

**SPECIAL MEETING**

March 5, 2026 at 6:00 PM - District Main Conference Room  
800 Devillen  
Royal Oak, Michigan 48073

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**AGENDA**

1. Welcome and Introduction

2. Public Comment

3. Technology and Curriculum

**Presenter:** Stephen Melchor & Joe Youanes

3.1. Churchill Technology Renovations

**Presenter:** Stephen Melchor and Shawn Tyburski, IDS

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# BID TABULATION FORM

Project Name: Royal Oak Schools  
 Royal Oak Education Center Technology Renovations  
 Royal Oak, Michigan

IDS Project No.: 25225-1000  
 Date: February 18, 2026

	VSC			
Bid Bond	Yes			
Familiar Disclosure	Yes			
Iran Sanctions Act	Yes			
Base Bid	\$170,303.00			
Base Bid - Voluntary Alternate No. 1	N/A			
Base Bid - Voluntary Alternate No. 2	N/A			
Base Bid - Voluntary Alternate No. 3	N/A			
Base Bid - Unit Pricing	Included			
Base Bid - Extended Unit Pricing	Included as noted			
Base Bid - Reciprocal Pricing	Included			
Addendum Nos. 1 and 2	Acknowledged			

# MEETING ATTENDANCE RECORD

Date: February 18, 2026      Time: 2:00 PM  
 Project Name: Royal Oak Schools      Location: Royal Oak Education Center  
                   Royal Oak Education Center      800 Devillen  
                   Technology Renovations      Royal Oak, MI 48073  
                   Royal Oak, Michigan  
 IDS Project No.: 25225-1000      Reason for Meeting: Bid Opening

NAME (Please Print)	REPRESENTING	PHONE/EMAIL	
		Phone:	Email:
Lori Menary	Royal Oak Schools	Phone:	
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troy, mi 48098

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### 3.3. Firewall (erate / sinking fund)

**Presenter:** Stephen Melchor

## 4. BSSF

**Presenter:** Michelle Kerns

### 4.1. Three Year Plan

**Presenter:** Michelle Kerns

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# 2024 - 2026 Capital Projects

  = Bids



BSSF	2025		2026		2027		
<b>Facilities</b>							
Site Paving/Improvements	Paving - ROMS Tennis Courts	PO PO	Allowance	\$ -	Allowance	\$ -	
Site Fencing/sitework	Allowance	\$ -	ROMS Tennis ROHS Stg. Bldg. Fencing OR Play Area	PO \$ 220,000 \$ 50,000 PO	Allowance	\$ 50,000	
Roofing	ROHS	PO	Addams	\$ -	Addams	\$ 1,000,000	
Concrete (sidewalks)	Allowance	\$ -	Allowance	\$ 30,000	Allowance	\$ 30,000	
Tuckpointing/envelope	Envelope repair	\$ -	Envelope repair	\$ -	Envelope repair	\$ -	
Mech/Elect.	Oak Ridge Clocks ROMS Chiller removal ROHS Boilers Mobile Generator	PO PO PO PO	ROMS/ROHS A/C	\$ 1,335,404	ROMS/ROHS A/C	\$ 800,000	
General Remodel			Churchill Oak Ridge	\$ 4,500,000 \$ 50,000	Churchill	\$ 2,000,000	
Doors							
<b>Technology</b>							
Instructional	Staff devices Student devices erate proceeds	Allowance	\$ 38,000	Allowance	\$ 400,000	Allowance	\$ 400,000
				\$ (90,750)			
Soft costs Owner rep, A/E, C/M, permits etc				\$ 200,000		\$ 200,000	
<b>TOTAL FOR PROJECTS</b>				<b>\$ 6,694,654</b>		<b>\$ 4,480,000</b>	
		\$ 6,340,669		\$ 5,496,463		\$ 2,801,809	
	(2025 taxes)	\$ -	(2026 taxes)	\$ 4,000,000	(2027 taxes)	\$ 4,100,000	
	Encumbrances	\$ 756,206	Total from above	\$ 6,694,654	Total from above	\$ 4,480,000	
	Total from above	\$ 88,000					
		\$ 5,496,463		\$ 2,801,809		\$ 2,421,809	

Funding Source Designations are for planning purposes only. Board authorizes administration to move project costs between funding sources as allowable under statute and accounting guidelines.





**ROYAL OAK SCHOOLS**  
A COMMUNITY OF EXCELLENCE

**MEMORANDUM**

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TO: Dr. John Tafelski

FROM: Michelle Kerns, AIA

DATE: February 26, 2026

RE: Bid #26-7 Royal Oak High School and Royal Oak Middle School  
Gymnasium Cooling/HVAC

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The Royal Oak High School and Royal Oak Middle School Gymnasium Cooling/HVAC is equipment replacement to provide cooling these gymnasiums. The construction documents were developed by Larkin Engineering and reviewed by the District Staff.

Request for Proposal (RFP) developed and released: February 9, 2026  
Pre-Bid Meeting: February 13, 2026  
Bids Due: February 24, 2026  
Post Bid Interview/reference checks: February 26, 2026

Three vendors submitted proposals. Proposals were reviewed by Jim Larkin of Larkin Engineering, Jeff Synowiec, and Mark Paulus. Post-bid meeting was held, and references were checked.

Based on the bids and post-bid interviews, we are recommending the low-responsive bidder, CSM Mechanical, LLC, be awarded a contract in the amount of \$915,680.00. Additionally, we are requesting a 10% contingency to address any unforeseen conditions.

Attachments:

Bid tabulation  
Board Resolution



5. Bond Projects

5.1. Bond Steering Committee Presentation  
**Presenter:** John Tafelski

# Presentation to the Board of Education



ROYAL OAK SCHOOLS  
A COMMUNITY OF EXCELLENCE

PRESENTED BY THE BOND STEERING COMMITTEE  
March 5, 2026

# BSC Committee Charge

*The Royal Oak School's Bond Steering Committee is a decision-making body inclusive of ROS staff, parents, and community members representing the Royal Oak Community. The committee is charged with developing a plan for maintaining and upgrading Royal Oak Schools' facilities to support flexible, student-centered learning environments that meet the mission and vision of the District.*

*The committee is charged with developing a recommendation at the conclusion of their analysis for the Board of Education's consideration.*

# Bond Steering Committee Members

Deb Anderson

Christina Donegan

Jenny Kowalkowski

Ben Roeder

Tim Boyer

Laura Foss

Don Loomis

Allison Roelofs

Paige Bradley

Brian Gordan

Margie Martin

Derek Smith

Aiden Brock

Mallory Greenway

Tori McIntosh

Trina Tocco

Michael Conrad

Stan Harris

Jeanette McLeod

Maryanne VanHaitsma

Michelle Cook

Sam Jones

Kristin Meldrum

Dave Weeks

Kerry Derminer

Jennifer Knipper

Anne Pallischeck

Stacie Woodward

# Basic Steps in the Process

## Discovery

Understand district goals/vision, assessment findings for both physical and program needs, and the future of facilities for teaching and learning.

## Exploration

Examine whether our buildings hinder or help us meet our program vision and goals. Evaluate and determine best option to meet vision.

## Recommendation

Recommend an option to the BOE regarding a potential bond program initiative.

# BSC Meeting Dates

WEDNESDAY  
**JAN 14**

## **BSC MEETING #1**

6PM - 8PM / CHURCHILL COMMUNITY EDUCATION CENTER BOARD ROOM

WEDNESDAY  
**FEB 04**

## **BSC MEETING #2**

6PM - 8PM / CHURCHILL COMMUNITY EDUCATION CENTER BOARD ROOM

**FEB 10**  
**FEB 23**

## **COMMUNITY ENGAGEMENT SESSIONS**

6PM - 7PM / CHURCHILL COMMUNITY EDUCATION CENTER BOARD ROOM

WEDNESDAY  
**FEB 25**

## **BSC MEETING #3**

6PM - 8PM / CHURCHILL COMMUNITY EDUCATION CENTER BOARD ROOM

THURSDAY  
**MAR 05**

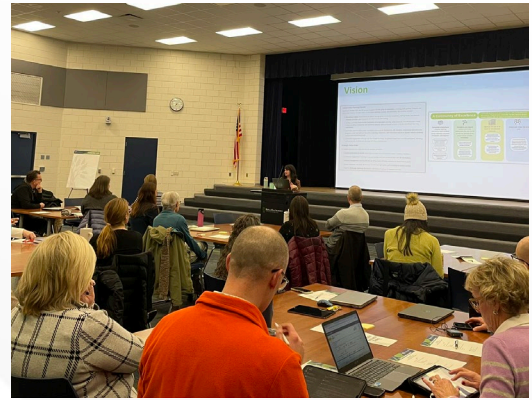
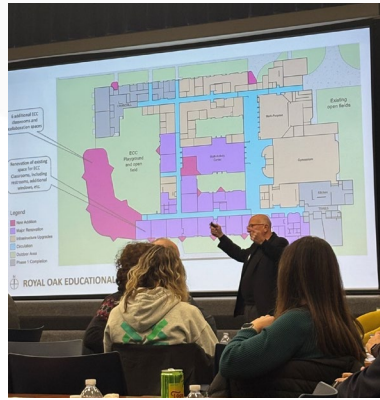
## **PRESENTATION TO FINANCE AND FACILITIES COMMITTEE**

6PM - 8PM / CHURCHILL COMMUNITY EDUCATION CENTER BOARD ROOM

THURSDAY  
**APR 09**

## **BOARD OF EDUCATION ACTS ON BSC RECOMMENDATION**

6PM / CHURCHILL COMMUNITY EDUCATION CENTER BOARD ROOM



# Discovery

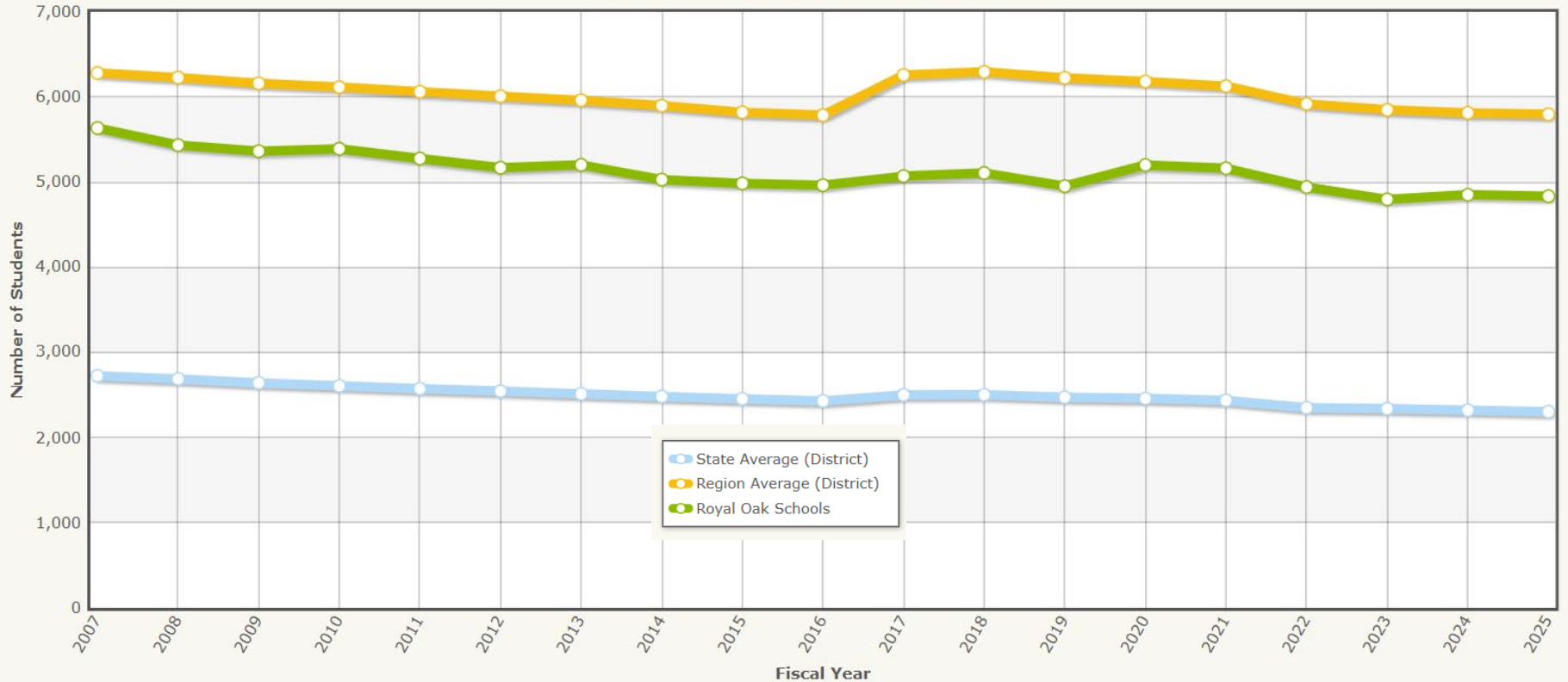


# Discovery



# District Enrollment Information

Royal Oak Schools  
Blended Full-time Equivalent (FTE) Pupil Count



# District Mission / Vision and Buildings

## ■ Mission

- Royal Oak Schools is an inclusive, diverse, safe and student-first environment. Together as a community, we help develop growth minded students who can adapt in a dynamic world as they learn.

