

Agenda of Regular Meeting

The Board of Education Waverly Community Schools

A Regular Meeting of the Board of Education of Waverly Community Schools will be held August 17, 2026, beginning at 6:00 PM in the Board Room, 515 Snow Road, Lansing, MI 48917.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

- I. Call to Order and Pledge to the Flag - President Deborah Lopez
- II. Correspondence
- III. Public Comment for Specific Agenda Items Only
Per Board of Education Policy 167.3, each statement made by a participant shall be limited to four (4) minutes duration. If an interpreter is used, participants will be limited to eight (8) minutes.
- IV. Board Member Comment
- V. Approval of Agenda and Acceptance of all Reports into Discussion
Recommendation: To request a motion to approve the August 17, 2026 agenda as presented and accept all reports into discussion.
- VI. Approval of Agenda and Acceptance of all Reports into Discussion
Items listed below may be approved with one motion unless a board member requests that an item or times be removed for a separate action.

Regular Meeting Minutes - July 20, 2026
Superintendent's Report - July 20, 2026
Closed Session Meeting Minutes - July 20, 2026
Special Meeting Minutes - August 3, 2026
Report #26-17, HR Personnel Recommendations

Recommendation: To request a motion to approve the consent agenda as presented.

VII. Presentation of Reports

A. Finance & Facilities

1. For Action - Report #26-18, Senior and Activities Center Lease between Delta Township and Waverly Community Schools. 16

Recommendation: To approve the Senior and Activities Center Lease as presented.

VIII. Superintendent's Report

- IX. Public Comment for District Items
Per Board of Education Policy 167.3, each statement made by a participant shall be limited to four (4) minutes duration. If an interpreter is used, participants will be limited to eight (8) minutes.

X. Other Board Business

XI. Closed Session for the Purpose of Mid-Year Superintendent Evaluation Update

XII. Adjournment

Minutes of SPECIAL MEETING – BOARD VACANCY INTERVIEWS

The Board of Trustees Waverly Community Schools

Members Present:	Deborah Lopez	Emily Lenneman
	Vince Perkins	Andrea Torres
	Cathy Pike	Ty Liggons

Opening of Meeting

A special session of the Waverly Community Schools Board of Education was held Wednesday, July 15, 2026. The meeting was called to order at 6:00 pm. The pledge was led by Member Lenneman.

Secretary Perkins read the following statement:

Per Policy 0161, Parliamentary Authority governing the Waverly Board of Education shall be Robert's Rules of Order, Newly Revised, in all cases. Robert's Rules of Order 56:32 confirms Vice President Lopez will assume the role of Board President.

The board interviewed the following candidates for the current board vacancy, created with the resignation of Alicia Guevara, effective June 30, 2026.

Michiko Alvarenga
Allyson Chirio
Maggie Farrell-Poshedly
Tabitha Garza
Janell Hall
Sunshine Morgan-McIntyre Sr.
Elizabeth Snyder

The board discussed the candidates and President Lopez stated the top candidate was Michiko Alvarenga, with board consensus of approval.

Public Participation

None

The board adjourned the meeting at 8:56 pm.

Respectfully submitted,

Vince Perkins, Secretary
aml

Minutes of Regular Meeting

The Board of Trustees Waverly Community Schools

Opening of Meeting

The regular monthly meeting of the Waverly Community Schools Board of Education was held on Monday, July 20, 2026 in the Waverly Board of Education Meeting Room, located at 515 Snow Rd., Lansing, MI 48917. President Lopez called the meeting to order at 6:00 PM. The pledge to the flag was led by Member Perkins.

Members Present: Deborah Lopez
 Vince Perkins
 Cathy Pike
 Ty Liggons
 Emily Lenneman

Members Absent: Andrea Torres

President Lopez requested a motion to amend the agenda to include the formal appointment of the candidate selected to fill the current board vacancy.

A motion was presented by Member Perkins and supported by Member Pike to amend the agenda as requested.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

President Lopez announced that the Waverly Board of Education interviewed and Michiko Alvarenga

Member Lopez asked for a motion to approve the appointment of Michiko Alvarenga fill the Waverly Board of Education vacancy created by the resignation of Alicia Guevara.

A motion was presented by Member Liggons and supported by Member Lenneman to approve the appointment of Michiko Alvarenga to the Waverly Board of Education through December 31, 2026.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

President Lopez requested nominations for the vacant Board Vice President position.

Member Perkins nominated Member Pike. Member Lenneman nominated Member Liggons. Both accepted the nomination.

A paper vote was taken. Member Pike received the majority of the votes.

A motion was presented by Member Perkins and supported by Member Lenneman to approve the appointment of Cathy Pike as Board Vice President.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

Roll Call Vote: Member Pike – Yes
Member Perkins – Yes
Member Liggons – Yes
Member Lenneman – Yes
Member Lopez - Yes

Member Liggons transitioned from Board Vice Secretary/Treasurer to Board Treasurer (policy 0161 & Robert’s Rules of Order).

