



PUBLIC SCHOOLS OF PETOSKEY

Board Presentation – 2023 Bond Planning
July 20, 2023



TowerPinkster
Architecture · Engineering · Interiors



AGENDA

Bond Schedule

Bond Process

Facility Assessment

Bond Financials

Bond Scope Discussion (safety and security focus)

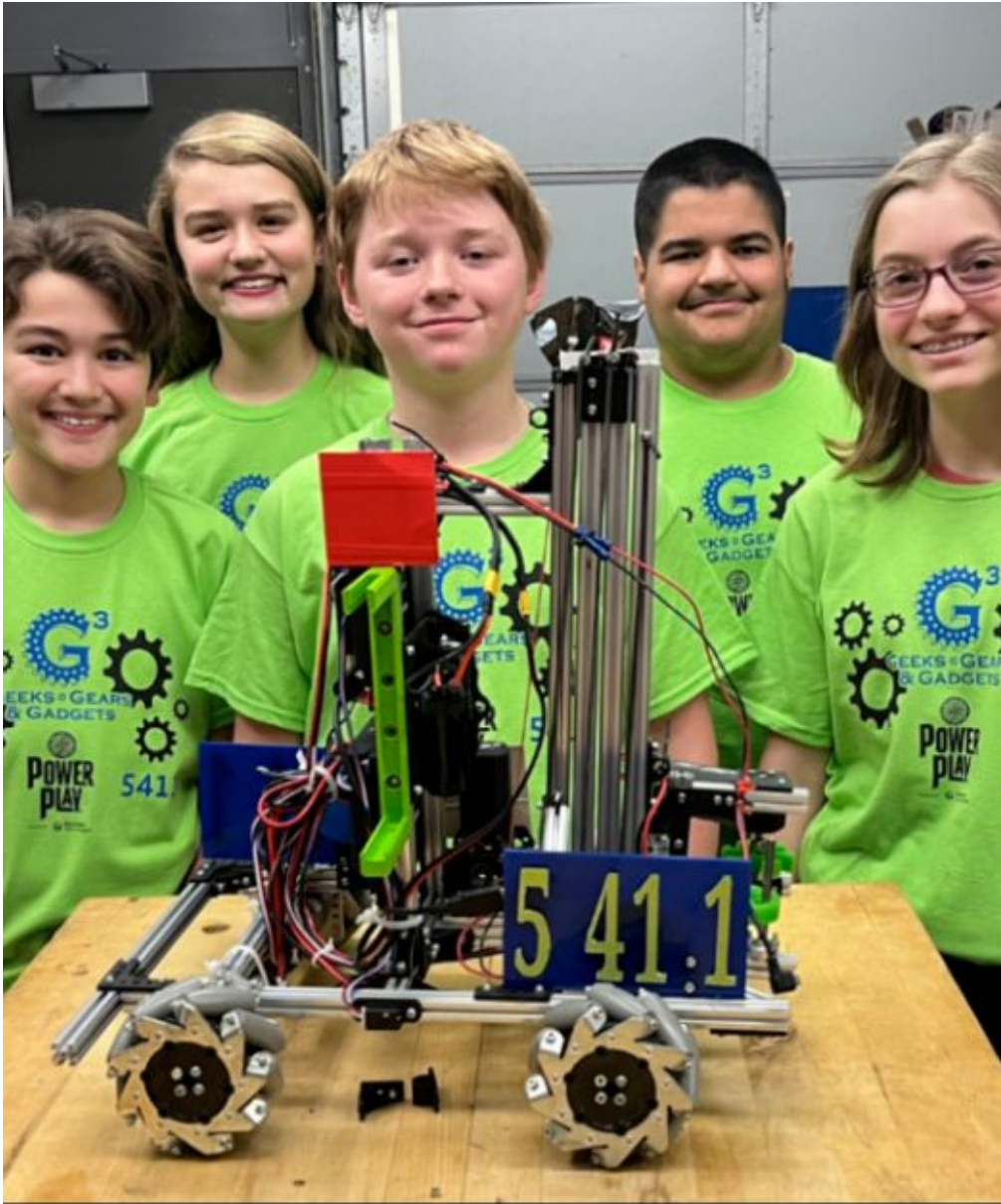
Open Discussion

Next Steps





Bond Schedule



BOND SCHEDULE

BOND SCHEDULE


- Board Meeting
 - Bond Process / Planning Review July 20, 2023
- Special Board Meeting – Bond Approval August 1, 2023
- Bond Committee Meeting August 3, 2023
- Ballot Language Due (4:00pm): August 15, 2023
- Campaign August – November
- Bond VOTE: November 7, 2023