## ■ Vision

- A Community of Excellence

## District Buildings

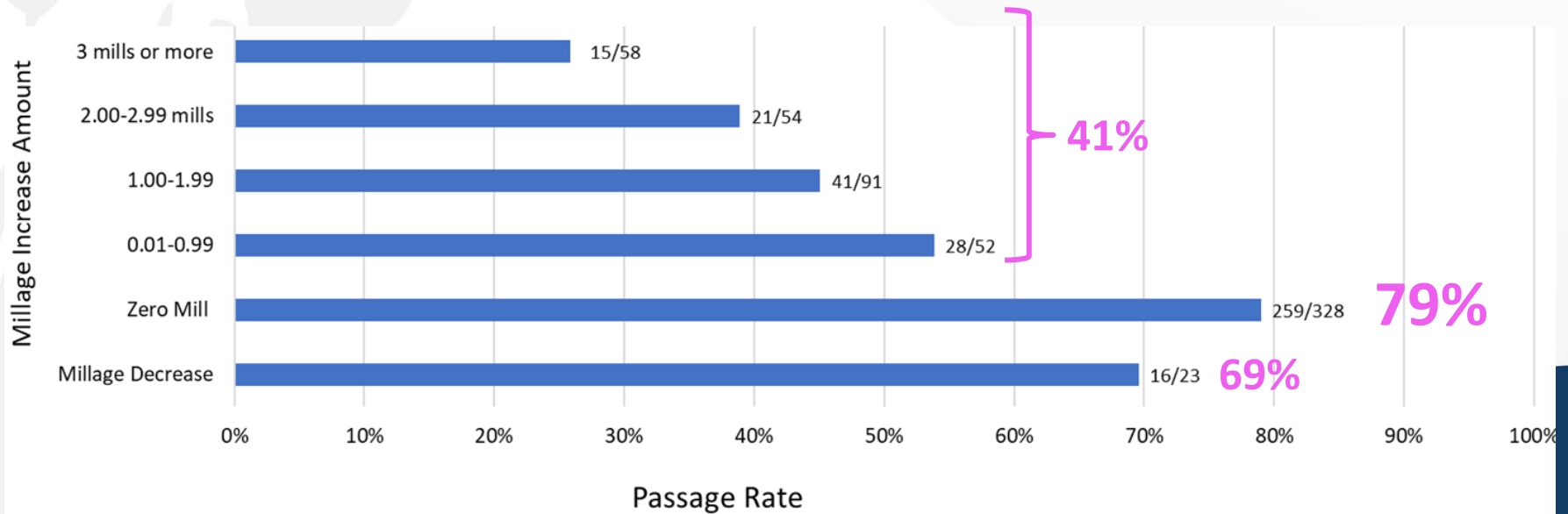
- Royal Oak High School
- Churchill Community High School and TRAILS at the Royal Oak Education Center
- Royal Oak Middle School
- Addams, Keller, Northwood, Oakland, Oak Ridge, Upton
- Addams Early Childhood Center
- Maintenance and Transportation Center
- Catalpa Auto Garage

# District Statistics

- 5000+ PreK-12 Kids & 912 employees
  - Second largest employer in Royal Oak
  - Enrollment Steady
- \$84M in annual revenue
  - \$16M fund balance

# Michigan School Bond Election Statistics

- The graph below shows the outcome of Michigan K12 school bond elections by millage increase since May 2019.

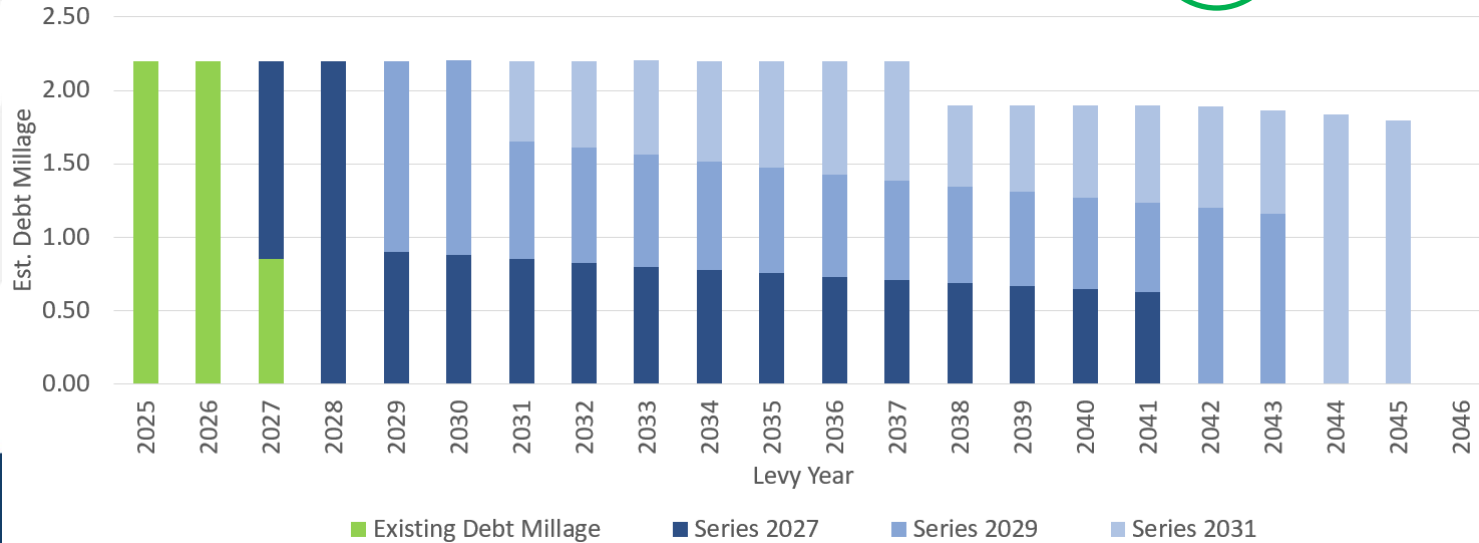


# Potential Future Bond Proposal

Scenario Table No.	Bond Amount	Bond Term	Ballot Info		Maximum Total Mills All Debt	Increase (Decrease) in Debt Levy
			First Year Millage*	Average Millage		
Series 2027	\$53,000,000	15 yrs., 0 mo.				
Series 2029	53,000,000	15 yrs., 0 mo.				
Series 2031	53,000,000	15 yrs., 0 mo.				
<b>Total</b>	<b>\$159,000,000</b>		1.35	2.02	2.20	0.00

## ASSUMPTIONS:

- a debt levy of 2.2 mills for 2026.
- November 2026 vote, Bonds Dated May 2027 for the first series.
- an annual change in Taxable Value of 3.00%.



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# Facilities Condition Assessment

# Facilities Condition Assessment Process

**The Facilities Conditions Assessment (FCA) is a physical assessment of each facility to determine infrastructure needs necessary to keep the buildings safe, warm, and dry.**

**The FCA findings include analysis of the following items:**

- Condition of exterior envelope, including roofs, walls, exterior doors, and windows
- Condition of interior walls, doors, finishes, ceilings, toilet rooms, and casework
- Condition of athletic facilities
- Pavement, parking lots, sidewalks, playgrounds, and other exterior paved surfaces
- Condition of mechanical, electrical, and plumbing systems
- ADA requirements
- Life-safety and security, including building access and security systems.

**Prioritized as: Critical (1-3 years), Near (4-6 years), and Future (7+ years).**

# Existing Conditions



# Existing Conditions



# FCA Summary by Building

Facility	1 Critical (1-3 years)	2 Near (4-6 years)	3 Future (7+ years)	Total
1 Addams Elementary	5,921,715	3,968,363	1,601,555	<b>11,491,632</b>
2 Keller Elementary	4,663,383	3,639,802	1,065,903	<b>9,369,087</b>
3 Northwood Elementary	409,055	5,004,000	1,998,076	<b>7,411,130</b>
4 Oakland Elementary	1,734,707	1,563,062	1,106,021	<b>4,403,790</b>
5 Oak Ridge Elementary	2,223,528	2,215,189	1,225,749	<b>5,664,466</b>
6 Upton Elementary	1,375,840	2,386,363	766,663	<b>4,528,867</b>
7 Middle School	13,004,641	11,262,539	2,986,101	<b>27,253,280</b>
8 High School	10,586,025	14,913,983	2,744,601	<b>28,244,609</b>
9 Churchill Administration	850,047	836,360	4,737,013	<b>6,423,420</b>
10 MTC	218,215	133,415	34,455	<b>386,085</b>
11 Vocational Auto Center	461,760	0	0	<b>461,760</b>
12 Technology	3,500,000	3,500,000	3,500,000	<b>10,500,000</b>
<b>TOTALS:</b>	<b>44,948,917</b>	<b>49,423,075</b>	<b>21,766,135</b>	<b>116,138,127</b>

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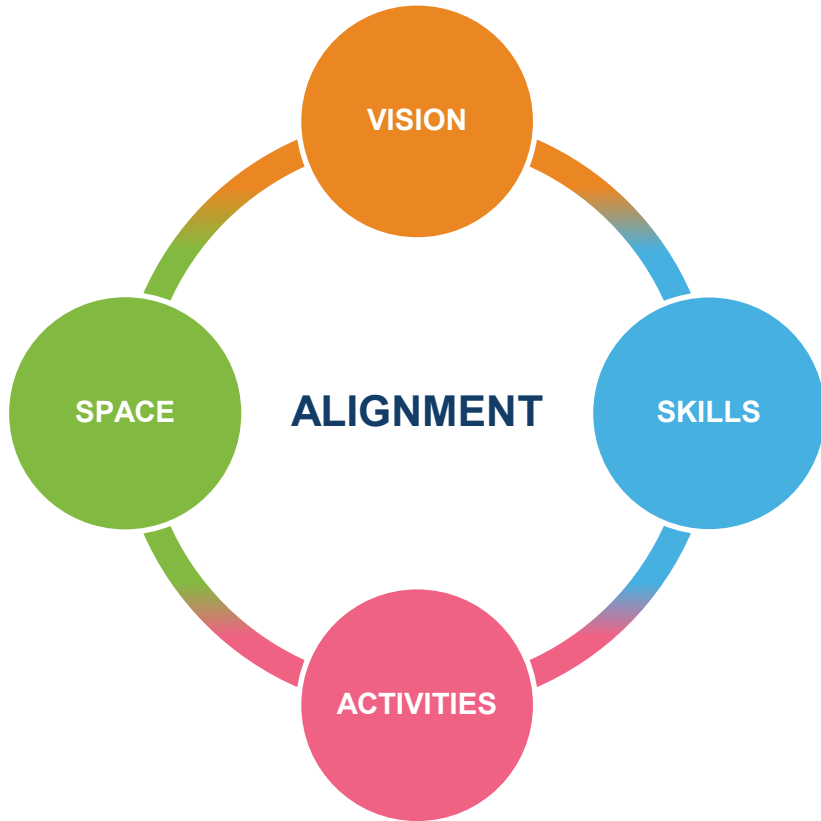
# Program Assessment

# What is the Program Assessment?

- Assessment of the relationship among the Royal Oak Schools' vision, and the learning environments that exist within ROS.
- Exploration of the question...

***“How might the school environment better support teaching & learning?”***

# The Four Drivers of Alignment



## **VISION**

Mission and goals, current and future, established by Royal Oak Schools.

## **SKILLS**

The set of durable skills that ROS students should develop through their educational journey.

## **ACTIVITIES**

The programs and experiences that occur within each school's learning environment that support the development of skills.

## **SPACE**

The physical environment.

# Programmatic Areas Evaluated

- Safety & Security
- Site
- Building Organization
- Welcome Center & Administration
- Special Education
- Learning Support
- Primary Learning Spaces for General Education
- STEM/ STEAM/ Maker/ Robotics/ CTE
- Dining & Food Service
- Performing Arts
- Fine Arts
- Physical Education & Athletics

## **SCORING LEGEND**

3 = Yes

2 = Yes, With Explanation

1 = No, With Explanation

0 = No

# Program Assessment Takeaways

- Elementary Strengths
  - Administration offices
  - Primary learning spaces for general education
  
- Elementary Areas of Improvement
  - Building Sites
  - Learning Support
  - Special Education

# Program Assessment Takeaways

- Secondary Strengths
  - Food Services
- Secondary Areas of Improvement
  - STEAM/ Robotics/ CTE Spaces
  - Special Education
  - Safety and Security
    - Related to ROHS Welcome Center

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# Guiding Principles Prioritization

# Guiding Principles Exercise

Broad goals that would be used to guide the professional team and the BSC as we made decisions about potential upgrades to our facilities.

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**GUIDING PRINCIPLES**

**Table Rankings** # \_\_\_\_\_

Please rank the following statements based on your collective feelings about their importance in a potential future bond program (1 being most important to 12 being least important). Please use each number only once.

