



**REVIEW.  
REFLECT.  
PRIORITIZE.**

*Chippewas*  
**MAPS  
2020**

**FAMILY - FANS - COMMUNITY**  
Evaluating the Last 20 Years. Considering the Next 20.

# WHY WE ARE HERE TODAY?

**1. REVIEW THE VISIONING PROCESS**

**2. REFLECT ON POSSIBLE OPTIONS  
WITH A FOCUS ON OUR ELEMENTARY  
LEARNING ENVIRONMENTS**

**3. PRIORITIZE THE NEEDS OF OUR  
COMMUNITY**



# THE VISION





# **MAPS** *Chippewas* **2020**

Manistee Area Public Schools seeks to create secure and efficient 21<sup>st</sup> century learning facilities supportive of our mission to provide an inclusive, high-quality, diverse educational environment that inspires and fulfills the goals of all learners at every stage of their journey.

A mission which includes community-wide commitment to provide a stable educational foundation, designed to support the needs of our students, families, businesses, and community for generations to come.

**THE DISTRICT  
NEEDS YOUR VOICE**



# **MAPS** *Chippewas* **2020**

## **EDUCATION & YOUR COMMUNITY**

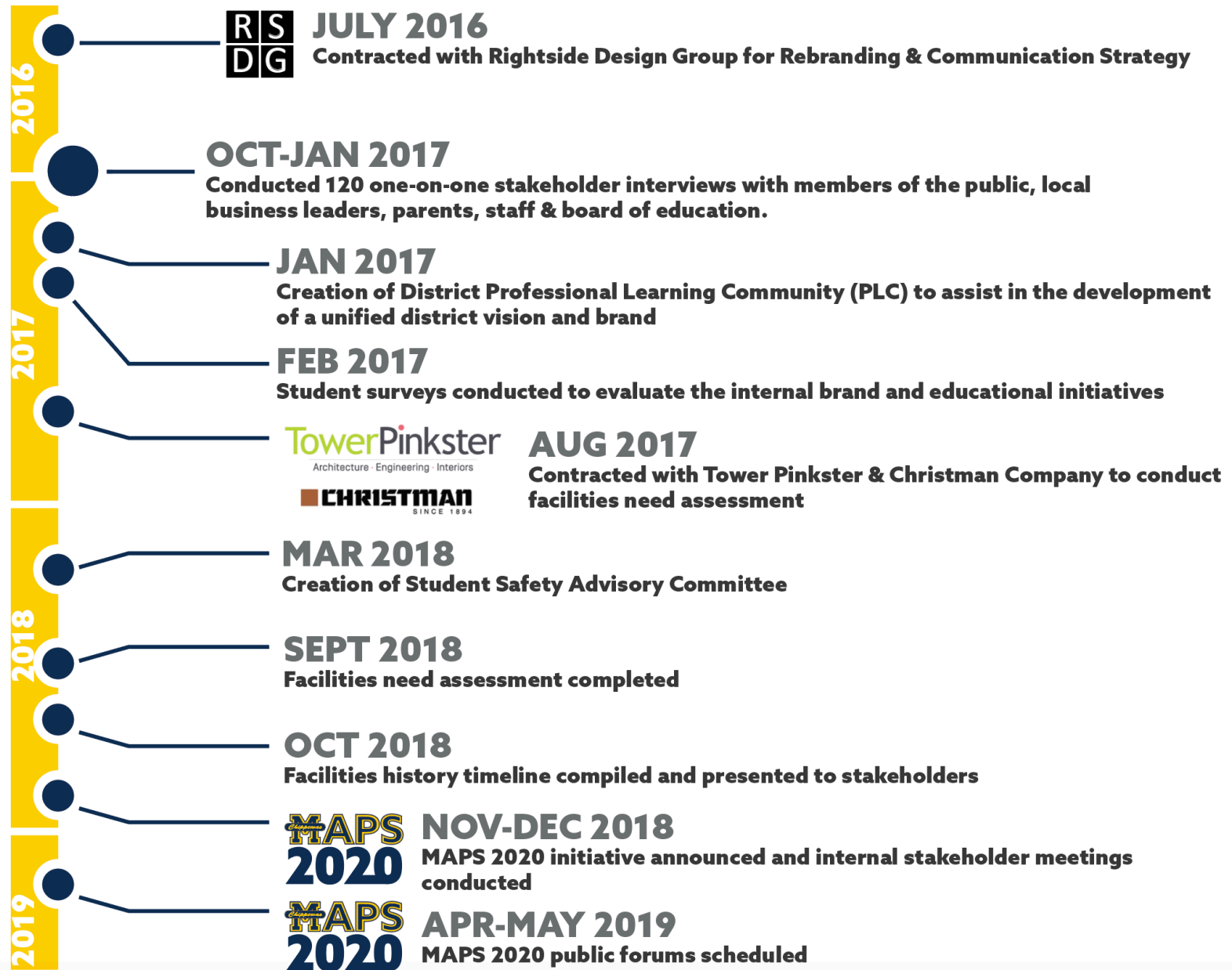
## **Why education matters...**

- **Supports stable property values**
- **Attracts and keeps families in our community**
- **Fosters economic development**
- **Provides work force for area businesses**
- **Develops students into productive citizens**

# Chippewa MAPS 2020

**A PROCESS THAT  
STARTED IN  
2016 AND  
CONTINUES  
TODAY**

# THE VISIONING PROCESS



**Chippewas**  
**MAPS**  
**2020**

**REVIEW OF THE  
LAST 20 YEARS**

# THE HISTORY

## FACILITY CONSTRUCTION HISTORY

## BUILDING COSTS

1927 - High School (H.S.)	_____	\$290,000
1936 - Washington Elementary	_____	\$99,324
1950 - Lincoln Elementary	_____	\$235,000
1954 - Jefferson Elementary**	_____	\$313,372
1958 - Kennedy Elementary	_____	\$121,168
1964 - Madison Elementary**	_____	\$359,362
1967 - H.S. Built (Kennedy)**	_____	\$1,824,177
<b>1981 - Lincoln Elementary closed to classes - used as community center following closure</b>		
<b>2000 - Lincoln Elementary sold</b>	_____	<b>Sold for \$200,000</b>
1999 - 2003 - 12th St. H.S. Built**	_____	\$19,995,000
2001 - Football/Soccer Stadium**	_____	\$648,000
<b>2004 - Washington closes</b>		
<b>2004 - 1927 H.S./MMS closes</b>		
<b>2005 - Washington Elementary sold</b>	_____	<b>Sold for \$125,000</b>
2009 - Paine Aquatic Center**	_____	<b>BUILT WITH PRIVATE FUNDS</b>
<b>2011 - Kennedy Elementary closes</b>		
<b>2015 - Kennedy Elementary sold</b>	_____	<b>Sold for \$200,000 to Private Development</b>
2017 - Manistee Community Track**	_____	<b>\$581,766</b> (Kennedy Sale, Timber Sales & Fundraising)

