

MASON BOARD OF EDUCATION
Work Session Meeting
December 14, 2015
Harvey Education Center
400 South Cedar Street
5:30 p.m.

MINUTES

CALL TO ORDER

A work session of the Mason Board of Education was held at the James C. Harvey Education Center on Monday, December 14, 2015. The meeting was called to order at 5:30 p.m. by Ralph Beebe, President.

Present: Ralph Beebe, Becky Brimley, Laura Fenger, Julie Rogers, Laura Cheney
Kurt Creamer, and Tom Curtis

Absent:

Also Present: Ron Drzewicki, Superintendent; Cheryl S. Wald, Chief Financial Officer; Matt Stuard, Curriculum Director; Rick Brooks, Director of Human Resources; Lance Delbridge; Shelley Fanson; Dennis Fanson; Jodi Somerville; Pete Hanover; Chris Waltz; Jon Droscha; Susie Disselkoen; Ted Berryhill; Mike Prelesnik; Deb Disbro; Cortney Ford; Jerome Brzezinski; Dan McConeghy; Kerry Minshall; Liz Evans; Christopher Mumby; Jesse Nelson, H.J. Umbaugh & Associates; Ted Moore, Moore Trospen Construction Company; Steve Merriman, GMB Architecture and Engineering; Courtney James, The Skillman Corporation; Mike Kenney, The Skillman Corporation

The meeting was called to order at 5:30 p.m.

APPROVAL OF AGENDA

Julie Rogers made and Laura Cheney supported a motion to approve the agenda as printed. All yes. Motion carried 7-0.

PUBLIC REQUESTS/COMMENTS

None

BOND PROPOSAL UPDATE

Steering Committee Chair, Chris Waltz discussed a PowerPoint presentation. From start to finish, the Steering Committee goals were to recommend a facility improvement plan to include facilities, safety and security and technology. Board members will be asked to authorize the Mason Public Schools administration, GMB and Skillman to prepare required documentation for a Treasury Department Pre-Qualification meeting and pursue a May 2016 ballot proposal at the regular Board of Education meeting this evening.

Mr. Jesse Nelson of H.J. Umbaugh and Associates presented financial projections and shared the summary of the proposed capital improvement plan. Voters will be asked to approve a three

series bond sale at 3.15 mills to generate an estimated \$79.8 million. There is no intent to initialize the total bonds immediately. The district will receive 32.5 million in the series I, 17.2 million in series II and 30.1 million in series III. The maximum length of any one bond is 30 years. Mr. Nelson stated that after 15 years, the bond payment should decline providing more capital improvement opportunities in the future. The district will not be using the school bond loan fund.

Superintendent Drzewicki stated the district will move to the middle of the debt service rate chart in comparison with other schools in the Lansing area.

Chris Waltz stated the Steering Committee reviewed several options and agreed to the \$79.8 million proposal in order to provide upgrades at every district building. She stated that based on the facility audits, large spreadsheets are available for every school totaling \$120 million. Consultants reviewed the spreadsheets and narrowed upgrades to \$79.8 million. There are known items in the audit that the district could potentially move toward in the future.

Series I funds will total 32.5 million dollars and would include a new 4/5 building, safety and security, technology, 13 buses and land acquisition in the years 2016-2018. Series II funds in the years 2019-2021 will improve Alaiedon Elementary, North Aurelius Elementary, the middle school and continue improvements to safety and security, technology and buses. Series III funds in 2022-2024 will upgrade Steele Elementary and continue to make advancements in technology, the middle school and high school levels. The cost break-down per series was shared.

The group discussed limitations to growth at Alaiedon due to available space. North Aurelius will become the first 4-section elementary school because they have room to grow.

Steele Elementary improvements can be made without additional land purchase. A new wing will be built to replace the original school. Students can be in session during this construction period.

North Aurelius Principal, Mike Prelesnik presented defined upgrades that would be made to each elementary school if the bond passes.