- \_\_\_ A. Enhance our secure entries to improve visitor management during events and meetings at all schools to improve the safety of our students and staff.
- \_\_\_ B. Develop outdoor learning spaces to provide accessible experiences that cultivate meaningful relationships with nature.
- \_\_\_ C. Upgrade technology and increase access to power throughout the District's learning spaces for equitable use.
- \_\_\_ D. Re-imagine traditional gathering spaces to create agile, flexible, and student-centered areas for collaboration, research, and study.
- \_\_\_ E. Address identified infrastructure needs to support our current and future programs, attending to issues such as, but not limited to, thermal comfort, lighting, acoustics, accessibility.
- \_\_\_ F. Provide equitable shared spaces for individual and group learning, accessible from neighboring classrooms and structured to accommodate both learning support and student-directed learning.
- \_\_\_ G. Enrich performing and fine arts amenities for our students and the broader community, supporting both informal and large group gatherings.
- \_\_\_ H. Create spaces for career exploration, including laboratory learning, engineering, robotics, and industry-relevant programs that support a culture of real-world experiential learning at all grade levels.
- \_\_\_ I. Address our school sites to enhance wayfinding, creating clearly defined and accessible main entrances while optimizing traffic patterns and circulation for efficient and safe arrivals/ departures.
- \_\_\_ J. Develop inspiring professional learning spaces for staff to foster teaming, collaboration, and interaction, enabling teachers to provide stronger support for all students.
- \_\_\_ K. Enhance athletic amenities for our students, spectators and entire community, including accessibility, wayfinding, etc.
- \_\_\_ L. Re-imagine our facilities and programs to optimize the school day experience for students with special needs and the teachers / staff members who support them, at all grade levels.

Meeting #1

# Top Guiding Principles

(# times in top 50%)

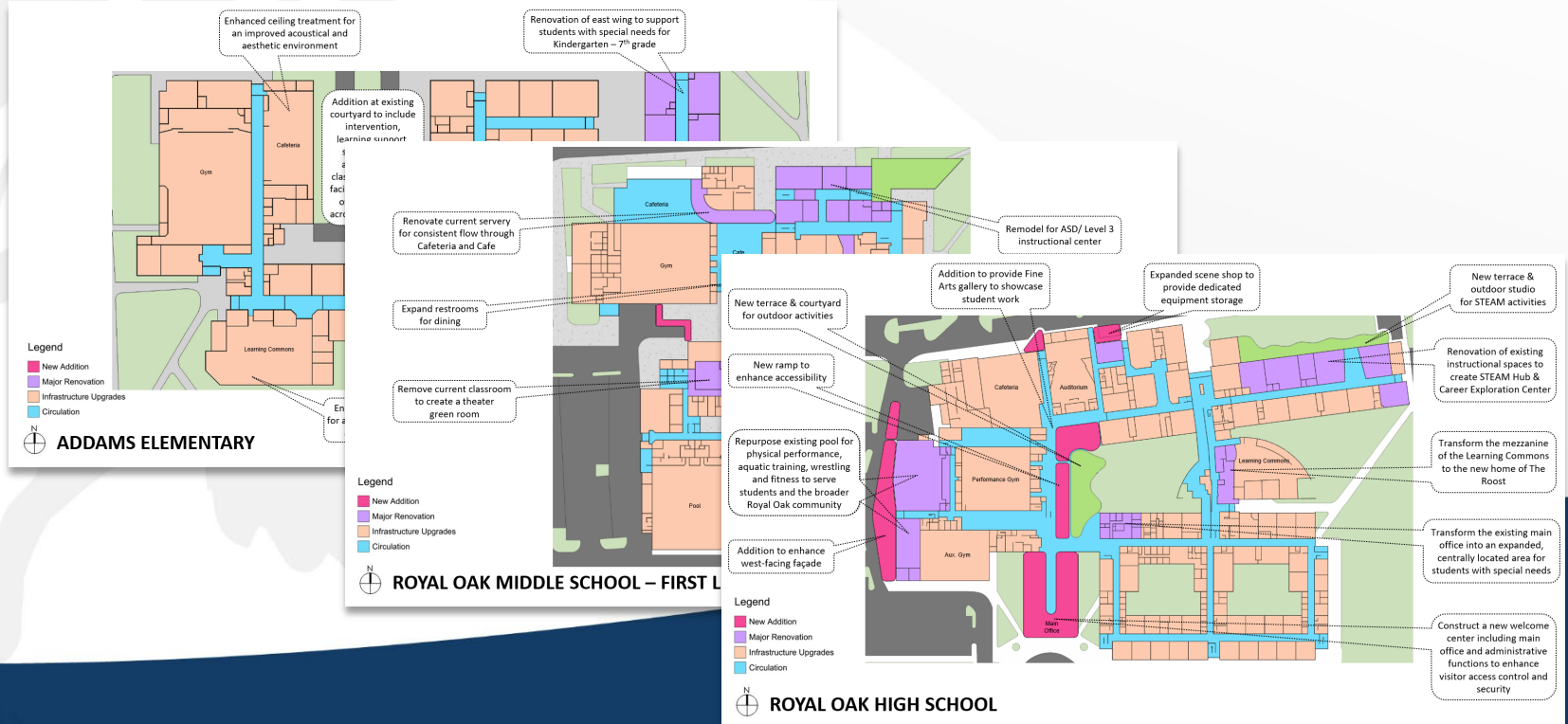
	Guiding Principles	# of times in top 50%
1	Address identified infrastructure	6
2	Enhance overall security and visitor flow	6
3	Reimagine our facilities for special needs	5
4	Create spaces for career exploration	5
5	Address school sites to enhance wayfinding & safety	5
6	Create shared spaces adjacent to classrooms for learning support and individual/group learning	4
7	Upgrade technology	3
8	Enhance our athletic amenities and accessibility	2
9	Enrich performing and fine arts	2
10	Develop professional learning spaces for staff	2
11	Create flexible, student-centered areas for collaboration, research and study	1
12	Create outdoor learning spaces	1

# Exploration




# Original Concepts

- Initial concepts were explored initially to generate discussion and focus on a direction.



# Review / Understanding of Concepts



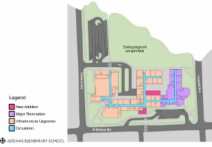
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**BOND STEERING COMMITTEE**  
**CONCEPT FEEDBACK**

## Addams Elementary

Table # 1

	positively impacts	slightly impacts	not applicable to this concept
1. Address identified infrastructure.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Enhance overall security and visitor flow.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Reimagine our facilities for special needs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Create spaces for career exploration.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Address school sites to enhance wayfinding & safety.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Create shared spaces adjacent to classrooms for learning support and individual/group learning.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Upgrade technology.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Enhance our athletic amenities and accessibility.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Enrich performing and fine arts.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Develop professional learning spaces for staff.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Create flexible, student-centered areas for collaboration, research and study.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Create outdoor learning spaces.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



**In our concept, did we miss an opportunity to support programs that you are excited about?**

## Feedback – Elementary Concepts

No.	Cumulative Concept Feedback	Positively Impacts	Slightly Impacts	N/A
1	Address identified infrastructure.	4		
2	Enhance overall security and visitor flow.	4	1	
3	Reimagine our facilities for special needs.	5		
4	Create spaces for career exploration.	1		4
5	Address school sites to enhance wayfinding & safety.	5		
6	Create shared spaces adjacent to classrooms for learning support and individual/group learning.	3	1	1
7	Upgrade technology.			5
8	Enhance our athletic amenities and accessibility.	2		3
9	Enrich performing and fine arts.			4
10	Develop professional learning spaces for staff.		2	3
11	Create flexible, student-centered areas for collaboration, research and study.		4	1
12	Create outdoor learning spaces.	2		3

## Elementary - "Anything We Missed?"

### General:

- Acoustical treatments in all Elementary gymnasiums

### Addams:

- Concerns of site design and circulation


### Northwood:

- Should a different location be investigated for the addition.

### Oak Ridge:

- Move the Learning Commons to new addition and swap existing location with Music.

# Financial Tolerance Outcome

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**COMMUNITY ENGAGEMENT**

ROS is currently in a position to accomplish \$159 million in upgrades without a tax millage increase.

If a bond proposal that included the upgrades presented today was placed on a future ballot and it did not increase the current tax millage rate, would you support it?

**YES**       **NO**

Comments:

- **26** Voted **YES**
  - **1** Voted **NO** (*Why? Athletics missed*)
- It's a thoughtful plan that will bridge us well to the next bond.
  - Would like to see the District extend the years of the present proposal to garner more funding.
  - Highlight is "without any increase."
  - If the community could clearly understand the value-add to the students/families/community it would absolutely pass. Clear communication is going to be key to passing.
  - But I always vote yes on school bonds. The language really matters on the ballot. I hope we work with experts on this!

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# Community Engagement Sessions

# Community's Pros & Cons

## Proposed Elementary School Upgrades Pros

PROGRAM: Positive Comments
Dedicated spaces for learning support
Intervention space
Sensory space
Additional specials classes space
Adding art
Excited about creativity with programs
Likes outdoor learning spaces to be added
Considering special ed resources - program based center at Addams
ECC moving will make more space
Centering on inclusiveness
High praise for "STEM"
Learning supports
Oak Judge - Adding dedicated music space

## ENTRANCE: Positive Comments

More delineated entrance "this is where you go"
Identified entrance
New entrance/vestibule
Good to enhance security
Need to add a lot of signage
Having vestibule space and overhang makes it better for all
Addams new entrance - but questions how it will impact kids entering building
It is good to have identifiable from entrances
Enhanced security of having canopies to keep visitors from attempting different doors for entrance.
Northwood - canopy is a nice feature
Front Entrance -
Wayfinding - entrance
Security is priority one
Defined entrances
All - main entrances highlighted
Keller - eliminates Campbell entrance
plans for entry are good
More well known welcome/entrance the better; more clear the better
General - Clarified entrance for all schools -

## SITE: Positive Comments

Drop off loop
Drop off loop for parents
Drop off loop - parking safety
Drop off loop at Oak Ridge is good
Traffic flow at back of Addams, improved parking
Good flow to not have road in back of Addams, parking renovation, and drop off improvement
Adams - Special Ed program expansion, parking renovation, and drop off improvement
Love parking

## Proposed Elementary School Upgrades Cons

SITE: Negative Comments/Concerns
Consider more parking, drop off is a mess
Handicap parking accessibility
Label visitor parking - front area
Add 2nd exit on the north part of the new parking lot in the back
How do center based students get dropped off?
Keller, Northwood parking
Where would special education drop off location be at Addams and Keller?
At Keller - where will the Level 3 and E1 buses go for pickup and drop off?
Addams front parking with traffic light
Addams - long drop off areas been adequately addressed?
Addams - long drop off areas been adequately addressed?
Keller - worried that parking is too tight in back if the front drop off is not available

## PROGRAM: Negative Comments/Concerns

No dedicated space for library classroom in three Addams and Lipton (may be others)
No dedicated space for STEAM in elementary schools
ECC Addition to support Special populations (pink)
Special needs kids are being pushed into Gen Ed
Acoustics are lacking in all schools - cafeteria
Addressing storage space for robotics
Not a STEM space
No focus on medic centers, or integration of STEAM space

## TIMING: Negative Comments/Concerns

How would they staff these additional programs?
Other center based programs are built for all special needs and it won't be ready before the bond
If we're doing a 3 year plan center based program, make it great
Resources staffing may overlap where they're pulling from Addams for the ECC

## POST-BOND SPECIFIC DESIGN: Negative Comments/Concerns

Disagree with removing circular drive at Keller - use the money inside. (Special Ed kids come in here)
Small classroom sizes upstairs for grade 3-5
3 classrooms lose exterior classroom?
Safety and security between the center based program and the Addams elementary kids
Implicated there isn't a swipe once you get into the office. Once the office lets you in you have free use of the buildings.
How will the center based program be separated from general students?
Are the new spaces coming equipped? i.e. new sensory room
Are the new spaces needed?
Be mindful of special needs
Will we add extra interventionist space being used?
Will we add extra interventionist space being used?
Worried about taking over outdoor learning space playground at Northwood
Where is the energy efficiency? How are we meeting our goals as a school and community?
Will the community who have invested interest in certain programs need to have a voice?
Are the teachers and staff being consulted when making final decisions in upgraded spaces?
When do people who have invested interest in certain programs need to have a voice?
Are the teachers and staff being consulted when making final decisions in upgraded spaces?
Lipton - Are outdoor learning spaces max? useable
Location of these spaces
Lipton after care program security
Addams addition - interior only no outside lighting - windows
Northwood - additions needed?
Safety for students at Addams as it relates at center based program - wait? Locked doors to prevent wandering?
Canopy - vestibule? Open but covered?
Northwood - moving outdoor classroom?
Wondering about after care classroom setup?
Not sure how new spaces will connect and integrate with students - special ed feels separate - tolerance not
Not sure how new spaces will connect and integrate with students - special ed feels separate - tolerance not
Keller vestibule area
Not sure how new spaces will connect and integrate with students - special ed feels separate - tolerance not
Shouldn't be next to food service not great for sensory


## Enhancements at Royal Oak HS

Pros	Cons
<p>LOVER ZONES</p> <ul style="list-style-type: none"> <li>- USER FRIENDLY</li> <li>- NAVIGATION &amp; COHESIVE</li> </ul> <p>RESPONSE AREA</p> <ul style="list-style-type: none"> <li>- (MANNERS WERE @</li> </ul>	<p>MORE FUNDS TO VISUAL &amp; DEEF AESTH (AS EXTERNAL AS TO WHY)</p>

## Proposed Elementary School Upgrades

Pros	Cons
<ul style="list-style-type: none"> <li>+ moving outdoor class</li> <li>+ student reach to changes is positive</li> <li>+ like bottom center</li> <li>+ more well known welcome/enhance the better; more clear with both</li> <li>+ traffic flow (out noise good)</li> <li>+ good to not be next to a road in back of addams; improved parking</li> </ul>	<ul style="list-style-type: none"> <li>- how - moving outdoor classroom - staying out</li> <li>- diff attention to diff schools - parents will upset</li> <li>- no focus on medic centers, or integration of STEAM space</li> <li>- wondering about after classroom setup?</li> </ul>

# Community's Financial Tolerance

 **ROYAL OAK SCHOOLS**  
A COMMUNITY OF EXCELLENCE

**COMMUNITY  
ENGAGEMENT**

ROS is currently in a position to accomplish \$159 million in upgrades without a tax millage increase.

