #2

**Provide and support a positive, safe, and healthy school environment.**

## Goal #3

**Strengthen organizational effectiveness and maximize community and district resources to support continuous improvement.**

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**Nurture open communication and constructive partnerships within the school district and with surrounding communities.**

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# The Charge

- In its work, the Study Committee will be guided by the District's Mission, Vision and District Goals.
- In addition, the Study Committee will be mindful of the District's desire that any bond proposal brought before the community not result in an increase for taxpayers over the current millage rate.

# Specific Goals

The following are the major facility needs and learning environment improvements that would require resources beyond what the current district funding can support:

- Facility needs across all the district's school buildings.
- Create flexible, future focused learning environments for students and teachers across all levels to support programming.
- Optimize use of all existing District resources in creative ways to create Chelsea School District as a leader in educational delivery and student learning.

# Basic Steps in Process



## Discovery

Understand current district facilities, program, vision and modern learning.



## Exploration

Examine whether our buildings hinder or help us meet our program vision and goals. Evaluate and determine best option to meet vision.



## Recommendation

Recommend an option to the Board of Education regarding future bond program initiative.



**CHELSEA**  
SCHOOL DISTRICT

# Bond Road Map

CHELSEA SCHOOL DISTRICT 2019 BOND ROADMAP		
CHELSEA SCHOOL DISTRICT	FACILITY NEEDS	PROGRAM NEEDS
AUGUST 2018	<ul style="list-style-type: none"> <li>Meet to gather building information.</li> </ul>	<ul style="list-style-type: none"> <li>Organize Steering Committee</li> <li>Create Guiding Principles</li> </ul>
SEPTEMBER 2018	<ul style="list-style-type: none"> <li>Building tour assessments and document conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Share educational facility trends.</li> <li>Brainstorm programmatic needs with staff.</li> <li>Develop ideal program.</li> </ul>
OCTOBER 2018	<ul style="list-style-type: none"> <li>Prepare conceptual estimate documents and work with CM for estimate values.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare conceptual estimate documents and work with CM for estimate values.</li> </ul>
NOVEMBER 2018	<ul style="list-style-type: none"> <li>Review conceptual estimate and assessment needs.</li> </ul>	<ul style="list-style-type: none"> <li>Review conceptual estimate and assessment needs.</li> <li>Update enrollment projections.</li> </ul>
<b>BOND BSSF PROGRAM DEVELOPMENT</b>		
JANUARY - APRIL 2019	<ul style="list-style-type: none"> <li>Prioritize all needs and develop Bond and BSSF options</li> <li>Engage community to test options and financial tolerances</li> <li>Finalize Bond program</li> </ul>	
<b>APPLICATION AND TREASURY</b>		
MAY 2019	<ul style="list-style-type: none"> <li>Administration decision to pursue an election</li> <li>Schedule Pre-Qualification meeting through bond attorney</li> <li>Board approves scope of work</li> </ul>	
JUNE 2019	<ul style="list-style-type: none"> <li>Submit Bond application to Treasury</li> <li>Pre-Qualification meeting and Final PR application due</li> </ul>	
<b>CAMPAIGN</b>		
JULY - NOVEMBER 2019	<ul style="list-style-type: none"> <li>Board call for election</li> <li>Vote! Election Day November 5, 2019</li> </ul>	



# Questions we will work through...

- Do our current learning environments support our vision and goals in an optimum manner?
- Do we need to consider new construction, renovation, and/or repurpose?
- What are the plans and costs associated with meeting our vision and goals?
- What resources are required to accomplish goals?

- What will the community support?



# Information



# District Overview - Revenue

How is money directed and used? Limitations?

