CLAWSON
Public Schools
Learning Today, Leading Tomorrow

CLAWSON BOND PROPOSAL – 2021
COMMITTEE RECOMMENDATION

March 1, 2021

- Drivers
- Approach
- Recommendation
- Discussion & Next Steps

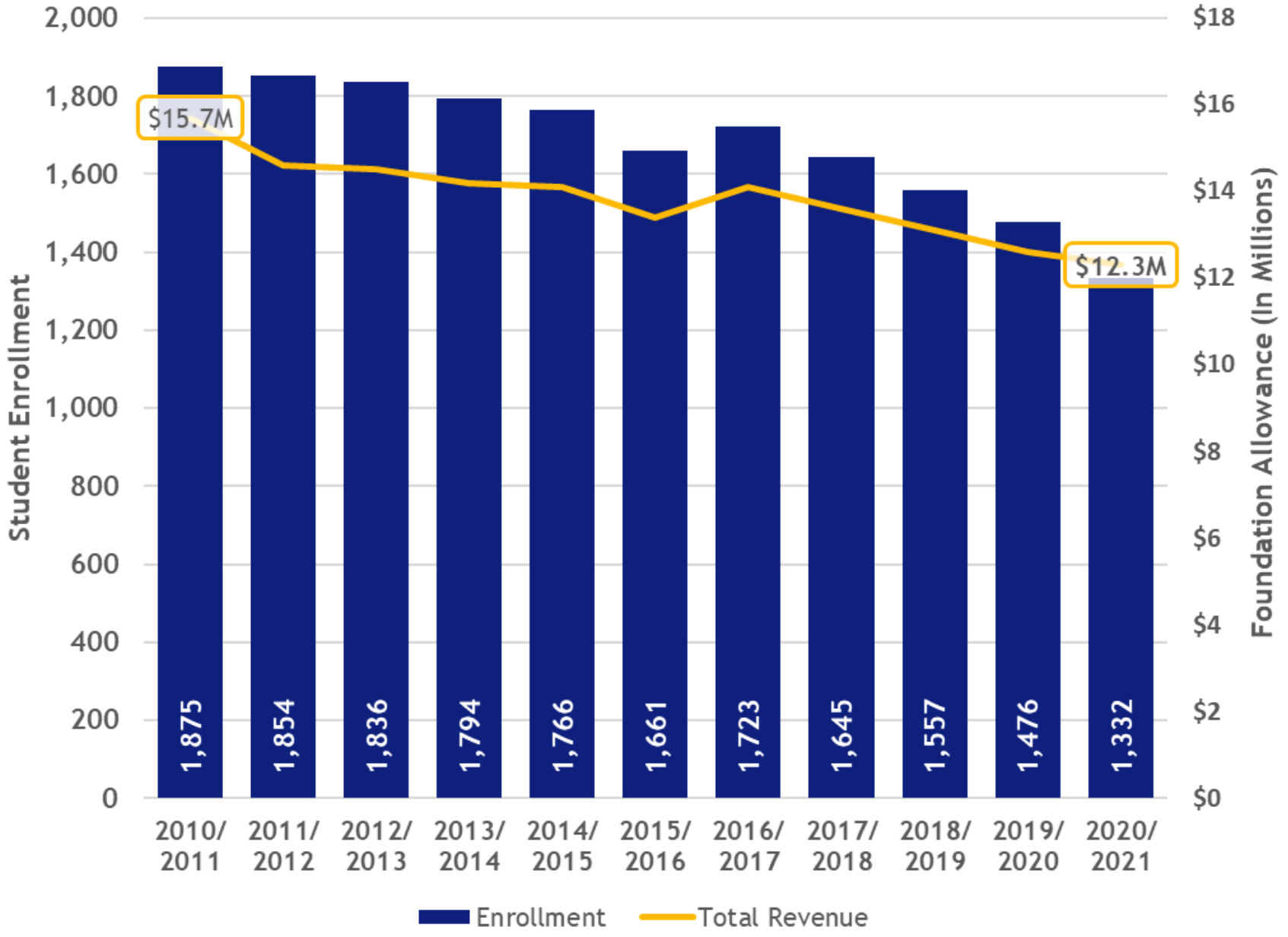
Agenda for Tonight

- **Aging Academic Spaces** – Lack of 21st Century Technology, Classrooms & Furniture
- **Pressing Infrastructure Replacement & Upgrade Needs**
- **Structural Financial Challenges** – Loss of $2.8 Million in Annual Foundation Allowance
- **Significant Underutilization of Facilities** – Utilization Rate of 54% Versus Recommended 85%

