



2023-24

Pre-Bond Planning Update

(Strategic Plan 2B)

Board of Education Study Session
October 19, 2023

DIEKEMAHAMANN
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EXPERIENCE MATTERS

Review of Direction and Action Items

August 16, 2023

Board of Education Retreat

Consensus with plans to:

- Address **Central Grade School**
- Focus on **Priority 1** and **Priority 2**
(necessary now, necessary within the next two years)

Gain consensus on:

- **Priority 3** and **Performance Management**
- **Undefined Items**



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Action Items

- Evaluate and analyze possibilities for expanding the school district's three main auditoriums: Central High School, Lars Hockstad, West Senior High School.
- Provide a summary of the top ten "Undefined" categories.
- Discuss the information requested about the multi-purpose facilities.

[Summary](#)

[Updated Summary](#)



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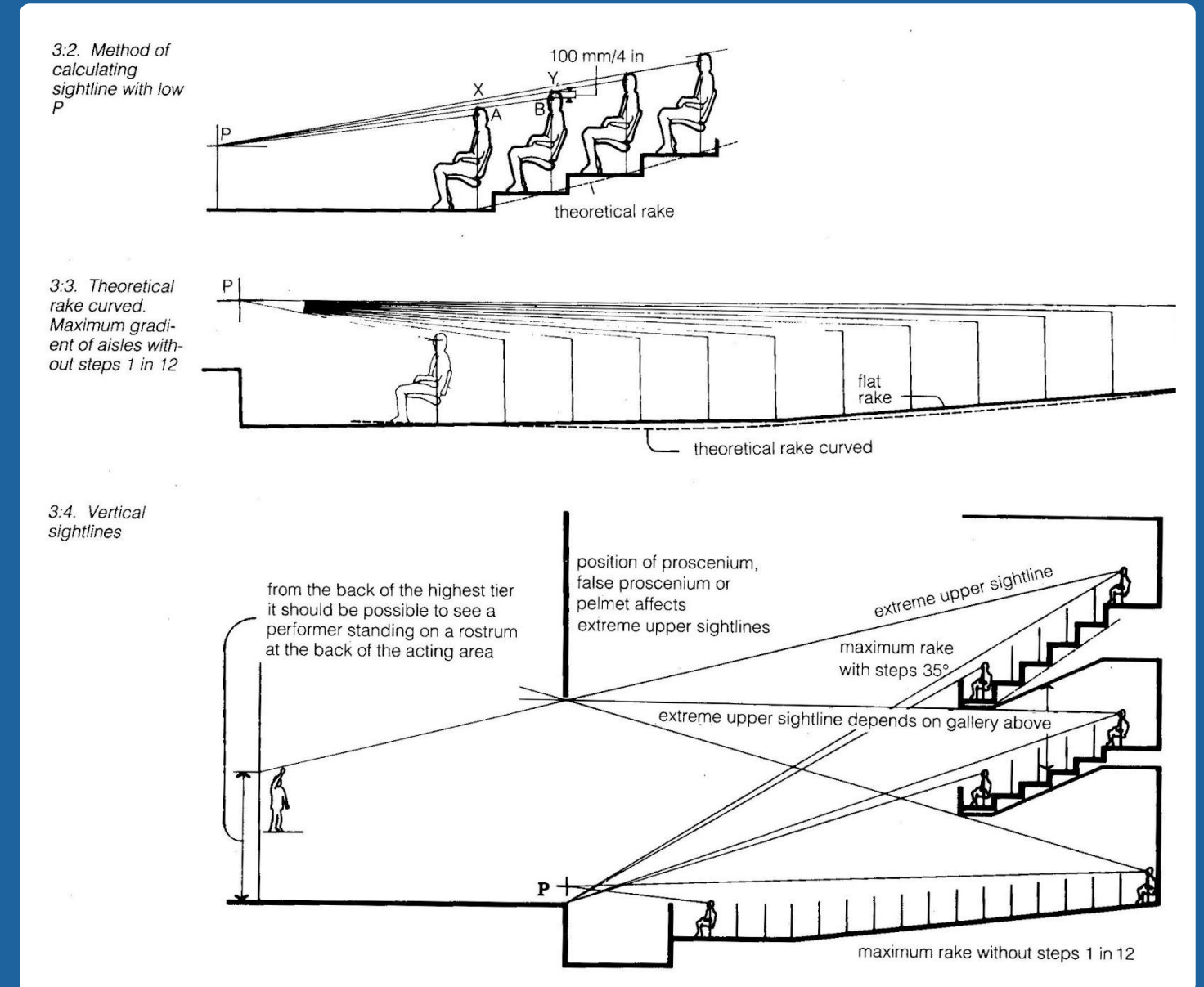
Review of Auditoriums