If a bond proposal that included the upgrades presented today was placed on a future ballot and it did not increase the current tax millage rate, would you support it?

**YES**       **NO**

Comments:

- **73/80** Voted **YES**
- **0** Voted **NO**
- **7** Undecided with comment

# Build Your Program Exercise



# Our Builds!



## Build Your Program Exercise

- Please use the Lego Blocks to build your Vision for a future Bond Proposal
- Utilize the laptops with your table's spreadsheet to select the items you wish to include / Spreadsheet is active and will total your selections live
- Assign a spokesperson at your table to share out your table's final Build

Build Your Program Vision	Build Your Program Vision
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
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73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

# Build Your Program Selections



## Bond Steering Committee

### Build Your Program All Tables (Accepted item if 5 or more tables selected Item)

Building Blocks		Estimate of Cost	1	2	3	4	5	6	7	# of Tables who Selected	Final Build with Majority Selections
DISTRICT DIRECTIVES	Column 1 & Column 2 Infrastructure as Identified in the Facilities Condition Assessment.	\$94,400,000	x	x	x	x	x	x	x	7	\$94,400,000
	Complete masterplan of Royal Oak Educational Center to expand and enhance early childhood programs and opportunities.	\$20,500,000	x	x	x	x	x	x	x	7	\$20,500,000
	Site reconfiguration at Addams, including parking lot addition, pick-up/drop-off loop and visitor parking access.	\$5,200,000	x	x	x	x	x	x	x	7	\$5,200,000
ELEMENTARY SCHOOLS	Additions / renovations to support and integrate special education programming and learning support spaces at all elementary schools.	\$7,300,000	x	x	x	x	x	x	x	7	\$7,300,000
	New addition & canopy for streamlined visitor access and emphasize building entrance identity at Addams, Northwood, Oakland, Oak Ridge and Upton.	\$4,800,000		x	x	x	x			5	\$4,800,000
	Enhance ceiling treatments at large common spaces (gym, cafeteria, and learning commons) at Addams, Keller, Oakland, Oak Ridge & Upton.	\$600,000		x	x	x	x	x	x	6	\$600,000
	Increase access to power in primary instructional spaces.	\$1,300,000	x	x						2	
	Addams: Renovate east wing for center-based special education programming including individual rest rooms at each CR. Renovate existing ECC offices for center-based administrative functions.	\$1,700,000	x	x	x	x	x	x	x	7	\$1,700,000
	Keller: Remove old drop-off loop at Campbell Road.	\$160,000		x		x			x	3	
	Oak Ridge: Addition to support music program, to relocate music from the stage.	\$1,600,000	x	x	x	x	x	x	x	7	\$1,600,000
	Oak Ridge: Expand and renovate kitchen & servery.	\$2,000,000	x	x	x	x			x	6	\$2,000,000
	Upton: Site improvements to reconfigure and expand the drop-off loop, providing additional visitor parking.	\$470,000		x		x	x	x	x	5	\$470,000
	ROYAL OAK MIDDLE SCHOOL	Renovate servery. Expand and reconfigure restrooms to support dining adjacencies and manage high student traffic volumes. Remodel Cafe & Dining to achieve a unified space.	\$2,800,000	x	x	x	x	x	x	x	7
Renovate Gathering Place for relocated Learning Commons. Repurpose existing Learning Commons to new STEAM Studio including outdoor terrace.		\$5,500,000	x	x	x			x	x	6	\$5,500,000
Create new learning support and teacher planning centers.		\$800,000		x		x	x		x	4	
Relocate current Tech classroom to create theater "green room" and collaboration space.		\$1,200,000					x		x	3	
Renovation and reconfiguration to support special education, including an ASD / Level 3 instructional center.		\$3,800,000	x	x	x			x	x	5	\$3,800,000
Create outdoor playscape to support ASD / Level 3 program.		\$550,000		x	x	x	x	x	x	6	\$550,000
Renovate Robotics lab to a "Production Space."		\$240,000	x	x	x	x	x	x	x	7	\$240,000
Enhance acoustics at the Band Classroom.		\$24,000		x	x	x	x			4	
Increase access to power in primary instructional spaces.		\$470,000	x	x			x			3	
Add outdoor restrooms to support athletic activities.		\$820,000	x	x	x	x	x	x	x	6	\$820,000
ROYAL OAK HIGH SCHOOL	New screen wall at service court.	\$240,000				x	x			2	
	Construct new welcome center, including main office and administrative functions, to enhance visitor access control and security. This includes new drop-off loop, from Lexington. Transform the existing main office into an expanded, centrally located area for students with special needs.	\$9,500,000	x		x	x	x	x	x	6	\$9,500,000
	New ramp along "Raven Way" to enhance accessibility and streamline visitor flow. Including space for the Roost at the north end of the ramp.	\$2,600,000	x		x	x	x	x	x	6	\$2,600,000
	Renovate existing instructional spaces to create STEAM Hub and Career Exploration Center, including Learning Commons/Mezanine for video production.	\$6,400,000	x	x	x	x		x	x	6	\$6,400,000
	Repurpose existing pool and fitness area for multi-use aquatic training, weight fitness, wrestling, and physical performance activities.	\$5,500,000	x	x	x			x	x	6	\$5,500,000
	Remodeling of west facing facade and building entry	\$1,700,000	x	x			x	x	x	5	\$1,700,000
	Create outdoor terrace adjacent to "Raven Way" to support outdoor learning.	\$800,000		x		x	x			3	
	Cross-Corridor Doors for security at evening events	\$80,000		x	x	x	x	x		5	\$80,000
	Expand scene shop to provide dedicated equipment storage. Enhance performing arts center with aisle lighting and increased accessible seating.	\$820,000		x	x	x			x	4	
	Reconfigure the site and existing parking areas to improve flow of traffic.	\$1,200,000		x		x	x	x		4	
New turf softball and baseball fields, new pressbox, pedestrian concourse, marching band conductor tower, and track lighting.	\$7,800,000	x	x	x	x	x	x	x	7	\$7,800,000	
Locker room additions to existing concessions building.	\$2,200,000		x		x	x	x		4		
Increase access to power in primary instructional spaces.	\$800,000	x	x						2		
<b>Program Total</b>											<b>\$185,860,000</b>



# Final Refinements



# Bond Steering Committee Recommendation

# BSC Recommendation

- Over 280 hours of time invested by Committee Members
- 3 Steering Committee Meetings
- 2 Community Forums
- Review of Program and Facilities Condition Assessments
- Development & Analysis of Various Concepts and Estimates





## BSC Recommendation

- Place a zero increase to the current debt millage rate bond proposal on the August 2026 ballot.
- Consider other funding sources (particularly BSSF dollars) to supplement the dollars allocated to the scope we are recommending.

# Recommendation of Bond Scope

List of Features included in Recommendation		Estimate of Cost
DISTRICT DIRECTIVES	Column 1 & Column 2 Infrastructure as Identified in the Facilities Condition Assessment	\$93,900,000
	Complete masterplan of Royal Oak Educational Center to expand and enhance early childhood programs and opportunities	\$19,100,000
	Site reconfiguration at Addams, including parking lot addition, pick-up/drop-off loop and visitor parking access	\$5,200,000
ELEMENTARY SCHOOLS	Additions / renovations to support and integrate special education programming and learning support spaces at all elementary schools	\$4,700,000
	New addition & canopy for streamlined visitor access and emphasize building entrance identity at Addams, Northwood, Oakland, Oak Ridge and Upton	\$4,600,000
	Addams: Renovate east wing for center-based special education programming including individual rest rooms at each CR. Renovate existing ECC offices for center-based administrative functions	\$1,700,000
	Refined Oak Ridge Concept: Renovation to support music program, addition of a new gym/corridor, renovation of existing gym to a new learning commons and expansion / renovation to kitchen & servery	\$5,700,000
	Upton: Site improvements to reconfigure and expand the drop-off loop, providing additional visitor parking	\$470,000
ROYAL OAK MIDDLE SCHOOL	Renovate servery. Expand and reconfigure restrooms to support dining adjacencies and manage high student traffic volumes. Remodel Café & Dining to achieve a unified space	\$2,300,000
	Renovate Gathering Place for relocated Learning Commons. Repurpose existing Learning Commons to new STEAM Studio including outdoor terrace	\$5,200,000
	Renovation and reconfiguration to support special education, including an ASD / Level 3 instructional center	\$3,800,000
	Create outdoor playscape to support ASD / Level 3 program	\$550,000
	Renovate Robotics lab to a "Production Space"	\$240,000
	Add outdoor restrooms to support athletic activities	\$820,000
ROYAL OAK HIGH SCHOOL	Construct new welcome center, including main office and administrative functions, to enhance visitor access control and security. This includes new drop-off loop, from Lexington. Transform the existing main office into an expanded, centrally located area for students with special needs	\$8,500,000
	New ramp along "Raven Way" to enhance accessibility and streamline visitor flow. Including space for the Roost at the north end of the ramp	\$2,600,000
	Renovate existing instructional spaces to create STEAM Hub and Career Exploration Center, including Learning Commons Mezzanine for video production	\$6,400,000
	Repurpose existing pool and fitness area for multi-use aquatic training, weight fitness, wrestling, and physical performance activities	\$5,500,000
	Remodeling of west facing façade and building entry	\$1,700,000
	Cross-Corridor Doors for security at evening events	\$80,000
	New turf softball and baseball fields, new pressbox, pedestrian concourse, marching band conductor tower, and track lighting	\$7,800,000
Final Recommendation for Scope of Program		\$180,860,000



# Specific Highlights of our Recommendation

New canopy to enhance Churchill Entrance

ECC play area

ECC playscape

New canopy at administration entry

New canopy at ECC entrance and relocation of the "Longfellow Lintel"

Existing parking lot

- Legend**
- New Addition
  - Major Renovation
  - Infrastructure Upgrades
  - Circulation
  - Outdoor Area
  - Phase 1 Completion



# ROYAL OAK EDUCATIONAL CENTER - SITE

CHURCHILL COMMUNITY HS

ROS ADMINISTRATION

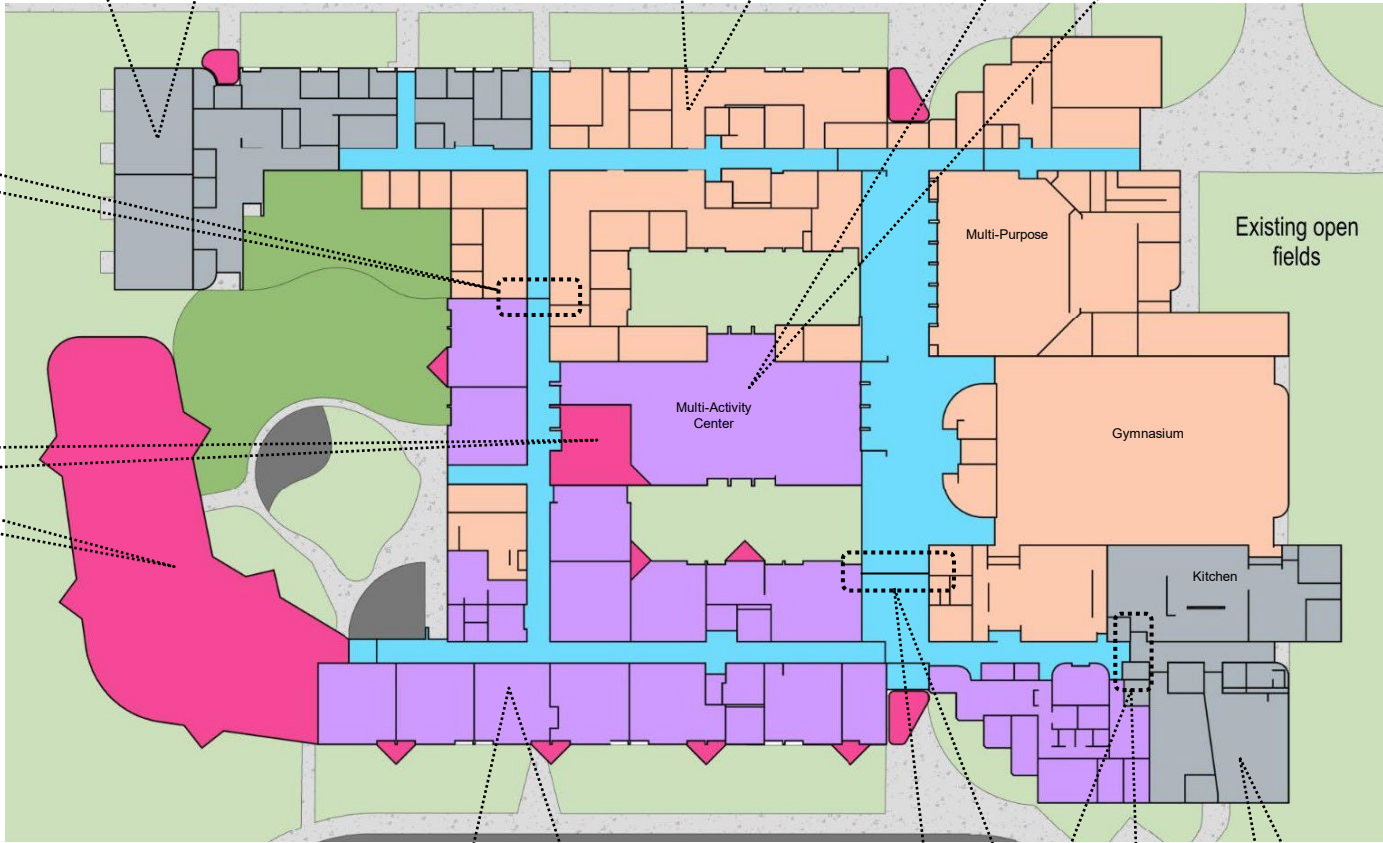
Transform existing Media Center to multi-activity space for gross motor development