Key Drivers - Challenges

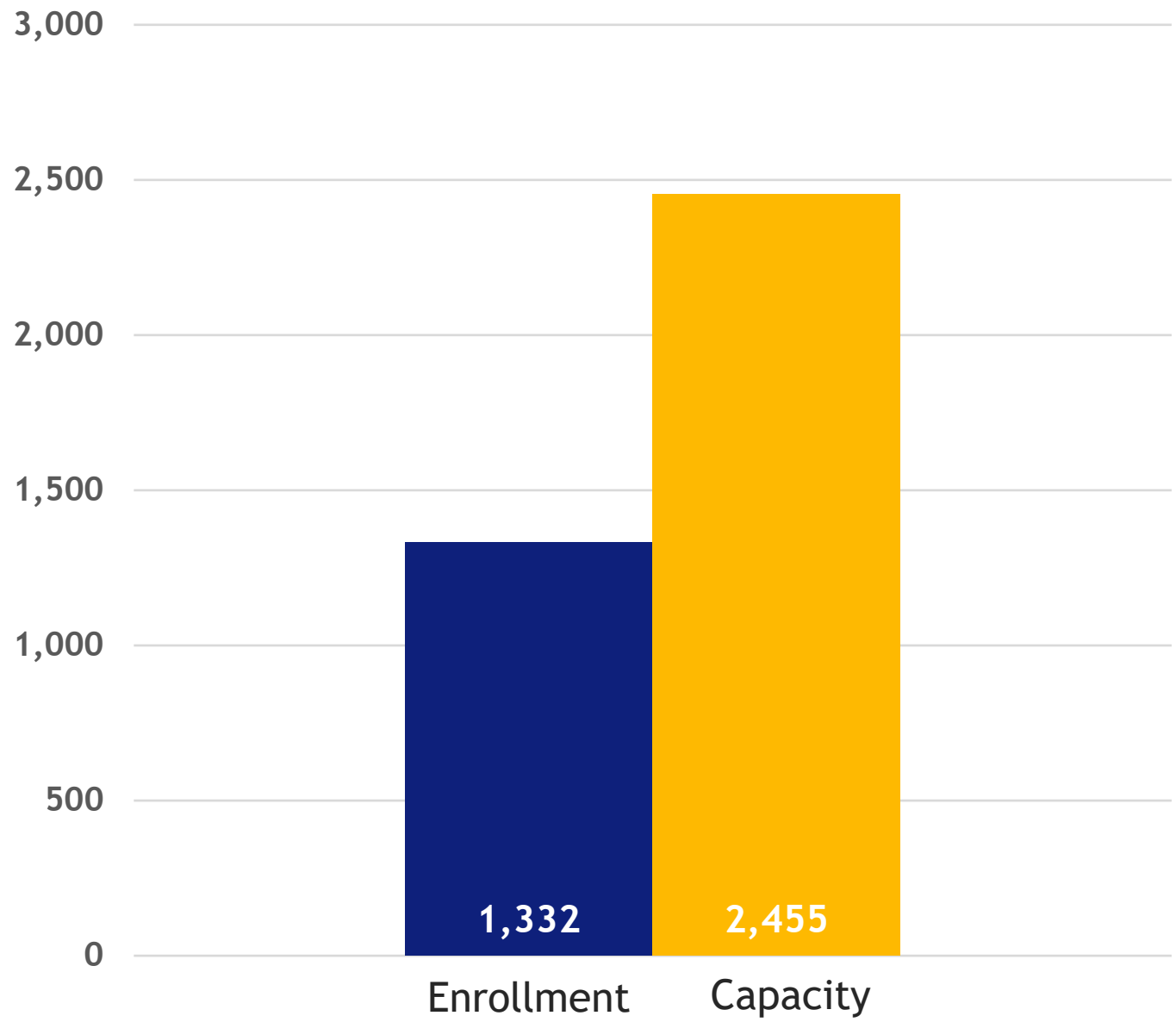
Enrollment & Revenue

...Decline of 543 Students and $2.8 Million in Annual Foundation Allowance



Building Utilization

...The State recommends 85% building utilization
Clawson is currently at 54%

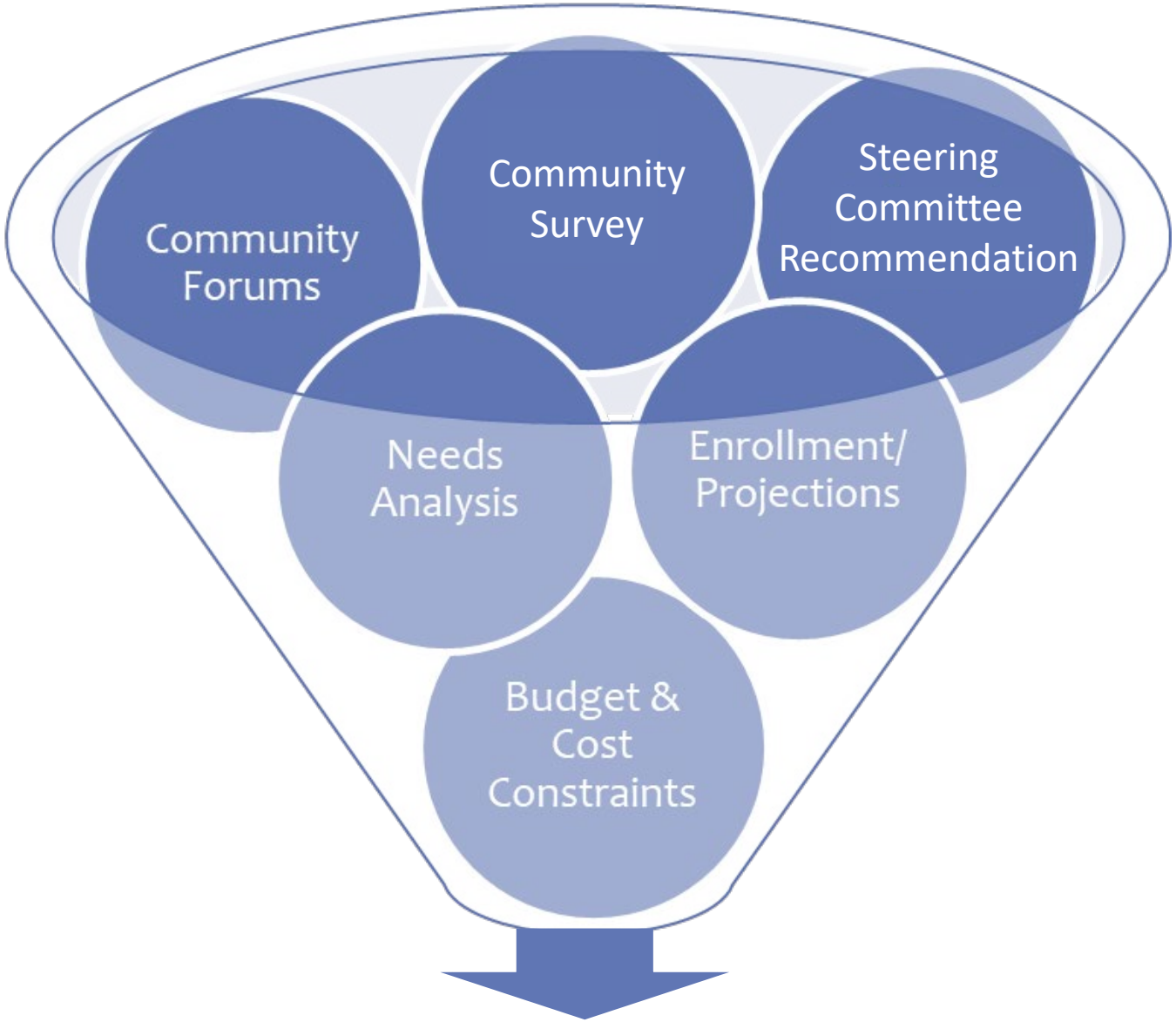


Steering Committee Perspective: Ethan & Chris

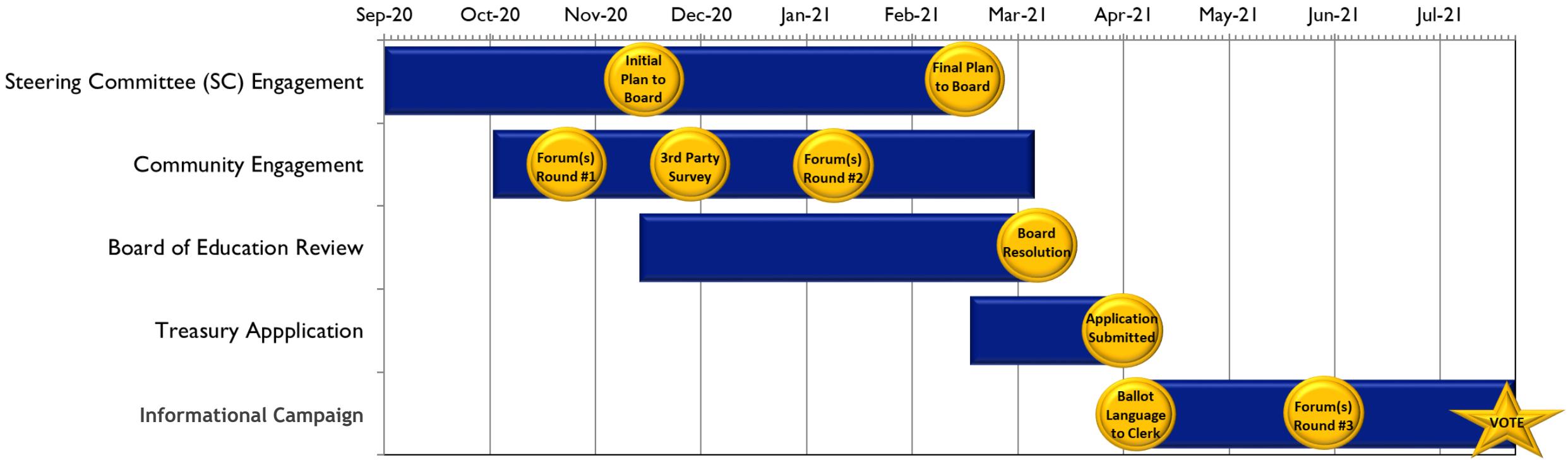
- **Zero Mill** – Window to Generate $54.1 Million with No Change to Tax Rate
- **Opportunity to Reimagine** – Equipping Buildings with 21st Century Technology, Classrooms and Furniture
- **Opportunity to Right-Size** – Providing Long-term Structural Stability & Efficiency
- **Vote in 2021** – Putting us on the Path for Construction in 2022 with Completion in 2024

Key Drivers - Opportunities

Our Approach



Board of Education Resolution



Our Approach

Inform & Engage	▪ Establishment of 45-Member Steering Committee ▪ Key Drivers & Facilities Study	SEPT--OCT
Establish Vision	▪ Big Picture Vision, SWOT & Priorities ▪ 6 Concepts Initial Concepts Developed & Refined	OCT-NOV
Evaluate Options	▪ Narrowed to 1 Concept with Full Committee & Workgroups ▪ BOE & Community Forum Feedback, Concept Refinement	NOV-DEC
Develop Rec.	▪ Initial Findings & Big Picture Approach Presented to BOE ▪ BOE Feedback, Community Survey & Concept Refinement	JAN-FEB

Bond Proposal Development Process

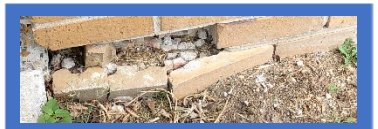
Kenwood

- 44,605 S.F.
- 50 Items
- $147/S.F.

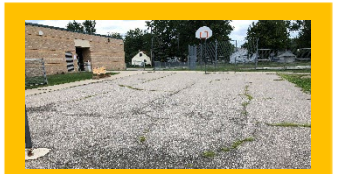
Mechanical/Electrical, $3,750,596

Architectural Finishes, $1,138,569

Life Safety/ Code, $632,990



Building Envelope, $562,234



Site, $499,558

Initial Priority #1 Needs: $6.6M

Schalm

- 61,374 S.F.
- 50 Items
- $155/S.F.

Mechanical/Electrical, $4,772,621

Architectural Finishes, $1,514,297

Life Safety/Code, $1,508,149

Building Envelope, $1,040,540

Site, $692,022

Initial Priority #1 Needs: $9.5M

Middle School

- 125,288 S.F.
- 53 Items
- $88/S.F.

Mechanical/Electrical, $5,159,222

Architectural Finishes, $1,764,736

Life Safety/Code, $1,729,283

Site, $1,513,576

Building Envelope, $810,388

Initial Priority #1 Needs: $10.9M

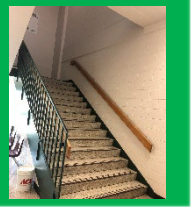
High School

- 153,171 S.F.
- 51 Items
- $110/S.F.

Mechanical/Electrical, $8,029,560

Architectural Finishes, $6,663,664

Life Safety/Code, $1,504,119



Building Envelope $504k

Site, $173k

Initial Priority #1 Needs: $16.9M

Facilities Study

	$/S.F. Renovation Cost	Consolidation Annual Savings/ Proceeds
Kenwood	$147	$402k/$900k
Schalm	$155	$402k/TBD
Middle School	$88	$156k
High School	$110	N/A
Baker	$200	$100k/$500k

…Over $45.9M in initial needs, leaving limited funds for 21st Century learning enhancements

Big Picture Vision

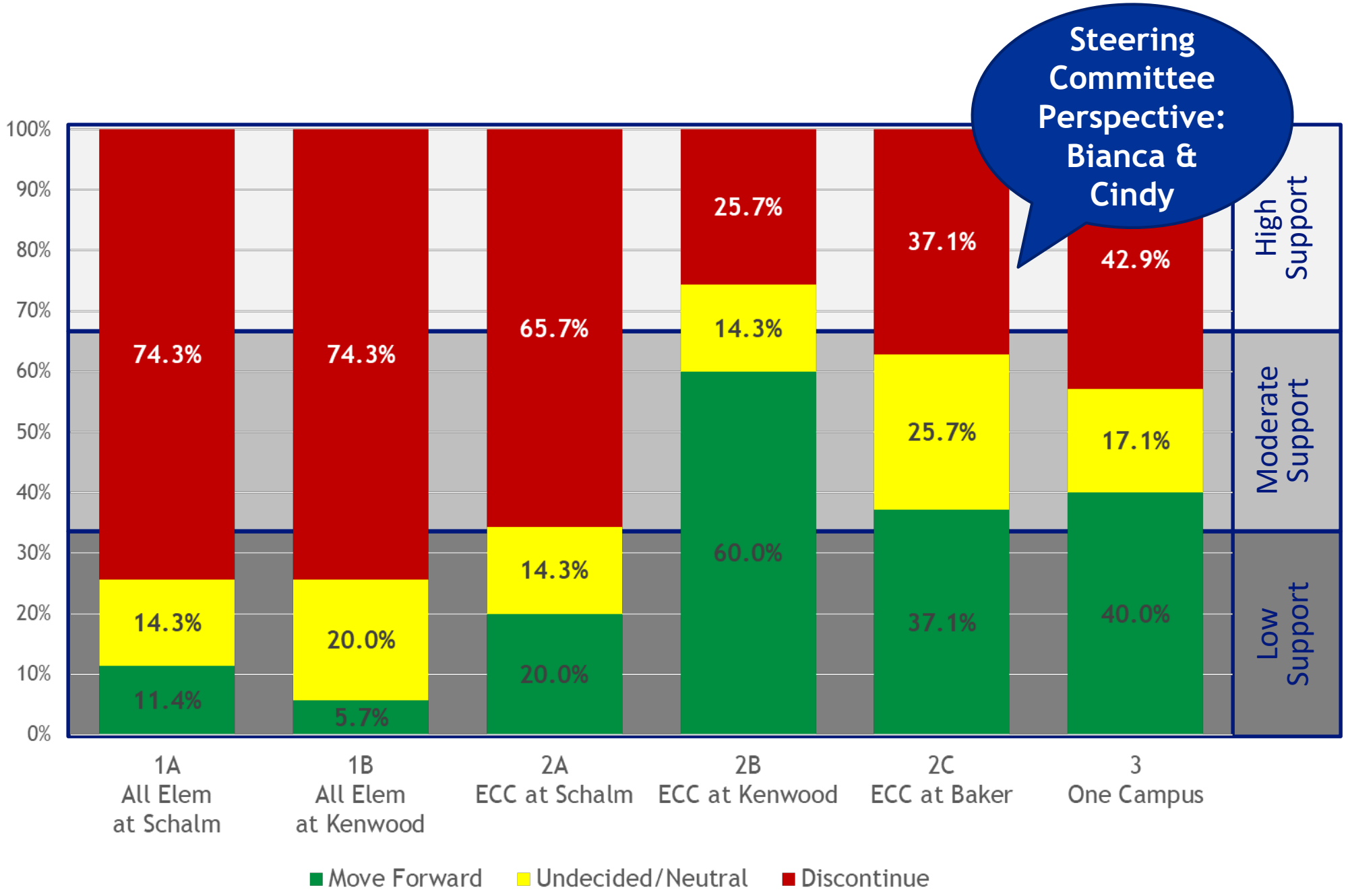
Impact Assessment

	CONCEPT 1A Two Campus All Elem at Schalm	CONCEPT 1B Two Campus All Elm at Kenwood	CONCEPT 2A K-12 One Campus Pre-K/ECC at Schalm	CONCEPT 2B K-12 One Campus Pre-K/ECC at Kenwood	CONCEPT 2C K-12 One Campus Pre-K/ECC at Baker	CONCEPT 3 PK-12 One Campus
UTILIZATION	○	○	●	●	●	●
REAL ESTATE PROCEEDS	○	◒	○	◒	◒	●
POTENTIAL OPERATIONAL SAVINGS	◒	◒	◒	◒	◒	●
FUNDS FOR ADDITIONAL ENHANCEMENTS	○	◒	○	◒	●	◒

