

Potential May 2025 Bond Proposition

Members of the Bond Team:

Architect: TowerPinkster

Construction Manager: Owen-Ames-Kimball Co.

Financial Advisor: PFM Financial Advisors, LLC.

Legal Counsel: Thrun Law Firm, P.C.

Board of Education Special Meeting: Community Forum #1

Monday, December 9, 2024

6:00 p.m.



Facilities Master Plan, Needs Assessment, and Board of
Education Bond Program Priorities



Master Facilities Plan Updates and Needs Assessment

- Website Link: [Master Facilities Plan \(May 4, 2021\)](#)



Master Facilities Plan Updated Needs Assessment

| | | |
|--------------------------------------|-----------------------------|-----------------------------------|
| New Edgewood Elementary Concept | | \$54,000,000 |
| Existing Building Renovations | Cost up to estimate: | Basic needs cost estimate: |
| Beach Elementary | \$11,397,453 | \$1,089,087 |
| Edgewood Elementary (ECC) | \$13,499,521 | — |
| Shettler Elementary | \$3,569,645 | \$3,280,286 |
| Fruitport Middle School | \$9,560,305 | \$2,581,859 |
| Fruitport High School | \$422,494 | — |
| Operations / Transportation | \$139,728 | \$139,728 |
| Administration Building | \$457,085 | \$457,085 |
| Totals | \$39,046,231 | \$7,548,045 |



Board Prioritization of Needs

Special Board Meeting held on October 8, 2024; Priorities of the Board of Education, at the time, included:

1. New Edgewood Elementary School
2. Expansion and growth; Additional classroom space; Early Childhood programming
3. Operations and maintenance projects; Based upon need
4. Transportation - Replacement of buses in the fleet
5. Review athletic and extracurricular projects; Based upon need



Pre-Election Summary of School Building
and Site Bonding Proposal





**FRUITPORT COMMUNITY SCHOOLS
COUNTIES OF MUSKEGON AND OTTAWA, STATE OF MICHIGAN
SCHOOL BUILDING AND SITE BONDS
(GENERAL OBLIGATION - UNLIMITED TAX)**

SUMMARY OF PROPOSED BONDING ALTERNATIVES

| Scenario Table No. | Bond Amount | 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 | | |
| Pre-Election | | | | | | | | | |
| Series 2025 | \$10,000,000 | 29 yrs., 10.2 mo. | \$9,629,760 | 4.80% | \$1,775,000 | | | | |
| Series 2027 | 50,000,000 | 29 yrs., 11 mo. | 53,553,040 | 4.80% | 930,000 | | | | |
| Series 2029 | 22,000,000 | 29 yrs., 11 mo. | 24,810,320 | 4.80% | 300,000 | | | | |
| Total | \$82,000,000 | | \$87,993,120 | | \$3,005,000 | 1.44 | 3.15 | 6.90 | 0.00 |

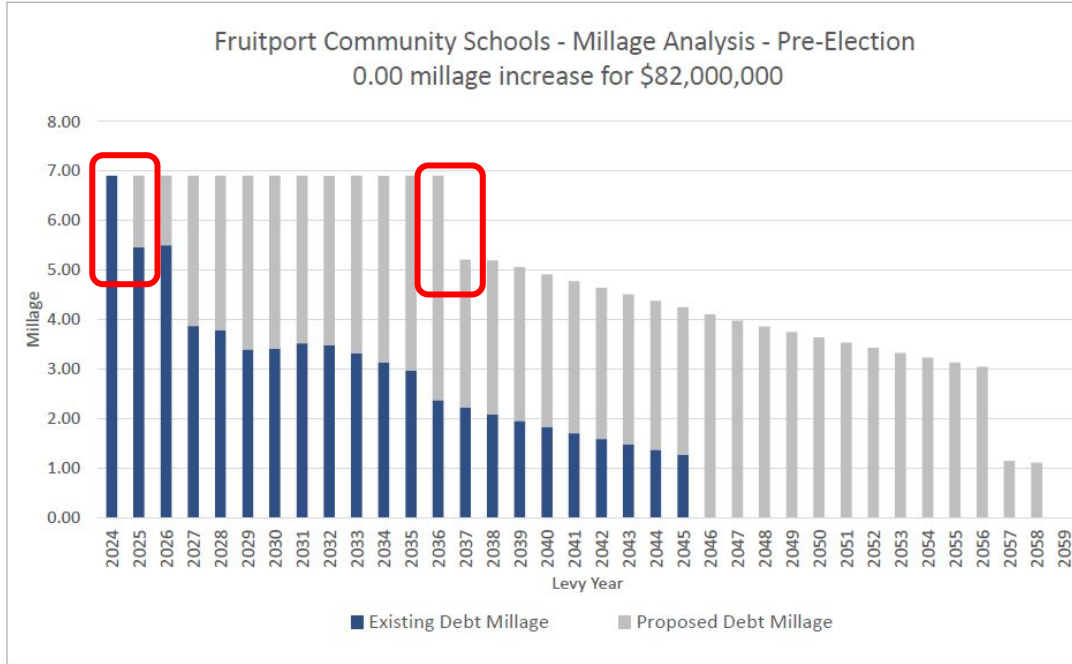
ASSUMPTIONS:

- a debt levy of 6.90 mills until the election.
- May 2025 vote, Bonds Dated June 2025.
- an annual change in Taxable Value of 6.00% for 2025, 4.00% for 2026 and 3.00% thereafter.