President Lopez requested nominations for Board Vice Secretary/Treasurer.
Member Pike nominated Member Lenneman, Member Lenneman accepted the nomination.

A motion was presented by Member Perkins and supported by Member Pike to approve the appointment of Emily Lenneman as Board Vice Secretary/Treasurer.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

Roll Call Vote: Member Pike – Yes
Member Perkins – Yes
Member Liggons – Yes
Member Lenneman – Yes
Member Lopez - Yes

Special Presentations:

Superintendent Mitcham honored life-long resident Dick Peffley for his outstanding leadership in the community. Mr. Peffley has had a 50- year career with the Lansing Board of Water & Light and has always supported the Waverly Community School District.

Waverly Education Foundation member Calvin Jones also expressed gratitude to Mr. Peffley and his contributions to the community.

Correspondence:

None

Public Comment For Agenda Items

None

Board Member Comment:

Member Pike:

- Looking forward to the upcoming 2026-27 school year and appreciates all leadership and staff for their continued support of the district.

Member Lenneman

- Welcome Michiko Alvarenga to the Waverly Board of Education.
- The board had great candidates for the board vacancy and appreciative for the large number of individuals who expressed interest.

Member Lopez:

- Confirmed the great pool of candidates who applied for the board vacancy.
- Looking forward to working with new member Michiko Alvarenga.

Approval Agenda and Accept all Reports into Discussion

A motion was presented by Member Perkins and supported by Member Pike to approve the agenda and accept all reports into discussion.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

Approval Consent Agenda Items

A motion was presented by Member Pike and supported by Member Lenneman to approve the consent agenda as presented.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

Presentation of Reports

For Action – Report #26-11, K-8 Science Curriculum, K-4 Handwriting Curriculum and AP U.S History Textbook Adoption

President Lopez confirmed that parents and students can view the list of approved textbooks to be used in this curriculum. Teaching & Learning Director Chris Huff confirmed.

A motion was presented by Member Liggons and supported by Member Lenneman, to adopt the listed curriculums as presented.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

For Action – Report #26-12, Spring Policy Updates Volume 40.2 – Second Reading

A motion was presented by Member Perkins and supported by Member Pike to adopt Volume 40.2 policies as presented.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

For Action – Report #26-13, HVAC Construction Award – Administration Building

A motion was presented by Member Lenneman and supported by Member Perkins, to approve awards to the lowest possible bidder(s) from the Admin Building Renovation bid package, as presented.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

Superintendent’s Report/Goals Update:

Superintendent Mitcham:

- Congratulations to Michiko Alvarenga on her appointment to the Waverly Board of Education.
- Reminder that there will be 4 board of education seats open on the November ballot and the deadline to file is July 21, 2026 at 4 pm.
- The State budget was passed.
- The district has a tentative agreement with the WEA, which will be brought to the board in August once approved by the WEA group.

Public Comment – Open Comment for District Issues

The following individuals gave a public comment:

- WEA member and swim coach, Kat Hart:
 - Invited the board members to the 2026-27 home swim meets as she would love to have them see the great group of Waverly swim athletes.
- WEA member Nicole Ohl-Shaw:
 - Thanked the Board for approving the 2028 school trip. The 2026 Italy trip was fantastic.
 - Questioned if the board knew why staff was leaving, how they are being treated and what is happening in each building. She encouraged board members to talk with staff and ask them these questions.
 - Heard that the student representative was reprimanded at the June meeting for asking questions. Does not feel that was acceptable and the student representative should be shown respect.
- WEA President, Nellie Jurgess:
 - Thanked the WEA negotiation team for the countless hours they contributed to contract negotiations.
 - Thanked the district negotiation team for productive negotiations and listening to WEA concerns.
 - Thanked the Special Ed committee for meeting and discussing WEA concerns.

- Thanked incoming East Principal, Trenton Korver, for reaching out to staff, getting ready for the 2026-27 school year.
- Thanked Kat Hart, WEA Vice President, for her support and endless help.

Other Board Business

None

A motion was presented by Member Perkins and supported by Member Liggons, to enter into closed session for the purpose of discussing contract negotiations.

Motion PASSED

Vote: Ayes – 5 ; Nays – 0; Absent – 1, Member Torres

Roll Call Vote: Member Pike – Yes
 Member Perkins – Yes
 Member Liggons – Yes
 Member Lenneman – Yes
 Member Lopez - Yes

The board exited open session at 6:32 pm.

The board returned to open session at 6:51 pm.

Finance Director, Evan Nuffer, thanked the board for the support given during the WEA contract negotiations process.

The board meeting adjourned at 6:53 pm.