- District covers 125 square miles and



**General  
Fund**



**Special  
Education**



**Categoricals**



**Bond**



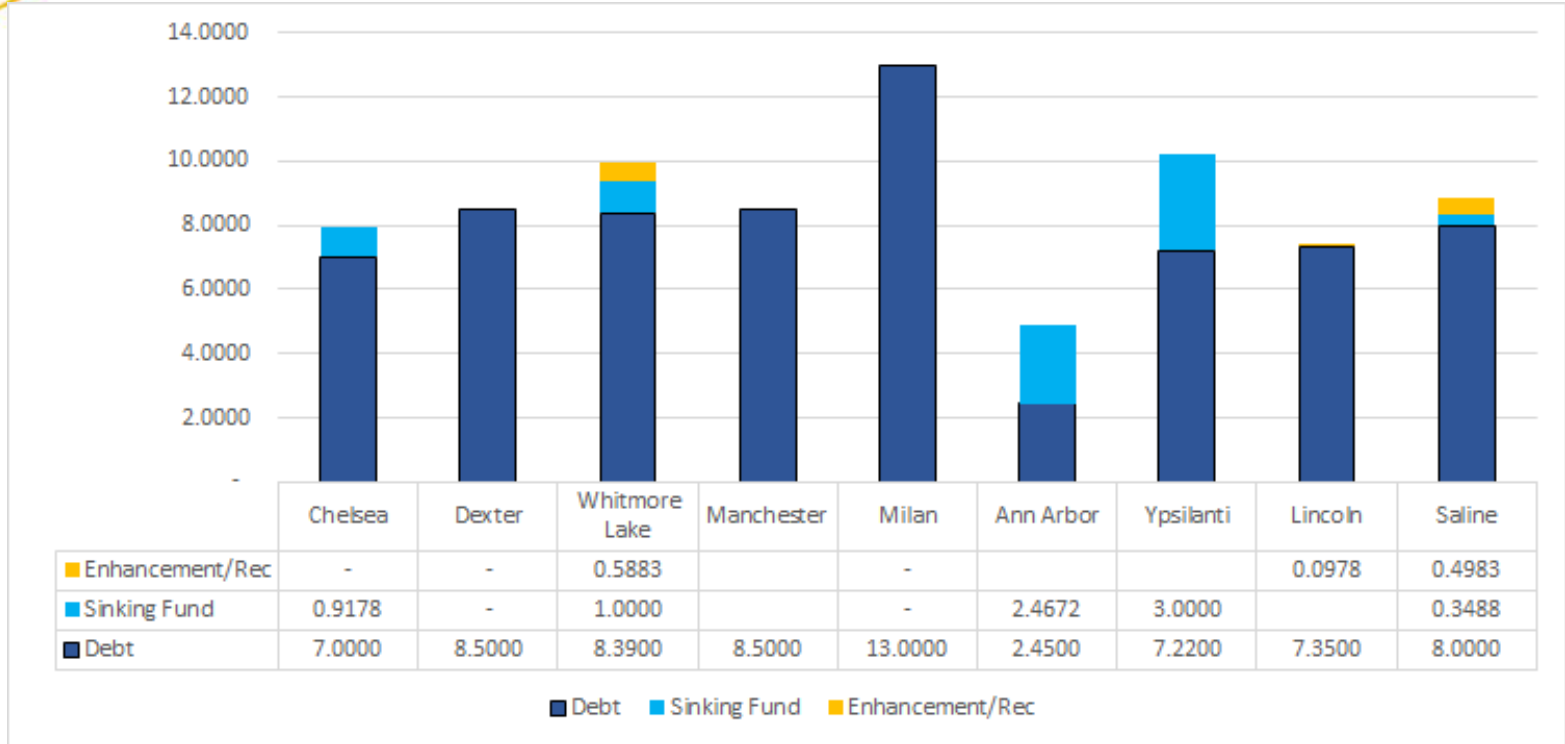
**Sinking Fund**



# District Overview

- Taxable Values:
  - Homestead: \$946,625,962
  - Non-Homestead: \$267,284,468
- Employees:
  - Teachers - 129
  - Other CEA - 27
  - Clerical Staff - 15
  - Maintenance & Food Service - 35
  - Bus Drivers & Monitors - 24
  - Administrators - 14
  - Other Regular Staff - 93