Bond Process



Consulting Services – All Hazards Risk Assessment



Prepared for:
Petoskey School District

Prepared by:
Shawn Groat, PSP

Dates of Assessment:
Nov 07-10, 2022

WHERE WE'VE BEEN

- Captured Community Input / Feedback on School Safety
- Captured District Needs from Staff input
- Risk Assessment
 - Codenity Report (Spring 2022)
 - Navigate 360 (November 2022)
- Architecture and Engineering Team Engaged (March 2023)
- Construction Manager Team Engaged (March 2023)
- Facility Walk-Through (April 2023)
- Pre-Bond Committee Meetings (April – Ongoing)
- Facility Assessment Completed (July 2023)



Facility Assessment

WHERE WE'VE BEEN

- Site visits completed:
 - Central Elementary
 - Lincoln Elementary
 - Ottawa Elementary
 - Sheridan Elementary
 - Middle School
 - High School
 - Athletics
 - Spitzler Administration



WHERE WE'VE BEEN

May 19, 2023 // FACILITIES ASSESSMENT

PUBLIC SCHOOLS OF PETOSKEY



- Conditions evaluated for:
 - Site
 - Architectural
 - Safety & Security
 - Food Service
 - Finishes
 - Building Envelope
 - Casework
 - Mechanical
 - Electrical & Plumbing
 - Technology

FACILITIES ASSESSMENT DATA



CLIENT: Public Schools of Peloskey
 BUILDING: Central Elementary
 DATE: April 21, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
 Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
 Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
 Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE					
PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Most asphalt is in fair condition, but there is some cracking present. There is a retaining wall that appears to be failing, with several cracked and deteriorated areas that should be replaced along the south edge of the Grove Street parking lot.
Barrier Free Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curbs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were no drainage issues observed in the parking areas.
PEDESTRIAN SERVICES	GOOD	FAIR	POOR	REPLACE	COMMENTS
Sidewalks and Curbs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	There are several sections of cracked concrete sidewalks that need to be replaced. Most curbing is in fair condition. There is a concrete staircase that was closed off with a few deteriorated stairs that either need to be repaired or replaced.
Barrier Free Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk the barrier free access seems to be fairly good. There were two barrier free entrances, but no ramp of what seems to be the main entrance, and making this entrance barrier free should be considered.
OUTDOOR ELEMENTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Most signage is in fair condition, with a few traffic signs that are faded and should be replaced.
Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Most of the landscape is in good condition. There are several areas of lawn that are compacted, bare and need to be restored.
Irrigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Benches, Flagpole, Etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is some damage to the seat wall of the outdoor classroom. Some wooden outdoor furnishings are older and in poor condition.
Dumpster Enclosure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no dumpster enclosure.
Fencing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hard Surface Play	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The basketball court is in fair condition, but the edge of the court is starting to deteriorate, and should be repaired, or court should be replaced with new pavement.
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surface / ADA Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some safety surfacing doesn't appear to be full depth or extend to the edge of the safety zone. Some of the HDPE playground edging is warped and weathered.
Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Playground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Athletic Fields	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The playground playing field is compacted and bare due to heavy foot traffic, and needs to be restored.
SITE UTILITIES	GOOD	FAIR	POOR	REPLACE	COMMENTS
Storm Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Well / City Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Septic / Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incoming Electrical Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Emergency Power Generator(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No generator was observed.

Completed assessment...

