

White Pigeon Community Schools



Projects Update



TowerPinkster
Architecture · Engineering · Interiors

**Owen
Ames
Kimball**
Building Since 1891



Why Now?

- WPCS is Committed to Continuous Improvement and Care of Facilities to Support Students and Staff and to honor Community Investment.
- Continue the Momentum of Projects Achieved with Previous Sinking Fund and Bond Proposal Funding
- Millage Expiration / Timing = Great Opportunity for Seeking Voter Approval
- Our Kids Deserve It!

Community Investment at Work



RECENT PROJECTS + PURCHASES

- Constructed Ticket Booth
- New Classroom Flooring at HS
- Corridor Wall Painting at MS/HS
- New Cafeteria Furniture
- New Tractor / Snow Removal Equipment
- Air Conditioning at School
- Purchase New Maintenance Truck
- ADA Upgrades at Building Entries
- Security Camera Upgrades (Interior + Exterior)
- Purchase Concert Band Uniforms
- Purchase Marching Band Raincoats
- MS / HS Roof Phase I
- Construct Storage Building at MS / HS
- Gymnasium Floor Upgrades at Elementary
- Carpet Installation at Elementary Corridors
- Signage Upgrades
- New Entrance / Exit at Elementary
- Purchase Athletic Stripping Equipment



School Financing Overview



School Financing Overview

2023-24 FOUNDATION PER PUPIL ALLOWANCE

- \$9,608 per student provided by the State of Michigan

OPERATIONAL MILLAGE (Non-Homestead)

- 18.00 mill - Supports the General Fund and Annual School Budget
- **Staff Salaries and Benefits Account for 80-85% of Foundation and Operational Funds Usage**

VOTER APPROVED SINKING FUNDS

- Annual collection, typically smaller amount of funding for minor renovations and improvements, technology, security and buses. **Can't be used for furniture or staff salaries and benefits.**

VOTER APPROVED BONDS

- Typically used for major facility improvements. Can include new construction, renovations, technology, furniture and buses. Provides large amount of capital for improvements. **Can't be used for staff salaries and benefits.**

| DISTRICT | 2023 DEBT MILLAGE | 2023 SINK. FUND MILLAGE | 2023 TOTAL |
|---------------------|----------------------|-------------------------------|---------------|
| Sturgis | 7.00 | 1.72 | 8.72 |
| Mendon | 8.00 | 0.00 | 8.00 |
| Hartford | 7.75 | 0.00 | 7.75 |
| Decatur | 7.43 | 0.00 | 7.43 |
| Centreville | 7.00 | 0.00 | 7.00 |
| Constantine | 6.80 | 0.00 | 6.80 |
| Galesburg-Augusta | 6.70 | 0.00 | 6.70 |
| Comstock | 5.50 | 1.00 | 6.50 |
| Lawrence | 6.00 | 0.00 | 6.00 |
| Reading | 3.12 | 1.86 | 4.98 |
| Three Rivers | 4.90 | 0.00 | 4.90 |
| Marcellus | 4.80 | 0.00 | 4.80 |
| White Pigeon | 0.85 | 3.00 | 3.85 |
| Cassopolis | 2.60 | 0.83 | 3.43 |
| Edwardsburg | 2.85 | 0.00 | 2.85 |

How Do We Compare?





Planning Process

A photograph of five young women, likely cheerleaders, leaning on a chain-link fence. They are all smiling and looking towards the camera. The woman on the far left is wearing a black sweatshirt with 'WHITEGEON' in red lettering. The woman next to her is wearing a green shirt. The woman in the center is wearing a red sweatshirt. The woman next to her is wearing a black sweatshirt with 'CHIEF' and the number '2' in white. The woman on the far right is wearing a bright pink long-sleeved shirt. They are all wearing shorts. The background is a blue sky.

Planning Process

WHERE HAVE WE BEEN?

- Facilities Assessment Report + Costs
Developed by TowerPinkster + OAK Team
(Spring/Summer 2023)
- Meetings with District Administration Team
(Spring/Summer 2023)
- Worked with District Financial Manager to
Understand Bonding Capacity Options
- Meeting Periodically with a Community
Based Steering Committee to Review
Information, Ideas and Strategy

Central Elementary



FACILITY ASSESSMENT RESULTS RECOMMENDATIONS TO CONSIDER

- Painting of Walls
- Classroom Flooring
- Classroom Power Upgrades
- Cabinet Heater Replacement
- Exterior Lighting Upgrades
- Interior Lighting / Ceiling Replacement
 - Classrooms
 - Corridors
 - Gymnasium
 - Cafeteria
- North Side Window Replacement
- Classroom Casework / Countertops
- Mechanical Controls System Upgrades
- Classroom Toilet Upgrades

Middle / High School



FACILITY ASSESSMENT RESULTS RECOMMENDATIONS TO CONSIDER

- Secure Vestibule / Office Modifications
- Athletic Storage
- Middle School Toilet Room Upgrades
- Gymnasium Court Refinish / Restripe
- Interior Lighting / Ceiling Replacement
 - Classrooms
 - Corridors
 - Gymnasium
 - Cafeteria
- Air Conditioning in Gymnasium
- Install Exhaust for Kiln Room
- Concrete Walkways to Baseball / Softball
- Baseball / Softball Backstop Replacement
- Concessions / Toilets at BB / SB Complex
- Add Barrier Free Parking at Stadium

Steering Committee Feedback

- **0-Mill Increase Bond Proposal** is the best option for the community based upon the current economy.
- Key items for a bond plan:
 - Safety
 - Security
 - ADA Compliance
- Update items that affect **all students**



Funding Sources for Projects

2022, 2023 Sinking Fund \$

Approximate Amount \$2,000,000

2022 Collection \$1,000,000
2023 Collection \$1,000,000

Project Funds \$1,981,510
2023 MS/HS Roofing \$1,081,751
2024 MS/HS Roofing \$899,759

2024, 2025, 2026 Sinking Fund \$

Approximate Amount \$3,000,000

2024 Collection \$1,000,000
2025 Collection \$1,000,000
2026 Collection \$1,000,000

Project Funds \$3,000,000

Proposed May 2024 Bond 0-Mill Increase Proposal, 5-Year Term

Bond Amount \$1,930,000

Project Funds \$1,800,000



Existing Sinking Fund Use



Proposed Projects - Existing Sinking Fund

CENTRAL ELEMENTARY

- Upgrade Exterior Lighting to LED
- Replace Corridor Ceilings
- Replace Corridor Lighting to LED

MIDDLE / HIGH SCHOOL

- Install Concrete Walkways at BB/SB Complex
- Secure Vestibule / Office Renovation (Security)
- Replace Corridor Ceilings
- Replace Classroom Ceilings
- Replace Corridor Lighting to LED
- Replace Classroom Lighting to LED
- Install Exhaust at Kiln Room



Proposed Projects
Potential 0-Mill Increase 2024 Bond Proposal

Potential 2024 Bond Projects

* 0-Mill Increase Over the Current Tax Rate of 0.85 Mills

CENTRAL ELEMENTARY

- Paint Classroom Walls
- Replace Classroom Flooring
- Replace Classroom Ceilings
- Replace Classroom Lighting to LED
- Classroom Toilet Room Upgrades

MIDDLE / HIGH SCHOOL

- Add Barrier Free Parking at Stadium





Next Steps

May 2024 Election Timeline

Bond Scope Development: September 2023 - October 2023

Board Approval of Bond Scope: November 15, 2023

Department of Treasury Meeting: December 6, 2023

Bond Campaign: January 2024 - May 2024

Launch February 1, 2024

Election Day: May 7, 2024