# County Overview – 2018 Millage Rates





# District Overview

## Foundation Allowance

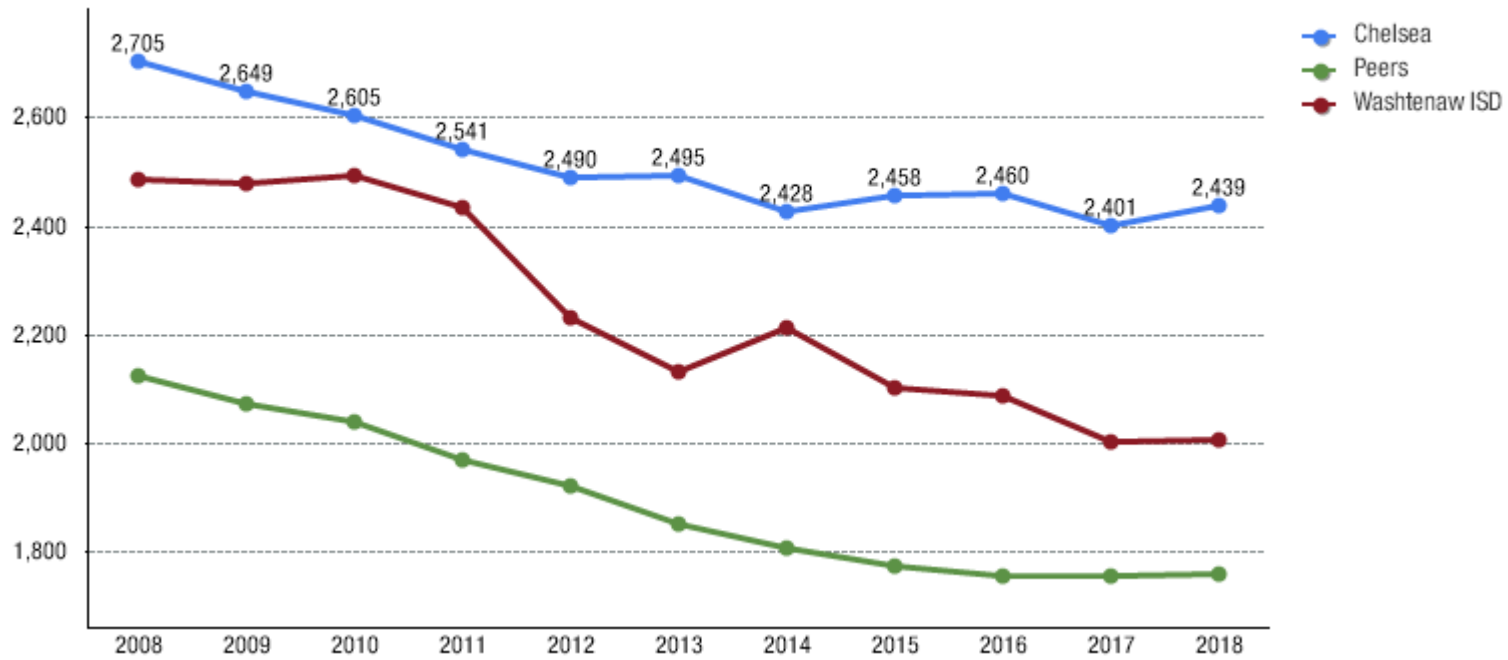
<u>Year</u>	<u>Foundation Allowance</u>	<u>Incr/(Decr) Amount</u>	<u>Incr/(Decr) Percentage</u>			
2008-2009	7,650.00					
2009-2010	7,650.00	-	0.00%			
2010-2011	7,650.00	-	0.00%			
2011-2012	7,180.00	(470.00)	-6.14%			
2012-2013	7,180.00	-	0.00%			
2013-2014	7,237.00	57.00	0.79%			
2014-2015	7,287.00	50.00	0.69%			
2015-2016	7,426.00	139.00	1.91%			
2016-2017	7,545.00	119.00	1.60%			
2017-2018	7,664.00	119.00	1.58%			
2018-2019	7,901.00	237.00	3.09%			
<b>Total Change from 2008-2009 to 2018 - 2019</b>		<b>251.00</b>	<b>3.28%</b>	<b>At 2008 Foundation Allowance Rates</b>		