LEGEND

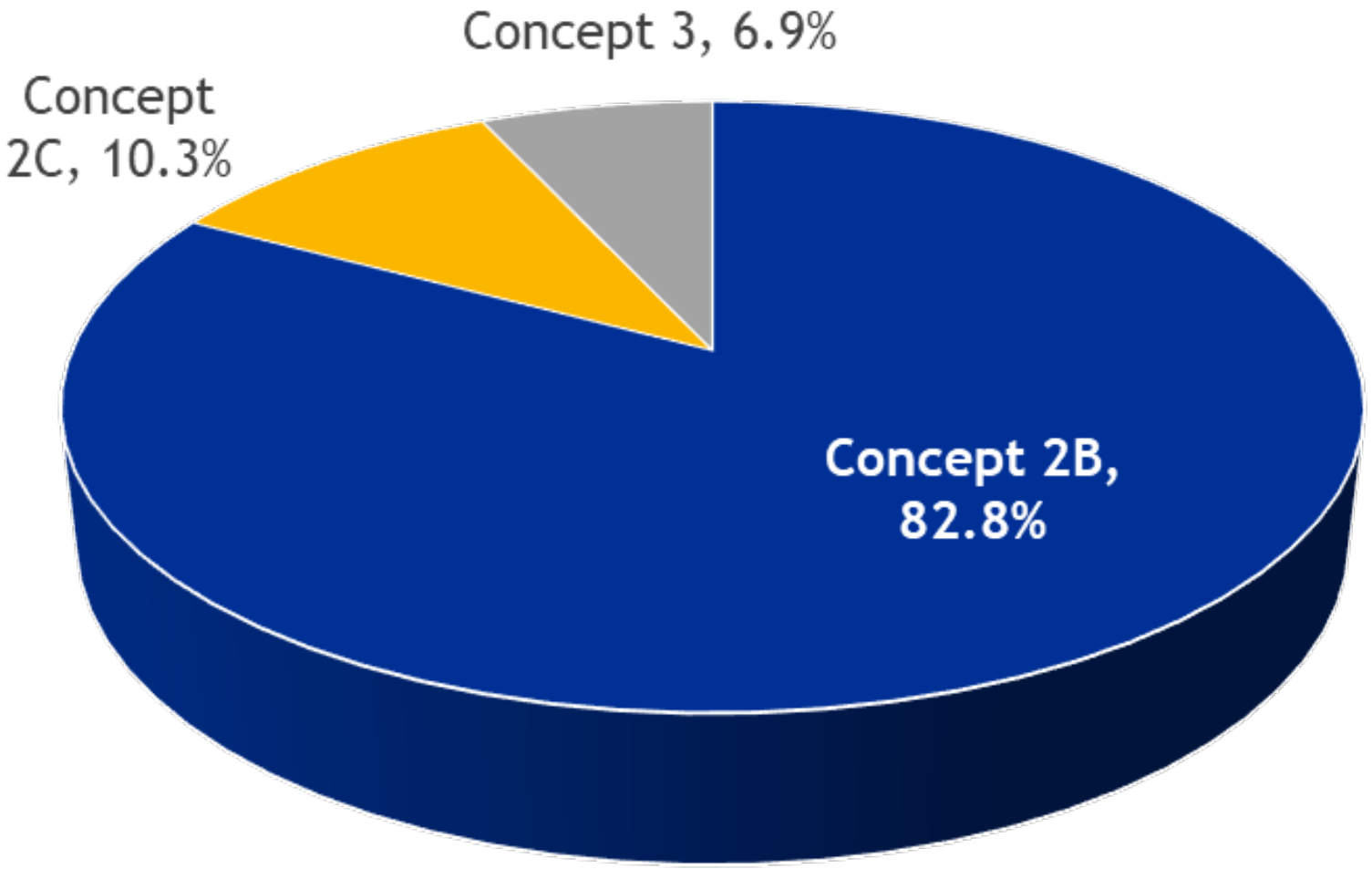
● HIGH IMPACT ◒ MODERATE IMPACT ○ LOW IMPACT

Concept Feedback
Meeting #5 (11-4-20)



Concept Feedback

Committee Meeting #6 (11-18-20)



- Zero Mill (No Increase) Proposal – Generating $54.1 Million
- Centralized Campus at High School/ Middle School Site (DK-12)
- Dedicated Early Childhood Center & Admin Building
- Schalm & Baker Decommissioned, Potential for Residential Development

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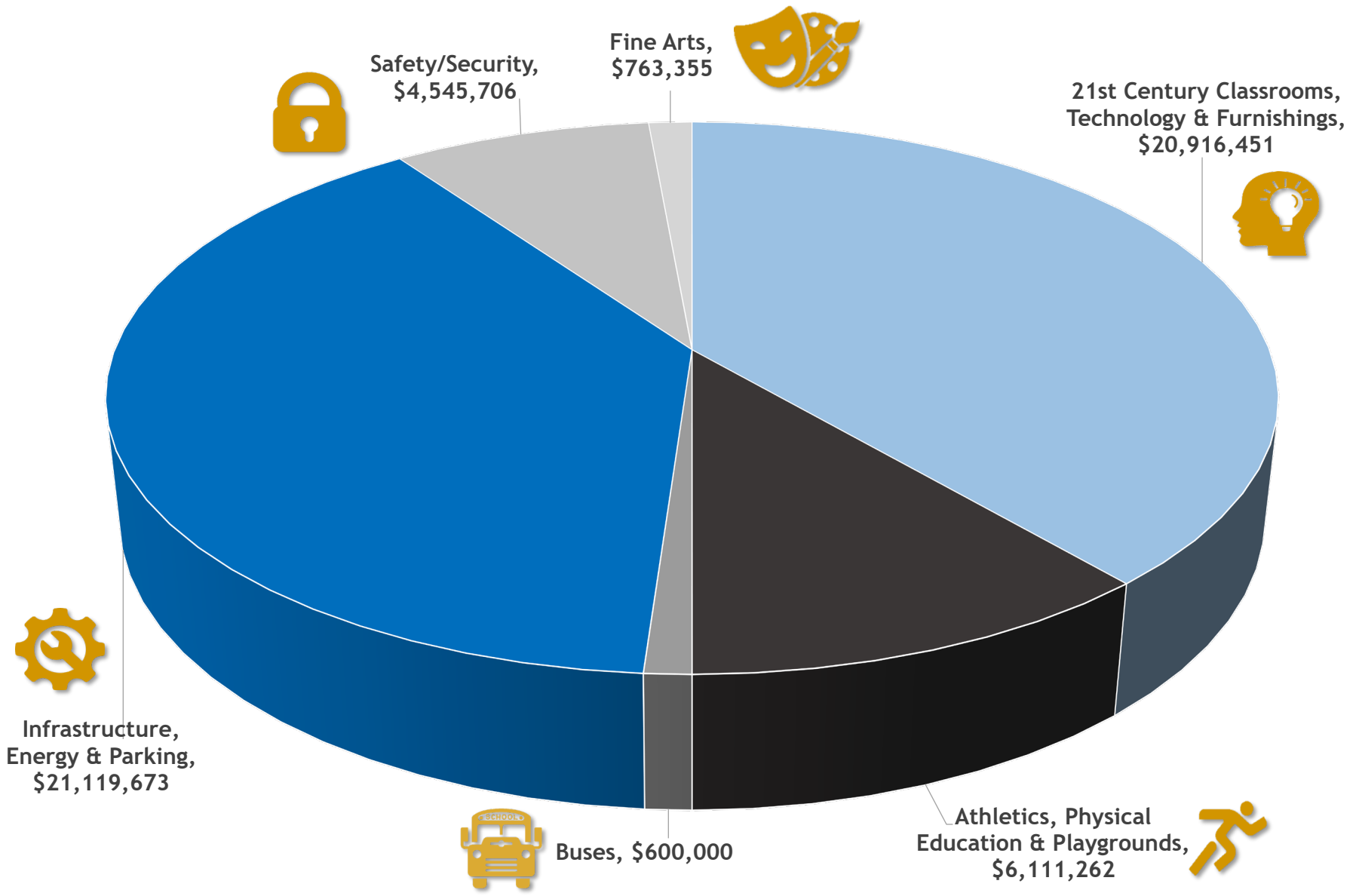
Final Concept – Key Components

Steering Committee Perspective: Billy & Katie K

- Warm, Safe & Dry, 21st Century Learning Environment
- “Right-Sizing” While Allowing Room for Growth
- Family Atmosphere of One Campus, Maintaining Grade-Level Separation
- Stand-Alone Pre-School & Child Care – Accommodating Growing Demand
- Enabling Greater Collaboration, Shared Teacher Opportunities & Specials
- Secure Entry, Centralized Drop-Offs, Better Traffic Flow & Parking
- Funding Across Six Key Areas of Investment…