NOTATION:

- The interest rates shown above are estimates. The actual interest rates will be determined at the time of sale. Changes in interest rates may impact the millage required. The final millage will be based on actual interest rates, actual bond payments and actual taxable values.

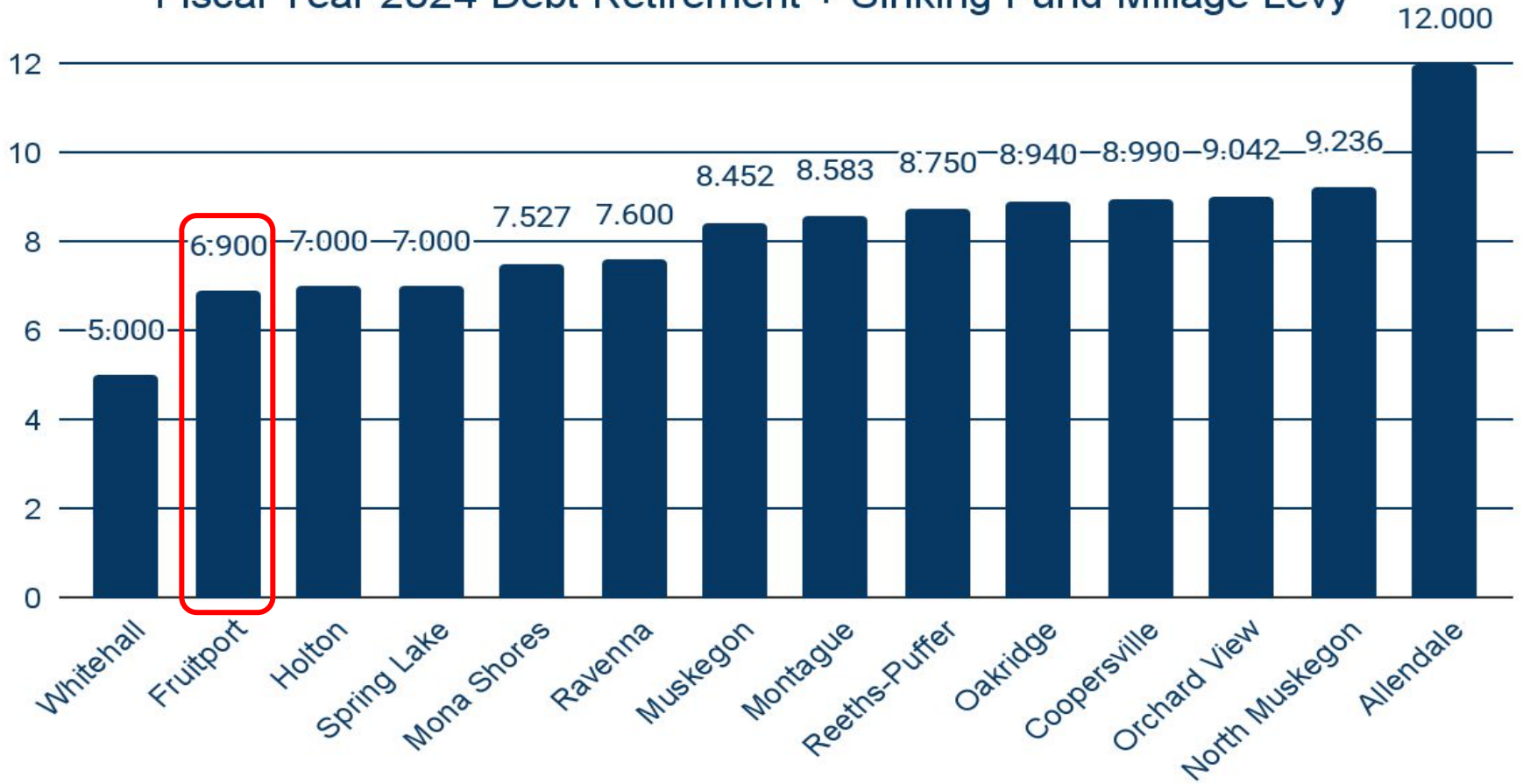
Proposed May 2025 Bond - Millage Analysis