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Central High School

- Existing capacity = 496 Seats
- 1,000 seats would require minimum of 15,000 SF
- At Central, a 6,800 SF addition to the Auditorium would be necessary
- The existing Mechanical Mezzanine at the rear of the Auditorium would need to be demolished and relocated with new construction

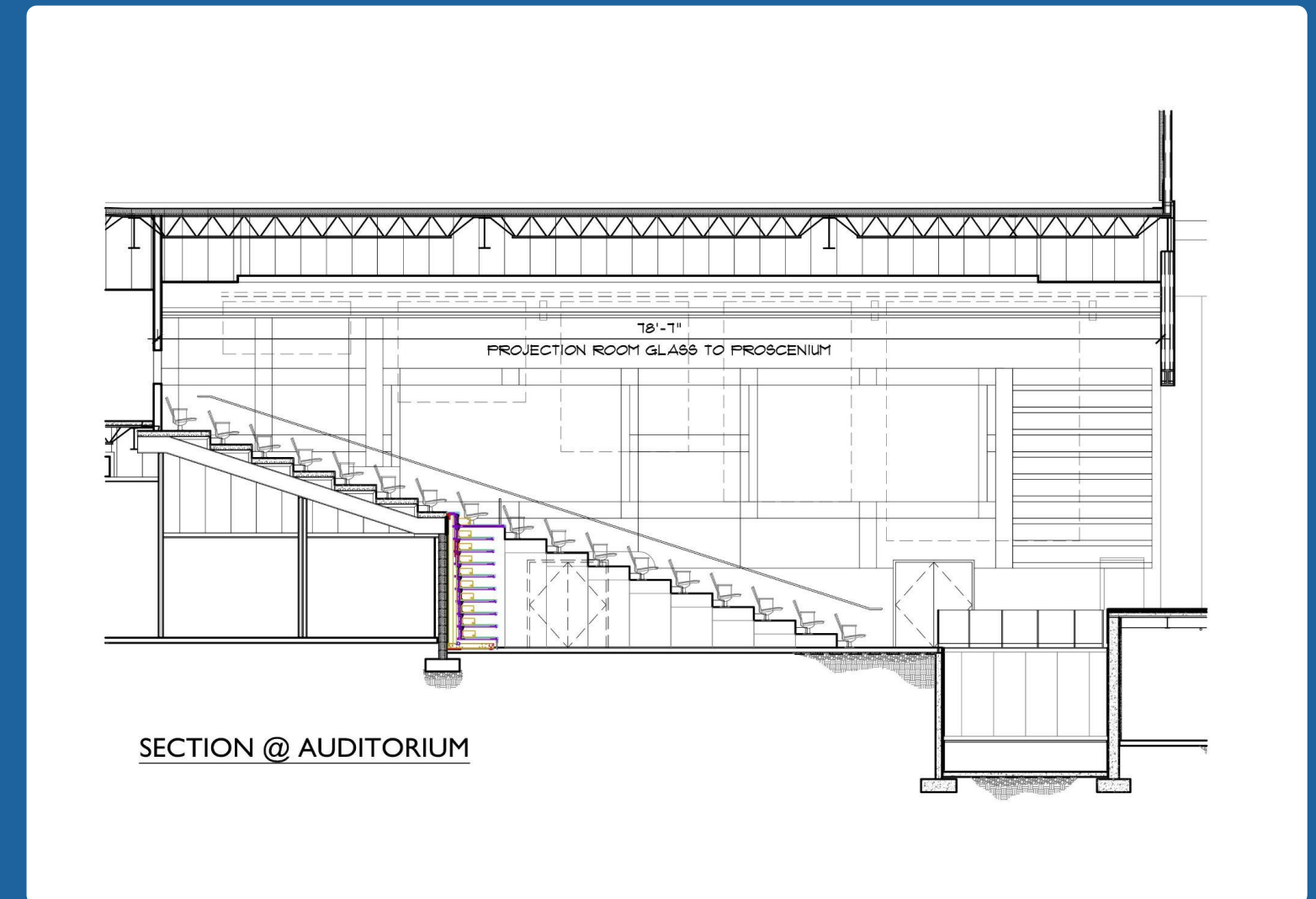
Due to maintaining appropriate space proportions, building acoustics, structural and height limitations, and meeting the above requirements, the existing Auditorium would need to be completely gutted, the roof removed and effectively reconstructed.