# District Overview

## Enrollment Trends

Student Count Trends



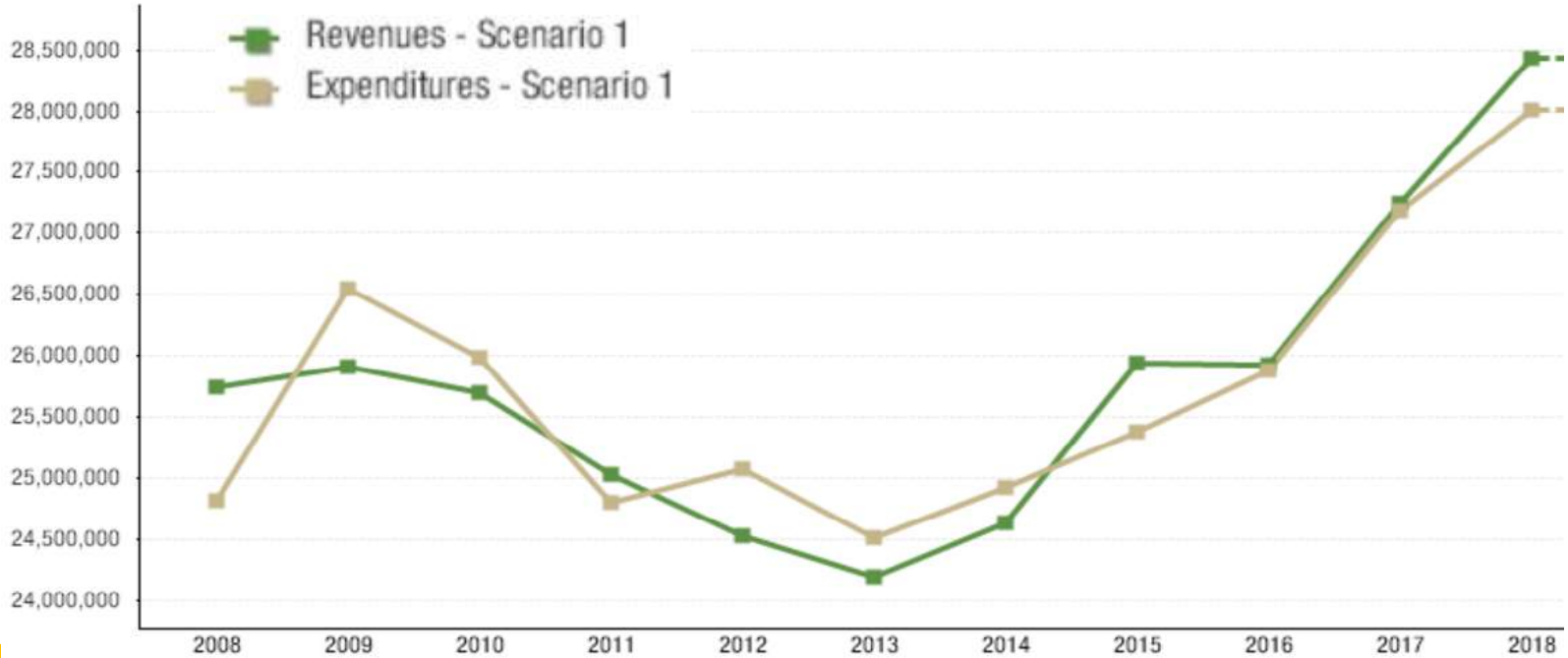
# District Staffing vs. Enrollment Overview

