

Ludington Board of Education  
Public Meeting Notice

Please Post

Mission: The Ludington Area School District, in partnership with parents and community, will educate and empower students to adapt and succeed in their future.

Building & Site Committee Meeting

Date: October 18, 2019

Time: 7:00 a.m.

Place: Ludington Area School District Administration Office  
809 East Tinkham Avenue, Ludington, Michigan

- 1) CALL TO ORDER & ROLL CALL  
 Mike Nagle    Bret Autrey    Stephanie Reed
- 2) CITIZEN PARTICIPATION
- 3) AGENDA MODIFICATION
- 4) DISCUSSION ITEMS
  - a) Bond Project Update: Schematic Design Updates
  - b) Update on Vacant Property Marketing
  - c) Award of Timber Sale Bid: Managed by Ecosystems Management, LLC
  - d) Award of Food Service Consultant Bid: JRA Food Service Consultants, LLC
  - e) Updates from Other Committees
- 5) OTHER ITEMS OF BUSINESS AND ANNOUNCEMENTS
- 6) ADJOURNMENT

This is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. Official minutes of the Ludington Board of Education are available for public inspection during normal business hours at the Board of Education's Central Business Office, 809 E. Tinkham Avenue, Ludington, Michigan, 231-845-7303. The Ludington Area School District is an equal opportunity employer and provider. If you are an individual with a disability who is in need of special accommodations to attend or participate in a public meeting please contact Superintendent Jason J. Kennedy at 231-845-7303 at least 24 hours prior to the meeting or as soon as possible.

# Memorandum - Office of the Superintendent

**To:** Board of Education  
**FROM:** Jason Kennedy, Superintendent  
**RE:** Building & Site Committee Meeting ~ Agenda Notes

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## **Bond Project Update: Schematic Design Update**

We will review updates that have been made to the schematic design of the elementary school building, as well as review the updated content regarding the building project that has been posted to the District's web page for the public since our last meeting.

## **Update on Vacant Property Marketing**

The District has worked with Bob Budreau, Greenridge Realty, to inquire about recommendations that his firm would have regarding the marketing of the vacant properties that will exist after transitioning to a new building in the fall of 2021. Here are some notes on the preliminary advice that was received:

Pere Marquette ECC: Has a smaller footprint than the other schools; Site is in ½ block with 5 full City lots. Bob believes that the building would be excellent for a non-profit or service provider. As a standing building, Bob believes that \$100,000 might be a saleable number; however, we should seek an independent appraisal. If the plan was to remove the building and level the land for building sites, the general area of the City that these lots sit in would not return much more than \$100,000; Top end for a buildable lot would be under \$20,000 each.

Foster Elementary School: This has a much larger footprint than the other schools; A total of 15 buildable lots. Bob's advice is to see this property transition from a school to a multi-housing unit that could be age appropriate, or income driven. The general location of Foster is an area where there are a high percent of rental units currently, and Bob believes that a project like this would be embraced by the neighborhood. A developer of the land in this area might consider a \$10,000 per lot footprint costs. That would return \$150,000. As a stand alone building as is, the District might see the same \$150,000 from a rehab contractor.

Lakeview Elementary School: Bob believes that the building is not the value. As a stand alone property, Bob believes that receiving \$150,000 would be a good price for the building. Taking the building down and marketing the lots individually would be where the value is. There are 10 fully buildable lots. Bob's experience with properties in this area (Lewis St. to N. Lakeshore Dr.) is that buyers are desperately looking for these locations; Anything in that area has a bonus value to other real estate in the City. It would be his recommendation that the building be removed, property leveled, and sold as individual lots. Bob estimates that within one year, all lots would be sold with an estimated value of \$60,000 each. Figuring marketing and brokerage costs of about 8% of the sales price can be expected from realtors; Net to the school might be in excess of \$500,000.

Bob's recommendation is to first consult with an independent appraiser so that these buildings can be valued in a transparent and accountable manner to the community.

**Award of Timber Sale Bid: Managed by Ecosystems Management, LLC**

Ecosystems Management, LLC prepared and circulated a timber sale notice, soliciting bids from prospective timber buyers in western lower Michigan. This notice has been on the District's website for the public as well. The District received bids for timber work through Ecosystems Management, LLC. We will review the bids and discuss a recommendation to award the timber sale contract to a timber buyer.

**Award of Food Service Consultant Bid: JRA Food Service Consultants, LLC**

GMB Architecture and Engineering prepared and circulated a request for food service consultant pricing. In addition to posting the request for pricing, the request for pricing was sent to three food service consultants: JRA Food Service Consultants, LLC, Bakergroup, and Merchandise Equipment and Supply. Merchandise Equipment and Supply declined submitting a proposal and recommended JRA Food Service Consultants, and the Bakergroup declined submitting a proposal. We will review the Food Service Design and Engineering proposal from JRA Food Service Consultants, LLC. It is my recommendation to award the service of designing and engineering the food service program for the new elementary school to JRA Food Service Consultants, LLC in the amount of \$14,700.

**Updates from Other Committees**

We will review updates from each of the other committees in preparation for the Board meeting on October 21, 2019.