



## 2022 BOND UPDATE

---

June 26, 2025





# Lansing School District Bond Dashboard – June 2025



## 2022 Bond Program Summary

### ☐ Mt. Hope School (5 – 8) New Construction 2025

- Construction Estimate - \$21,421,938
- Contract Award - \$21,917,357

### ☐ Willow School (K – 8) New Construction 2026

- Construction Estimate – \$37,399,123
- Contract Award - \$29,105,478

### ☐ Lewton School (K – 8) New Construction 2027

- Currently in Design Development

### ☐ Sheridan Road (5 – 8) New Construction 2028

- Currently in Schematic Design

### ☐ Averill & Lyons – HVAC Renovations 2024

- Construction Estimate - \$2,739,536
- Contract Award - \$3,029,356

### ☐ Cavanaugh – HVAC Renovations 2025

### ☐ Sexton HS Auditorium – HVAC & Interior Renovations 2026

## Bond Program Schedule

	2025												2026												2027												2028																										
Project Name	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D															
Bldg. Replacement #1 Mt Hope	New Mt. Hope (5 - 8)																																																														
Bldg. Replacement #2 Willow	New Willow (K - 8)																																																														
Bldg. Replacement #3 Lewton													New Lewton (K - 8)																																																		
Bldg. Replacement #4 Sheridan Road																										New Sheridan Rd. (5 - 8)																																					
A/C Package #1 Averill & Lyons																																																															
A/C Package #2 Cavanaugh																																																															
A/C Package #3 Sexton Auditorium																																																															

## Program Financial Summary – as of May 31, 2025

Category	Projected Budget	Projected Commitments	Actual Cost to Date	Actual Cost To Complete	Forecasted Commitments	Unallocated Reserve	Estimate At Completion	Forecasted Over/(Under)
Professional Fees & Owners Contingency	\$10,809,856	\$9,176,871	\$5,109,787	\$4,067,084	\$1,632,985	\$0	\$10,809,856	\$0
Building Construction & CM Cost/Fees	\$117,817,109	\$64,617,371	\$37,672,364	\$26,945,007	\$53,199,738	\$0	\$117,817,109	\$0
Construction Contingency & Escalation	\$9,900,479	\$0	\$0	\$0	\$9,900,479	\$0	\$9,900,479	\$0
Furniture & Equipment	\$3,017,285	\$591,901	\$18,743	\$573,158	\$2,425,383	\$0	\$3,017,285	\$0
Technology	\$2,024,113	\$7,580	\$7,580	\$0	\$2,016,533	\$0	\$2,024,113	\$0
<b>Total</b>	<b>\$143,568,842</b>	<b>\$74,393,724</b>	<b>\$42,808,475</b>	<b>\$31,585,249</b>	<b>\$69,175,118</b>	<b>\$0</b>	<b>\$143,568,842</b>	<b>\$0</b>

Actual Cost to Date includes eBuilder cost through 5/31/25 & Owner Direct Reconciled Cost through 4/30/25





## Construction Progress / Look Ahead –

### Spring '25

- Mt. Hope
  - Complete exterior envelope, storefront, metal panels & entrances
  - Exterior lighting, site concrete & retaining wall
  - Wrap up overhead Mech./Elec./Plumbing/A/V & IT
- Willow
  - Balance of earthwork & underground utilities
  - Overhead Mech./Elec. & Plumbing Rough-Ins
  - Building Dry-in & interior gyp. wall installation

### Summer '25

- Mt. Hope
  - Interior finishes, MEP finishes, door hardware & commissioning
  - Punchlist, final inspections, furniture installation & Owner Occ.
- Willow
  - Exterior masonry, composite siding & punched openings
  - Rooftop Mech./Elec./PV; interior painting & Food Service Install

## Project Photos



Mt. Hope - Exterior Elevation (Harding)



Mt. Hope - Cafeteria



Mt. Hope - Main Entrance (Harding)



Willow – Main Entrance



Willow – Safety Stand Down





# **CAPITAL PROJECTS UPDATE**

---

**June 26, 2025**





# Capital Projects Funding Sources

---

- ✓ Sinking Fund (average \$8 million annually)
- ✓ MI Healthy Schools Grant (\$15 million)
- ✓ 31aa School Safety Grant (\$1.5 million)
- ✓ Community Center Grant (\$2 million)
- ✓ CTE Grant (\$6 million)
- ✓ Everett Facilities Grant (\$2.5 million)
- ✓ Lansing Facilities Grant (\$2.5 million)
- ✓ Capital Projects – General Fund (\$5 million)

# Air Conditioning

---

- Summer 2023
  - Averill & Lyons
- Summer 2025
  - Cavanaugh, Cumberland, Forest View, Gier Park, Pleasant View, Post Oak, Sexton Annex & Sheridan Rd.
- Summer 2026
  - Dwight Rich & Sexton High School
- Funding
  - MI Healthy Schools Grant, Sinking Fund, Capital Projects (General) & 2022 Bond





