

Wolverine Community Schools



May 3, 2022 Bond

*Safe, Warm, and Dry*

# Wolverine Community Schools

## May 3, 2022 Bond Proposal FAQ's

To Keep our Wildcats **Safe, Warm, and Dry**, it will cost homeowners an extra \$7.75 cents per month!\*

\*Cost for a home worth \$100,000

### For more information:

- Visit [www.wolverineschools.org](http://www.wolverineschools.org) and click on *Bond Election Info*
- Contact Wolverine Community Schools' Superintendent Matthew Baughman



231-525-8201



[mbaughman@wolverineschools.org](mailto:mbaughman@wolverineschools.org)

To ask a question or make a comment about this bond, use this QR code (or click on it) to be taken to our survey.



## **When and where is the election?**

Tuesday, May 3, 2022. The polls will be open from 7 a.m. until 8 p.m. Absentee ballot applications can be found online at [mVIC.sos.state.mi.us/RegisterVoter](https://mVIC.sos.state.mi.us/RegisterVoter) or at your local town clerk's office, and are available after March 24th.

Voting locations will be at:

**Mentor Township Hall:** 8240 S. Straits Hwy, Indian River

**Ellis Township Hall:** 9605 Afton Road, Wolverine

**Nunda Township Hall:** 12991 S. Straits Hwy, Wolverine

**Wilmot Township Hall:** 14980 Old Sturgeon Rd., Wolverine

## **What is a Bond?**

A bond is a State-approved funding process for a set scope of projects within a district. When voters approve a bond proposal, the school district sells bonds in the authorized amount and uses the bond sale proceeds to pay for projects identified in the bond proposal Scope of Work.

In many ways, the bond process is like a homeowner obtaining a mortgage and making payments over a period of years. Bonds are typically set up to be paid back in 20-30 years. The length of the Wolverine Community School's bond proposal will not exceed 30 years.

## **Why is a Bond Necessary?**

The District wanted to wait until the 1995 Bond was completely paid off before making some much needed upgrades and remodeling to the district's facilities. We have repaired much of our aging equipment for over 30 years, but some of our buildings have not been updated since the 1930's. Our electrical system can no longer support our needs, our mechanical system (heating) is largely from the 1970's (or earlier), and our classrooms, hallways, windows, doors, etc are unsafe, outdated, and inefficient. **It is time to replace, not repair,** much of our school district's infrastructure.

## **How much will this increase (1.86mils) cost me?**

On a home valued at \$100,000, the increase would cost an additional \$7.75 per month—about the cost of a Starbucks coffee. The total bond project will be \$7.3 million.



**Vote May 3rd at the Polls  
from 7 a.m. to 8 p.m. or by  
absentee ballot after March  
24th through election day!**

## **Who will oversee these projects so we know they are high quality, and professionally done?**

The district has contracted with the Wolgast Corporation, a professional Construction Management company with four offices around the state of Michigan. They have managed major construction projects for many schools including:

- Northview Public Schools (270,000 Sq. Ft)
- Meridian Public Schools (39,000 Sq. Ft)
- Flushing Community Schools (130,000 Sq. Ft)
- Hastings Area Schools (14,540 Sq. Ft)
- COPESD Remodel after Fire Loss, Indian River (9,750 Sq. Ft)

Wolgast will manage the construction that takes place at Wolverine Community Schools, from the bidding process to identifying the order of work and overseeing quality control on each project. More information about the Wolgast Corporation can be found at: [www.wolgast.com](http://www.wolgast.com)

Additionally, the school district and Wolgast is working with IDI: Architecture, Engineering, Consulting to plan the work to be done. IDI has significant experience providing architecture and engineering consulting to districts around the state, including Houghton-Portage, St. Charles, NICE Community, Kalkaska, Wyandotte, Caseville, Coleman, Bendle, and Manistique Public Schools. More information about IDI can be found at: [intdesigns.com](http://intdesigns.com).

## **Why can't the school pay for these things with the money it receives from the state?**

The District has done an admirable job repairing equipment when it breaks and making do as things age. However, we have heating units from the 1930's still being used in the MS/HS, an electrical system from the 60's and 70's, and windows and doors that are up to 50 years old. **We can no longer continue to repair, it is time to replace** district systems— including much of the electrical and mechanical systems (heat/water)— and we cannot afford to pay for this large of a construction project out of the money the state provides. Sixty percent of our state education dollars are used each year just to pay for staff salaries; and though we have a maintenance budget, it is not enough to address all of the issues we currently face.



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## **Why fix the school when the town hasn't fixed the sidewalks, roads, and parks in Wolverine?**

Although Wolverine Community Schools is a part of the Town of Wolverine, it operates as a separate entity. It has its own Board and receives separate funding from the state and local residents. Although we are aware that there are definite needs within the town (sidewalks, roads, and parks), we have no control over the decisions the Village Council makes about their use of funds. We can only make decisions to improve our school district.

## **When would the work start and what would be the order of work?**

If the bond passed in May, 2022, it would require the entire 2022-2023 school year to plan all of the projects with the engineers, architects, and project managers from IDI and Wolgast to be done in a professional, organized manner. Bond sales generally happen two months after a bond passes and all design elements must be approved by the State of Michigan before work can be done, and that process generally takes about 100 days after submission of design. Work would be scheduled to reduce the impact on the regular operation of the school district.