Provide a secure/ controlled division to segregate ECC

7 additional ECC classrooms and collaboration spaces

Legend

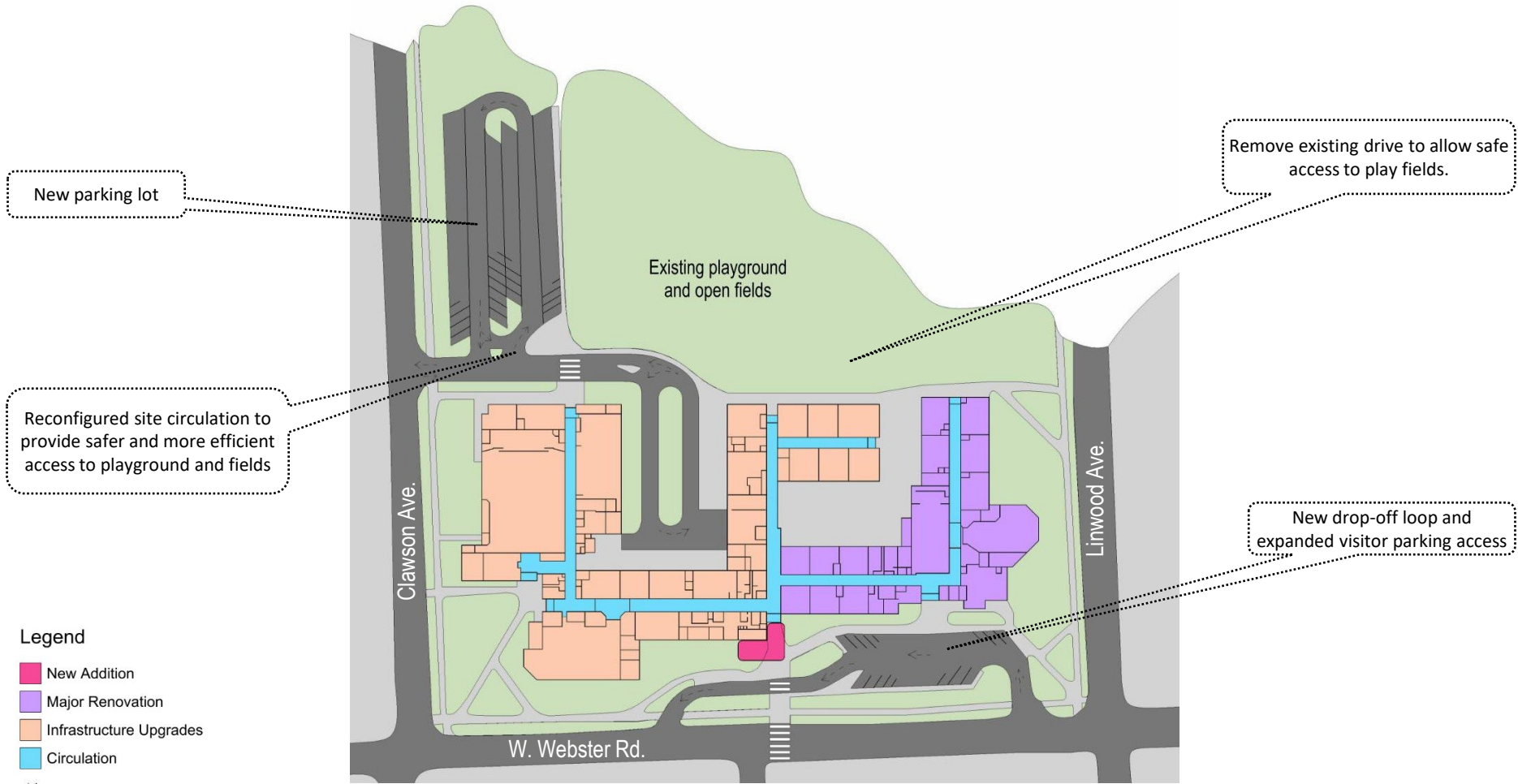
- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation
- Outdoor Area
- Phase 1 Completion



Renovation of existing space for ECC Classrooms, including restrooms, additional windows, etc.

Provide a secure/ controlled division to segregate ECC

TRAILS



New parking lot

Remove existing drive to allow safe access to play fields.

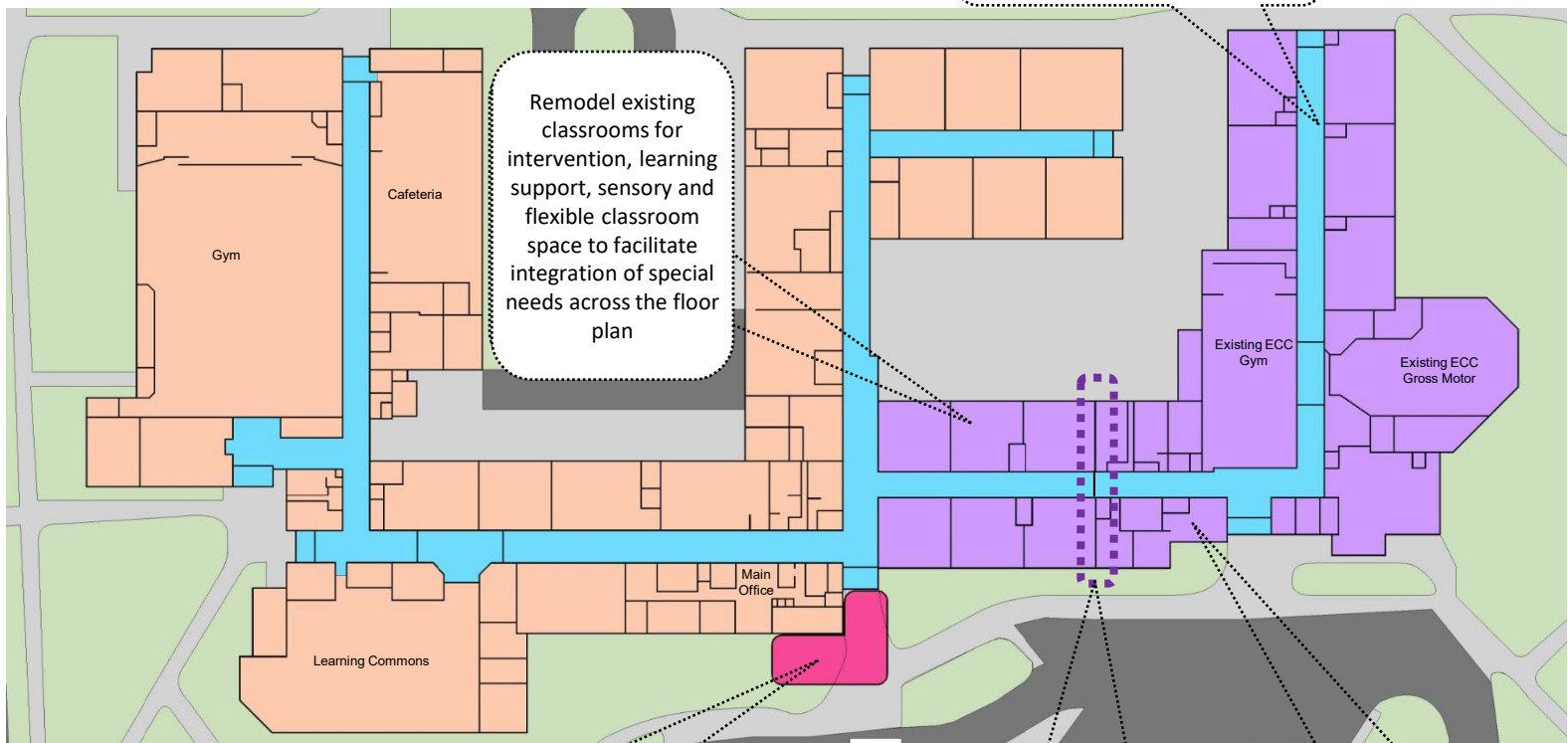
Reconfigured site circulation to provide safer and more efficient access to playground and fields

New drop-off loop and expanded visitor parking access

- Legend**
- New Addition
  - Major Renovation
  - Infrastructure Upgrades
  - Circulation



# ADDAMS ELEMENTARY SITE



Renovation of east wing for a center-based program to support students with special needs for Kindergarten – 7<sup>th</sup> grade

Remodel existing classrooms for intervention, learning support, sensory and flexible classroom space to facilitate integration of special needs across the floor plan

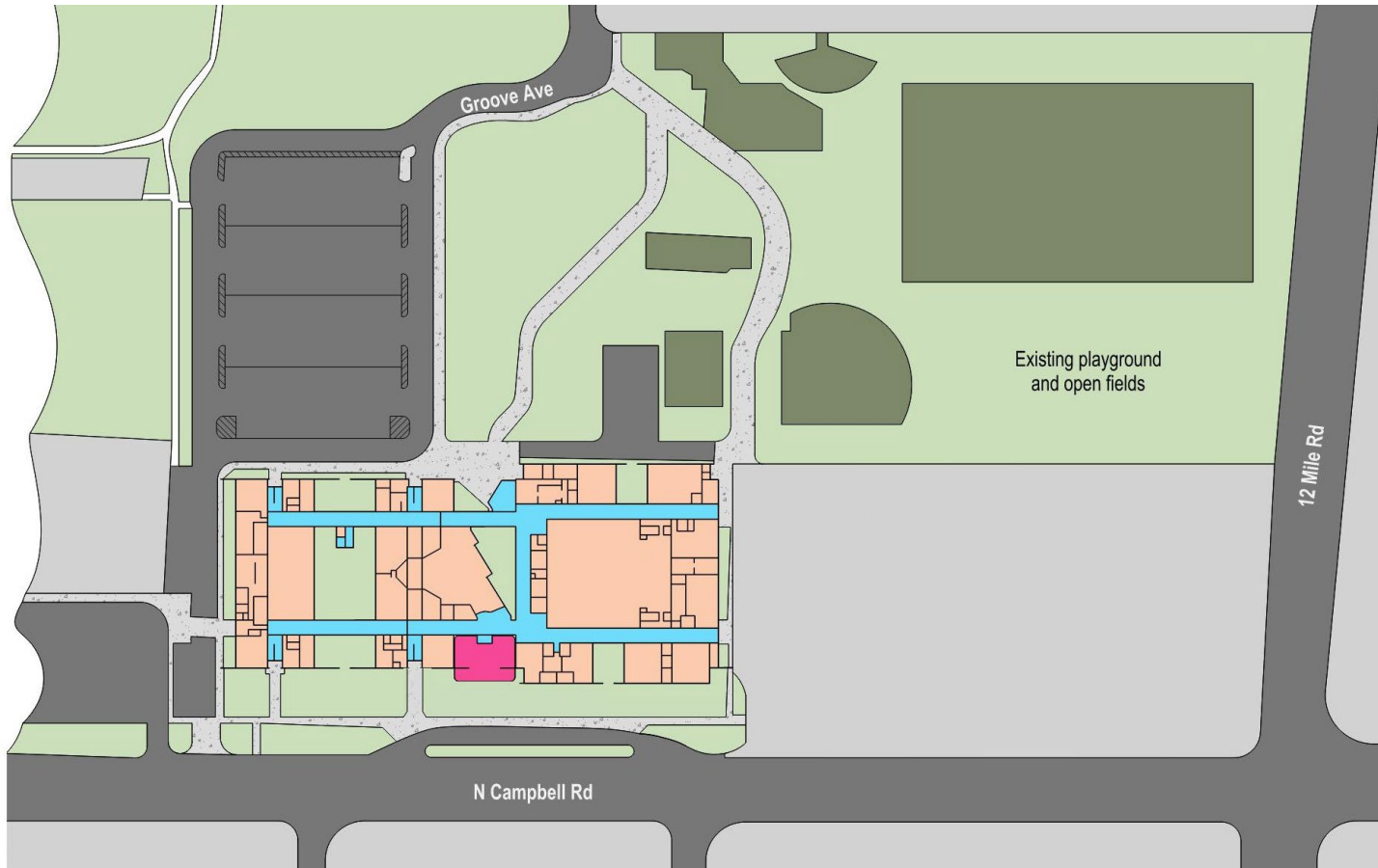
New addition and canopy at Welcome Center, for streamlined visitor access and emphasized building entrance identity

Create a secure division between the center-based program and school

Renovation to support district-wide special education administrative functions

- Legend**
- New Addition
  - Major Renovation
  - Infrastructure Upgrades
  - Circulation

**ADDAMS ELEMENTARY**



**Legend**

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



Legend

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation

Addition at existing courtyard to include intervention, learning support, sensory space, and/or flexible classroom space, to facilitate integration of special needs across the floor plan