Alaiedon Elementary upgrades would total 2.15 million dollars in series II and include the following:

Secure entrance	New interior finishes
Site improvements	Lockers
Window upgrades	Technology infrastructure improvements
HVAC improvements	New technology equipment
New doors and hardware	Playground improvements

North Aurelius Elementary upgrades would total 6.8 million dollars in series II and include the following:

Secure entrance/new office	HVAC improvements
Gymnasium addition	Lighting improvements
Moderate classroom expansion	New septic system
Parking and site improvements	Technology infrastructure
Interior renovations	Technology equipment

Steele Elementary upgrades would total 14.5 million dollars in series III and include the following:

- Demolishing the original elementary and adding on to the 1998 addition
- Addition will include 2-story classroom, office and gymnasium
- Secure entrance and interior circulation improvements
- Parking and site improvements
- HVAC improvements
- Technology infrastructure
- Technology equipment

A new 4/5 building will be built in 2016-2018 during series I for a total of \$25.5 million. Details of what the building will look like will come in the next phase. Every child through the elementary level will have an opportunity to experience the new building. The team is excited about this proposal and the new building will include the following:

- New site
- New facility to house 4th and 5th grade students
- Parking and site work
- Technology infrastructure
- New technology equipment
- Playground

The Steering Committee has discussed transportation issues associated with a new building. The committee indicated that 4/5th grade students will not be riding buses with high school students. Operations Director, Kevin Doty has been included in the busing discussions.

Dan McConeghy shared the updates and renovations that would take place at the middle school during series II and III. The project will total \$7.4 million and take place in 2022-2024. Middle school renovations would include:

- New secure entrance and office
- Counseling relocation into existing offices
- Site circulation and site reorganization
- Science suite renovation and convert existing LGI into a science lab
- Wood Shop, Robotics and STEM Lab renovation and addition
- HVAC improvements and associated upgrades
- Technology infrastructure improvements
- New technology equipment

Lance Delbridge reported proposed upgrades to the high school that will total \$11.2 million. Renovations will occur in 2022-2024 as part of series III. Included in the upgrades are:

- New secure entrance
- Office remodel
- Site circulation and reorganization
- Relocate science to existing industrial arts
- New wood shop, new STEM and Robotics labs

Visual arts and performing arts addition and remodel
Athletic multi-purpose room addition
HVAC improvements and associated upgrades
Technology infrastructure improvements
New technology equipment

A pre-qualification meeting is slated for Thursday, January 7, 2016 if the Board of Education authorizes the bond proposal. A committee will begin to develop messaging to educate the community.

Steve Merriman indicated that building renderings will take place in the next 12 months. The 4/5 building would take priority and district faculty will have opportunities for input. The Board of Education will typically see preliminaries in 5-6 months.

Ted Moore indicated there is flexibility within the proposal. Courtney James added that the pre-qualification document is 60 pages in length. The district will be held to attorney language specific to the project and in the ballot language.

Ballot language will be provided to the Board of Education in advance of the call to election resolution vote on February 8, 2016. The ballot will be finalized following this meeting.

It is anticipated that ground breaking for the 4/5 building would take place during the spring or summer of 2018.

The group discussed the need for technology to drive instruction. Jerome Brzezinski spoke regarding the outdated copper cabling that was installed in 1997. He indicated the district's current phone system is 19 years old. The proposal has \$4.5 million slated for technology equipment and infrastructure. A technology committee with teacher members is established to discuss the bond proposal and technology goals.

Julie Rogers inquired about district message development. Chris Waltz said information will be put in the district's Keynotes newsletter and messaging is being developed in the event of Board approval.

Board President, Ralph Beebe indicated the Steering Committee has done a great job. He applauded them for their hard work.

Superintendent Drzewicki added that the Steering Committee had their first meeting in July of 2015. He thanked them for their commitment and dedication to Mason students.

Julie Rogers said the work session was all about being comfortable with moving forward with a bond proposal. She stated she is comfortable.

Laura Cheney was enlightened after attending the last Steering Committee meeting. She thanked the committee for their service.

ADJOURNMENT

Julie Rogers made and Laura Cheney supported a motion to adjourn the meeting at 6:40 p.m.

Laura Fenger
Secretary