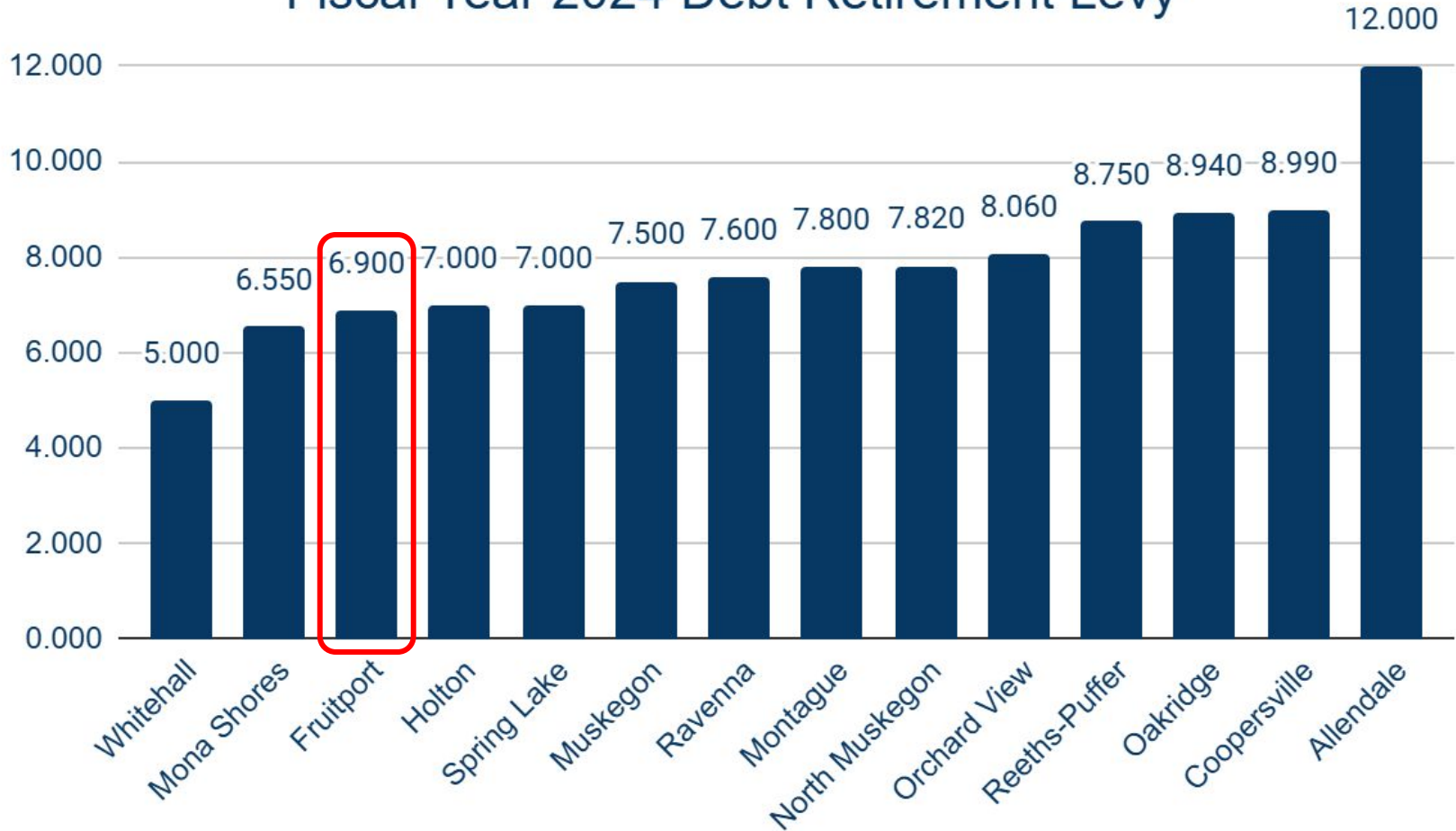
How do we compare to Muskegon County schools and neighboring comparable schools?



Fiscal Year 2024 Debt Retirement + Sinking Fund Millage Levy



Fiscal Year 2024 Debt Retirement Levy



Potential Bond Program Summary and Basic Needs



Potential 2025 Bond Program Summary

New Edgewood Elementary Concept



| Building Site | New Construction Estimate |
|--------------------------------|----------------------------------|
| New Edgewood Elementary School | \$50,000,000 |
| Subtotal | \$50,000,000 |



Potential 2025 Bond Program Summary

New Early Childhood Center Concept

| Blue Option | |
|---|---------------------|
| New Construction Edgewood Early Childhood Concept | \$9,000,000 |
| New Construction Beach Early Childhood Concept | \$9,000,000 |
| Subtotal | \$18,000,000 |

| White Option | |
|--|---------------------|
| Renovation of Edgewood Elementary into an Early Childhood Center | \$13,499,521 |
| Subtotal | \$13,499,521 |



Potential 2025 Bond Program Summary - Basic Needs

| Building Site | Needs Assessment Renovation Estimates | Basic Needs Estimates |
|-------------------------|--|----------------------------------|
| Beach | \$11,397,453 | \$1,089,087 |
| Edgewood | \$13,499,521 | — |
| Shettler | \$3,569,645 | \$3,280,286 |
| Middle School | \$9,560,305 | \$2,581,859 |
| High School | \$422,494 | — |
| Ops / Transport / Admin | \$596,813 | \$596,813 |
| Subtotal | \$39,046,231 | \$7,548,045 |



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**Owen
Ames
Kimball**

Beach Elementary School



Tier I Basic Needs

| | |
|-----------------------------------|--------------------|
| Furniture | \$622,906 |
| Install barrier free play routes | \$25,000 |
| Gym air handler units | \$147,530 |
| Select section 7 roof replacement | \$68,651 |
| Fire alarm system | \$225,000 |
| Subtotal | \$1,089,087 |

Tier II Needs for Consideration

| | |
|---------------------------------------|-------------|
| Gym / Cafeteria Separation (Addition) | \$2,458,839 |
| Kitchen Addition | \$496,071 |

Shettler Elementary School

| Tier I Basic Needs | |
|--|--------------------|
| Playground equipment and ADA accessibility | \$250,000 |
| Classroom furniture | \$590,130 |
| Exterior doors and windows replacement | \$772,133 |
| Select section 1, 2, and 6 replacement | \$885,830 |
| Flooring replacement | \$461,516 |
| Gymnasium HVAC units | \$147,530 |
| Fire alarm system | \$173,147 |
| Subtotal | \$3,280,286 |