\*\*Building in use today - 2018



# IN USE TODAY



# THE "NEW" HIGH SCHOOL

## THE BOND PROPOSALS 1997-1999

**06/09/1997** **K-12**  
**PROPOSAL #1 & 2**  
**\$30,535,000**

*The district prepared for its first major bond election since the construction of the 1967 High School. The primary proposal included the construction of an all new high school and athletics complex. In addition, the demolition of the 1927 High School and site improvements were included as part of this proposal. All of the elementary schools in the district along with the middle school would get necessary capital improvements as well. There were two proposals on the ballot, one with a facilities focus (prop 1) and one focusing on a new football stadium and track (prop 2).*

Y: 1,278 ■ N: 2,171 (prop 1)  
 Y: 1,019 ■ N: 2,365 (prop 2)



**06/08/1998** **K-12**  
**PROPOSAL #1**  
**\$30,890,000**

*Following a 2 to 1 margin of defeat during the June 1997 election, the MAPS board and staff revisited the project priorities list. Facing considerable capital need across the districts various buildings and looking to secure historically low interest rates, the proposal was once again put on the ballot. All of the same project priorities outlined in the 1997 proposal 1 & 2 were included in one total project in 1998.*

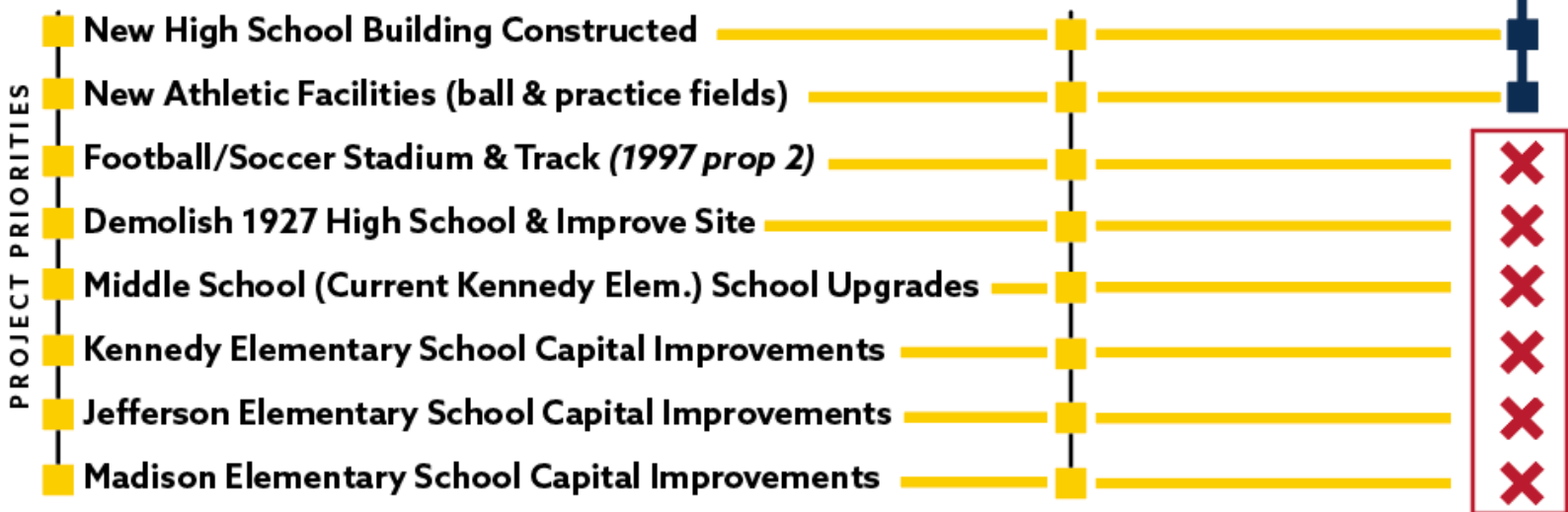
Y: 893 ■ N: 1,661



**09/25/1999**  
**PROPOSAL #1**  
**\$19,995,000**

*After a second failed attempt to levy the funds through a bond for the capital improvements needed for the MAPS district, the project was prioritized to focus on one site of construction, as opposed to a district wide capital improvement plan. The new High School currently stands today as the Middle + High School, a proud symbol of technology and education in the district. The school opened for classes in February 2003.*

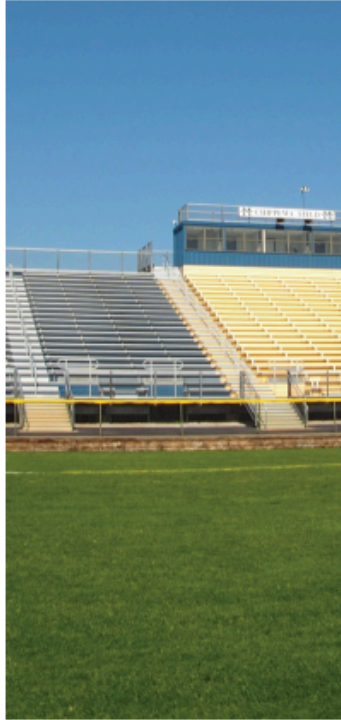
Y: 1,780 ■ N: 1,285   
**BOND PASSED**



NOT PART OF THE 1999 BOND

# THE POST BOND YEARS 2000-2010

Following a successful bond campaign to construct the new High School facility, the other MAPS facilities were still in need of capital improvements. Therefore, the district continued to pursue alternative funding sources to fulfill the capital need outlined as part of the 1997 facility plan.



## 2001-2002 Football/Soccer Stadium Constructed

Chippewa Field is not only an incredible asset to the district and community, but a point of pride that brings the Chippewa Family together on game days.

💰 Non-bond monies used for construction (General Fund/PILT)

## 2003-2005 City of Manistee Utilizes 1927 Facility during City Hall Renovations

## 2009 Paine Aquatic Center Opens

A joint venture between the MAPS district and local community government have provided an incredible asset to the MAPS teams, local healthcare & community.

