

Evaluation



**EAST LANSING SCHOOL DISTRICT
COMMUNITY BOND COMMITTEE
2016**

Bond Committee Objective



- The East Lansing Board of Education appointed a Community Bond Committee to review and evaluate our six elementary buildings. This work will help assure all buildings offer our students maximum educational opportunities and bring our aging elementary buildings on par with the quality of our high school and middle school buildings, which have undergone significant remodels in the past decade.
- The committee's charge :
 1. Review the current elementary facilities
 2. Review historical data and past facilities studies
 3. Review enrollment projections and
 4. Develop options for presentation to the Board of Education

Process



The Committee met twelve times in public session to address the objectives and formulate the Committee evaluation.

Data was presented to the committee from various organizations and individuals, which influenced the assumptions and recommendations of this report.

The Committee reviewed historical and current facility studies, compiled by GMB and Tower Pinkster.

Committee members were able to tour all six elementary facilities to review conditions at each site. Based on the available data and inspections, the consensus was that the five buildings currently in use will need extensive renovations that will replace all but the existing walls and roof structures.

Using the information from the site tours and facility studies, a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis for each building was developed.

Enrollment Data



Elementary Schools	1,628
Middle School	858
<u>High School</u>	<u>1,163</u>
Total Enrollment	3,649

Assumptions:

Includes approximately 25% School of Choice students

Number expected to remain stable

Source: Powerschool report of September 7, 2016

Site Statistics



Preferred site size

10 acres + 1 acre/100 students

280 student school would require 12.8 acres

Current Site Areas (acres)

Donley	19.95
Marble	8.50
Pinecrest	7.85
Red Cedar	7.74
Whitehills	5.64
Glencairn	5.30

Construction Estimates



New Construction:

Small (290 students) \$13.5M to \$15.0M per school

Medium (350 students) \$15.2M to \$16.9M per school

Renovation:

\$9.0M to \$11.6M per school

Assumptions:

Accounts for a range of variables (noted in report)

Allowed for 160 to 170 square feet/student

Source: Modified Committee document from GMB

Total Estimated Costs



Scenario 1

Five new, small schools	\$67.5M to \$75M
One renovation	\$9M
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Total	\$76.5M to \$84M

Scenario 2 (similar to current configuration)

Two small schools	\$27.0 to \$30.0M
Three medium schools	\$45.6 to \$50.7M
One renovation	\$9M
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Total	\$81.6M to 89.7M

Committee Evaluation (A)



The Committee's charge was to evaluate all six elementary facilities. Each facility site should be considered independently as to whether to build new or remodel and expand the current facility.

Based on the construction cost data received from GMB Architecture and Engineering, the difference between new construction and renovation with expansion will save no more than 25%. Renovation for most sites will not fully achieve the 21st Century learning environment provided with new construction.

The Red Cedar School, while currently closed, is in the best condition of the current schools, with the highest quality construction and features that will allow it to be remodeled into a 21st Century learning environment. Red Cedar School can be renovated.

Committee Evaluation (B)



Most of the sites are smaller than ideal for modern buildings, with ideal sizes ranging from 12 to 14 acres. The lots at Whitehills and Glencairn are less than half of the ideal size. These two sites can be rebuilt to accommodate smaller student populations than the other sites. Soil conditions at the Glencairn site will need to be addressed.

Demolition and construction activity can be phased in a manner that allows some existing facilities to remain in operation to house elementary students from schools on sites that cannot accommodate two buildings.

The Committee is unanimous in its evaluation regarding the sites.

Thank You



East Lansing Public Schools