Lars Hockstad

- Existing capacity = 814 Seats
- 1,000 seats would require minimum of 15,000 SF
- At Lars, an additional 5,950 SF of existing space would need to be dedicated to the Auditorium
- The existing stage area is too small and will need to be expanded, including additional support spaces
- A new stage area would add another 5,000 SF
- The existing structural features would need to be reconfigured to provide new support for the second and third floors

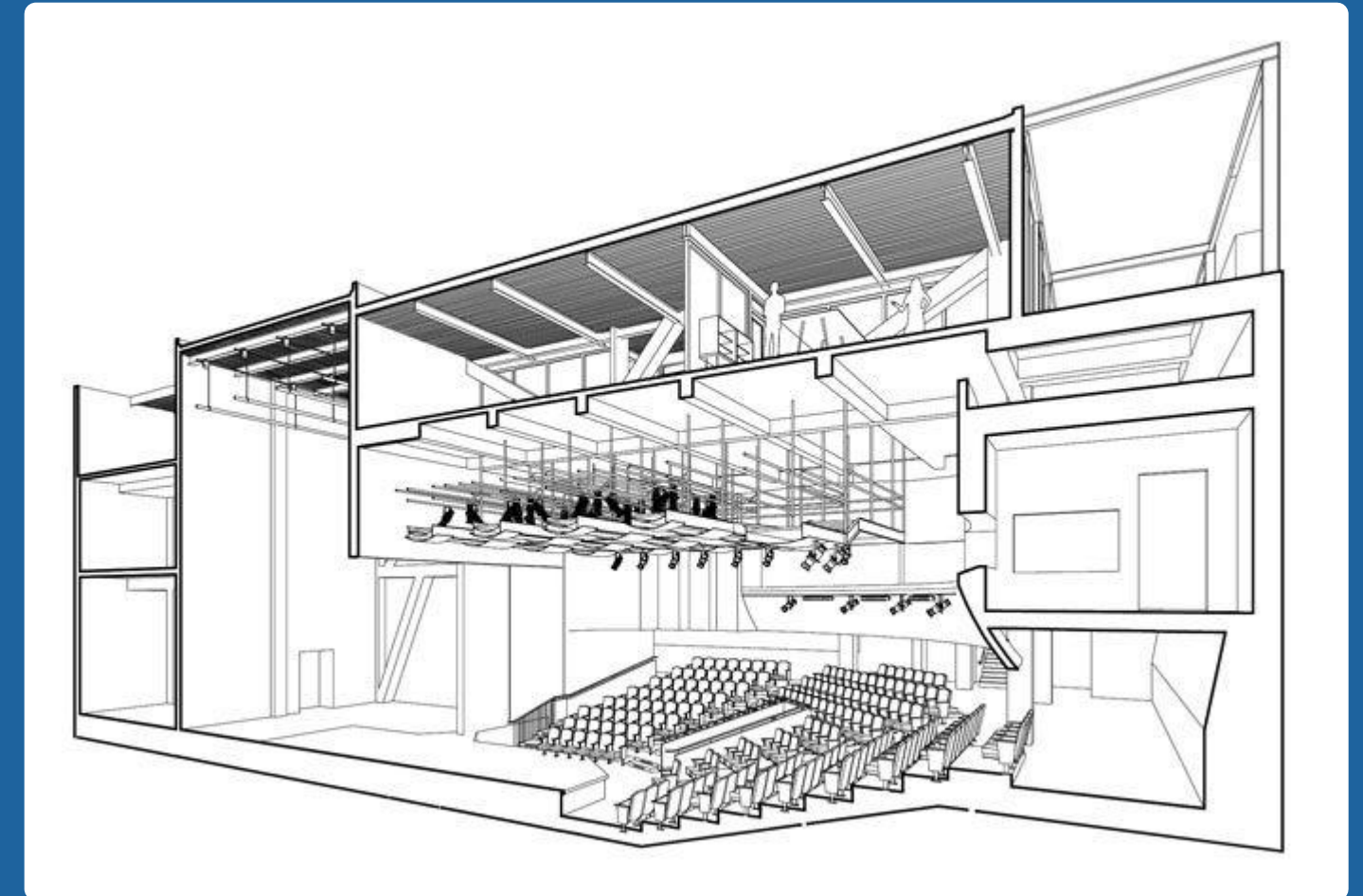
Due to maintaining appropriate space proportions, building acoustics, structural and height limitations, and meeting the above requirements, the existing Auditorium would need to be completely gutted and effectively reconstructed.