# Fences

---

- Summer 2024
  - Averill, Cumberland, Lyons, North, Post Oak, Willow @  
Riddle & Wexford
- Summer 2025
  - Cavanaugh, Dwight Rich, Forest View, Gardner, Gier Park,  
Kendon, Pleasant View, Woodcreek for GSRP classrooms  
& Halik Center
- Funding
  - 31aa Safety and Security Grant & Sinking Fund

# Playgrounds

---

- Summer 2024
  - Cumberland, Dwight Rich, Forest View, Gardner, Lyons, North, Willow @ Riddle, Sheridan Rd & Woodcreek
- Summer 2025
  - Averill, Attwood, Cavanaugh, Gier Park, Post Oak, Pattengill, Dwight Rich GSRP & Woodcreek GSRP (for Lewton during construction)
- Funding
  - Sinking Fund & Magnet ARC Grant Fund





# GSRP Classroom Renovations

- Summer 2024
  - Gardner – 2 classrooms
- Summer 2025
  - Dwight Rich – 2 classrooms
  - Woodcreek – 2 classrooms
- Funding
  - Sinking Fund & School General Fund

Before  
Dwight  
Rich



After  
Dwight  
Rich





# Parking Lots

---

- Summer 2025
  - Cumberland, Dwight Rich & Gardner
- Funding
  - Sinking Fund





# Bottle Fillers – Filter First

---

- February-May 2025
  - All schools
  - Compliance with Filter First legislation
    - All “water fountains” and prior bottle fillers replaced with new legislative-compliant bottle fillers
    - Preschool rooms all received undermount filters at classroom sinks
- Funding
  - Filter First Grant



# Hill Community Center/Gymnasium

---

- Spring/Summer 2025
  - Gym – new HVAC, floor, windows, bleachers, ceiling fans & electrical upgrades
  - Community Center – new flooring and paint in main office and community rooms, new doors in hallways to separate center from Lansing Tech
- Funding
  - Community Center Grant



# CTE at Lansing Tech

---

- Summer 2025
  - New main entrance, remodel of remaining CTE classrooms, full remodel/upgrade of CTE kitchen & main office moved to front of school with secure vestibule.
- Funding
  - CTE Grant

# Everett Facilities

---

- Football Stadium Upgrades
  - New stadium lights – Summer 2025
  - New press box – Summer 2026
- Track Upgrades – Summer/Fall 2025
  - New MHSAA regional-level competition track
  - New bathhouse/storage/concessions building
  - Additional shot put and long jump areas
- Funding
  - Everett Facilities Grant



# Sexton

---

- Summer 2025
  - New doors and storefront at main entry, completion of A/C in the annex, new paint throughout first floor corridor
- Fall 2026
  - New stairwell doors
- Spring/Summer 2026
  - Auditorium upgrade & classroom flooring/paint upgrades
- Funding
  - 2022 Bond & Lansing Facilities Grant



# STRATEGIC CAPITAL PLANNING UPDATE

---

June 26, 2025





# Facility Master Planning Overview

---

- ✓ Facility Needs Assessment
- ✓ Pupil Enrollment / Facility Utilization
- ✓ Financial Modeling / Strategies

MFP Creation (includes board and stakeholder involvement)