- Snapshot in time of the current condition of the District Facilities
- Good data for long term planning
- Creates a “to do” list for future improvements (sinking fund)
- Includes costs for each recommendation
- Editable and updatable


RECOMMENDATIONS & BUDGETS

Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	Project Name	
	HIGH SCHOOL							
Subcontracting	Several areas of work that are required & have not been to be restored	Being addressed with the party company	1	SP	0	0	MSHS	
Loading Dock Area	Walk on showing signs of wear & should be replaced	Loading dock to be addressed in future	1	SP	0	0	MSHS	
North Parking Lot	There is an area of (un)paved asphalt in the parking lot that is used for parking	Re-pave gravel area	2,632	SP	4.81	12,699	Part of Tennis Court Project	
Rise Driveway	Upper level (second) level has some parking	Provide concrete drainage for area	1	SP	26,109.55	26,109	MSHS	
Roof Decks & Parapets	Roof are present & the water is causing a leak while deteriorating the brick & mortar	Install gutter system in asphalt roof areas	1,824	LF	29.24	53,301	MSHS	
Restroom Doors	MSHS Restroom doors should be replaced	Replace two doors & hardware				20,542	MSHS	
Building Entry	There is not a secure vestibule	Build secure entrance						
	MIDDLE SCHOOL							
Overhead	The floor of the second corridor behind the auditorium is cracked & should be replaced	Replace flooring						
Overhead	Chilling tubes are missing	Replace chilling tubes						
Classroom	Chilling tubes are missing	Replace chilling tubes						
Trifold Room	Chilling tubes are missing	Replace chilling tubes						
Reception	Chilling tubes are missing	Replace chilling tubes						
Cafeteria	Chilling tubes are missing	Replace chilling tubes						
Office	Chilling tubes are missing	Replace chilling tubes						
Media Center	Chilling tubes are missing	Replace chilling tubes						
Doors & Hardware	The hardware should be replaced with security hardware at entrance							
Cooling System	Chiller & associated air cooled condenser appear to be reaching the end of its useful life	Replace air cooled condenser						
Cooling Pumps	Chiller water pumps appear to be original & are beyond their useful life	Included in P&E						
Air Handling Units	Air handling units appear to be original & are beyond their useful life & need replacement	Replace air handling units						
Domestic Water Piping	Water lines should be replaced with copper	Replace water piping						
Electrical Service	Main electrical panel is fused & should be replaced with a new panel	Replace main electrical panel						
Lighting & Lighting Controls	Fluorescent lighting with ballasts & toggle switches	Replace lighting						
Fiber optic cabling	None	None						
Network Cabling	None	None						
Security Camera System	Redundant coverage, outdated camera & no management system	Replace security camera system						
Access Control System	No secure vestibule, old lockers & card readers, no useful door monitoring	Replace access control system						

Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	
	HIGH SCHOOL						


Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	
	MIDDLE SCHOOL						

Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	
	ATHLETIC CENTER						



PETOSKEY PUBLIC SCHOOLS FACILITY ASSESSMENT DASHBOARD

June 6, 2023



	Safety & Security	Paving	Roofing	Mechanical (base)	Site / Civil	Architectural	Mechanical / Electrical / Plumbing	Facility Totals
High Schools	\$ 1,077,179	\$ 131,532	\$ 2,771,677	\$ 1,050,406	\$ 164,916	\$ 2,563,605	\$ 4,629,016	\$ 12,388,330
Middle School	\$ 1,115,451	\$ 17,408		\$ 2,373,140	\$ 78,631	\$ 834,898	\$ 1,786,132	\$ 6,205,660
Administration								\$ -
Central Elementary	\$ 1,140,984	\$ 59,479		\$ 793,358	\$ 254,022	\$ 502,478	\$ 2,012,741	\$ 4,763,062
Lincoln Elementary	\$ 924,127				\$ 661,132	\$ 210,403	\$ 1,666,294	\$ 3,461,956
Ottawa Elementary	\$ 773,583		\$ 1,070,374	\$ 783,250	\$ 1,051,641	\$ 1,192,719	\$ 1,654,959	\$ 6,526,526
Sheridan Elementary	\$ 1,245,986	\$ 156,018	\$ 623,180	\$ 129,494	\$ 49,107	\$ 108,564	\$ 3,031,498	\$ 5,343,847
Athletic Fields		\$ 304,236			\$ 279,526			\$ 583,762
Category Totals:	\$ 6,277,310	\$ 668,673	\$ 4,465,231	\$ 5,129,649	\$ 2,538,974	\$ 5,412,667	\$ 14,780,640	

Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	
	ATHLETIC CENTER						

Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	
	ATHLETIC CENTER						

Spone	Description	Comments	Qty	Unit	Unit Cost	Budget	
	ATHLETIC CENTER						



Bond Financials



RENEWAL BOND DATA...