💰 100% private funded (No School funds spent on construction)

# RECONFIGURATION & BOND PROPOSAL 2011

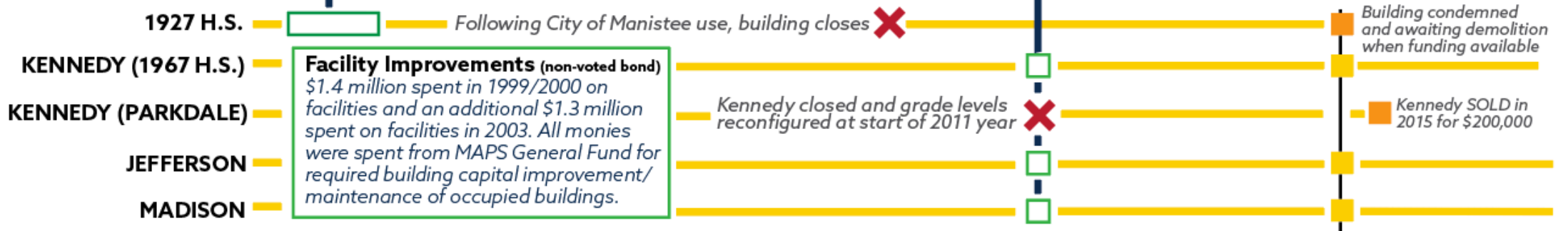
With declining enrollment and the need to reduce rising maintenance costs at aging elementary facilities, the decision was made to re-align the grades and close Kennedy Elementary School in Parkdale. With the closing of Kennedy Elementary, the High School would house grades 7-12, The Middle School (1967 H.S.) would be renamed Kennedy Elementary and would house grades 4-6, Jefferson Elementary would house grades 1-3 and Madison Elementary would house Pre-K and Kindergarten.

08/02/2011  
PROPOSAL #1  
**\$14,000,000**

Just prior to the 2011 school year, the district prepared a facility plan to address the aging elementary schools. The development of an overall masterplan was highlighted by the modernization of Kennedy (1967 H.S.) with the demolition of the 1927 H.S. and major site improvements. Jefferson Elementary was also slated to receive modernization and facility add-ons to house all pre-k education. This proposal would eliminate the need for Madison Elementary, consolidating the MAPS campus to 3 primary educational facilities.

Y: 792 ■ N:1,523

**✗ BOND FAILED**



TODAY...



05/07/2012  
SINKING FUND REQUEST

**\$1,400,000**

Y: 724 ■ N:1,116



VOTE FAILED

*In 2012, school officials reached out to the community once again in the attempt to repair the roof at Kennedy Elementary as well demolish the former high school building constructed in 1927. Voters turned down the three-year 0.95 mill sinking fund.*

*After voters turned down the 2011 Bond as well as the 2012 Sinking Fund Request, the school board & administration worked hard to prioritize maintenance and how it aligned with the learning environment for our MAPS students.*



1927 H.S.  
*Building condemned and awaiting demolition when funding available*

KENNEDY (1967 H.S.)

KENNEDY (PARKDALE)  
*Kennedy SOLD in 2015 for \$200,000*

JEFFERSON

MADISON

### 2017-2018 Manistee Community Track constructed

A decade of private fundraising, timber sales and the sale of Kennedy Elementary (Parkdale) has brought the community track to reality.

#### Facility Improvements (non-voted bond)

*\$3 million spent in 2012 for required building maintenance and upkeep of occupied buildings. Notable projects included Kennedy Elementary roof and structural rehabilitation (\$700,000) and \$1.5 + million in energy performance upgrades as part of the Honeywell Project.*

*The Honeywell Project continued in 2017 with \$1.4 million in building upgrades throughout the MAPS district.*

### Approaching the end of usable life

*Due to a changing demographic and the evolving needs of our student population, consideration needs to be made as to the adaptability of our existing assets and the cost effective, maintainable life of the two lower elementary buildings.*