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Fruitport Middle School

| Tier I Basic Needs | |
|--|--------------------|
| Gym scoreboard and bleachers | \$135,236 |
| Furniture replacement (20%) | \$314,731 |
| Flooring replacement (20%) | \$75,000 |
| Windows and exterior doors | \$442,334 |
| HVAC - Air handling units, pumps, fans | \$871,658 |
| Fire alarm system | \$742,900 |
| Subtotal | \$2,581,859 |



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Fruitport Transportation and Operations Center / Administration Offices



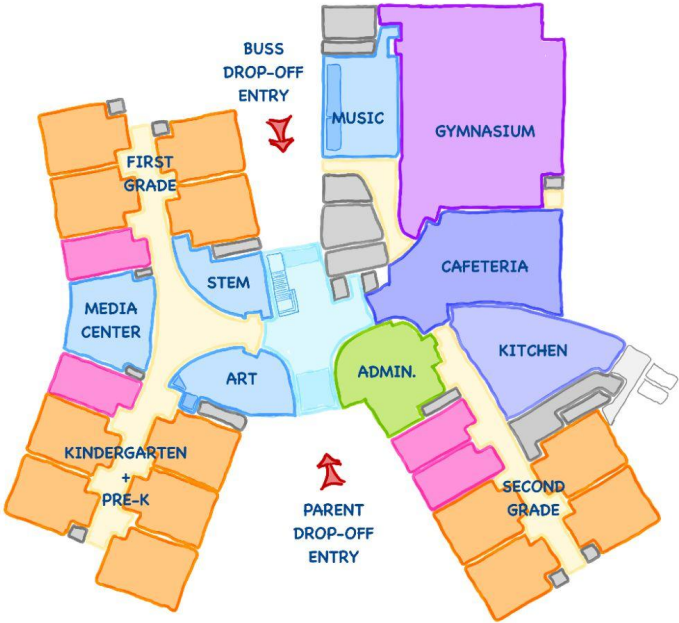
| Tier I Basic Needs | |
|--------------------------------------|--------------------|
| Roofing at Transportation/Operations | \$139,728 |
| Administration Building | \$457,085 |
| Transportation fleet replacement | \$1,250,000 |
| Subtotal | \$1,846,813 |



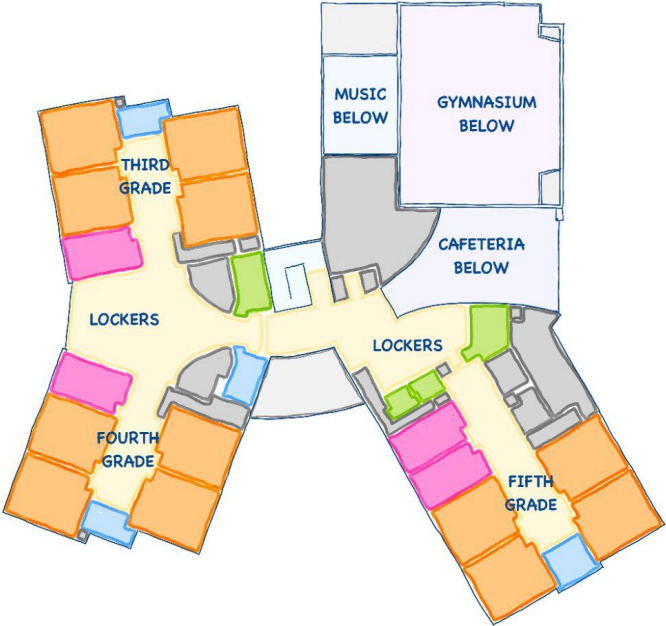
Proposed Conceptual Design Development
Rough Draft Images and Renderings