0.00% ZERO mil increase
 12 Year term
 \$18,100,000 Generated for Bond Projects

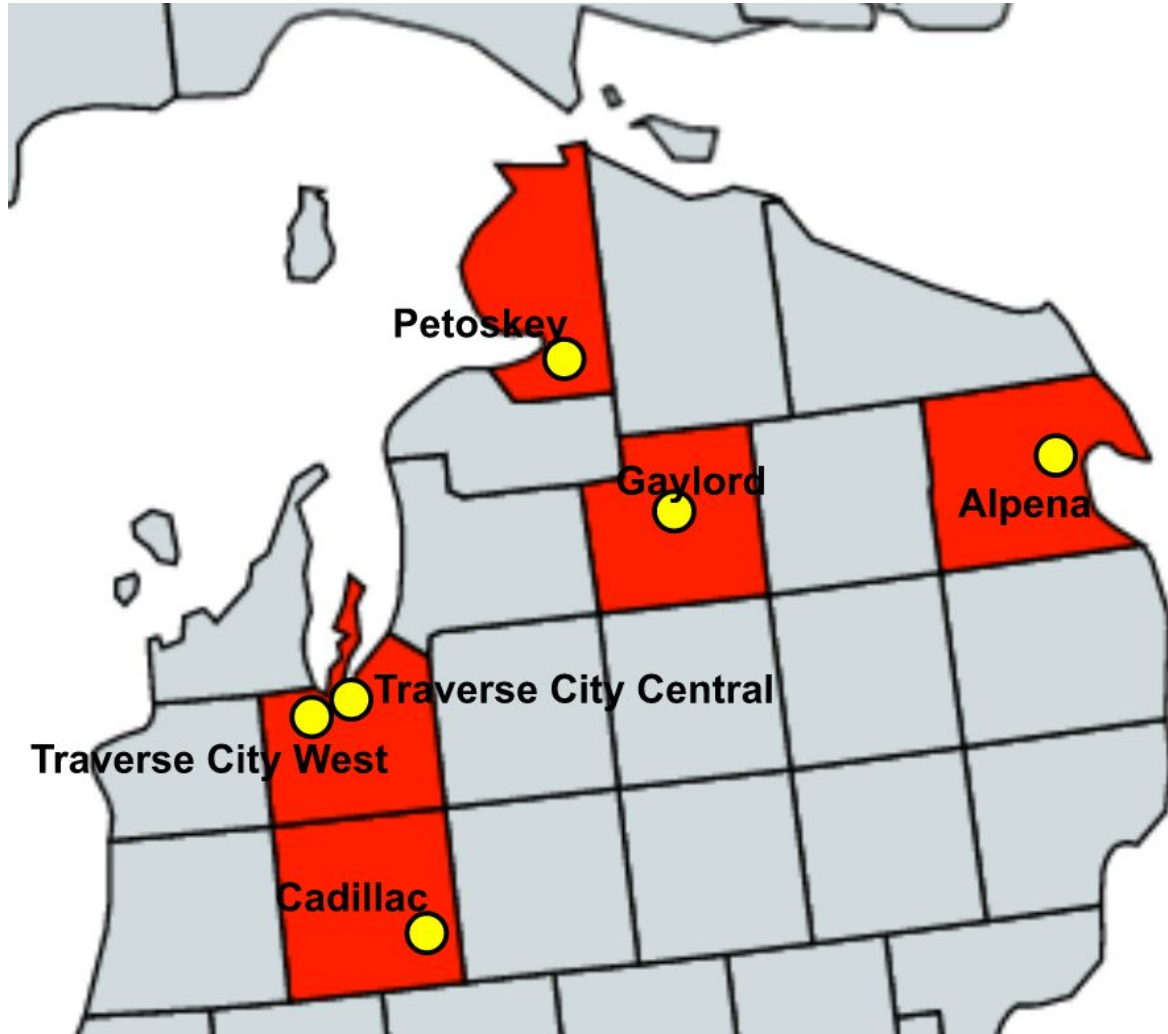


**PUBLIC SCHOOLS OF PETOSKEY
 COUNTIES OF EMMET & CHARLEVOIX, STATE OF MICHIGAN
 SCHOOL BUILDING AND SITE BONDS
 (GENERAL OBLIGATION - UNLIMITED TAX)**