**MAPS**  
*Chippewas*  
**2020**

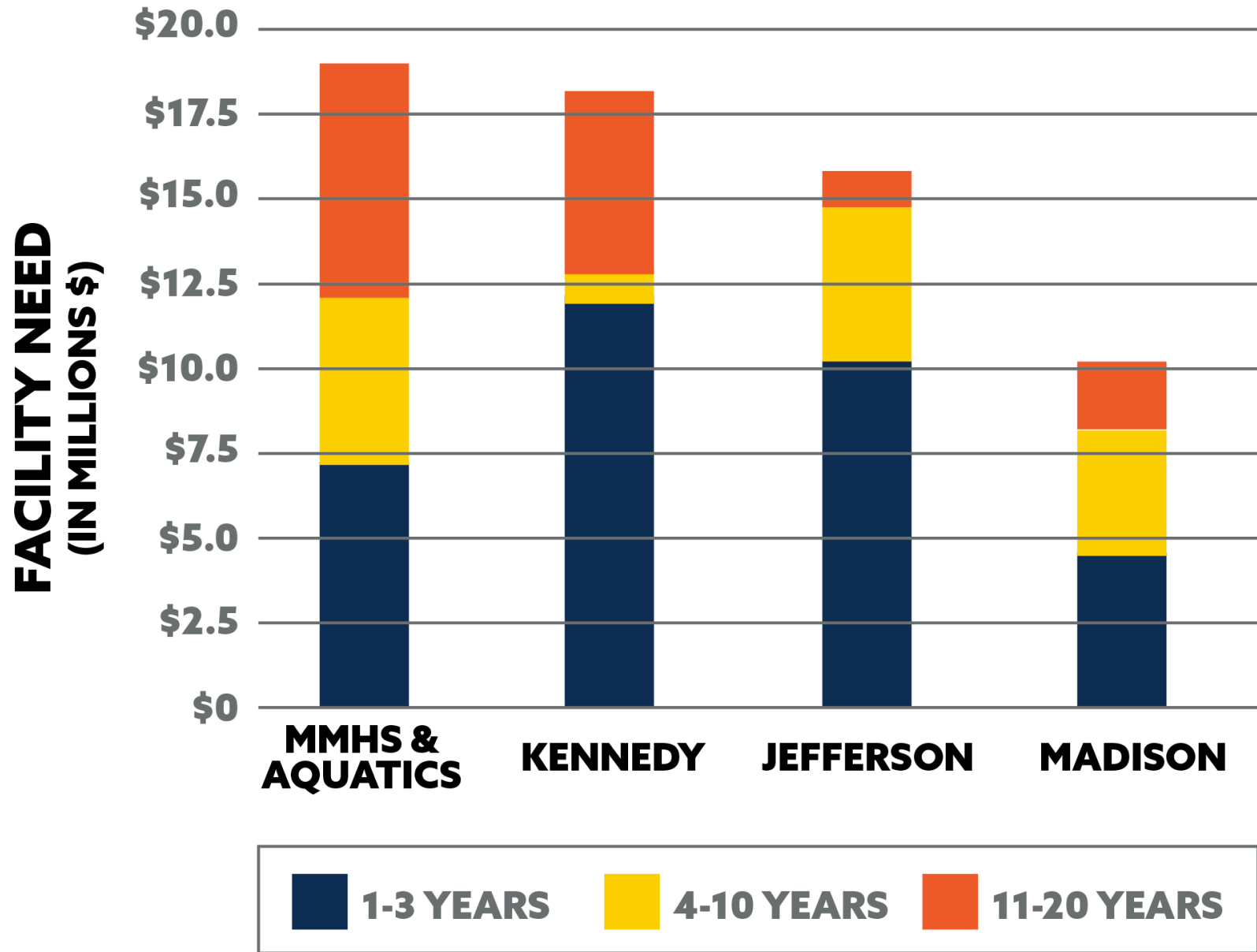


# UNDERSTANDING THE NUMBERS

# Chippewa MAPS 2020

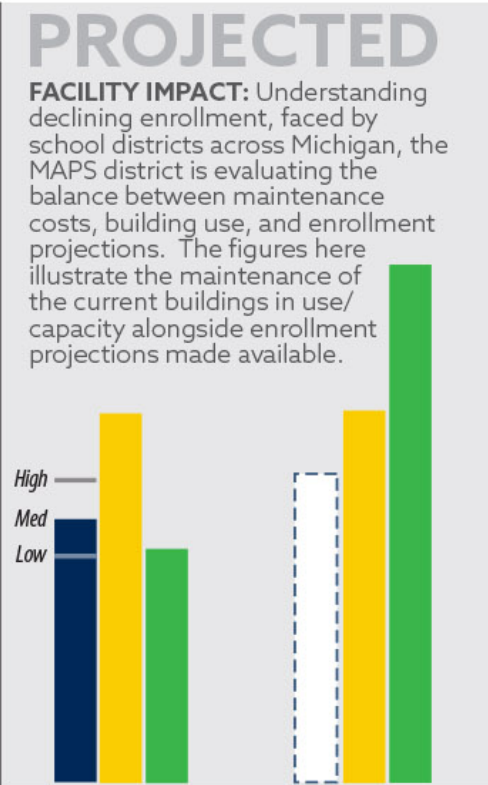
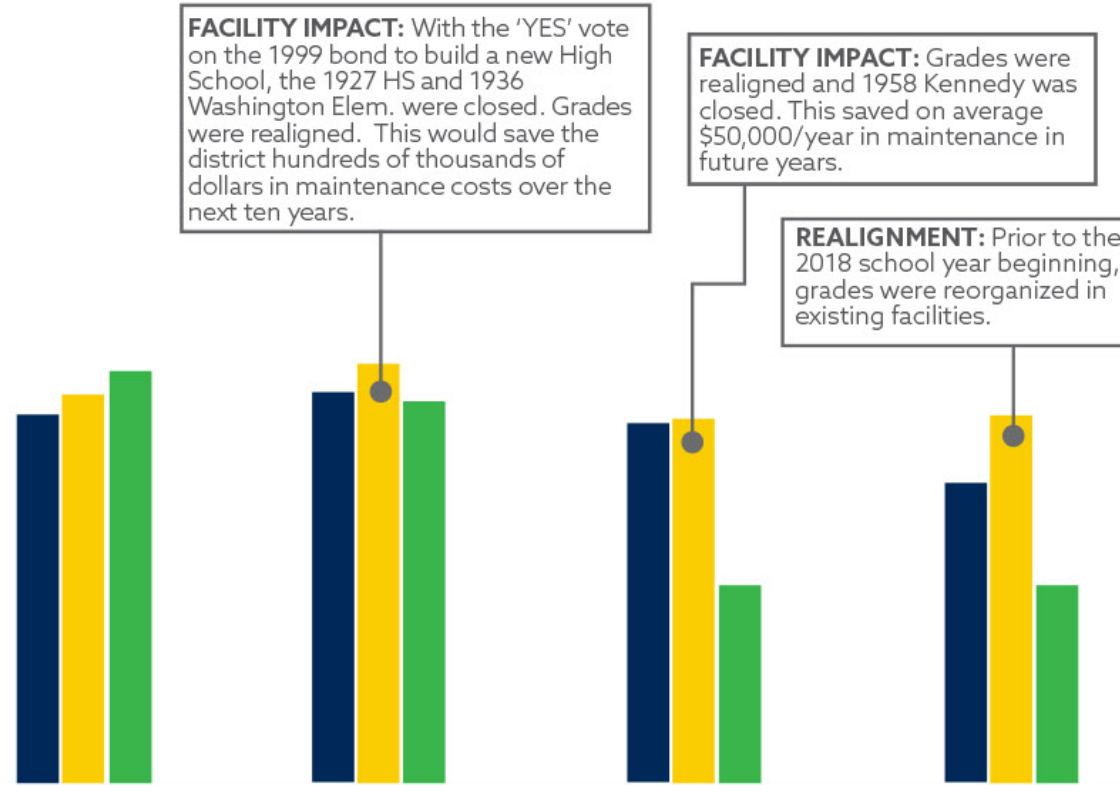
EACH YEAR INCLUDES FOLLOWING FACILITY ITEMS: Window, Doors, Roof, Exterior Walls, Mechanical, Electrical and Plumbing, Interior Finishes, Interior Construction, Secure Entrances, Parking, Pedestrian Access, Athletics