Edgewood Elementary

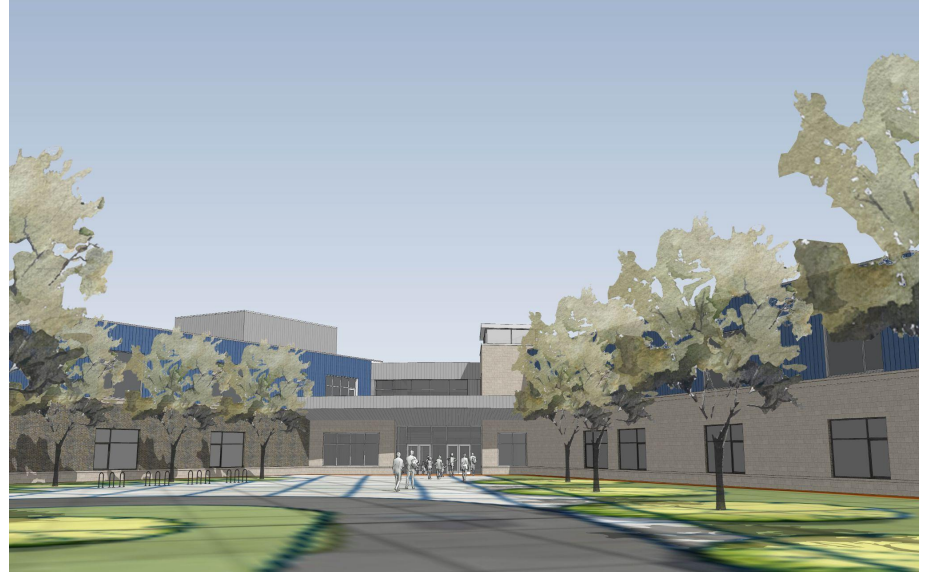
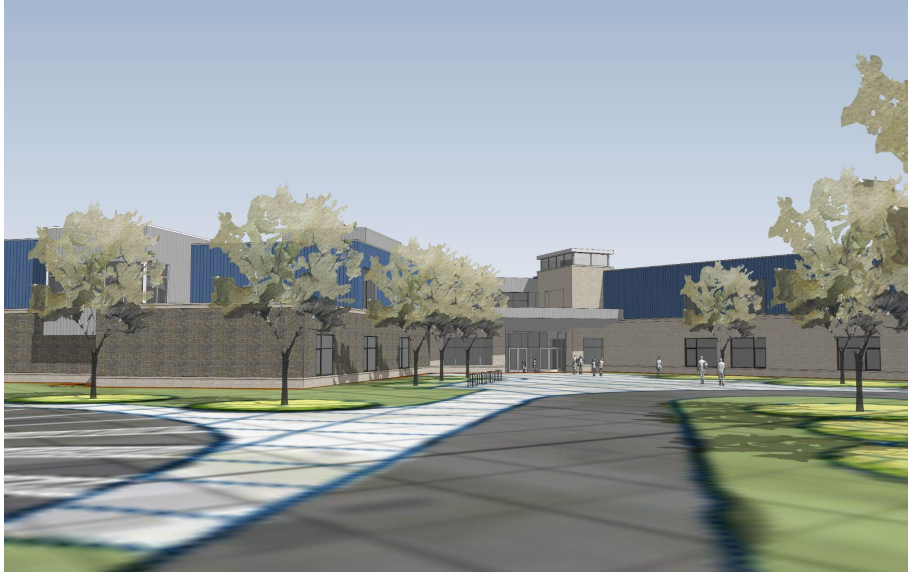