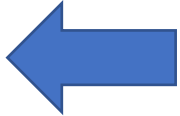
SUMMARY OF PROPOSED BONDING ALTERNATIVES

Scenario Table No.	Bond Amount	Estimated Bond Proceeds for Project	Bond Term	Estimated Total Interest Cost	Estimated Interest Rate	Principal Amortized within 1st 6 Years	Ballot Info		Maximum Total Mills All Debt	Increase (Decrease) in Debt Levy
							First Year Millage*	Average Millage		
Table_1c	\$18,160,000	\$18,101,072	12 yrs., 0 mo.	\$5,480,163	4.25%	\$7,725,000	0.85	0.80	0.85	0.00

How Do We Compare?



District	Sinking Fund	Debt	Total Millage
Cadillac	0.00	6.06	6.06
Boyne City	0.00	3.14	3.14
Traverse City	0.00	3.1	3.1
Wolverine	0.00	3.1	3.1
Harbor Springs	0.53	2.48	3.01
Cheboygan	0.55	2.25	2.80
Charlevoix	0.00	2.36	2.36
Petoskey	1.44	0.85	2.29
Inland Lakes	0.00	2.12	2.12
Pellston	1.95	0	1.95
Onaway	0.00	1.85	1.85
Alpena	0.00	1.8	1.8
Elk Rapids	0.00	1.68	1.68
Gaylord	1.39	0	1.39
Vanderbilt	0.73	0	0.73
Mackinaw City	0.70	0	0.702





Bond Scope Discussion

BOND SCOPE



High School:	\$4,500,000
Middle School:	\$2,300,000
Lincoln Elem	\$2,100,000
Central Elem	\$2,800,000
Ottawa Elem	\$2,600,000
Sheridan Elem	\$3,600,000
<u>Administration</u>	<u>\$ 200,000</u>
Total	\$18,100,000

BOND SCOPE



High School:

- Secure entrance vestibule
- Interior and exterior doors and hardware
- Temporary door lock-down devices
- Security film at classroom entries from corridor
- Fire alarm replacement
- Exterior lighting
- Security cameras
- Technology Enhancements
- Network cabling
- Elevator Upgrades

BOND SCOPE



Middle School:

- Secure entrance vestibule
- Interior and exterior doors and hardware
- Temporary door lock-down devices
- Security film at classroom entries from corridor
- Electrical upgrades
- Exterior lighting
- Security cameras
- Access control
- Network cabling
- Cafeteria remodeling

BOND SCOPE



Lincoln Elementary:

- Secure entrance vestibule
- Interior and exterior doors and hardware
- Temporary door lock-down devices
- Security film at classroom entries from corridor
- Playground improvements
- Electrical upgrades
- Exterior lighting
- Security cameras
- Access controls / Building management upgrades
- Network cabling

BOND SCOPE



Central Elementary:

- Secure entrance vestibule
- Interior and exterior doors and hardware
- Temporary door lock-down devices
- Security film at classroom entries from corridor
- Playground improvements
- Electrical upgrades
- Exterior lighting
- Security cameras
- Access controls / Building management upgrades
- Network cabling

BOND SCOPE

Ottawa Elementary:

- Secure entrance vestibule
- Interior and exterior doors and hardware
- Temporary door lock-down devices
- Security film at classroom entries from corridor
- Playground improvements
- Electrical upgrades
- Exterior lighting
- Security cameras
- Access controls / Building management upgrades
- Network cabling



BOND SCOPE



Sheridan Elementary:

- Secure entrance vestibule
- Interior and exterior doors and hardware
- Temporary door lock-down devices
- Security film at classroom entries from corridor
- Playground improvements
- Site access improvements
- Electrical upgrades
- Exterior lighting
- Security cameras
- Access controls / Building management upgrades
- Network cabling

BOND SCOPE



Spitler Administration:

- Secure entrance vestibule



Questions from the Board

NEXT STEPS



BOND SCHEDULE

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