## FACILITIES ASSESSMENT TIMELINE



## # OF STUDENTS FACILITY MAINT. COST

3000  
\$2.5M  
2000  
\$2.0M  
1000  
\$1.5M



YEAR	2000	2004	2012	2019	2024	2034
<b>ACTUAL/PROJECTED ENROLLMENT</b> ■	1,766	1,814	1,715	1,417	1,254** <i>Low: 1,096   High: 1,426</i>	<i>unknown</i> <i>K-12 projections thru 2024 based on 3/7/19 study</i>
<b>FACILITIES CAPACITY</b> ■ <i>Based on 140 S.F.-200 S.F. per student based on building/grade levels for original use and "average" class sizes/building.</i>	1,810	1,935	1,720	1,720	1,720	1,720
<b>COST TO MAINTAIN FACILITIES</b> ■ <i>Does not include capital need (roofs, HVAC, site work, etc)</i>	\$ 1,996,664	\$1,867,495	\$ 1,472,889	\$ 1,418,800	\$1,644,778* <i>*assumes a 3% annual increase</i>	\$2,210,444*
<b>SCHOOLS IN OPERATIONS</b>  <ul style="list-style-type: none"> <li>■ IN USE</li> <li>■ TAKEN OFFLINE</li> <li>■ IN USE RECONFIG. GR.</li> </ul> Includes facility construction year, name of facility at indicated date & grade levels served.	1927 M.M.S. (7-8) 1936 Washington (PK-K) 1954 Jefferson (1-2) 1958 Kennedy (5-6) 1964 Madison (3-4) 1967 H.S. (9-12)	1927 H.S. / M.M.S. 1936 Washington 1954 Jefferson: K-1 1958 Kennedy: 4-5 1964 Madison: 2-3 1967 High School: 6-8 2003 H.S. (9-12)	1954 Jefferson: K-2 1958 Kennedy 1964 Madison: EC-PK 1967 High School: 3-6 2003 H.S. (7-12)	1954 Jefferson: K-2 1964 Madison: EC-PK 1967 High School: 3-5 2003 H.S. (6-12)	Assuming all buildings are still in operation for district students. 1954 Jefferson   1964 Madison 1967 High School   2003 H.S. **Current enrollment projections from 3-7-19, Stanfred Consultants	

**Chippewas**  
**MAPS**  
**2020**

**WHAT WE LEARNED**



## **Presentations and Facilities Discussions**

- **MAPS Faculty & Staff**
- **Internal Support Groups – SSAC, ATP, Boosters**
- **Board of Education**
- **Community Stakeholders Meetings**
- **Public Forums**
- **Community Survey**



## TOP RESPONSES

- Collaborative/flexible/more space/small group accommodations
- Improved parking/pick-up & drop-off
- Auxiliary/dedicated gyms
- Safe entrances to buildings
- Electrical/tech improvements/smart boards
- Voctech/maker's space
- Improved furnishings/flexible seating
- HVAC improvement
- Natural light/windows/lighting improvement
- Day care facilities
- Plumbing improvement/ bath, sinks, drinking fountains in room



## CONSTRUCTING THE PLAN

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- **Defined Our Guiding Principles & Non-Negotiables:** A shared vision for providing the highest quality educational experience in an environment supportive of all.
- **Completed Facilities Assessment:** An evaluation of the current state of our physical environments.
- **Discovered 21<sup>st</sup> Century Learning:** Identification of educational environments that provide diverse accommodations to optimize all forms of learning.



## CONSTRUCTING THE PLAN

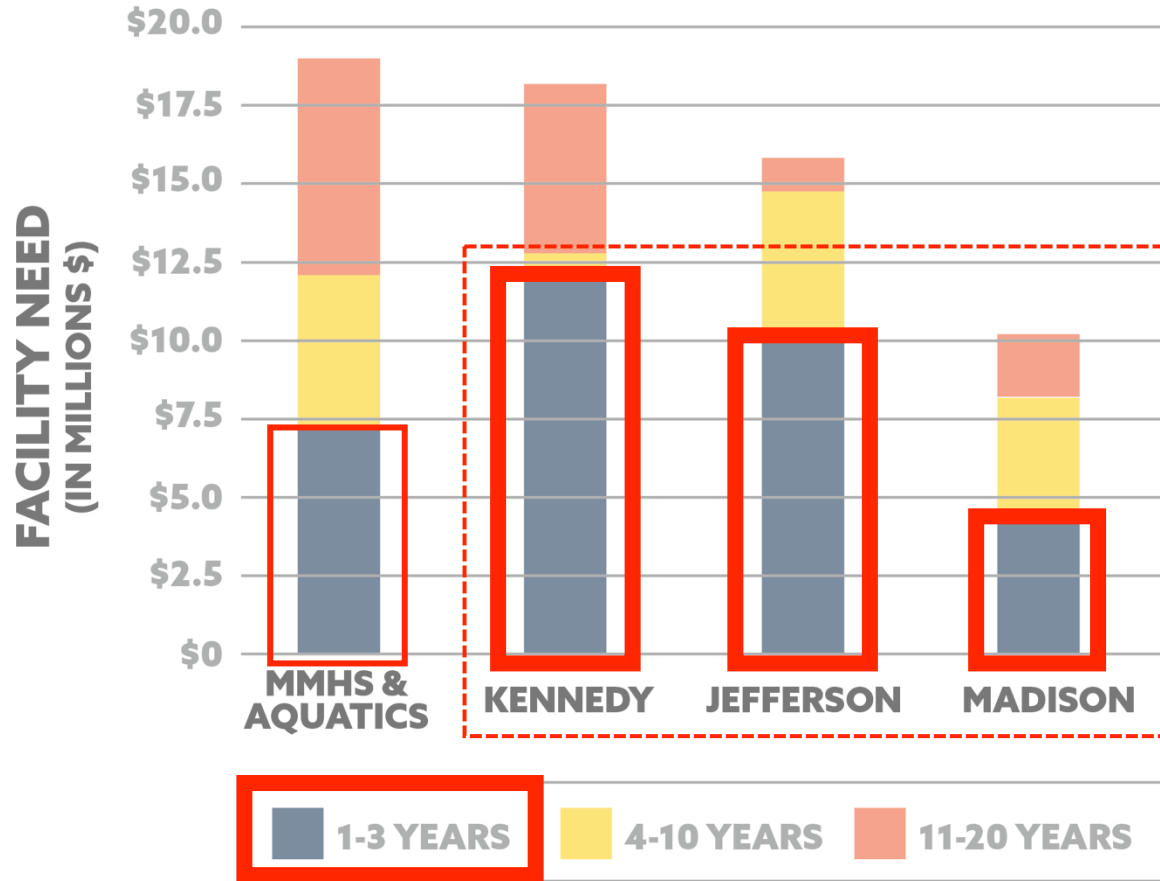
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- **Analyzed Early Childhood Education:** Assessment of our learning environments for Chippewas for the PreK-12 experience.
- **Envisioned Stewardship:** A sustainable plan for efficient use and maintenance of our facilities needs over the next 20 years.
- **Considered Community:** Collaborations with community partners will allow us to deliver high-quality, diverse resources for supporting MAPS students and families.