## **What process was used to arrive at the decision to request a bond?**

In 2020, the Board approved a "pre-analysis" walkthrough of the district, due to the number of items that were broken or in need of replacement, but also because the Board wanted to be sure it had a full picture of what work was necessary to keep WCS Safe, Warm, and Dry for kids. This was done in conjunction with Wolgast's project managers.

The Board's Building Committee met to review the list of work that resulted from the pre-analysis, and ordered a formal facility analysis be done in June of 2021. After we received an initial recommendation of updates totaling \$10 million dollars, the Building Committee, superintendent, Wolgast, and IDI met multiple times to identify priorities in order to reduce the total scope of work. The Building Committee made a formal recommendation of a bond to the School Board, who approved this recommendation with a resolution in January, 2022. The Board wanted to wait until the district had paid off the previous bond before it asked for another one.



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## **What about the sinking fund that was passed recently? What have you done with that money and what will happen when the Bond passes?**

The district has used the Sinking Fund to pay for the following work done in the district:

- Replaced the gymnasium roof
- Replaced the Middle/High School roof
- Replaced the elementary school roof
- Re-sealed the parking lot
- Replaced both elementary school boilers

If the May bond passes, the School Board will choose not to levy the 1.25 mils, so the only millage the town will be paying is the 3.1 mils for the Safe, Warm, and Dry Bond. This is 1.86 mils higher than the current 1.25 mil Sinking Fund—which will be an increase of about \$7.75 per month on a home valuing \$100,000.

## **How much of the Bond will be spent in each building?**

Due to the age and size of the MS/HS, compared to the elementary school, about 65% of the \$7.3 million dollars in funds would be used for secondary and 35% would be used at the elementary school.

## **Will these funds be used to help keep students safer?**

Yes! In addition to replacing all of our interior and exterior doors, we will also be installing a new Fire Safety system and a new Public Announcement system within each building. These upgrades will allow us to better safeguard classrooms (doors currently swing out), the school building, and make announcements anywhere in the district—which we currently cannot do.

## **Will these funds be used to keep kids warmer?**

Yes! Parts of our heating system date back to the 1930's in the high school and the 70's in the elementary school. We will replace the unit ventilators in elementary classrooms, allowing for better heating and reduced noise. We will also update the units in the MS/HS classrooms, in addition to the heating controls district wide.



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## **Will these funds be used to make the district more efficient, thereby saving money for Wolverine residents in the long run?**

Yes! The biggest savings in energy will come from the following projects:

- Modernizing the heating controls so we can set consistent temperatures in classrooms
- Replacing original windows in the elementary school
- Installing 100% LED lights in all ceilings
- Removing the 1000 gallon water storage tank for smaller units, requiring less energy to heat water in the summer months

## **What will happen if the Bond proposal doesn't pass?**

Because the items on the Bond proposal are essential in order to keep kids Safe, Warm, and Dry and maintain the regular operation of our school district, we would likely continue putting this issue on the ballot until we were able to pass it. Not making these essential repairs would make it difficult to continue running the district into the future.

## **Who can vote in this election?**

Residents of Nunda, Wilmot, Ellis, and Mentor townships who will be 18 years of age or older on Election Day and are registered to vote can vote in this election.

## **Where can I get information about voting (such as how to register, where to vote, and absentee voting)?**

Go to the Michigan Voter Information website ([www.michigan.gov/vote](http://www.michigan.gov/vote)) or call the local township Clerk's Office where you reside.

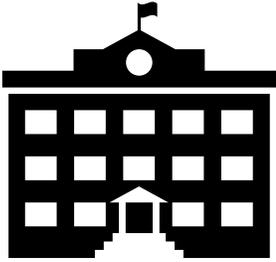
## **Do I need to update my voter registration before the vote?**

You need to update your voter registration if you have changed your name or address since the last time you voted. You can do this at any Secretary of State Office or at the Township Clerk's Office where you live.



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## Major Bond Projects to be Completed at the WCS Elementary



- K-5** Update fire alarm system
- K-5** Install a PA system for safety & security
- K-5** Modernize electrical systems
- K-5** Replace mechanical systems for heat
- K-5** Install heat in the cafeteria
- K-5** Replace playground fencing for safety
- K-5** Add entryway for security and shelter
- K-5** Update heating controls
- K-5** Replace original windows
- K-5** Replace all interior and exterior doors
- K-5** Install emergency generator

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## Major Bond Projects to be Completed at the WCS MS/HS



- MS/HS** Update fire alarm system
- MS/HS** Install a PA system for safety and security
- MS/HS** Modernize and update electrical systems
- MS/HS** Replace interior & exterior doors
- MS/HS** Replace temporary cafeteria
- MS/HS** Add entryway for security and shelter
- MS/HS** Update heating controls
- MS/HS** Update classroom storage and flooring
- MS/HS** Replace mechanical portion of the bleachers
- MS/HS** Update heaters and baseboard radiation
- MS/HS** Install an emergency generator

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