West Senior High School

- Existing capacity = 502 Seats
- 1,000 seats would require minimum of 15,000 SF
- At West, a 7,200 SF addition to the Auditorium would be necessary
- Due to the location of the existing stage, expanding the seating would require relocation of the stage
- The existing Mechanical Mezzanine at the rear of the Auditorium would need to be demolished and relocated with new construction

Due to maintaining appropriate space proportions, building acoustics, structural and height limitations, and meeting the above requirements, the existing Auditorium would need to be completely gutted and effectively reconstructed.



Review of Undefined Categories



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Undefined Categories

FOR DISCUSSION PURPOSES ONLY - DRAFT INFORMATION AND COST ESTIMATES

All buildings:

- Secure entrance vestibules for remaining buildings
- Safety infrastructure improvements
- Traffic improvements to separate cars, buses, and pedestrians
- Bleachers with improved ADA access

Estimated Cost
\$2M - \$5M

Elementary buildings:

- Classroom additions/renovations/ upgrades to address fluctuating enrollments and building needs
- Dedicated music and art spaces
- Cafeterias with standard square footage
- Classroom restrooms
- Additional or renovated spaces for supporting personnel
- Lockers
- LMC renovations/STEM/Robotics
- Work rooms

Estimated Cost
\$8M - \$15M

Secondary buildings:

- Upgrades to aging infrastructure and ongoing work to implement facility standards and upgrades in middle schools and high schools
 - Improving ADA access
 - Providing adequate space in the facilities for programming needs
 - Locker rooms
 - Wrestling rooms
 - Gym capacity
 - Band/Orchestra/Choir/Theatres
 - Renovated spaces for Robotics, STEM

Estimated Cost
\$20M - \$26M

ITEMS IN THE UNDEFINED CATEGORY ARE FROM THE PROGRAMMING ASSESSMENTS AND STILL NEED TO BE PRIORITIZED



Review of Multi-Purpose Facilities

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Key Priority Areas

- **Central Grade School - Reconstruction/Renovation**
 - Upgrades to the oldest school in the school district
- **Aging Infrastructure - Priority 1 & 2**
 - Roofing, roof access, and roof drains
 - Boilers, heat pumps, unit ventilators
 - Septic systems
 - Storm water drainage
 - Hot water heaters
 - Brick, soffits, lintels, and fascia
 - Parking lots, sidewalks, and curbs
 - Interior and exterior doors
- **Performance Management & Priority 3**
 - Lighting upgrades, controls, and switches
 - Windows
 - Restrooms
 - Sidewalks
 - Lockers
 - Flooring
- **Undefined Items**

Updated Summary

Survey Results

Central Grade School is an aging facility within the district that has not yet received a significant upgrade or renovation. Would you like the next bond proposal to **include improvements to Central Grade School?**