# ELEMENTARY EDUCATION

Through our facilities study, staff feedback, and community survey it is clear that our focus on facilities should be concentrated on elementary need.

The first phase of our facilities plan will focus on improvements needed for early childhood learning spaces, creating a plan for bringing our elementary classrooms to 21<sup>st</sup> Century standards in addition to key priority items identified at the MMHS site.





# 5 KEY FOCUS AREAS

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**21<sup>st</sup> Century Learning Environments**

**Safety**

**Early Childhood Learning**

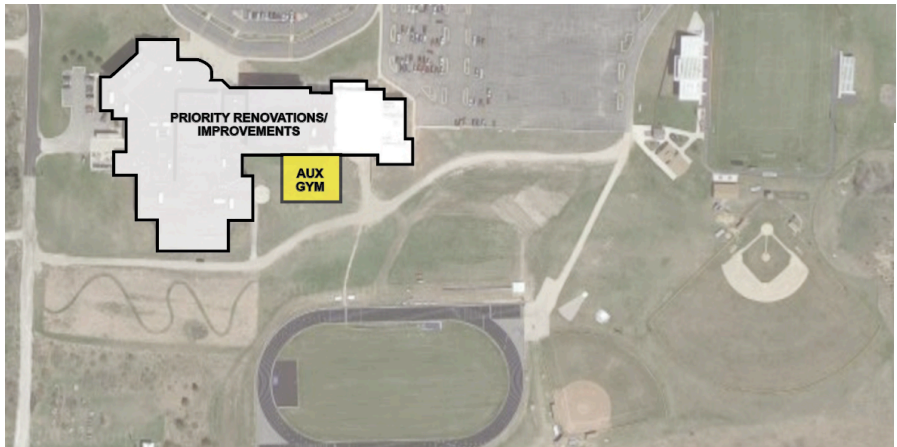
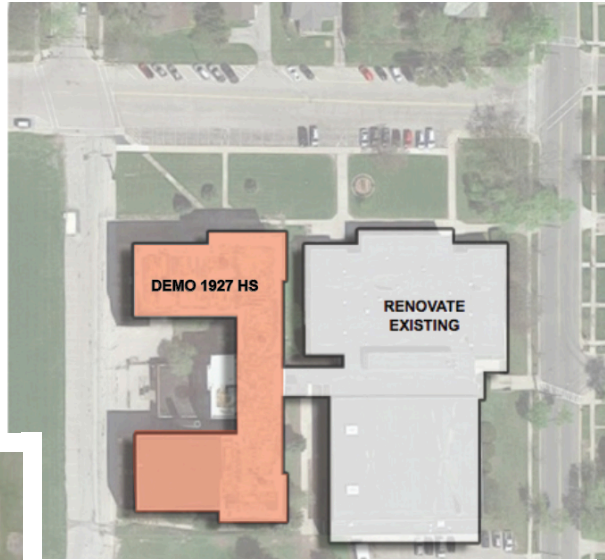
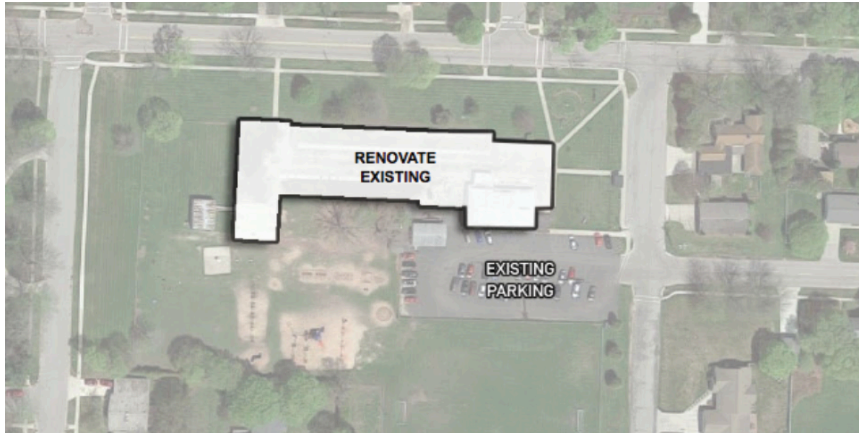
**Stewardship**

**Community**

THE OPTIONS

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**MIAPS**  
*Chippewas*  
**2020**



# PROJECT FOOTPRINT – OPTION A

## SCOPE OF WORK

### Maintain all Current Facilities

- Bring to building code, safety, and 21<sup>st</sup> century educational standards.
- Create safe entries to all buildings
- Demolish 1927 Building
- Build Auxiliary Gym at MMHS
- Update pick-up & drop-off routes at all buildings
- Madison remains online for PreK/GSRP (classroom ready space) and shares space with community partners
- Additional building space may be required for Jefferson to meet 21st Century Learning square footage recommendations. This is budgeted in preliminary cost estimate.

The logo features the word "Chippewa" in a small, blue, cursive font above the word "MAPS" in large, bold, blue letters with a yellow outline. Below "MAPS" is the year "2020" in large, bold, blue letters.

# Chippewa MAPS 2020

## OPTION A

### **SCOPE OF WORK**

#### **Maintain all Current Facilities**

Address all identified facilities priority needs at each site, while maintaining all current buildings inside of their existing configuration.