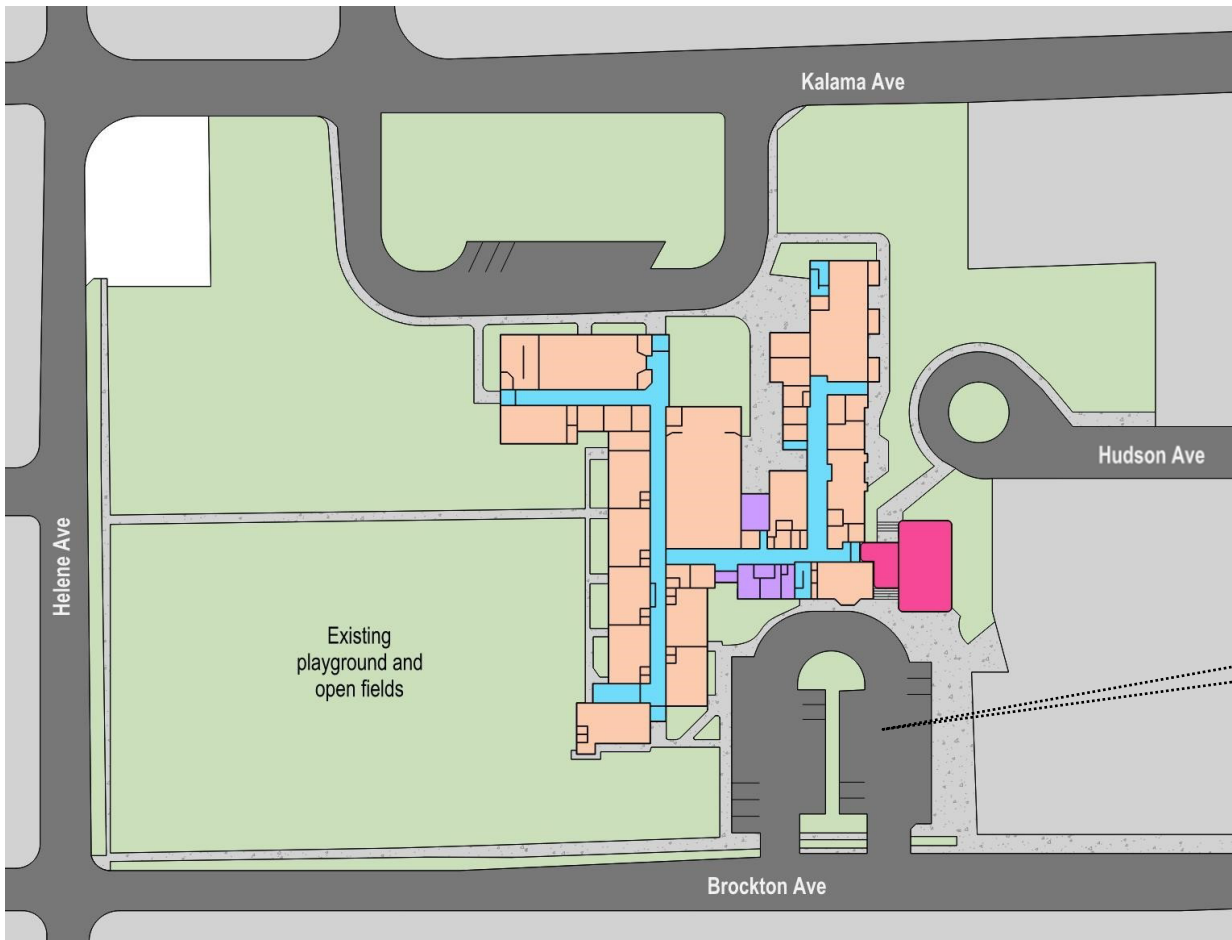


**Legend**

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation

Renovation to include intervention, learning support, sensory space, and/or flexible classroom space, to facilitate and integrate special needs across the floor plan

New expanded main entry canopy.

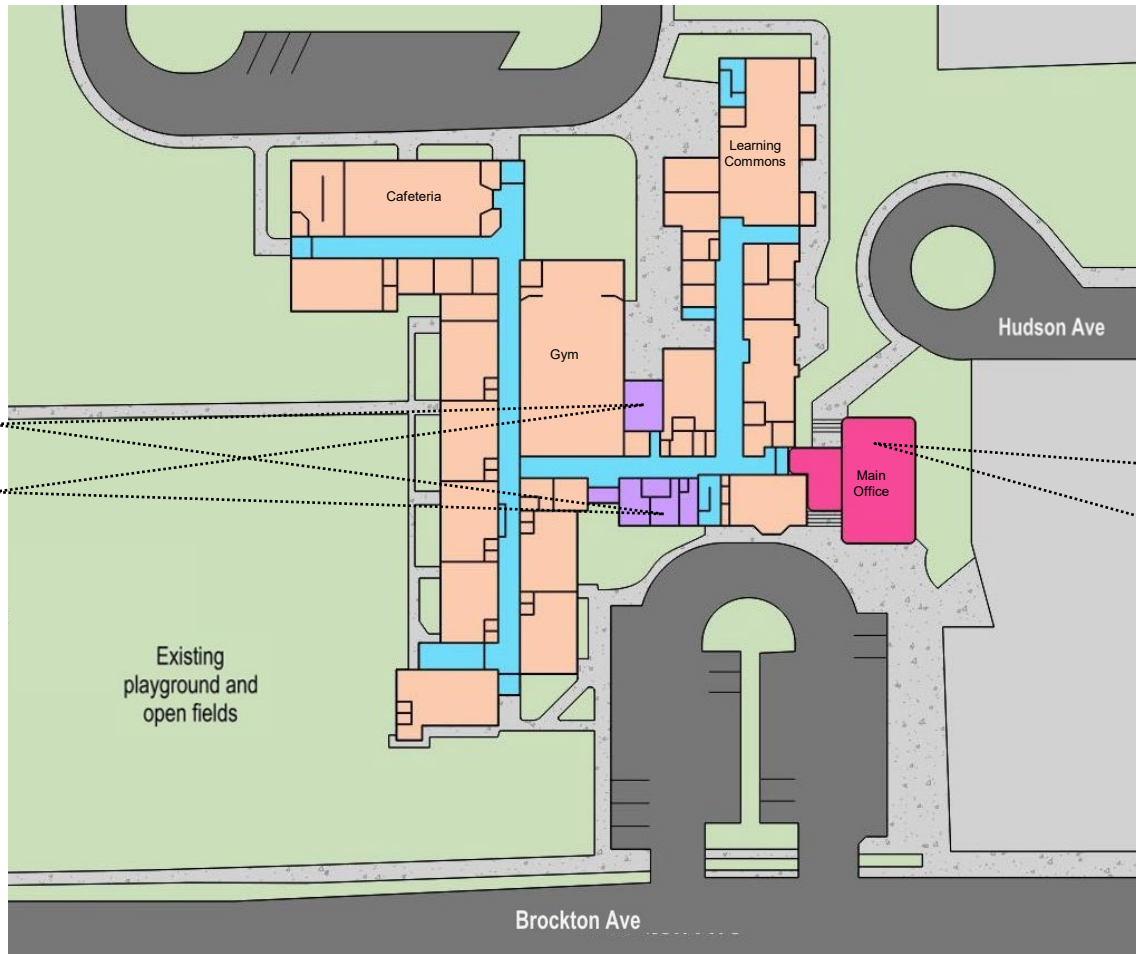


Legend

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



**OAKLAND ELEMENTARY SITE**



Remodel to include intervention, learning support, sensory and/or flexible classroom space, to facilitate integration of special needs across the floor plan

Addition to include new entrance, Welcome Center, and administration office, with new canopy, for streamlined visitor access and an emphasized building entrance identity

- Legend**
- New Addition
  - Major Renovation
  - Infrastructure Upgrades
  - Circulation

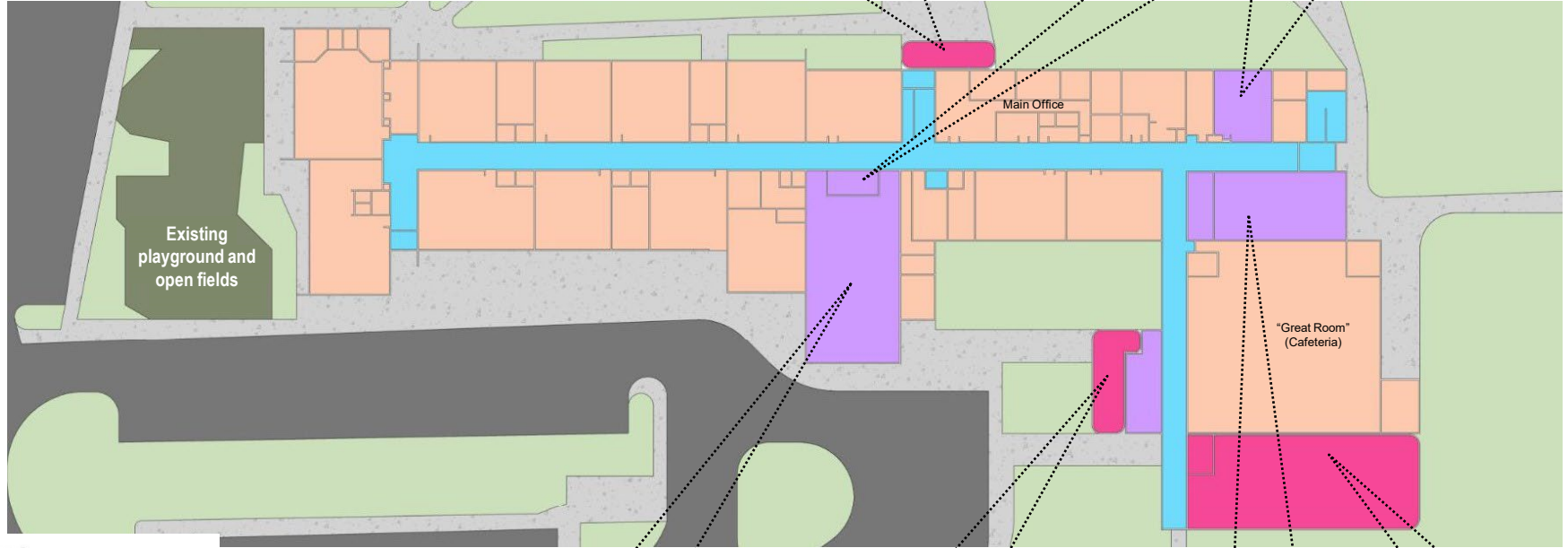


Legend

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



**OAK RIDGE ELEMENTARY SITE**



New addition and canopy at Welcome Center, for streamlined visitor access and emphasized building entrance identity

Renovated flexible classroom space to facilitate integration of special needs across the floor plan

Existing playground and open fields

Main Office

"Great Room" (Cafeteria)

**Legend**

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation

Renovate existing gym to new Learning Commons

Expand kitchen & servery and renovate existing kitchen and dining support

Renovation of existing Learning Commons to relocate music from existing stage

New Gymnasium addition & corridor extension

Existing playground  
and open fields

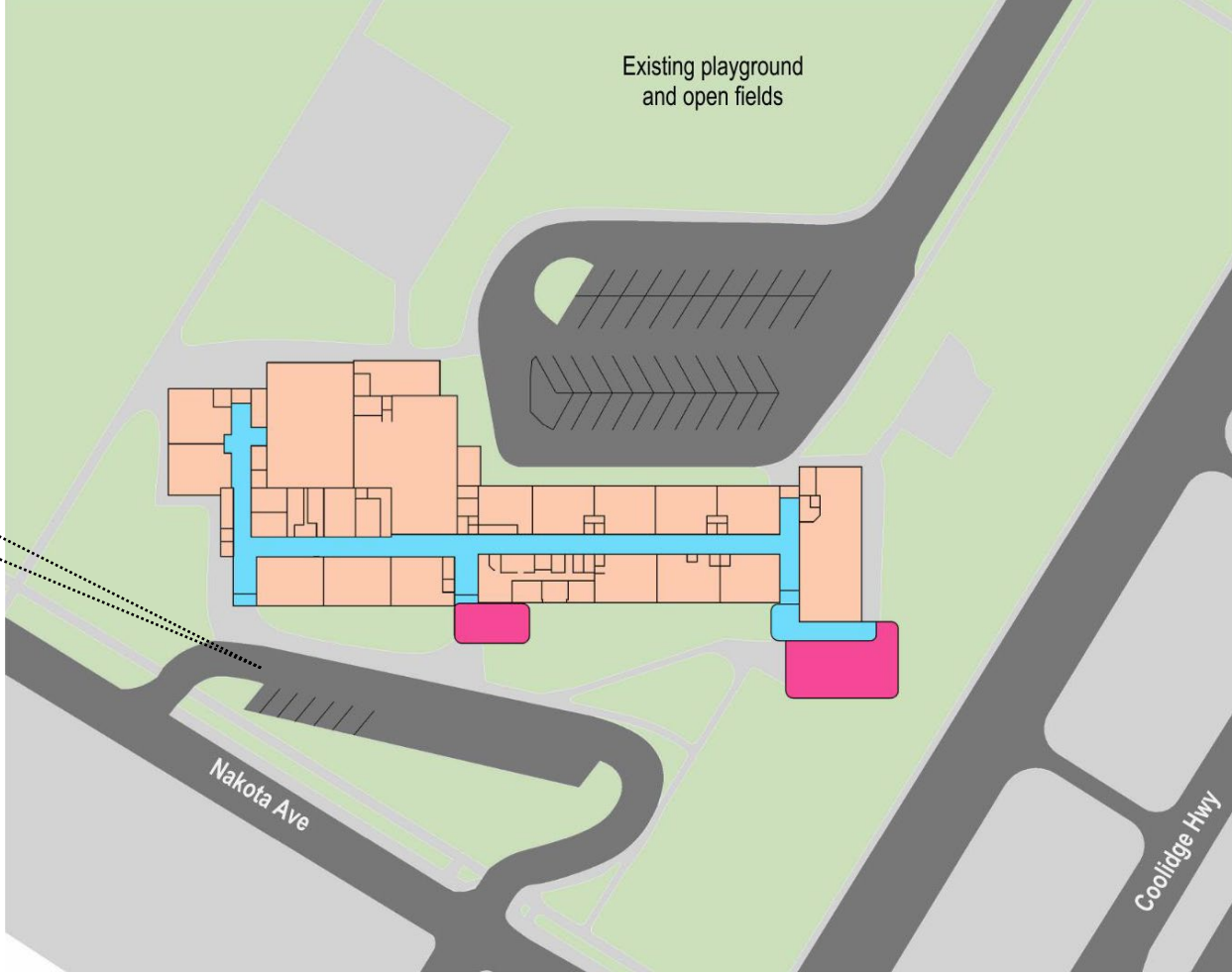
Revised drop-off loop to  
provide additional  
visitor parking