# Facility Needs Assessment

---

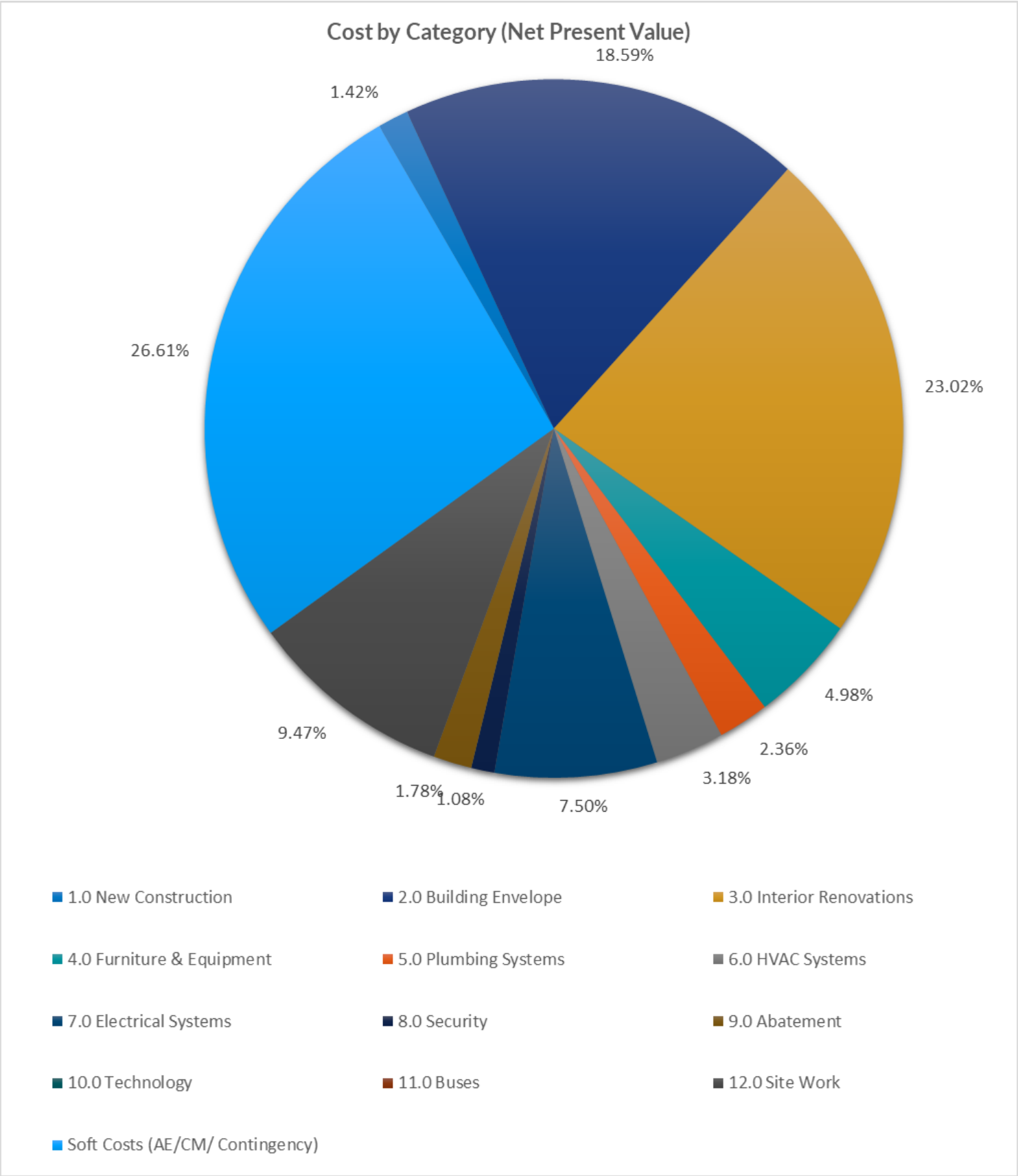
- Reviewed over (38) buildings/sites
- 2,275,000 sf in facility footprint
- Coordinated 3D scan of District facilities





# Facility Needs Assessment

- Lansing School District's capital needs over a 10-year period total over \$350M



# Financial Modelling

- Bond Funds
- Sinking Funds
- Inflation Reduction Act / Section 179D
- Grant Funding
- Other Funding Considerations

BEFORE ADDITIONAL BONDING

LANSING SCHOOL DISTRICT

COUNTIES OF INGHAM, EATON AND CLINTON, STATE OF MICHIGAN

ESTIMATED MILLAGE NEEDED TO RETIRE BONDED DEBT BEFORE ADDITIONAL BONDING

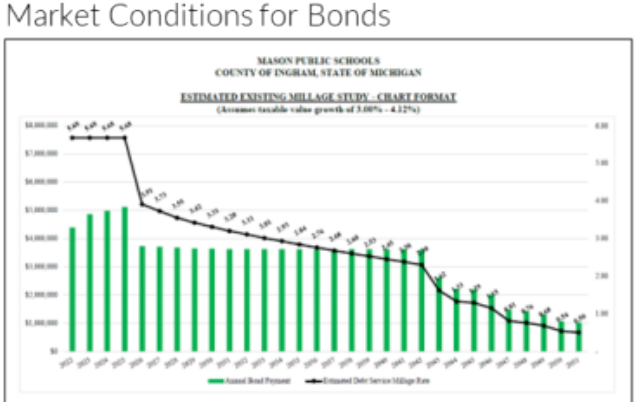
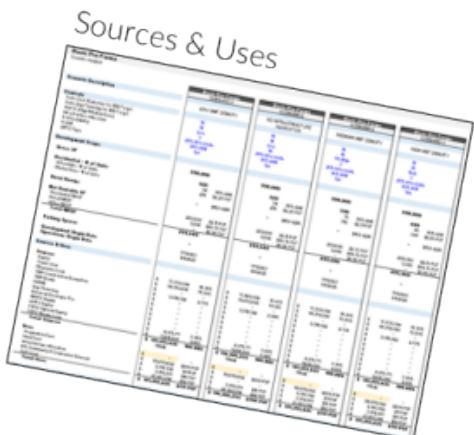
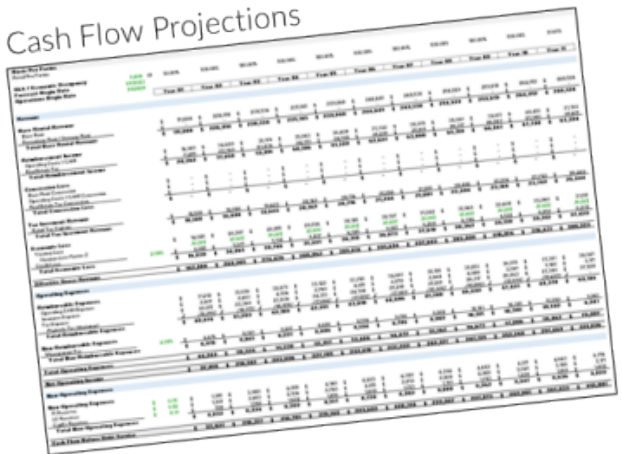
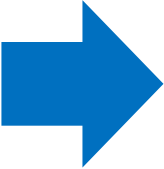
		Debt/TV <sup>[1]</sup> 3.52%		2021 Debt Levy: 4.10	
		Collection Cycle			
		July Levy 50%		Total Levy: 4.10	