## Chelsea Change in Student Count vs Change in FTE Count

Year	Change in Student Count	Change in Teacher Count	Change in Total FTE Count	Student Count	Teacher Count	FTE Count
2008	0.0%	0.0%	0.0%	2630	131.0	253.3
2009	-1.0%	4.5%	9.1%	2604	136.9	276.3
2010	-2.5%	4.6%	70.4%	2565	137.0	431.6
2011	-5.2%	-3.4%	51.8%	2493	126.5	384.5
2012	-6.8%	-2.5%	38.5%	2450	127.7	350.8
2013	-5.9%	-5.9%	38.9%	2475	123.2	351.8
2014	-8.2%	-3.2%	43.4%	2414	126.9	363.3
2015	-7.3%	-4.1%	33.0%	2439	125.6	337.0
2016	-7.0%	-4.7%	30.8%	2445	124.8	331.5
2017	-9.4%	-2.1%	27.8%	2384	128.3	323.7

# District Overview - Revenue & Expenditure Trends

Revenue & Expenditure Trend







# CSD Facility History

- 1995 Bond Issue (24 years ago) – \$45M

- Built Chelsea High School
- Built Pierce Lake Elementary
- Renovations to Beach Middle School
- Renovations to South Meadows Elementary School
- Renovations to North Creek Elementary School
- Technology Improvements
- School Buses

- 2004 Bond Issue (15 years ago) – \$28.1M

- Technology Upgrades - District-wide
- Deferred Maintenance - District-wide
- Pool Renovations - Beach
- Music equipment upgrades - District-wide
- Athletic Upgrades - Bleachers at Soccer - HS
- Renovations at WSEC
- School Buses

- 2009 Bond Issue (10 years ago) – \$18.7M

- Deferred Maintenance All Buildings (ie. paving, roofing, boilers, HVAC, electrical upgrades, landscaping)
- Technology upgrades - District-wide
- Addition to South Meadows Elementary School
- WSEC - Track and turf replacement, paving, roofing
- School Buses

# CSD Facility History

- 2017 Facility Assessment (\$73 M) Kingscott)
  - 15 year assessment
  - Infrastructure/Deferred Maintenance (doors, windows, roofing, paving, casework, ceilings and floors, HVAC)
- 2016 Building Site Sinking Fund
  - 10 years, 1 Mil, Approximately \$800,000 per year
    - Paving, roofing, mechanical and electrical upgrades, window replacement, door replacement flooring replacement, equipment replacement, WSEC site improvements, Transportation Bldg renovation
- 2018/2019 Program Assessment Assessment - \$79 M (OHM)
  - Improving Learning and Teaching
  - STEM/STEAM
  - Project Based Learning
  - Group Learning Spaces
  - Impromptu Learning
  - Outdoor Learn Spaces
  - Furniture
  - Technology
  - Physical Education
  - Athletics



**CHELSEA**  
SCHOOL DISTRICT

# Facilities Assessment

- Elementary Schools
  - North Creek Elementary School
  - Pierce Lake Elementary School
  - South Meadows Elementary School
- Middle School
  - Beach Middle School
- High School
  - Chelsea High School
- Support Facilities
  - 100 Building, Senior Center
  - 200 Building, Day Care
  - 300 Building, Early Childhood and District Operations
  - 400 Building, STEAM School
  - 500 Building, STEAM School
  - 600 Building, District Administration Office Building
  - Transportation Services Building

**CHELSEA SCHOOL DISTRICT**  
Facilities Assessment  
April 2017

**NORTH CREEK ELEMENTARY**

Use:	Grades K – 2 Elementary + Early Childhood
Population/Capacity:	482/500 (NIC EC)
Built:	1955
Additions/Innovations:	1975, 1997, 2005
Total Area:	61,408 SF
Site:	11 Acres
CRV	\$12,281,600
Priority 1; 0 – 5 year DMB	\$ 946,751
DMB Excess (over APPA 5%)	\$ 0
Annual Cost to maintain current DMB	\$ 245,632/Year