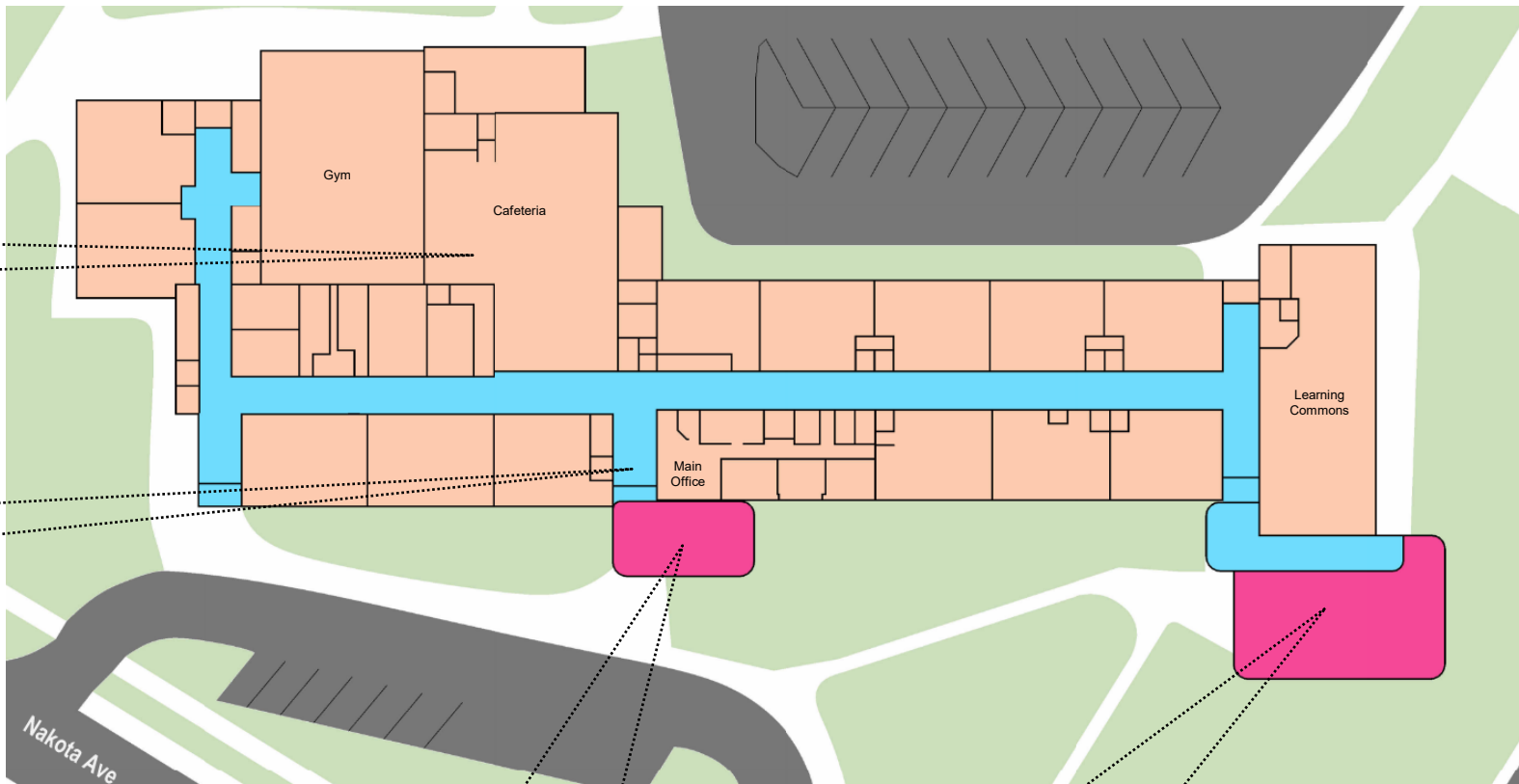
Legend

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



UPTON ELEMENTARY SITE





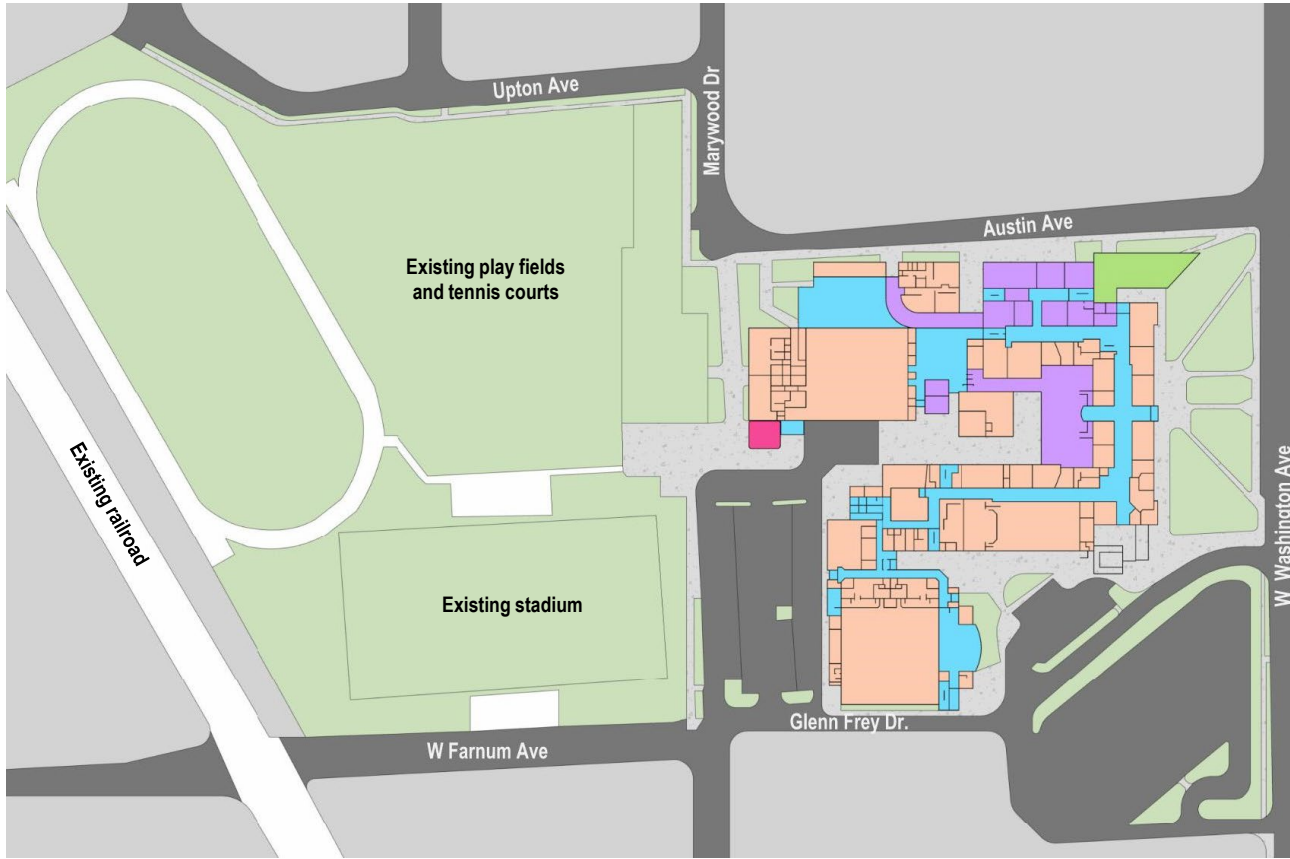
**Legend**

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



**UPTON ELEMENTARY**

Nakota Ave



**Legend**

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation

Renovate current servery for consistent flow through Cafeteria and Cafe

Expand restrooms for dining

New addition to house outdoor restroom facilities

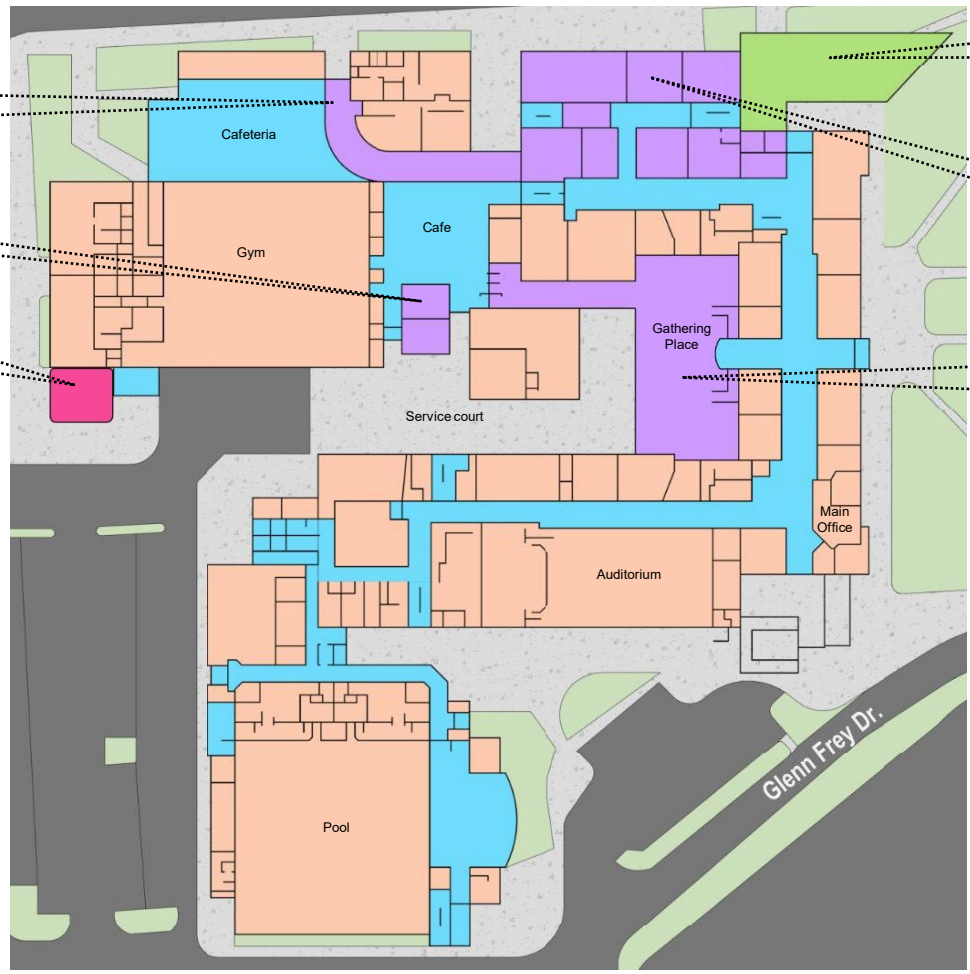
Outdoor controlled area for ASD/ Level 3 students.

Remodel for ASD/ Level 3 instructional center

Remodel existing Gathering Place for relocated Learning Commons

Legend

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



ROYAL OAK MIDDLE SCHOOL – FIRST LEVEL



New outdoor terrace for STEAM activities.

Repurpose the existing Learning Commons to a new STEAM Studio

Renovate space to provide a production lab to work in unison with new STEAM studio

New Learning Commons below

Legend

- New Addition
- Major Renovation
- Infrastructure Upgrades
- Circulation



ROYAL OAK MIDDLE SCHOOL – SECOND LEVEL

Normandy Rd.