Final Concept – Key Benefits

Investment Areas



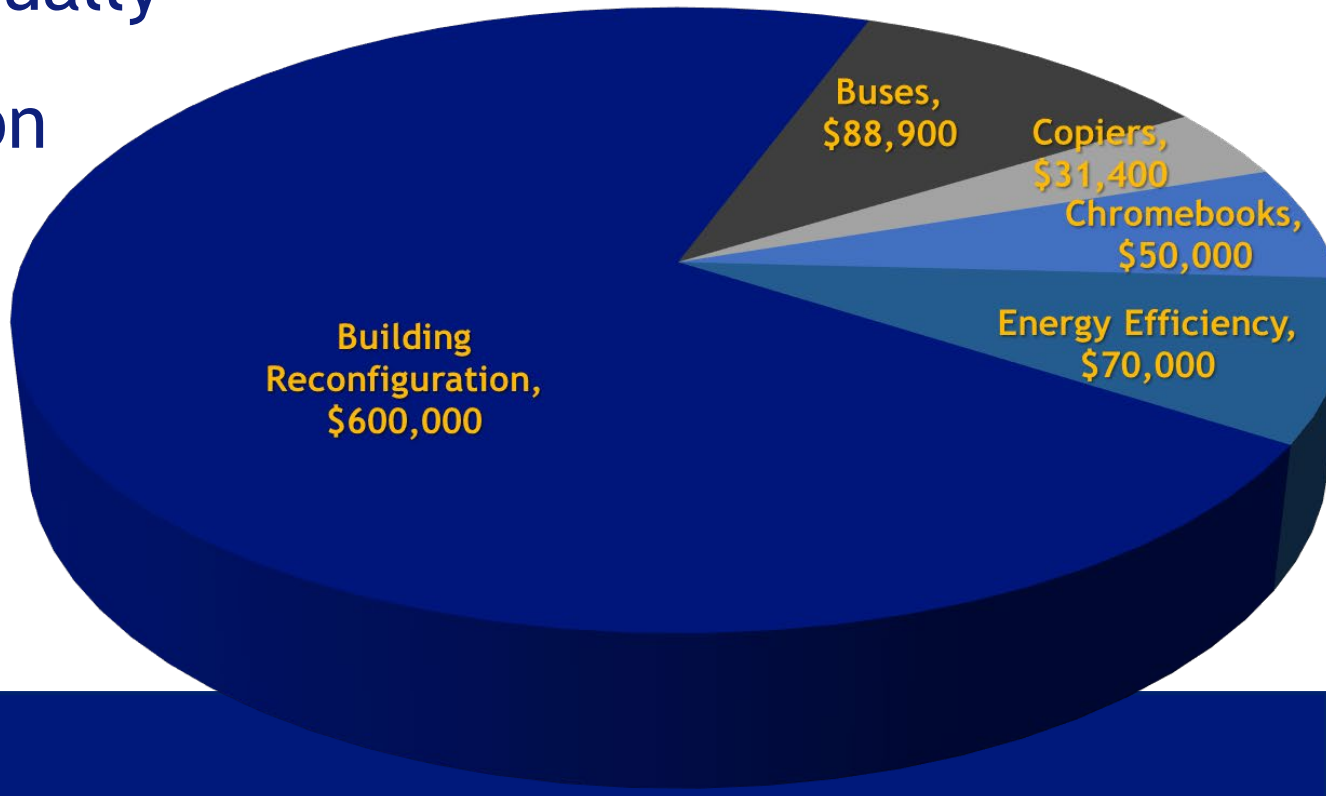
As of 2/19/2021

Investment Areas

Area of Investment	Highlights
21st Century Classrooms, Technology & Furnishings	Upgrade technology, equipment and furnishings, create STEAM lab/robotics classrooms, adapt Kenwood to full-service Early Childhood Center
Infrastructure, Energy & Parking	Replace mechanical/electrical/plumbing with high efficiency systems, replace roofs and exterior walls where needed, refresh cabinetry
Athletics & Physical Education and Playgrounds	HS Gym addition of 3rd cross court, dedicated athletic entrance, refresh and create grade-appropriate Central Campus playgrounds
Fine Arts	Refresh the choir, band room and dressing room spaces and purchase of needed instruments
Buses	Purchase new buses, saving $88,900 in general fund dollars for teaching and learning expenses
Safety & Security	Create secure entrances at each building, address ADA code and life-safety improvements

Steering Committee Perspective: Amy C & Renay

- Frees Up General Fund Dollars: $170.3K Annually
- Reduces Energy Costs: $70K Annually
- Provides Building Reconfiguration Savings: $600K Annually