- 61.1% Yes
- 13.9% No
- 24.9% Undecided

What are the **key priorities** you would like to see addressed in the **next bond proposal?**

- 65.4% Safety & Security
- 61.5% Aging facility upgrades (ex: new roofs, flooring)
- 53.2% New building systems (ex: heating and cooling, electrical)
- 39.2% Technology Upgrades
- 28% Energy Conservation Improvements
- 8% New Buses



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2018 Capital Bond Voter Information



County	Registered Voters	Yes	No
Grand Traverse	63,787	15,679	7,662
Leelanau	4,690	1,335	670
Benzie	958	154	97
Total	69,435	17,168	8,429

Grand Traverse		Leelanau		Benzie	
Age	Percent	Age	Percent	Age	Percent
60+	36.39%	60+	46.60%	60+	29.16%
51-59	15.90%	51-59	15.93%	51-59	18.85%
41-50	15.08%	41-50	13.08%	41-50	19.07%
31-40	16.97%	31-40	13.92%	31-40	19.96%
22-30	12.85%	22-30	10.88%	22-30	11.13%
18-21	2.80%	18-21	2.59%	18-21	1.66%

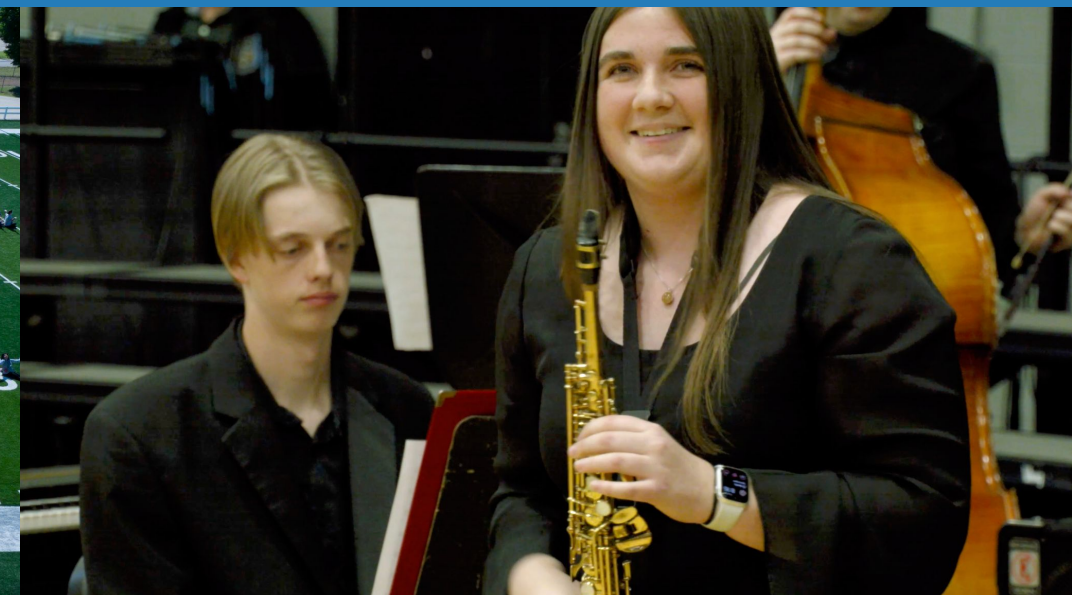


Next Steps and Timeline



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TCAPS Pre-Bond Planning Timeline



3/6/23 - 5/1/23

Facility and Programming Assessments

- Develop facility condition assessment reports
- Building tours
- Condition assessment visits

4/17/23 - 5/16/23

Community Outreach

- Develop surveys
- Staff, Parent, and Community Meetings

4/24/23 - 8/16/23

Bond Programming and Planning

- Develop facility improvement lists
- Develop cost estimates

8/16/23 - 10/19/23

Board of Education Retreats

- Review facilities report and lists with Board Members
- Public welcome to attend and share feedback

10/19/23 - 1/16/24

Opportunity for additional discussion and/or information

1/16/24 - 2/12/24

Ballot Language, Election Date, and Total Dollar Amount