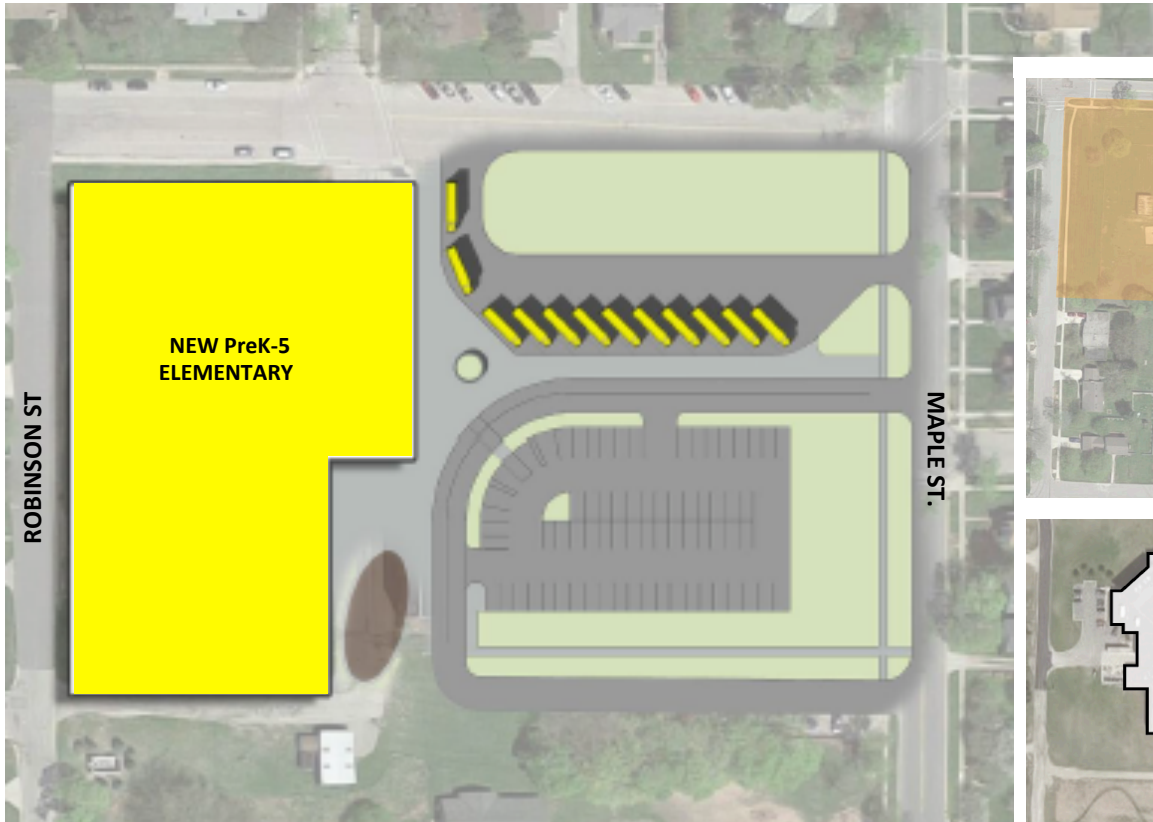
### **ESTIMATED COST OF PROJECT**

# **\$46,200,000**

### **CONSIDERATIONS**

Considering a statewide trend toward declining enrollment, projections dictate that maintaining all current buildings over the next 20 years could have the MAPS district operating far below capacity in buildings that far exceed the needs of our student population.





# SCOPE OF WORK

## Build New PreK-5 Elem. Building

- Demolish 1927 Building & Current Kennedy Elementary (1967)
- Build Brand New Elementary Campus at Kennedy Elementary Site to 21<sup>st</sup> Century Learning Standards
- Update pick-up & drop-off routes at MMHS & New Kennedy
- Madison becomes community resource center (no classroom use)
- Demo Jefferson Building, Sell Property
- Build Auxiliary Gym at MMHS
- Create secure entry to MMHS building

# PROJECT FOOTPRINT – OPTION B

The logo features the word "Chippewa" in a small, blue, cursive font above the word "MAPS" in large, bold, blue letters with a yellow outline. Below "MAPS" is the year "2020" in large, bold, blue letters.

# Chippewa MAPS 2020

## OPTION B

### **PROJECT DESCRIPTION**

#### **Build Brand New Elementary Campus** (at Kennedy Elementary Site)

Demolish 1927 High School and 1967 Kennedy to make way for a new Pre-K to 5 elementary building. School is build on site of current sports field and 1927 demo site in order to build while not displacing students during construction. Madison becomes a community resource center with community partnerships and Jefferson will be demolished and property sold.

### **ESTIMATED COST OF PROJECT**

# **\$40,850,000**

### **CONSIDERATIONS**

Kennedy Elementary has been identified as a sound, very adaptable structure. Also, new construction estimates average at \$250.00 per square foot for new construction versus \$150.00 per square foot for renovated space.



# PROJECT FOOTPRINT – OPTION C

## SCOPE OF WORK

### Renovate and Expand Current Kennedy Elementary

- Demolish 1927 Building
- Bring to building code, safety, and 21<sup>st</sup> century educational standards.
- Adapt Kennedy Elementary for consolidated Pre-K to 5 Elementary
  - Create secure entry to MMHS building
  - Build Auxiliary Gym at MMHS
- Update pick-up & drop-off routes MMHS & New Adapted Kennedy
- Jefferson Elementary is adapted for office, community meeting and recreation space
- Madison becomes community resource center



## **OPTION C**

### **PROJECT DESCRIPTION**

#### **Renovate and Expand Current Kennedy Elementary & Repurpose Madison & Jefferson for Shared Community Space**

The current site of the 1927 High School would be demolished and a safe parking/drop off area added. Kennedy would be expanded and renovated to current building, safety, and educational standards for Pre-K to 5<sup>th</sup> grade elementary use. Students would be temporarily assigned to either Jefferson or Madison during planned phases of construction. The consolidation creates an opportunity to reimagine Jefferson and Madison Elementary schools to be repurposed to address other identified community needs in shared space.