Final Concept – Savings Opportunities

Final Concept At-A-Glance

K-12 One Campus, Pre-K/ECC & Admin Offices at Kenwood

IMPACT ASSESSMENT

UTILIZATION	REAL ESTATE PROCEEDS	POTENTIAL OPERATIONAL SAVINGS	FUNDS FOR ADDITIONAL ENHANCEMENTS
●	◐	◐	◐

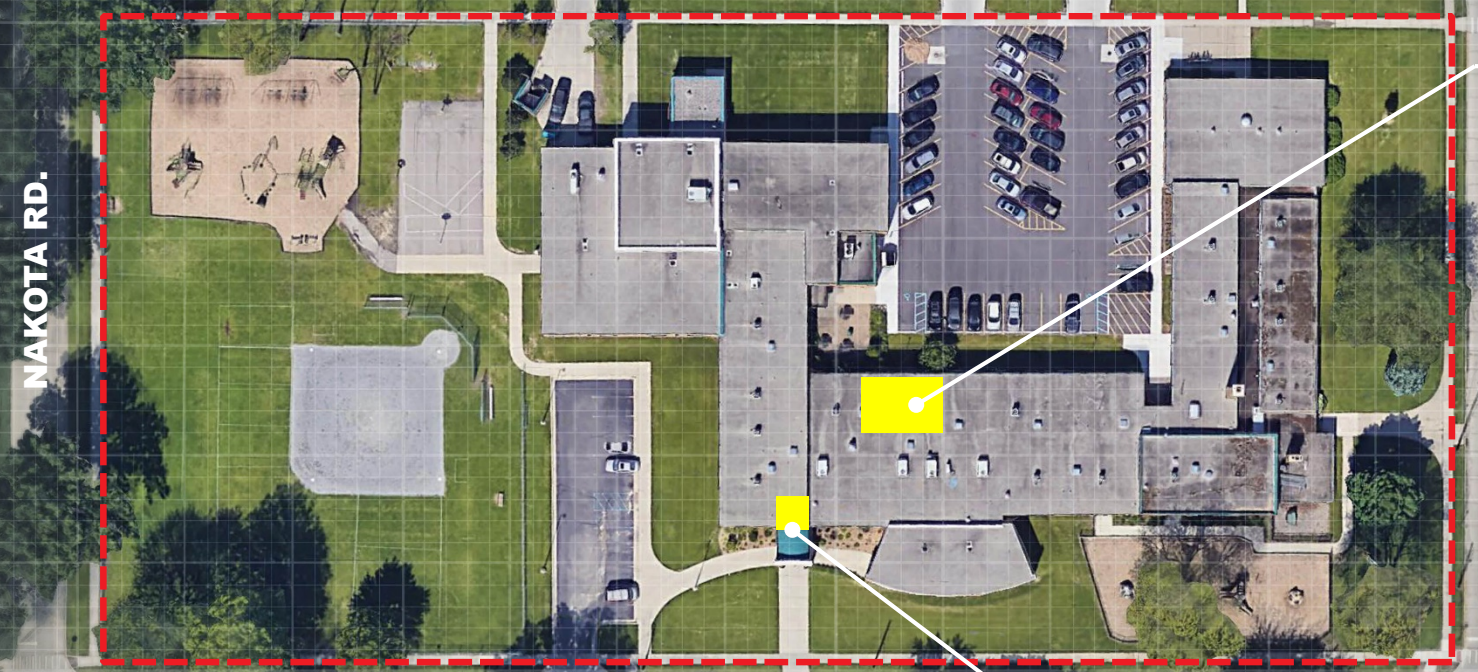
LEGEND

- ● **HIGH** IMPACT
- ◐ **MODERATE** IMPACT
- ○ **LOW** IMPACT

Steering Committee Perspective: Eddie

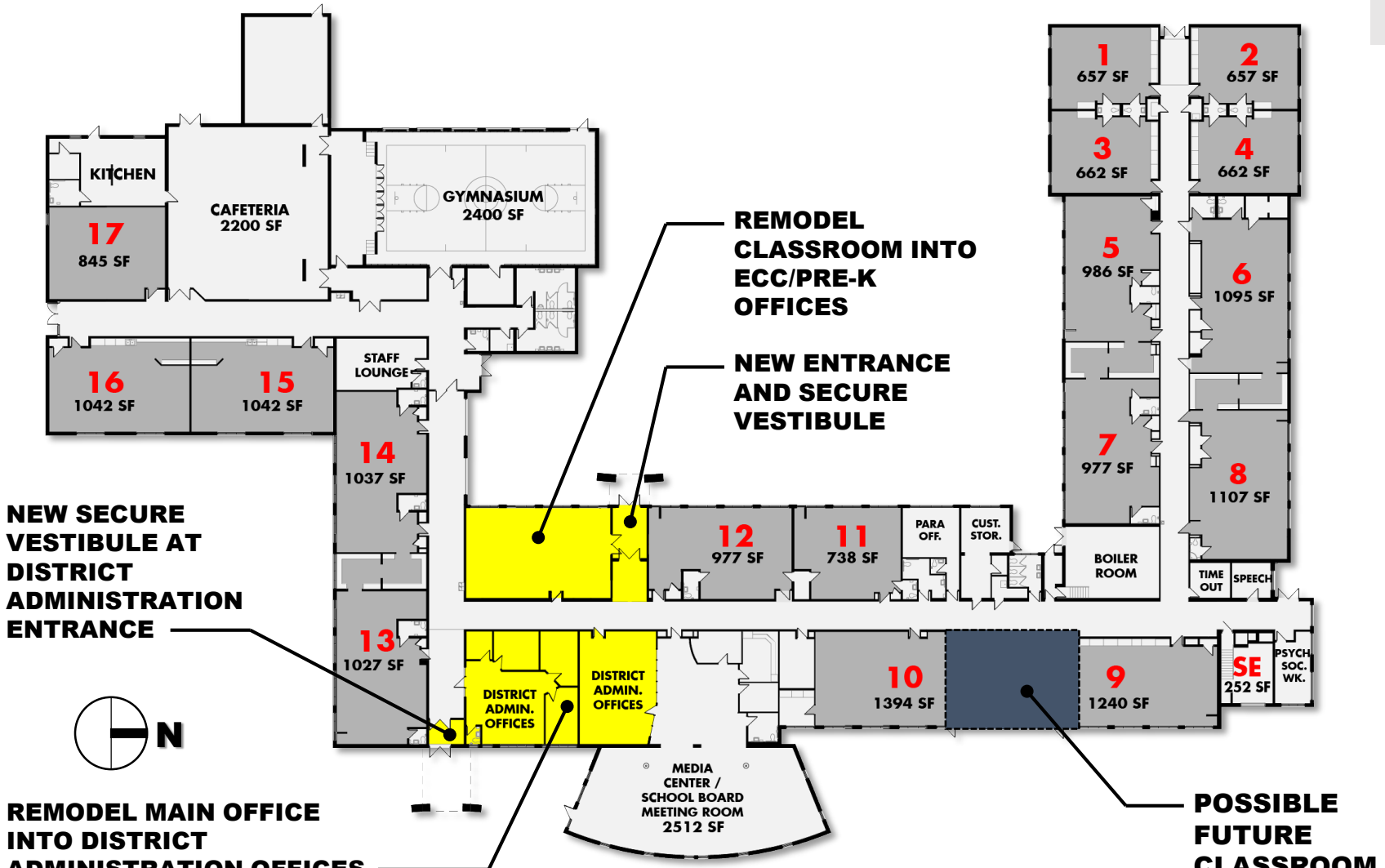
KENWOOD

ECC/PRE-K & Admin Offices



KENWOOD

ECC/PRE-K FLOOR PLAN



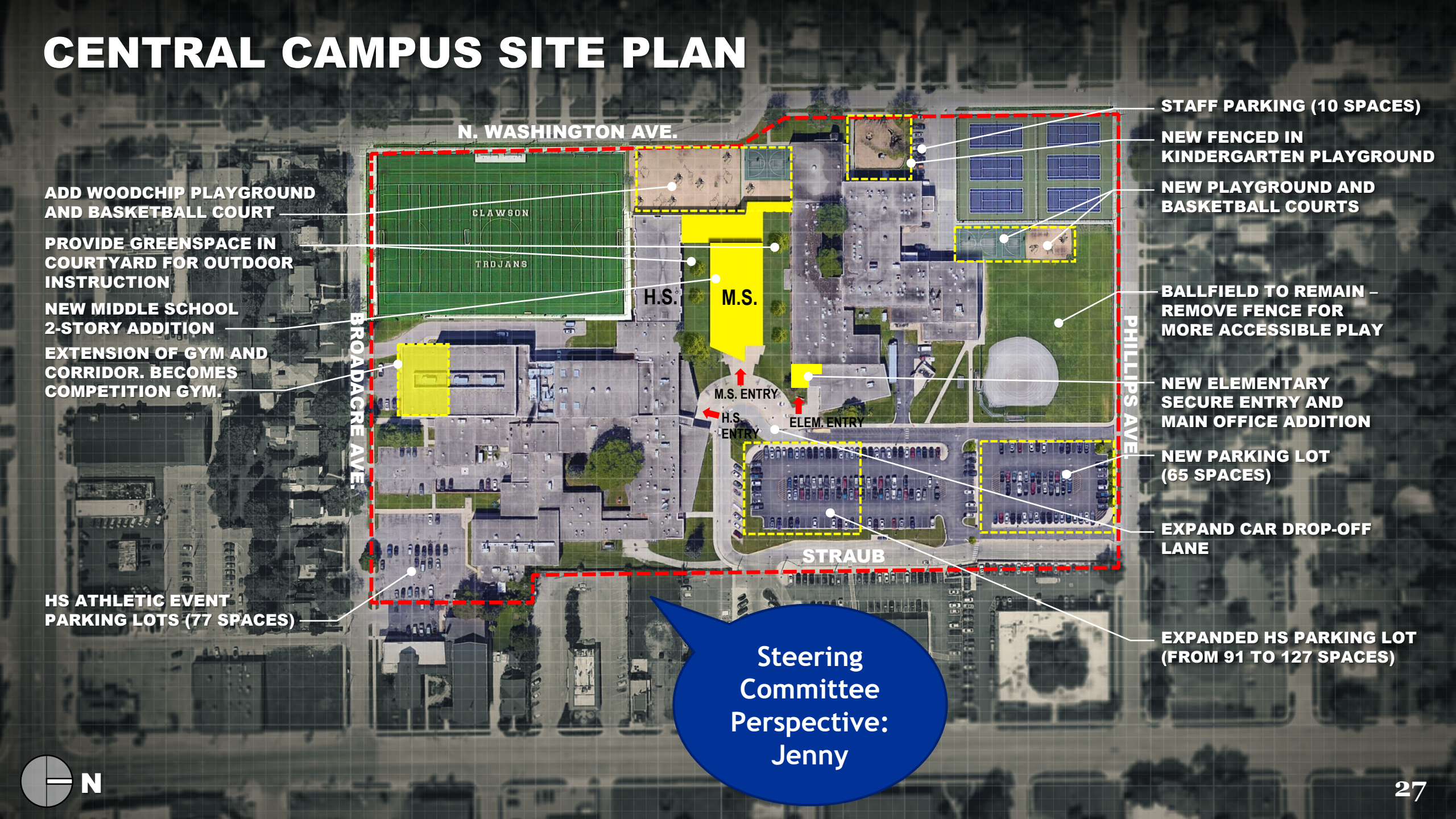
ECC/PRE-K CLASSROOM COUNT

13 KG CLASSROOMS NEEDED
17 KG CLASSROOMS PROVIDED

4 CLASSROOMS AVAILABLE FOR *FUTURE GROWTH*

Steering Committee Perspective: Claire

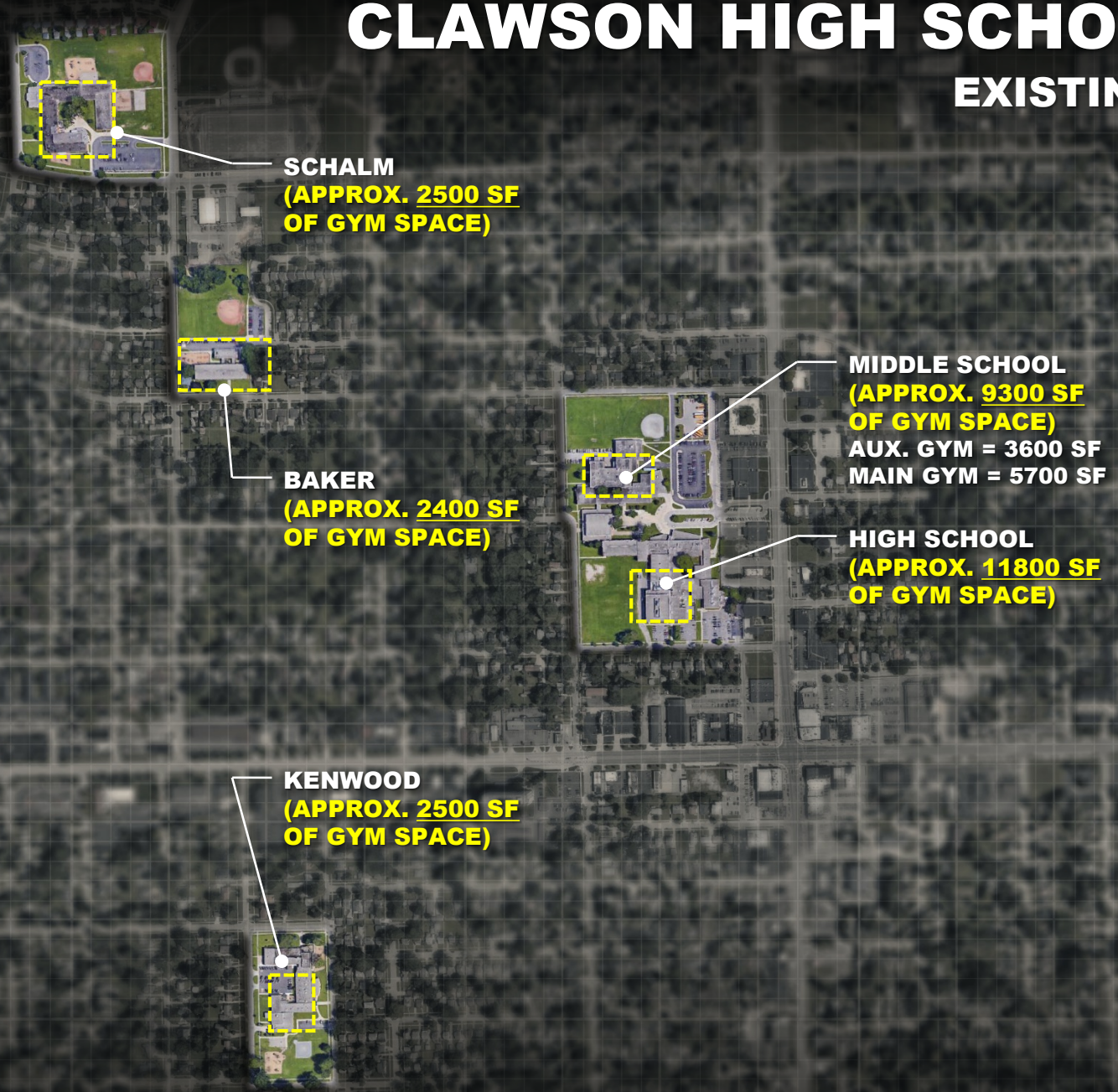
CENTRAL CAMPUS SITE PLAN



CLAWSON HIGH SCHOOL / MIDDLE SCHOOL

EXISTING CENTRAL CAMPUS SITE PLAN

EXISTING GYMNASIUM SPACE



EXISTING GYMNASIUM SPACE

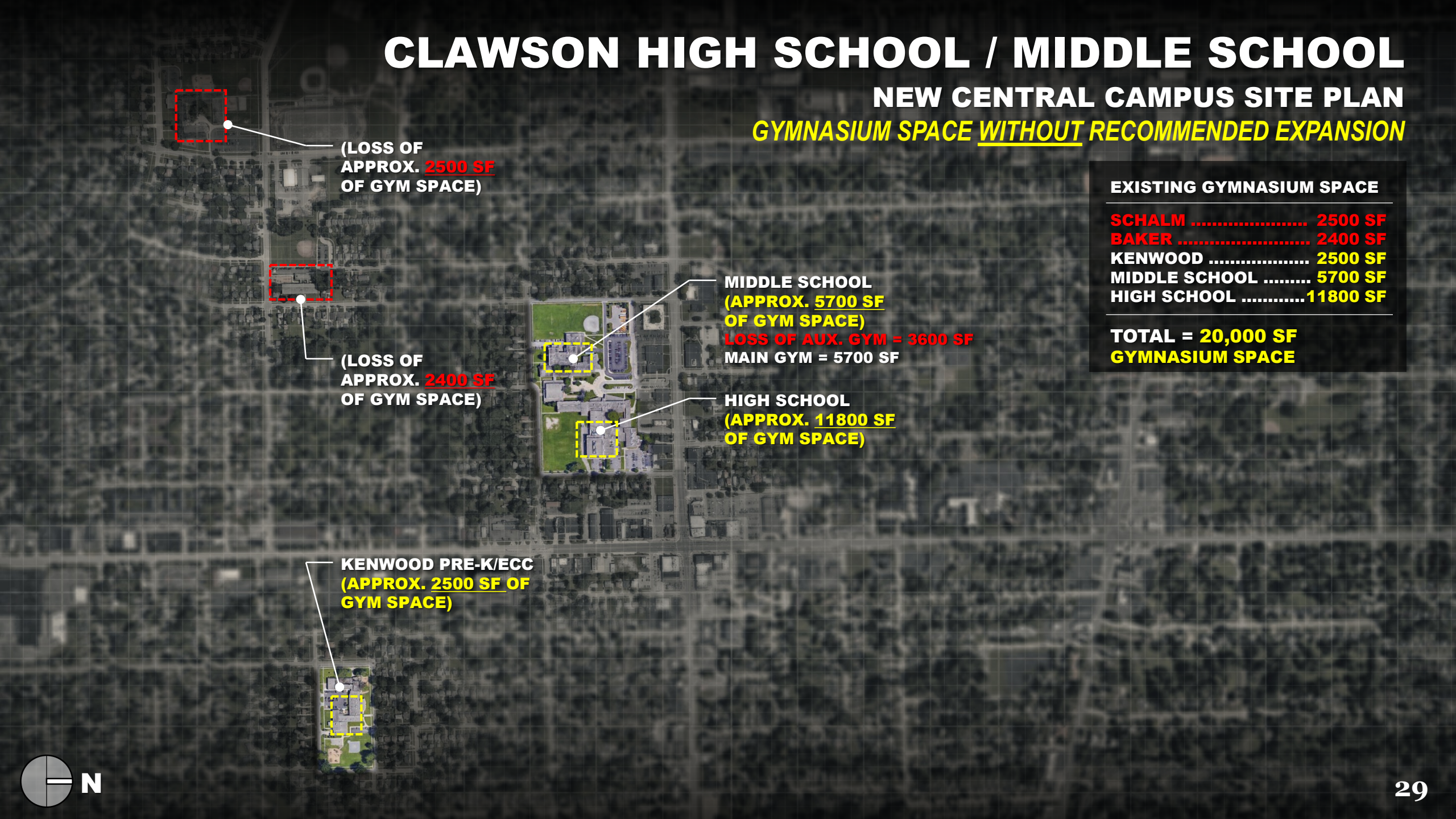
SCHALM	2500 SF
BAKER	2400 SF
KENWOOD	2500 SF
MIDDLE SCHOOL	9300 SF
HIGH SCHOOL	11800 SF