Respectfully submitted,

Vince Perkins, Secretary
 aml

Superintendents Report July 20, 2026

Welcome New Board Member

Welcome to our newest board member Michiko Alvarenga! We are glad to have you as part of our team. I really do see this board and myself along with our entire school community as a team – the better we work together, the better we do for our kids – right?! I look forward to working with you Michiko and hearing your valuable input as we seek to make Waverly Community Schools the best that it can be!

Submission Deadline for Open School Board Seats

The Waverly Community Schools Board Candidate Election will be held on Tuesday, November 3, 2026.

Available Seats

- Four (4) seats, all four-year terms expiring 12/30/2030.

Filing Deadline

- Required forms must be filed no later than 4 p.m. on Tuesday, July 21, 2026.
- Candidates must pick up a physical candidate packet at the Eaton County Clerk's Office.

Eaton County Clerk's Office Address:

1045 Independence Boulevard

Charlotte, MI 48813

Phone: [517-543-7500](tel:517-543-7500)

Lansing: [517-485-3417](tel:517-485-3417)

Hours:

Monday–Thursday: 8:30 am–4:30 pm (Closed 12:00 pm–1:00 pm).

Friday: Closed to the public.

CountyClerkweb@eatoncounty.org

- Eaton County Clerk: <https://www.eatoncounty.org/219/County-Clerks-Office>

State Budget Update

I am happy to report that our state legislature and Governor have now passed the School State Aid Budget for this upcoming school year. Although a few days late, much better than the October date last year. We are analyzing the particulars of the budget to determine exact impacts to Waverly, but overall, the budget was mostly favorable to K-12 education. We will report out details of the budget and the specific impacts on Waverly Community Schools at upcoming superintendent goal updates.

Tentative Agreement

I am also happy to report that we have reached a tentative contract agreement with the Waverly Education Foundation. My hat is off to the negotiating teams on both sides – literally hundreds of hours went into a process that can be very difficult and adversarial – However, both sides stayed in a collaborative – respectful place that has produced a contract that is competitive across our county. Thank you to new union president Nellie Jurgess and her team – we look forward to continued healthy and productive dialogue as we work together for our kids.

Teachers will be voting on the new agreement between July 22 and July 29 – If it passes, there will be a special board meeting scheduled on August 3 at 6:00 Pm for this board to take action.

Construction Update

WINANS ELEMENTARY • Bulkhead framing is ongoing in the media center • Painting of the gymnasium is ongoing and should be completed by the end of the week • Plumbing underground is near completion • Drywall installation throughout the corridor is complete • Drywall finisher is onsite and working throughout the building • Ductwork is complete in courtyard offices • Masonry infills throughout the building are ongoing • Framing of classroom bathrooms will be starting next week • Bathroom tile installation to begin next week • Remaining structural steel to be set early next week • Masons are working on the new exterior wall for the main office • Concrete pour backs in sawcutting locations to begin tomorrow or early next week • Ceiling grid installation to begin mid next week • Kitchen equipment has been set in Area D addition • Electrical and plumbing working on final connections for the kitchen equipment • Sidewalk installation behind Area D addition is getting poured this week • Playground installation should begin end of next week • Exterior stoops for Area D addition will be completed by the end of the week

COLT ELEMENTARY Area A • Roof curbs are getting set in place to prepare for setting new RTU's • Window installation began on Monday, July 13 • All abatement will be completed on Monday, July 20 • Ceiling grid installation began on Monday, July 13 and is ongoing throughout the building • Plumbing underground is ongoing • Concrete infills of sawcut locations begins today, July 16 • Framing and drywall installation in the new sensory areas is complete, just needs to be finished • Painter is onsite painting classrooms ahead of ceilings and corridors • Last bid of demolition will be completed this week • Unit ventilators are being delivered to site tomorrow, July 17 and installation will be ongoing throughout the weekend 1 • Flooring prep to begin mid next week

followed by flooring installation in classrooms • Wiring for fire alarm and light fixtures are ongoing • New boilers are onsite and near completed Exterior • Fire riser work is complete, just need concrete pad poured inside the building • Bus loop entrance has been removed at Michigan Ave. • Concrete curbs have been poured at Michigan Ave. • All underground work is complete except for the grease interceptor connection, which should be completed today, July 16 • Water main will need to be re-chlorinated to pass the necessary tests • Sand and stone installation in the parking lot have been ongoing all week • Next step on parking lot is to get compaction testing passed • Playground grading to begin next week and installation will begin following that • Conduits have been installed for fiber on the Delta Township side Area B • Painting has been ongoing throughout the entire building • Shade pocket drywall around the windows has been complete • Gymnasium ceiling framing is ongoing • Framing on either side of the fireplace is complete • Ceiling grid installation has begun