Existing Unlimited Tax Debt & Mills									
Levy Year	Fiscal Year End	Projected Tax Base <sup>[1]</sup>	Growth Rate	Existing UT Payments	Use of Funds on Hand, 330	Delinquency Allowance 8.00%	Exempt Pers. Property Receipts <sup>[3]</sup>	Net UT Payments	Mills Needed All Debt
2021	2022	\$2,769,317,465	5.99%	\$11,545,050	(\$926,881)	\$908,336	(\$172,304)	\$11,354,202	4.10
2022	2023	2,852,396,989	3.00%	11,639,650	(1,445,638)	0	(153,575)	10,040,437	3.52
2023	2024	2,937,968,899	3.00%	7,642,500	(273,811)	0	(131,850)	7,236,839	2.46
2024	2025	3,026,107,966	3.00%	7,568,750	0	0	(92,855)	7,476,485	2.47
2025	2026	3,116,891,205	3.00%	7,490,000	0	0	(92,544)	7,397,456	2.37
2026	2027	3,210,397,941	3.00%	7,431,250	0	0	(88,899)	7,342,351	2.29
2027	2028	3,270,285,618	1.87%	7,366,250	0	0	(85,667)	7,280,583	2.23
2028	2029	3,331,290,456	1.87%	7,270,000	0	0	(83,931)	7,186,609	2.16
2029	2030	3,393,433,297	1.87%	7,193,750	0	0	(80,807)	7,112,943	2.10
2030	2031	3,456,735,367	1.87%	7,111,250	0	0	(78,514)	7,032,736	2.03
2031	2032	3,521,218,292	1.87%	7,072,500	0	0	(76,207)	6,996,293	1.99
2032	2033	3,586,904,101	1.87%	7,000,000	0	0	(74,424)	6,925,576	1.93
2033	2034	3,653,815,231	1.87%	6,945,000	0	0	(72,322)	6,872,678	1.88
2034	2035	3,721,974,540	1.87%	6,881,250	0	0	(70,456)	6,810,794	1.83
2035	2036	3,791,405,312	1.87%	6,833,750	0	0	(68,543)	6,765,207	1.78
2036	2037	3,862,131,266	1.87%	6,751,250	0	0	(66,837)	6,684,413	1.73
2037	2038	3,934,176,562	1.87%	6,685,000	0	0	(64,830)	6,620,170	1.68
2038	2039	4,007,565,811	1.87%	6,608,750	0	0	(63,031)	6,545,719	1.63
2039	2040	4,082,324,085	1.87%	6,497,500	0	0	(61,181)	6,436,319	1.58
2040	2041	4,158,476,920	1.87%	6,352,500	0	0	(59,056)	6,293,444	1.51
2041	2042	4,236,050,332	1.87%	0	0	0	0	0	0.00
		\$149,885,950		(\$2,646,330)	\$908,336	(\$1,736,700)	\$146,411,256		

[1] Includes \$3,434,968 of equivalent IFT valuations & less DDA/TIFA debt captures of \$0 for 2021.

[2] Includes principal outstanding: \$97,275,000 of unlimited tax bonds and \$0 of limited tax bonds

[3] Based on \$37,457,300 of Exempt Personal Property for 2021





# Next Steps

---

- June 2025 Board Update
- August – October 2025 Community / Stakeholder Meetings
- November 2025 Present Preliminary Findings
- December 2025 Present Final FMP Recommendation



---

# Questions?

# Thank you!