Marching band practice field

Marching band conductor tower

New turf softball field & accessible sidewalks

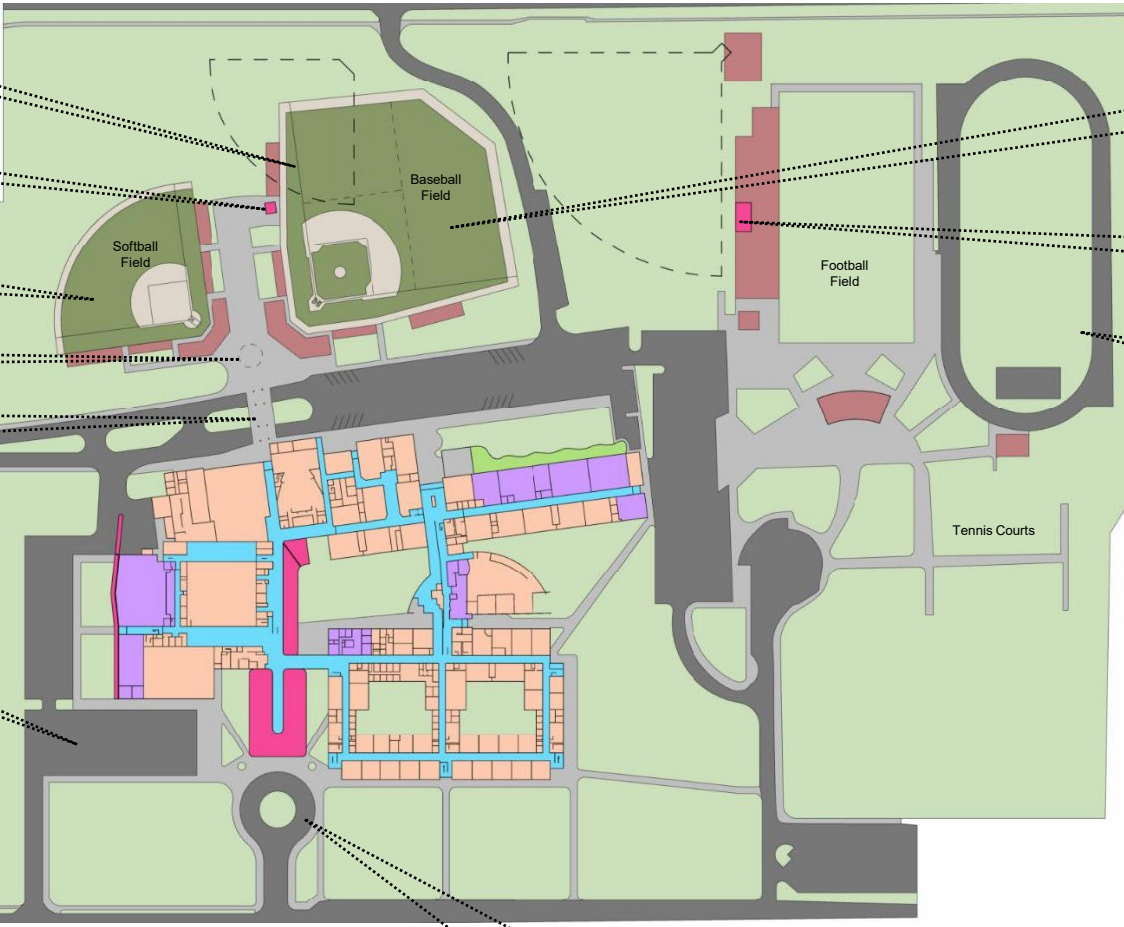
"Raven Plaza"

New pedestrian walkway, extension of "Raven's Way"

Reconfigure existing parking area

- Legend
- New Addition
  - Major Renovation
  - Infrastructure Upgrades
  - Circulation

Crooks Rd.



New turf baseball field & accessible sidewalks

New press box

New lighting at track

Tennis Courts

Football Field

Baseball Field

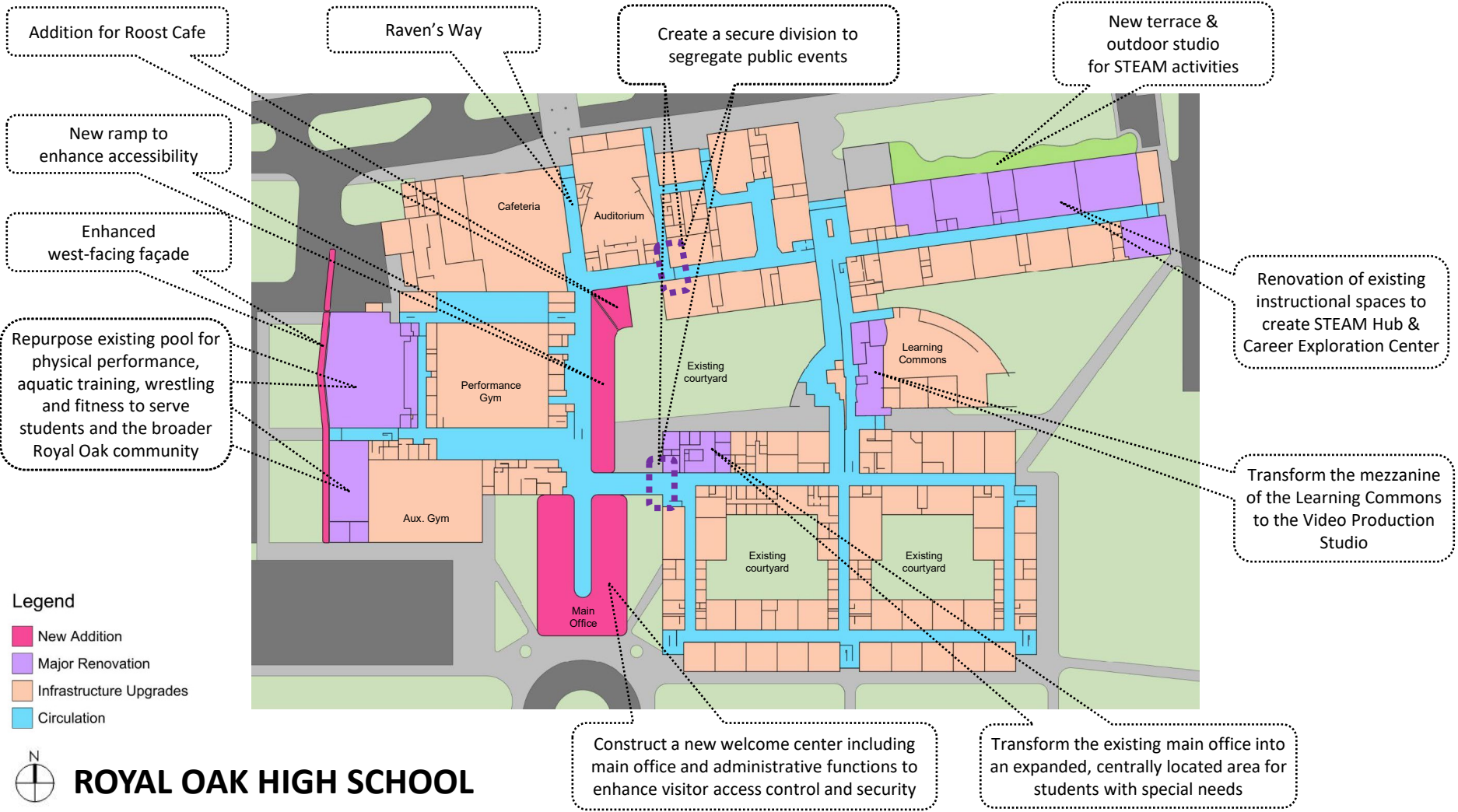
Softball Field

Lexington Blvd.

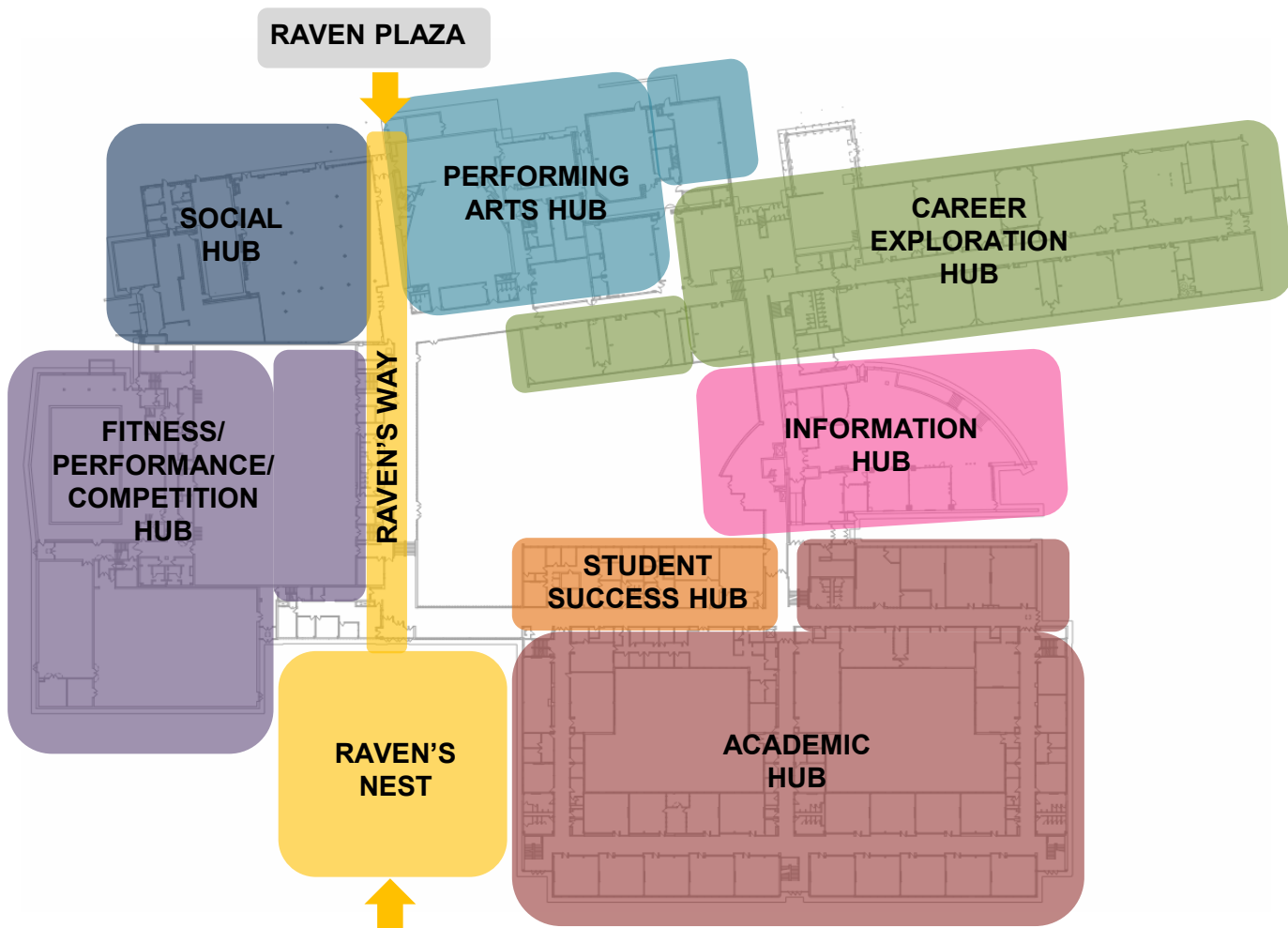
New drop-off & pick-up drive from Lexington



# ROYAL OAK HIGH SCHOOL SITE



# ROYAL OAK HIGH SCHOOL



# ROYAL OAK HIGH SCHOOL - ORGANIZATION



**Thank you!**

**Royal Oak Schools  
Board of Education**

6. Operations  
**Presenter:** Jeff Synowiec

7. Finance  
**Presenter:** Kathy Abela

7.1. General Fund Amendment #2  
**Presenter:** Kathy Abela

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# ROYAL OAK SCHOOLS

A COMMUNITY OF EXCELLENCE

## General Fund Budget Amendment #2

	2024-25 Audited	2025-26 Budget Original	2025-26 Budget Amendment #1	2025-26 Budget Amendment #2
Projected Revenue	\$84,052,600	\$81,405,507	\$86,003,577	\$91,532,735
Projected Expenditures	\$84,104,313	\$86,239,056	\$88,560,750	\$94,564,251
Revenue (Under) Expenditures	(\$51,713)	(\$4,833,549)	(\$2,557,173)	(\$3,031,516)
Beginning Fund Equity	\$16,660,776	\$16,609,063	\$16,609,063	\$16,609,063
Ending Fund Equity	\$16,609,063	\$11,775,515	\$14,051,890	\$13,577,548



# ROYAL OAK SCHOOLS

A COMMUNITY OF EXCELLENCE

## General Fund Budget Amendment #2 Revenue Highlights

- Operating deficiency is increased by \$486,794 from budget amendment #1
- Revenues are increased by \$5,529,159:
  - Local revenue
    - Increased interest income - \$40,000
  - State Aid was reconciled
    - 27I(4) MPSERS Healthcare Offset - \$478,994
    - 31aa – (\$682,161)
    - 27I(2) Educator Compensation - \$703,215
    - 74b Clean Bus Grant - \$4,450,005
  - Federal revenues were reconciled to actual awards for all federal programs (e.g., IDEA, Title I, Title II, and Title III, etc...)
  - Incoming Transfers and Other Transactions were not impacted with this amendment



# ROYAL OAK SCHOOLS

A COMMUNITY OF EXCELLENCE

## General Fund Budget Amendment #2 Expenditure Highlights

- Expenditures are increased by \$6,003,501:
  - Salaries and benefits are continually reconciled to reflect actual expenditures and remaining obligations
  - Contracted services were reconciled to reflect actual grant awards
  - Outgoing Transfers and Others was effected by grant reconciliation
  - Increased expenses to mirror additional revenue from federal and state grants

8. Sustainability

**Presenter:** Joe Youanes

9. New Business / Board Member Considerations

**Presenter:** John Tafelski

10. Next Meeting: Thursday, April 9, 2026 at 6:30 pm

11. Adjournment

[Royal Oak Schools Board of Education meetings are open to the public. There is a time for public participation during the meeting as indicated in the agenda. This meeting is for the purposes of conducting the School District's business and is not to be considered a "community" meeting.]