### **ESTIMATED COST OF PROJECT**

# **\$32,600,000**

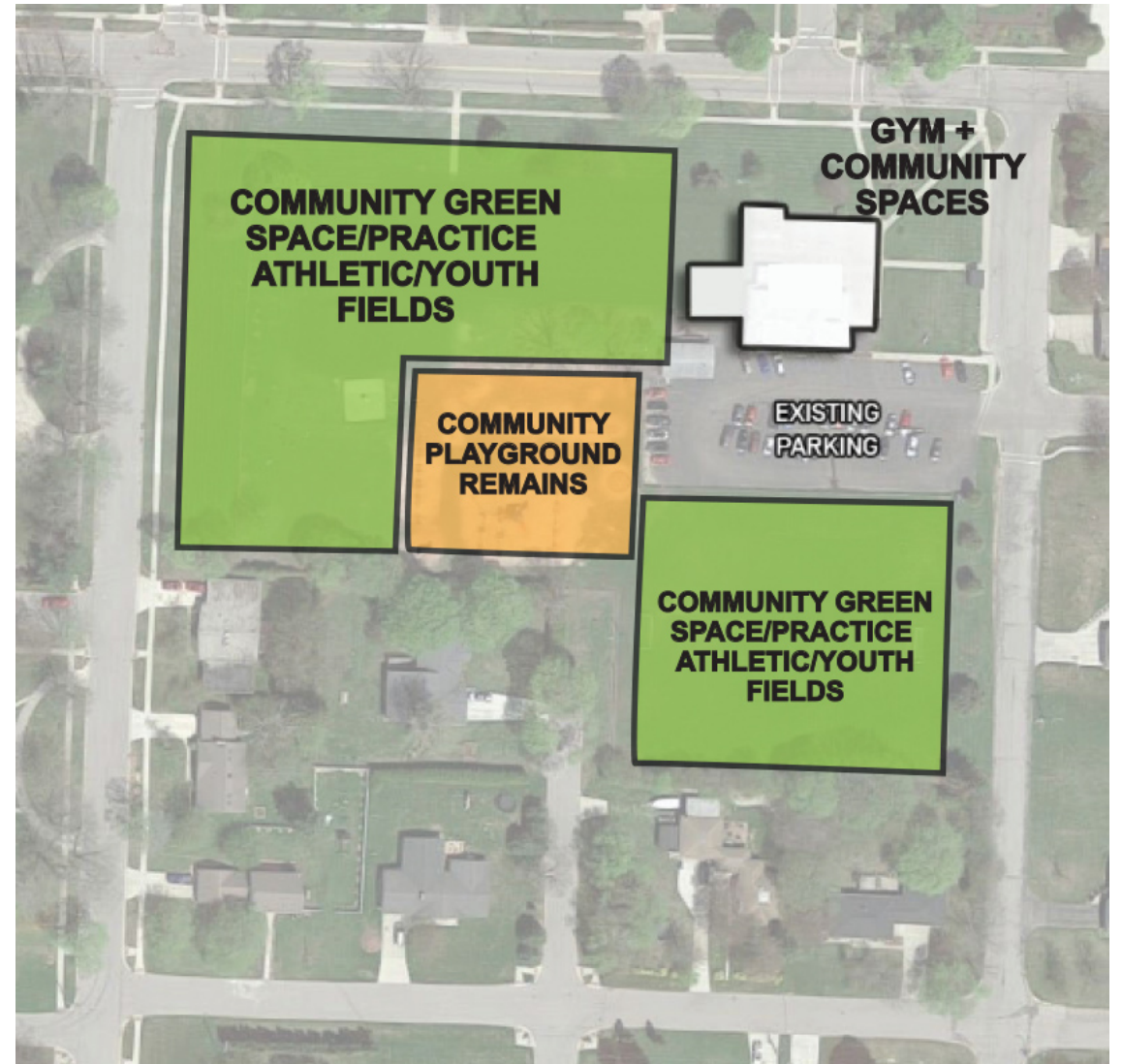
### **CONSIDERATIONS**

Renovate Kennedy Elementary to create a consolidated PreK through Grade 5 elementary campus is the lowest cost option. This option could save millions of dollars in maintenance and capital improvement need over the next 20 years.

# A FUTURE FOR JEFFERSON

Located in a park-like, neighborhood setting, the property of Jefferson Elementary lends itself to the site for a community gathering facility offering shared meeting, gym, and outdoor spaces.

Parcels of land could be offered for residential development, while the remaining property could allow community organizations to collaboratively imagine a shared space to meet the needs of numerous recreational and social groups throughout our community.



# A FUTURE FOR MADISON

The former Madison Elementary School has undergone a repurposing plan which began after the building consolidation in 2017. The Madison Community Learning Center could be reimagined as a **shared community hub offering practical resources and innovative programs to meet the educational, health, social, and behavioral needs of students throughout our community.**

Through the development of collaborative community partnerships, we could endeavor to assist Manistee families with centralized, diverse resources to help them thrive and grow.

**Chippewas**  
**MAPS**  
**2020**

**WHY EDUCATION  
MATTERS IN OUR  
COMMUNITY...**

# Chippewas MAPS 2020

## EDUCATION & YOUR COMMUNITY

## FOUNDATION FOR A STRONG COMMUNITY

- **Economic** – Diverse, vital, and innovative business providing service and creating job opportunity.
- **Education** – High-quality educational resources for lifetime learning.
- **Health & Wellness** – Access to quality health care resources.
- **Neighborhood & Community** – Provide housing and basic needs of residents, while creating a sense of pride and shared purpose.
- **Assets** – Recreational, historic, and cultural assets for quality lifestyle.



The logo features the word "Chippewas" in a small, blue, cursive font above the word "MAPS" in large, bold, yellow letters with a blue outline. Below "MAPS" is the year "2020" in large, bold, blue letters. The background of the logo is a white vertical bar with a faint image of a school hallway.

# **Chippewas MAPS 2020**

## **EDUCATION & YOUR COMMUNITY**

# **EDUCATION FOR A STRONG COMMUNITY**

## **Why education matters...**

- **Supports stable property values**
- **Attracts and keeps families in our community**
- **Fosters economic development**
- **Provides work force for area businesses**
- **Develops students into productive citizens**



# ACTIVITY

**Gaining your feedback for  
choosing the best direction for  
our district's future.**

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# 1

Which option (A,B,C) do you feel best supports the direction of our MAPS 20/20 Vision?

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# 2

Our list of desired improvements has been established through feedback. Which improvements do you feel are most important for creating supportive learning environments for our students?

- > 21<sup>st</sup> Century Learning (Collaborative/flexible/spaces)
- > Improved furnishings/flexible seating
- > Improved parking/pick-up & drop-off
- > Auxiliary/dedicated gyms
- > Safe entrances to buildings
- > Electrical/tech improvements
- > **Additional Considerations?**
- > Voctech/maker's space
- > HVAC improvement
- > Natural light/lighting improvement
- > Day care facilities
- > Plumbing improvements

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# 3

What can be done to build community support for our vision?

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**We need your voice!**

**As we look to educate, inform and interact with the public about our 20 year vision, we need your help. Please support your students and district by getting involved with our collective vision!**

## Ways you can help.



Sign-up and we will be contacting you about helping with our MAPS 2020 effort. Here are the areas where you can get involved:

- Community Outreach/Public Speaking
- Marketing & Communications

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Please take and share our vision survey  
found on: **MAPS2020.org!**

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**THANK YOU**