Level One Block Diagram



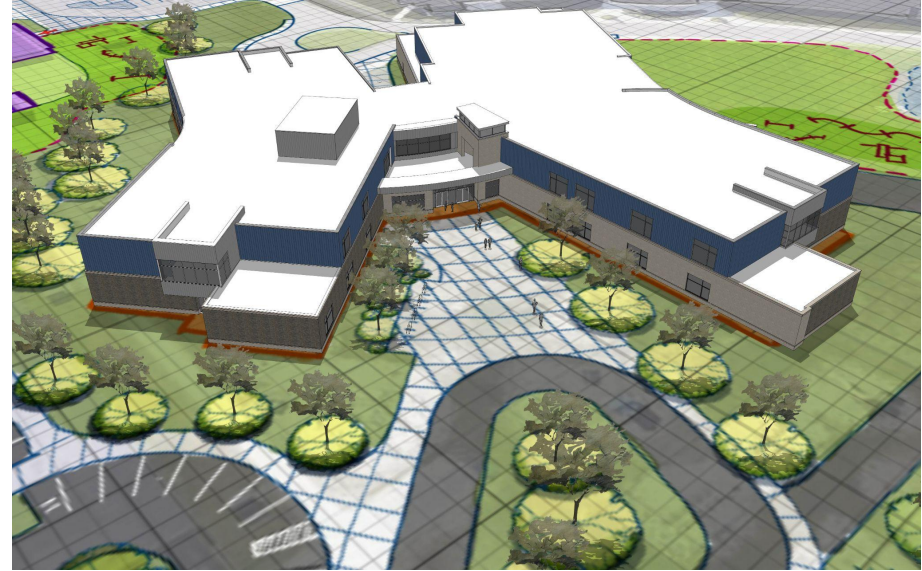
Level Two Block Diagram

Edgewood Elementary



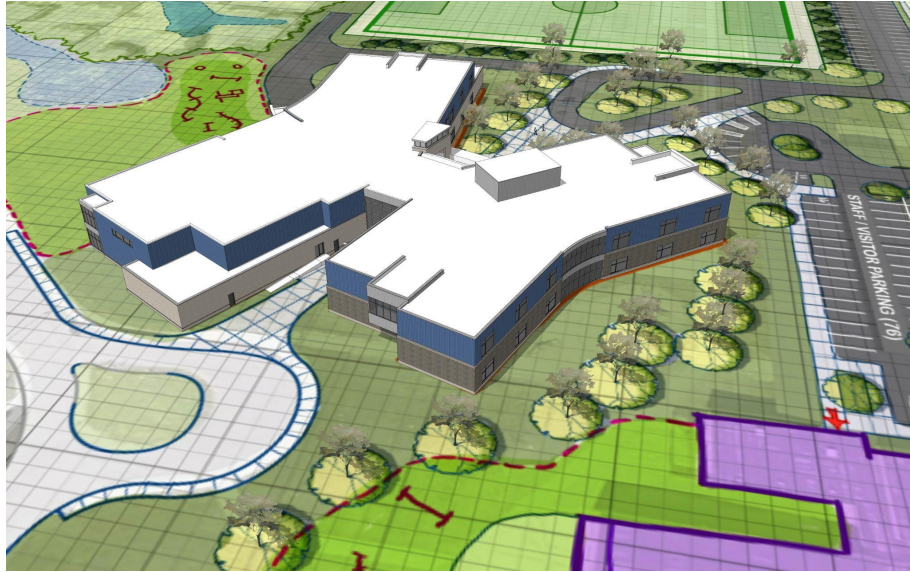
Site Plan

Edgewood Elementary



Site Plan

Edgewood Elementary



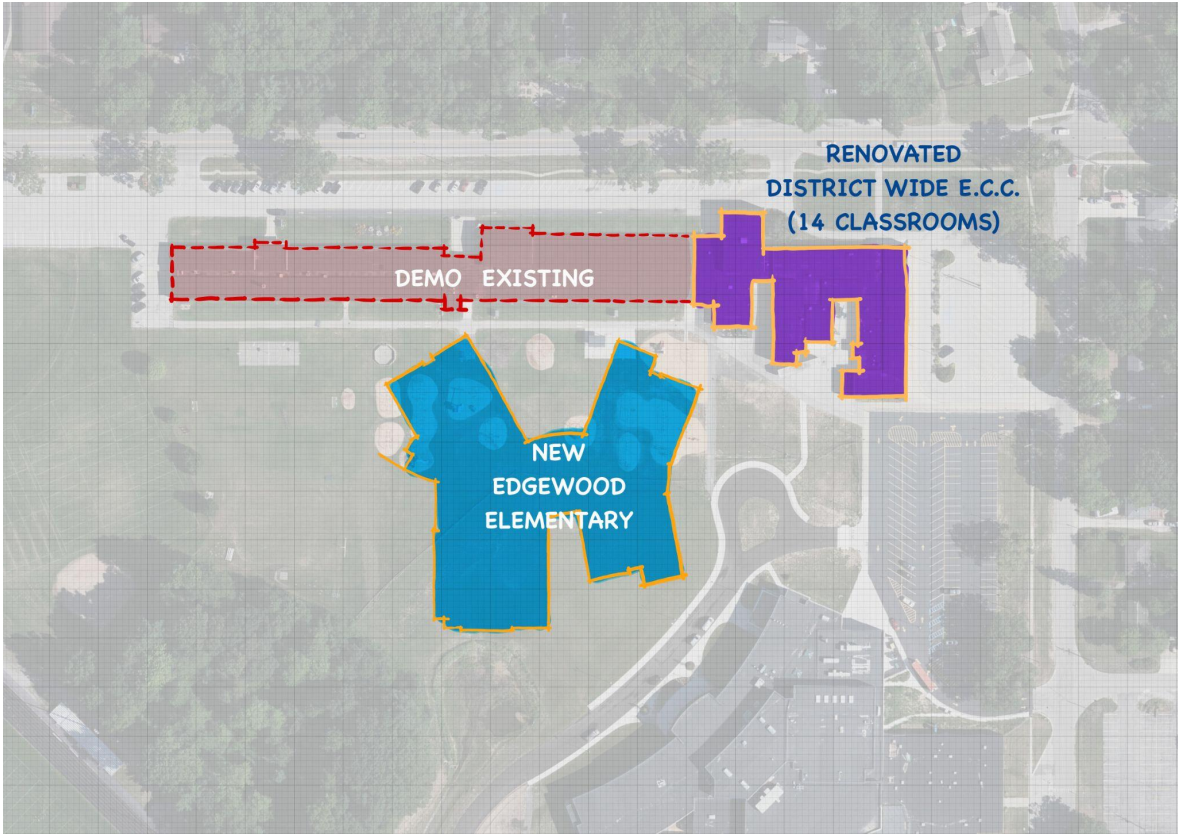
Site Plan

Edgewood Elementary



Site Plan

Edgewood Elementary



Site Plan

Edgewood Elementary



Site Plan

Beach Elementary



Site Plan

Proposed May 2025 Bond Program Summary

| | |
|---|---------------------|
| New Edgewood Elementary Building | \$54,000,000 |
| New Construction Early Childhood Center Spaces (14 classrooms) | \$18,000,000 |
| Operations and Maintenance Basic Needs Projects | \$7,548,045 |
| Replacement of Vehicles in Transportation Fleet | \$1,250,000 |
| Operations, Maintenance, and Administration Updates | \$596,813 |
| Remaining Balance: <ul style="list-style-type: none">• Athletics / Extracurricular Activities Program | \$632,142 |
| Total Project Cost | \$82,000,000 |



Proposed May 2025 Bond Program Summary

| | |
|---|---------------------|
| New Edgewood Elementary Building | \$54,000,000 |
| Early Childhood Center Renovation (18 classrooms) | \$13,500,000 |
| Operations and Maintenance Basic Needs Projects | \$7,548,045 |
| Replacement of Vehicles in Transportation Fleet | \$1,250,000 |
| Operations, Maintenance, and Administration Updates | \$596,813 |
| Remaining Balance: <ul style="list-style-type: none">• Athletics / Extracurricular Activities Program | \$5,132,142 |
| Total Project Cost | \$82,000,000 |



Timeline to a Proposed May 2025 Bond

1. Prioritize and refine needs: October-December 2024
 - Community Input 1: November 11, 2024
 - Community Input 2: December 9, 2024
 - Staff and Community Survey: Closes December 9, 2024
2. Finalize Program / Board Calls Election: January 20, 2025
3. File Resolution with County Clerk: No later than February 11, 2025
4. Information Campaign: January 2025 – May 2025
5. Staff Input and Site Visits: Ongoing
6. Election: Tuesday, May 6, 2025



Board Prioritization of Needs

Special Board Meeting held on October 8, 2024; Priorities of the Board of Education, at the time, included:

1. New Edgewood Elementary School
2. Expansion and growth; Additional classroom space; Early Childhood programming
3. Operations and maintenance projects; Based upon need
4. Transportation - Replacement of buses in the fleet
5. Review athletic and extracurricular projects; Based upon need



Community Forum Feedback and Input



Community Feedback and Input

1. Review Community Survey Data
 - a. Released on November 18, 2024
 - b. Closes at 12:00 p.m. on December 9, 2024.

2. Review Feedback from Administrative Team

3. Small Group Discussions: Turn, Talk, and Report Out Activity
 - a. Link: [Feedback Form](#)



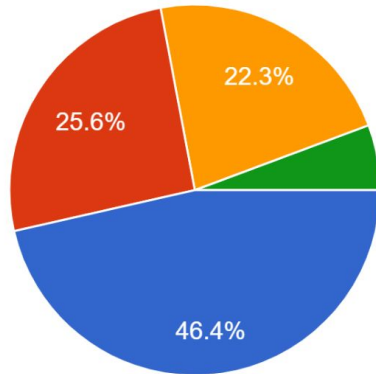
Review of Community Survey Data

November - December 2024



Community Survey Data - Importance of Zero (0) Mill Increase

How important is it to you that any potential May 2025 bond proposition be a ZERO (0) mill increase proposal, so that the annual property tax millage rate...increase over the current levy, if passed by voters?



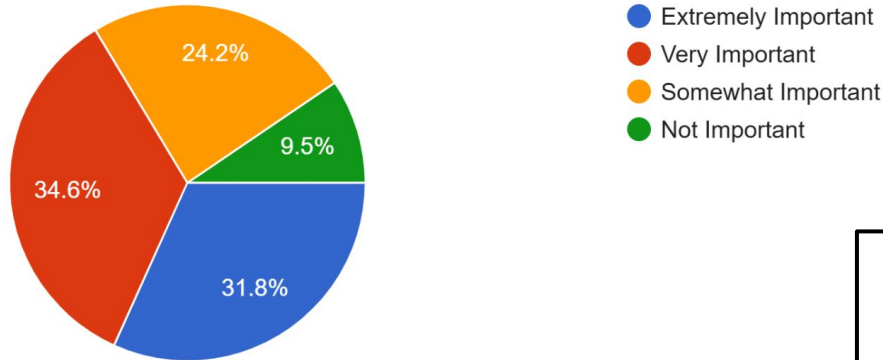
- Extremely Important
- Very Important
- Somewhat Important
- Not Important

72% - Extremely or Very Important



Community Survey Data - Following Master Facilities Plan

How important is it to you that the District continues to follow the Master Facilities Plan that has been developed, which identifies the construction o... May 2025 ballot proposal for voters to decide on?

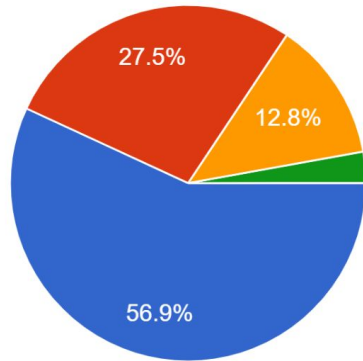


66.4% - Extremely or Very Important



Community Survey Data - Projected Growth

How important is it to you that the District consider a potential zero (0) mill increase bond proposition in May 2025 that would allow for add...ion due to projected growth within the community?



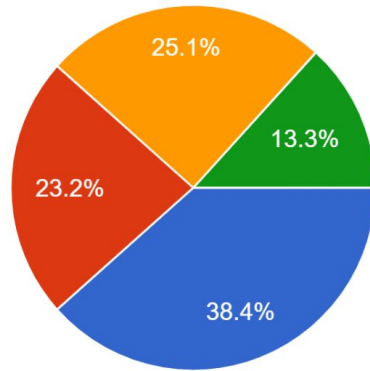
- Extremely Important
- Very Important
- Somewhat Important
- Not Important

84.4% - Extremely or Very Important



Community Survey Data - Early Childhood Programs

How important is it to you that the District consider a potential zero (0) mill increase bond proposition in May 2025 that would focus on early c... and after school school aged care, as a priority?



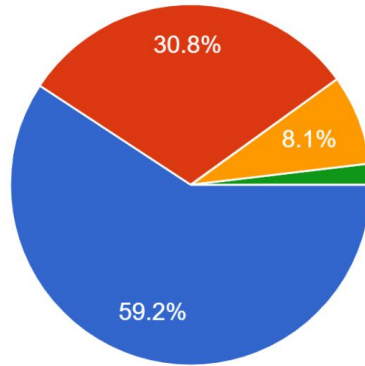
- Extremely Important
- Very Important
- Somewhat Important
- Not Important

61.6% - Extremely or Very Important



Community Survey Data - Needs Assessment Items

How important is it to you that the District consider a potential zero (0) mill increase bond proposition in May 2025 that would focus on address...AC systems and boilers, flooring, furniture, etc.?



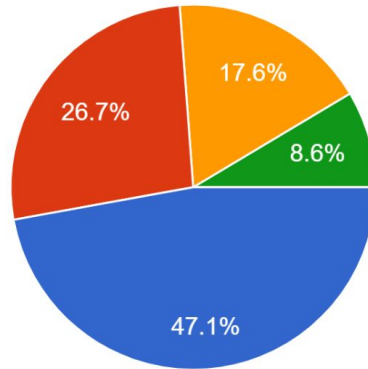
- Extremely Important
- Very Important
- Somewhat Important
- Not Important

90.0% - Extremely or Very Important



Community Survey Data - Athletics / Extracurricular

How important is it to you that the District consider a potential zero (0) mill increase bond proposition in May 2025 that would provide funding t...letic and extracurricular facilities and programs?