TOTAL = 28,500 SF
EXISTING GYMNASIUM SPACE

CLAWSON HIGH SCHOOL / MIDDLE SCHOOL

NEW CENTRAL CAMPUS SITE PLAN

GYMNASIUM SPACE WITHOUT RECOMMENDED EXPANSION



EXISTING GYMNASIUM SPACE

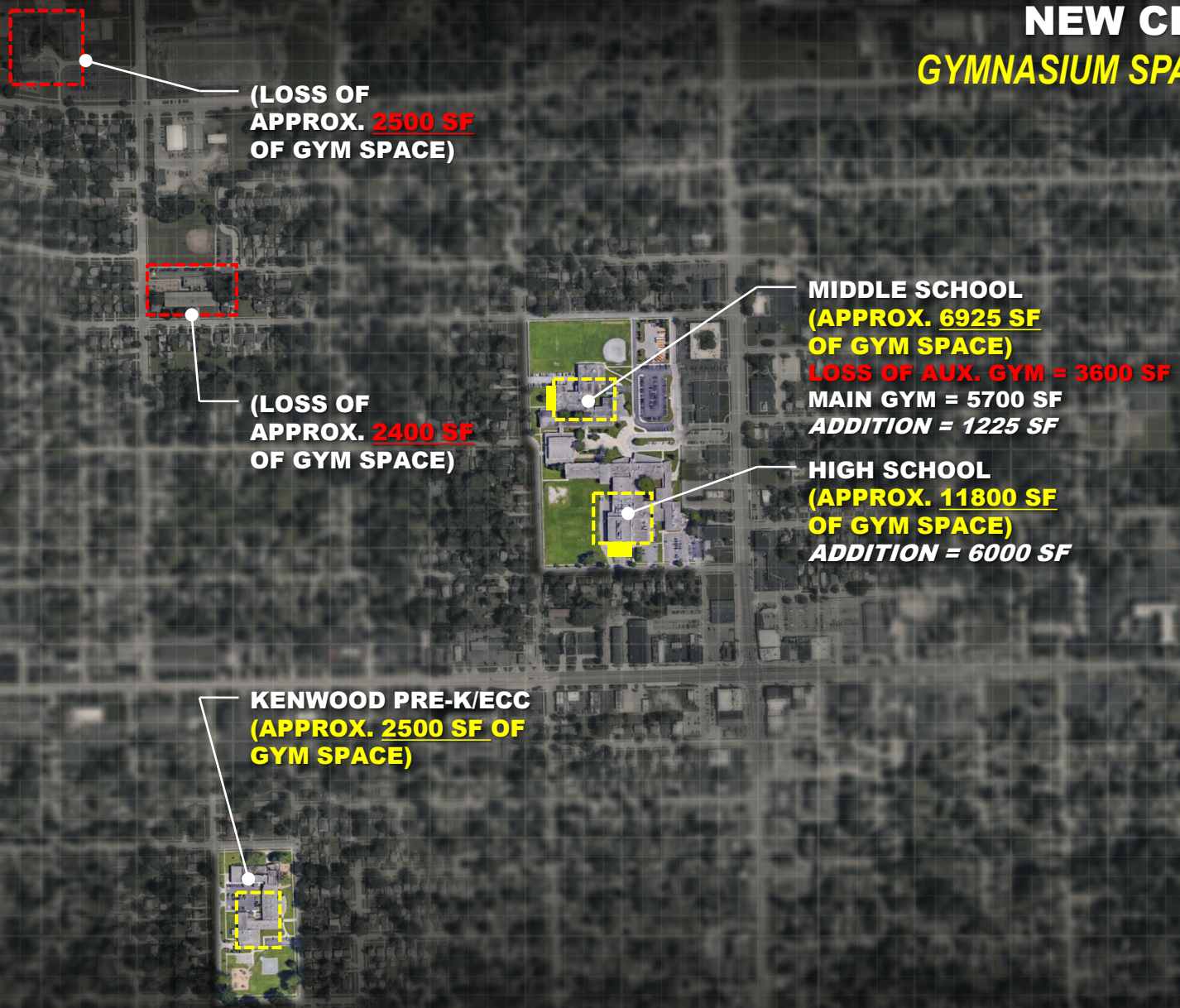
SCHALM	2500 SF
BAKER	2400 SF
KENWOOD	2500 SF
MIDDLE SCHOOL	5700 SF
HIGH SCHOOL	11800 SF

TOTAL = 20,000 SF GYMNASIUM SPACE

CLAWSON HIGH SCHOOL / MIDDLE SCHOOL

NEW CENTRAL CAMPUS SITE PLAN

GYMNASIUM SPACE WITH RECOMMENDED EXPANSION



EXISTING GYMNASIUM SPACE

SCHALM	2500 SF
BAKER	2400 SF
KENWOOD	2500 SF
MIDDLE SCHOOL	6925 SF
HIGH SCHOOL	17800 SF

TOTAL = 27,225 SF GYMNASIUM SPACE

TOTALS

EXISTING **GYM SPACE ACROSS DISTRICT**
28,500 SF

GYM SPACE WITHOUT RECOMMENDED EXPANSION
20,000 SF

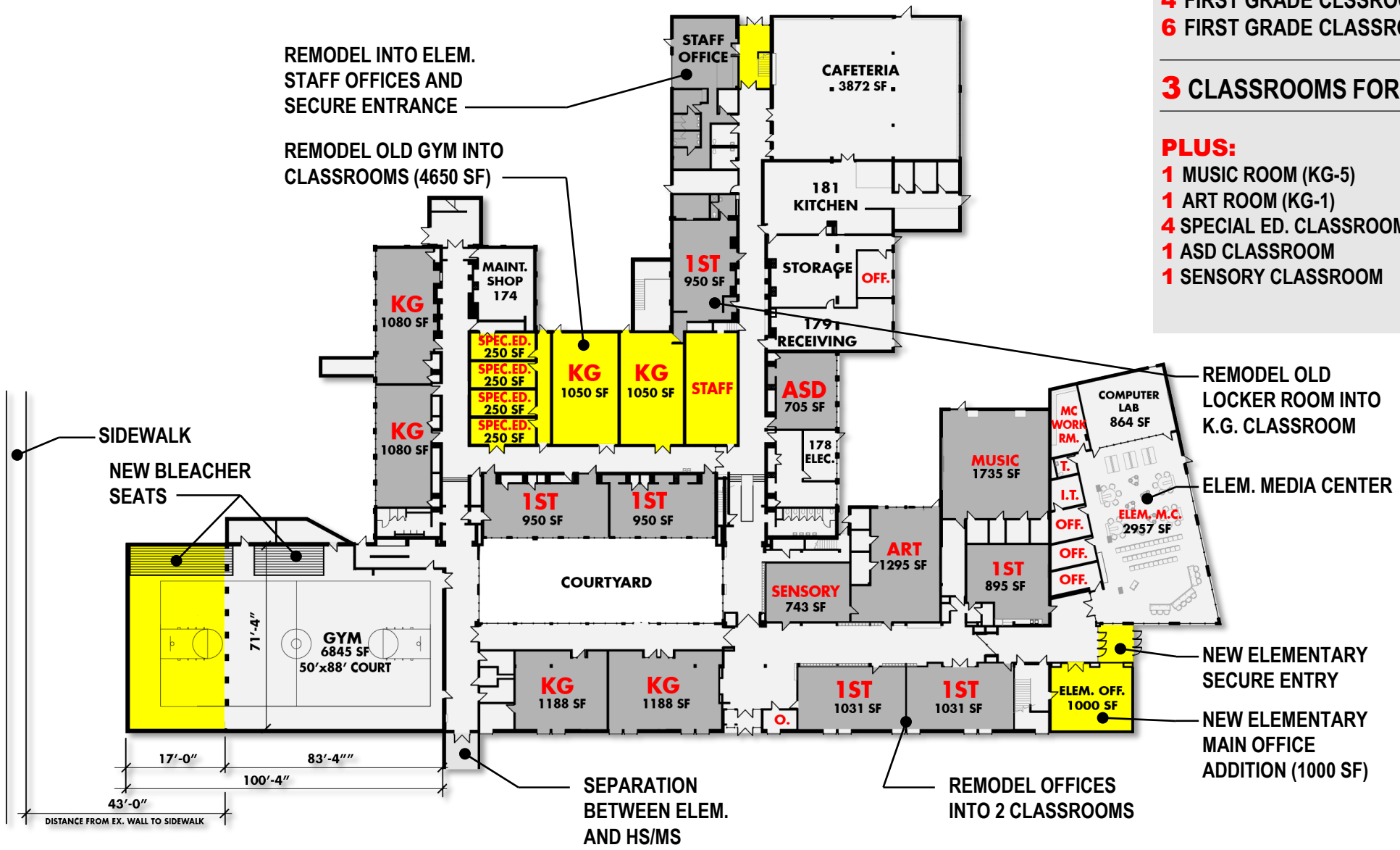
GYM SPACE WITH RECOMMENDED EXPANSION
27,225 SF
(LOSS OF 1275 SF FROM EXISTING)

- Eliminating Aux Gym Displaces Wrestling, Cheer, Fencing, Elementary After Hours Child Care, Club Space (i.e., Scouts)
- New Space Replaces these Functions, Provides Practice Space, Adds Space for Larger Athletics, Academic & Community Events, Including:
  - Standardized Testing
  - Student Assemblies
  - Community Gatherings – Option for Commencement
  - Special Education Unified Program
  - Marching Band, Robotics, Science Programs & Tournaments
  - Youth Sports Programs & Camps
  - Christmas in Clawson