**NORTH CREEK ELEMENTARY FLOOR PLAN**

# Facilities Assessment

- **Paving** - pavement/sidewalk conditions
- **Interior Courtyards** - maintenance concerns, infrastructure and site drainage
- **Code** - building, life safety, accessibility standards and deficiencies from time of most recent construction
- **Hazardous Materials** - obvious signs of hazardous material
- **Building Envelope** - roof condition and exterior wall condition including doors/frames, windows, painting/coatings
- **Interiors** - physical condition of finishes
- **Mechanical and Electrical** - mechanical, plumbing and electrical system components and their age and life span
- **Security Systems** - security deficiencies as discovered during field observations
- **Special Systems** - phone, public address, clock and sound system condition and life span



# Useful Life and Reason Legends

## **Priority 1 (Zero to Five Years)**

**Must do** – code/life safety/ADA/system or product failure likely

Examples: Replace roofing to prevent collateral damage  
Replace boilers to avoid costly shut-down

## **Priority 2 (Six to Ten Years)**

**Should do** – code/life safety/ADA/improve physical environment (energy/air/light/acoustic)

Examples: Replace flooring to improve maintenance  
Upgrade mechanical/electrical systems for energy efficiency

## **Priority 3 (Ten + Years)**

**Like to do** – Replace old but serviceable systems/products

Examples: Replace rooftop HVAC units (10+ years remaining life)  
Replace casework



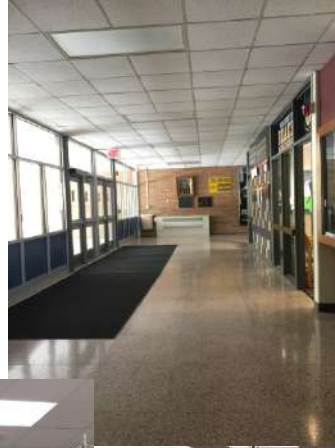
# Elementary Schools Program Assessment



## Key Items

- Modernize classrooms
  - All elementary schools
- Project based learning/STEAM
  - All elementary schools
- Main entrance – added security
  - Pierce Elementary
  - South Elementary
- Food Service
  - All elementary schools
- Technology
  - All elementary schools

# Beach Middle School Program Assessment



## Key Items

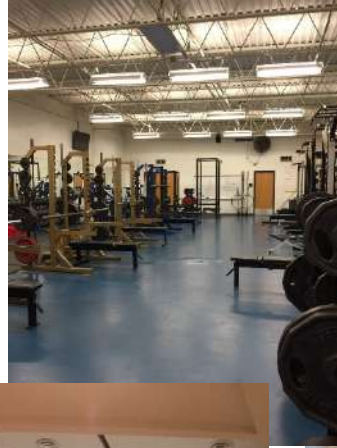
- Modernize classrooms
- Project based learning/STEAM
- Main entrance/relocate main office – added security
- Food Service
- Technology



# Chelsea High School Program Assessment

## Key Items

- Modernize classrooms
- Project based learning/STEAM
- Performing arts
- Physical education
- Athletics
- Media center
- Technology

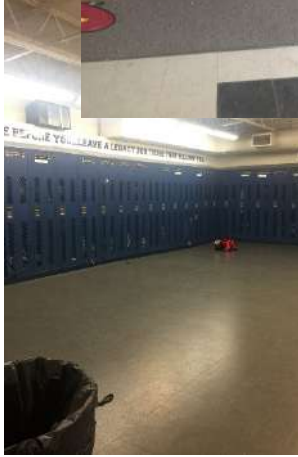




# WESC Program Assessment

## Key Items

- Performing Arts
  - 100 building
- Athletics
  - 100 building
- Instructional Support
  - 100, 200, 300, 400, 500, 600 Building
- ECSE/DayCare/Early Childcare
  - 200, 300 Buildings
- Project based learning/STEAM
  - 400, 500 Buildings
- Technology/Security
  - All Buildings



# Transportation Building Program Assessment



## Key Items

- Toilet rooms
- Bus wash
- Technology



# Modern Learning Presentation



# Bond Study Committee

*Activity/Discussion*