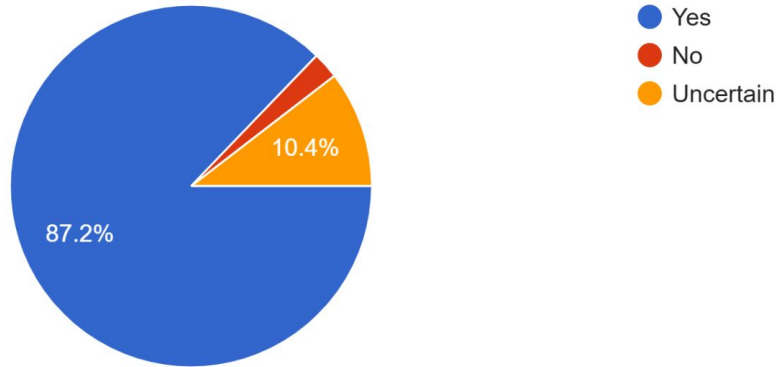
- Extremely Important
- Very Important
- Somewhat Important
- Not Important

73.8% - Extremely or Very Important



Community Survey Data - Support for Zero (0) Mill Increase

Do you support a zero (0) mill increase bond proposition that would not change the debt retirement millage levy, and that would focus on the construc... the needs assessment and Master Facilities Plan?

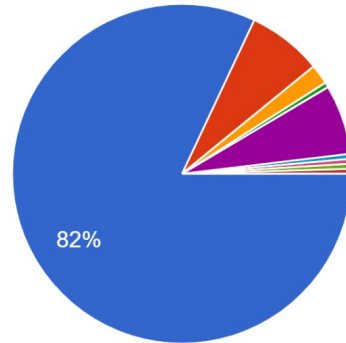


Total Responses - 311
87.1% - Yes (271)
2.6% - No (8)
10.3% - Uncertain (32)



Community Survey Data - Support for Zero (0) Mill Increase

The goal is for the District to make sure that information is effectively communicated out to all stakeholders as it relates to any potential May 2025... the best way for you to receive this information?



- Email Messaging
- Social Media - Facebook and/or Instagram
- Website
- Community Forum or Information Nights
- Direct Mailing
- I prefer Email, but the district should lo...
- All the above accept direct mailers
- You need to meet people where they...
- Both email and social media



Review of Open Ended Survey Data

November - December 2024



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Administrative Team Feedback and Input

Administrative Team Meeting: November 19, 2024



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What proposed projects from the presentation do you support as a part of a proposed zero (0) mill increase bond proposition?

| | | |
|--|--|---|
| Early childhood programs | Zen Den room, seclusion room | Asking for input from staff and community |
| Pre-K/daycare building to get out of K-12 buildings (IE, MS, Beach and Shettler) | Keeping the elementary classroom sizes large | Net zero (0) mill increase |
| New Edgewood Elementary | Prioritize teaching and learning spaces | Updates to MS furniture |



What proposed projects from the presentation do you oppose as a part of a proposed zero (0) mill increase bond proposition?

| | | |
|--|---|---|
| <p>The location of the proposed ECC on the corner of sixth and beech is already high traffic. This is also a challenge where it is currently located now at the middle school.</p> | <p>Are we building more space in our early childhood center to accommodate families that live in the district or are out of district. We should prioritize families who are in district and paying tax dollars towards this facility.</p> | <p>Does the new Edgewood have space for growth?</p> |
| <p>Spacing between FHS and Edgewood</p> | | <p>Special Education Classrooms</p> |



What are the top three (3) to five (5) priority areas that the Board of Education should focus on with a zero (0) mill increase bond proposition, should it decide to proceed forward?

| | | |
|--|--|--|
| MS Library/Media Center Upgrades | Keep the focus on teaching and learning | Spec education bus drop off and pickup at all elementaries |
| Stadium bathrooms and pressbox | Creating practice space for what is lost | Prioritize function over form - is an H configuration really the most cost effective solution for a new building |
| Soccer bathrooms, teamrooms, bleachers, pressbox | To make sure that Edgewood and the HS look “great” in terms of curb appeal all on one campus | |



Proposed Bond Language

December 9, 2024



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Proposed Bond Language

FRUITPORT COMMUNITY SCHOOLS BOND PROPOSAL

Shall Fruitport Community Schools, Muskegon and Ottawa Counties, Michigan, borrow the sum of not to exceed Eighty-Two Million Dollars (\$82,000,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

acquiring, erecting, completing, remodeling, and equipping and re-equipping school buildings and facilities, and additions to school buildings and facilities; furnishing and refurbishing school buildings and facilities; acquiring, installing, equipping and re-equipping school buildings for instructional technology; purchasing school buses; and acquiring, preparing, developing, improving and equipping athletic fields, play fields, playgrounds, structures, facilities and sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2025 is 1.44 mills (\$1.44 on each \$1,000 of taxable valuation) for a 0.00 mills net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is thirty (30) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 3.15 mills (\$3.15 on each \$1,000 of taxable valuation).

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)

Approved: _____

Date: _____



Paid for by Fruitport Community Schools, 3255 E. Pontaluna Rd., Fruitport, MI 49415