Physical Education, Athletics & Community Space

CLAWSON ELEMENTARY SCHOOL

K-1 FIRST FLOOR PLAN



KG AND FIRST GRADE CLASSROOM COUNT

5 KG CLASSROOMS NEEDED
6 KG CLASSROOMS PROVIDED
4 FIRST GRADE CLSSROOMS NEEDED
6 FIRST GRADE CLASSROOMS PROVIDED

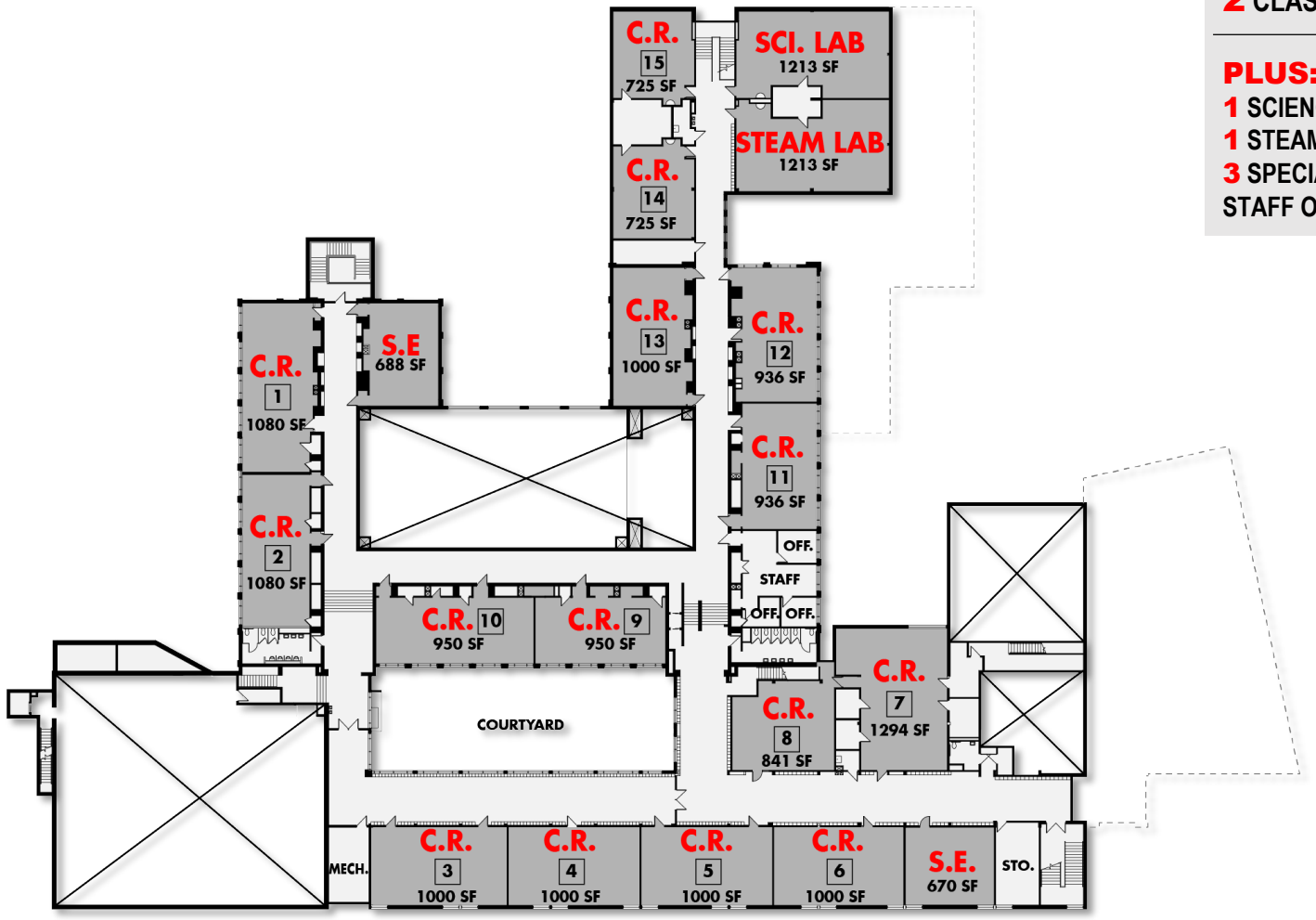
3 CLASSROOMS FOR FUTURE GROWTH

PLUS:

1 MUSIC ROOM (KG-5)
1 ART ROOM (KG-1)
4 SPECIAL ED. CLASSROOMS
1 ASD CLASSROOM
1 SENSORY CLASSROOM
MEDIA CENTER (KG-5)
1 MUSIC ROOM (KG-5)
1 COMPUTER LAB (KG-1)
GYM (KG-5)
CAFETERIA (KG-5)
STAFF OFFICES

CLAWSON ELEMENTARY SCHOOL

2-5 SECOND FLOOR PLAN



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GRADES 2-5 CLASSROOM COUNT

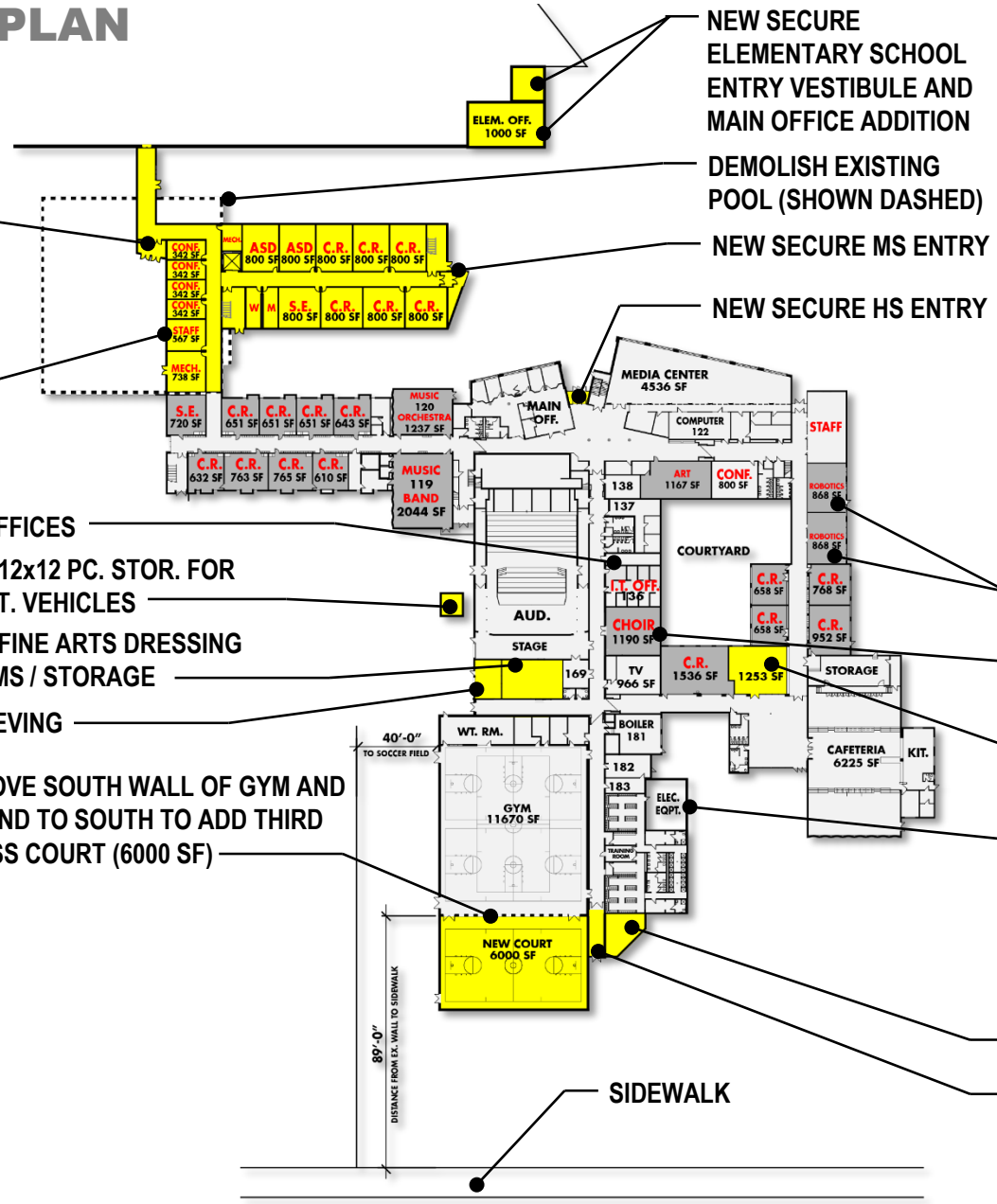
13 CLASSROOMS NEEDED (28 per room)
15 CLASSROOMS PROVIDED

2 CLASSROOMS FOR *FUTURE GROWTH*

PLUS:
1 SCIENCE ROOM
1 STEAM LAB
3 SPECIAL ED. CLASSROOMS
STAFF OFFICES

CLAWSON HS/MS SCHOOL

FIRST FLOOR PLAN



NEW SECURE ELEMENTARY SCHOOL ENTRY VESTIBULE AND MAIN OFFICE ADDITION

NEW SECURE VESTIBULE

DEMOLISH EXISTING POOL (SHOWN DASHED)

NEW SECURE MS ENTRY

NEW 18 CLASSROOM ADDITION (2 FLOORS = 28,800 SF) (C.R.s = 800 SF EACH)

NEW SECURE HS ENTRY

I.T. OFFICES

NEW 12x12 PC. STOR. FOR MAINT. VEHICLES

NEW FINE ARTS DRESSING ROOMS / STORAGE

RECIEVING

REMOVE SOUTH WALL OF GYM AND EXTEND TO SOUTH TO ADD THIRD CROSS COURT (6000 SF)

MS/HS ROBOTICS

REMODEL SCHOOL STORE INTO NEW CHOIR ROOM

EXPANSION OF TROJAN HALL INTO CLASSROOM FOR EATING SPACE

PROVIDE SCREENWALL AT ELECT. EQUIPMENT AREA

NEW ATHLETIC ENTRANCE (600 SF)

EXTEND CORRIDOR DOWN (300 SF)

SIDEWALK

N

HIGH SCHOOL CLASSROOM COUNT

17 CLASSROOMS NEEDED (*25 PER ROOM*)
20 CLASSROOMS PROVIDED

3 CLASSROOMS FOR *FUTURE GROWTH*

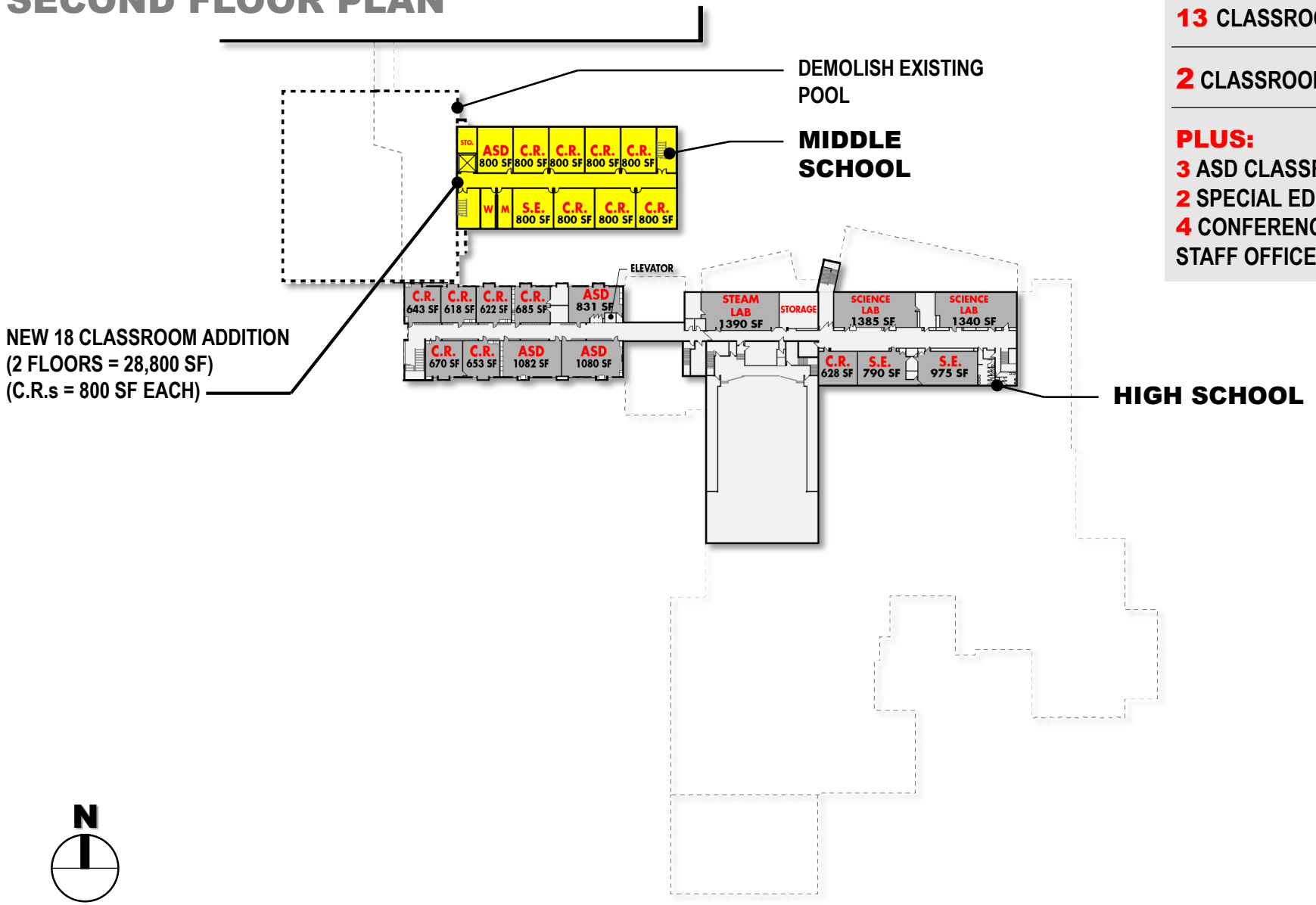
PLUS:

1 ART ROOM (HS/MS)
1 BAND ROOM (HS/MS)
1 CHOIR ROOM (HS/MS)
1 TV STUDIO
1 COMPUTER LAB
3 ASD CLASSROOMS
3 SPECIAL ED. CLASSROOMS
CONFERENCE ROOMS
MEDIA CENTER (HS/MS)
1 ORCHESTRA ROOM (HS/MS)
MEDIA CENTER (HS/MS)
CAFETERIA (HS/MS)
AUDITORIUM
GYM (HS/MS)
HS/MS ROBOTICS LAB
I.T. OFFICES
STAFF OFFICES
2 SCIENCE LABS (HS/MS)
1 STEAM LAB (HS/MS)

Steering Committee Perspective: Katie M

CLAWSON HS/MS SCHOOL

SECOND FLOOR PLAN



MIDDLE SCHOOL CLASSROOM COUNT

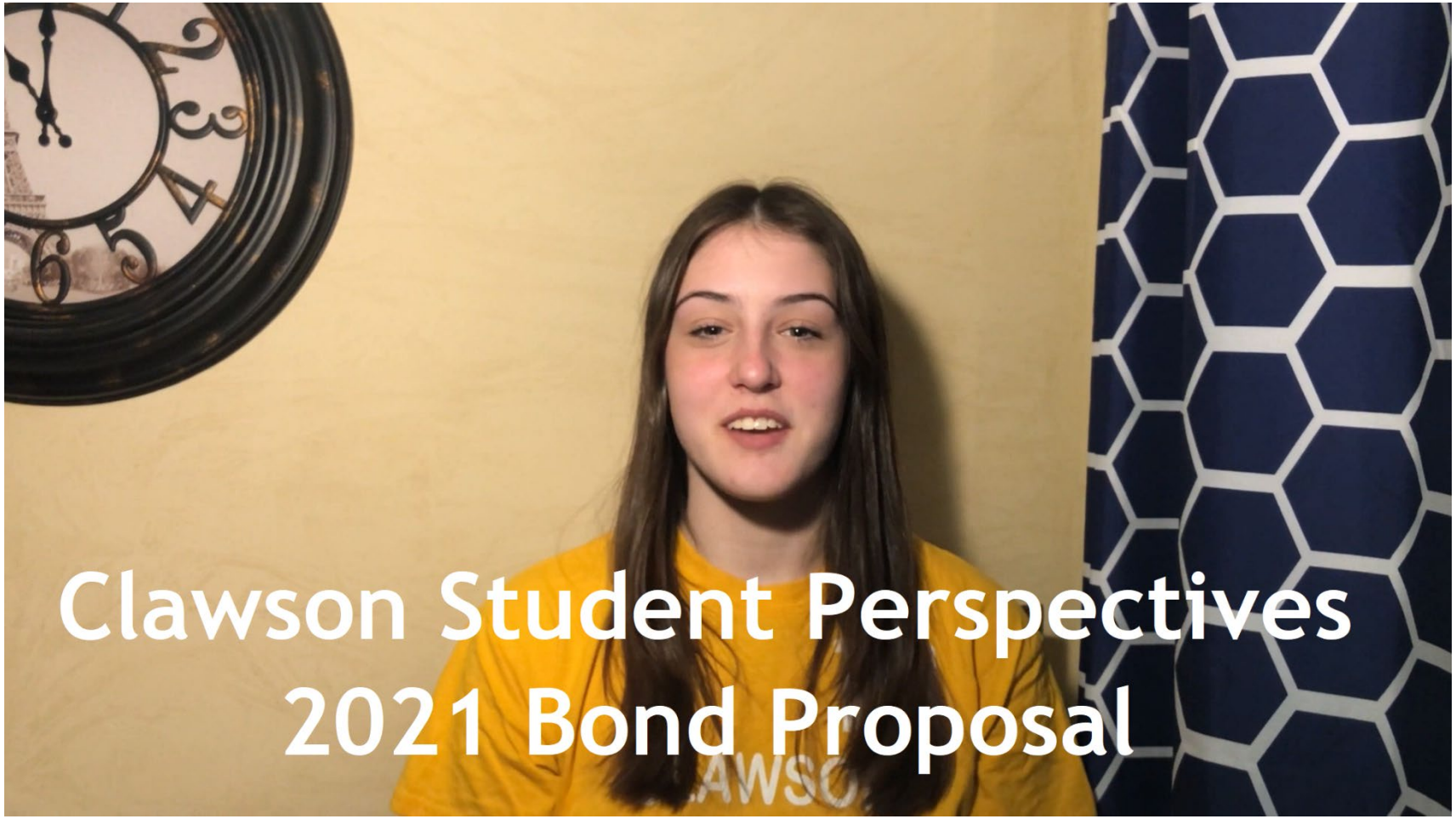
12 CLASSROOMS NEEDED (*28 PER ROOM)*
13 CLASSROOMS PROVIDED

2 CLASSROOMS FOR *FUTURE GROWTH*

PLUS:
3 ASD CLASSROOMS
2 SPECIAL ED. CLASSROOMS
4 CONFERENCE ROOMS
STAFF OFFICES

Next Steps – At-A-Glance

- BOE Votes on Recommendation – 3/15
- Final Application to Bond Counsel – 3/16
- Final Application to Department of Treasury – 3/23
- Department of Treasury Prequalification Meeting – 3/29
- BOE Votes on Final Approval of Bond Application – 3/30-4/8
- Final Ballot Question Submitted to Clerk – 5/10
- Clerk Releases Absentee Ballots to Voters – 6/21
- Election Day – 8/3



Student Perspectives

Discussion & Questions

For More Information

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Asst. Superintendent Business Services
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Director of Operations
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School Website
www.clawsonschools.org/district/bond-proposal

			HS/MS	Elementary (Former MS)	Campus	ECC (Former Kenwood)	Total	Category
Critical Investments		Technology					$ 5,600,000	21st Century Classrooms, Technology & Furnishings
		Buses					$ 600,000	Buses
		Classroom Furniture					$ 500,000	21st Century Classrooms, Technology & Furnishings
		Equipment and Non-Classroom Furniture					$ 800,000	21st Century Classrooms, Technology & Furnishings
		Instruments					$ 200,000	Fine Arts
		Subtotal					**$ 7,700,000**	
Warm Safe Dry (P1-A)		Site			$ 1,348,103	$ 499,558	$ 1,847,661	Infrastructure, Energy & Parking
		Envelope	$ 1,895,034	$ 229,611		$ 123,263	$ 2,247,908	Infrastructure, Energy & Parking
		Mechanical / Electrical	$ 6,479,560	$ 3,874,258		$ 3,367,471	$ 13,721,289	Infrastructure, Energy & Parking
		Life Safety / Code	$ 954,753	$ 1,215,501	$ 602,569	$ 523,649	$ 3,296,472	Safety & Security
		Subtotal	**$ 9,329,347**	**$ 5,319,370**	**$ 1,950,672**	**$ 4,513,941**	**$ 21,113,330**	
Essential Additions / Renovations (P1-B)		Admin Offices Renovations - ECC				$ 214,295	$ 214,295	Infrastructure, Energy & Parking
		ECC Office / Entrance Renovations - ECC				$ 171,170	$ 171,170	Safety & Security
		Upgrade Playgrounds - ECC				$ 250,000	$ 250,000	Athletics, Physical Education & Playgrounds
		Convert Robotics to KG 1 and 2 - Elementary		$ 171,005			$ 171,005	21st Century Classrooms, Technology & Furnishings
		Reconfigure 1st Floor Classroom Sizes - Elementary		$ 108,606			$ 108,606	21st Century Classrooms, Technology & Furnishings
		Hoosier Gym to Classrooms - Elementary		$ 1,010,859			$ 1,010,859	21st Century Classrooms, Technology & Furnishings
		New Elementary Entrance Addition - Elementary		$ 425,066			$ 425,066	Safety & Security
		New Elem Staff Entrance Renovation - Elementary		$ 238,113			$ 238,113	Safety & Security
		2nd Floor Classroom Reconfiguration for Sizing - Elementary		$ 651,697			$ 651,697	21st Century Classrooms, Technology & Furnishings
		Hoosier Gym Locker Room to Classrooms - Elementary		$ 171,677			$ 171,677	21st Century Classrooms, Technology & Furnishings
		1st Floor Existing Main Offices to Classrooms - Elementary		$ 281,160			$ 281,160	21st Century Classrooms, Technology & Furnishings
		Screenwall Electrical Equipment - HS/MS	$ 121,447				$ 121,447	21st Century Classrooms, Technology & Furnishings
		Fine Arts - Dressing Rooms / Choir Classroom / Band Refresh - HS/MS	$ 563,355				$ 563,355	Fine Arts
		12'x12' Exterior Storage Building for Maintenance Equip. - HS/MS	$ 121,447				$ 121,447	Infrastructure, Energy & Parking
		HS Gym Addition (3rd cross court), Hallway & Athletic Entrance - HS/MS	$ 3,500,000				$ 3,500,000	Athletics, Physical Education & Playgrounds
		Demo Pool / 28,800 SF MS Classroom Addition - HS/MS	$ 11,000,000				$ 11,000,000	21st Century Classrooms, Technology & Furnishings
		65 Parking Spaces at Bus Storage - Campus			$ 440,247		$ 440,247	Infrastructure, Energy & Parking
		Expand HS Parking / Reconfigure Drop-off Drive - Campus			$ 732,897		$ 732,897	Infrastructure, Energy & Parking
		Kindergarten Playground on West - Campus			$ 455,428		$ 455,428	Athletics, Physical Education & Playgrounds
		All Schools New Classroom Casework - Campus			$ 1,793,929		$ 1,793,929	Infrastructure, Energy & Parking
		Allowance - Two New Playgrounds / Hard Courts - Campus			$ 1,000,000		$ 1,000,000	Athletics, Physical Education & Playgrounds
		Subtotal	**$ 15,306,249**	**$ 3,058,183**	**$ 4,422,501**	**$ 635,465**	**$ 23,422,398**	
"Must Have" Enhancements (P1-C)	78%	K and 1st Grade In-Classroom Bathrooms - Elementary		$ 414,885			$ 414,885	Safety & Security
	93%	Expand Elementary (Former MS) Gym / Refresh - Elementary		$ 905,834			$ 905,834	Athletics, Physical Education & Playgrounds
	54%	Expansion of Trojan Hall - Allowance - HS/MS	$ 250,000				$ 250,000	21st Century Classrooms, Technology & Furnishings
	50%	HS Two New Robotics Labs - Allowance - HS/MS	$ 250,000				$ 250,000	21st Century Classrooms, Technology & Furnishings
	Support %	**Subtotal**	**$ 500,000**	**$ 1,320,719**			**$ 1,820,719**	
							$ 54,075,000	**Dollars Available at 0 Mills**
							$ 54,056,447	**Subtotals**
							$ 18,553	**Funds Remaining**

*As of 3/2/2021