ELMWOOD ELEMENTARY • Watermain work is complete and being tested today; as long as it passes all tests, tomorrow will be the final tie over • Road will get patched early next week to remove the road closure • Wrapping up the underground by the main office addition, mostly complete • Completed building the service road on the east side; it just needs asphalt and landscaping • Cleaning up the north side, prepping for the playground • Roofers are doing final detailing and blocking on the Area A + B addition • Window installation is complete in Area A + B except for the large cafeteria window, which will be installed next week • Area C window installation is ongoing and near completion • Electrical and plumbing rough-in is ongoing • Wall framing in Area C is complete, waiting on electrical inspection to board • Electrical inspection today for all remaining in-wall in Area C; once complete, drywall can be installed • Epoxy flooring is complete in the kitchen • Lighting installation in Area A is complete 2 • Prepping for lighting in Area B this week • Ceiling grid is ongoing in Area B • Casework delivery is scheduled for next week • Lockers have shipped and installation will begin next week • All air barrier for metal panels has been installed

Minutes of SPECIAL MEETING

The Board of Trustees

Waverly Community Schools

Members Present: Deborah Lopez Emily Lenneman
 Vince Perkins Andrea Torres
 Cathy Pike Ty Liggons

Opening of Meeting

A special session of the Waverly Community Schools Board of Education was held Monday, August 3, 2026. President Lopez called the meeting to order at 6:01 pm. The pledge was led by Vice President Pike.

For Action – Report #26-14, 2025-26 WEA Contract Ratification

A motion was presented by Member Liggons and supported by Member Lenneman, to approve ratification of the 2026-2029 WEA contract as presented

Roll Call Vote:

Member Torres – Yes
Member Perkins – Yes
Member Pike – Yes

Member Liggons - Yes
Member Lenneman - Yes
Member Lopez - Abstain

Motion PASSED:

Vote: Ayes – 5 ; Nays – 0; Absent – 0; Abstain – 1 Member Lopez
Due to family member who is
part of WEA

For Action – Report #26-15, LEGO Computer Science Bundles

Vice President Pike asked for clarification as to how this purchase connects to the current curriculum.

A motion was presented by Member Perkins and supported by Member Pike, to approve the purchase of LEGO Computer Science Bundles in accordance with Board Policy 6320 (Purchasing).

Motion PASSED

Vote: Ayes – 6 ; Nays – 0; Absent – 0

For Action – Report #26-16, Hiring Approval of Colt ECEC Principal

Secretary Perkins requested the district be continually conscious of student enrollment and evaluate the replacement all open positions for need. Teaching & support staff vacancies are not always filled because of declining enrollment. Secretary Perkins requested this also be the practice when there is an administrative vacancy.

A motion was presented by Member Liggons and supported by Member Lenneman, to approve the hiring of Megan Chumbley for the position of Principal of Colt ECEC.

Motion PASSED

Vote: Ayes – 6 ; Nays – 0; Absent – 0

Public Participation

None

The board adjourned the meeting at 6:10 pm.

Respectfully submitted,

Vince Perkins, Secretary
aml

WAVERLY COMMUNITY SCHOOLS BOARD OF EDUCATION
REGULAR MEETING
August 17, 2026

Report #26-17

Subject: **Personnel Report - All individuals listed on this report have completed the required background check**

A. Employment – Administrator

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Salary</u>	<u>Effective</u>
Megan Chumbley	Principal	Colt ECEC	\$106,974	August 2026

B. Resignation – Administrator

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
Chris Smith	Assistant Principal	High School	8/7/2026
Tim Lyman	Principal	Winans Elementary	8/7/2026

C. Employment – Certified

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Salary</u>	<u>Effective</u>
Kara Arden	1 st Grade Teacher	Elmwood Ele	MA Step 13/\$79,244	8/18/2026
Michelle Sheirbon	English Teacher	Middle School	BA Step 11/\$67,848	8/18/2026
Robert Jurek	English Teacher	Middle School	MA Step 8/\$63,437	8/18/2026
Tania Dupuis	504 Coordinator	District	MA Step 12/\$82,850	8/18/2026

D. Employment – Non-Certified

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Salary</u>	<u>Effective</u>
Carl McCraney	2 nd Shift Class C Custodian	High School	\$17.95/hr	7/27/2026
Natalie Schmidt	Special Ed Para Educator	East Intermediate	\$23.22/hr	8/18/2026
Sandra Jones	Special Ed Para Educator	Winans Elementary	\$23.22/hr	8/18/2026

E. Resignation – Certified

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
Levi Oehlberg-Bogges	Ele Teacher	Winans Elementary	7/16/2026
Rachel Brander	Art Teacher	Winans & East	7/21/2026
Kelly Kisell	Special Ed Co-Teacher	Middle School	7/27/2026
Kerri Tomakich	GSRP Teacher	Colt ECEC	7/29/2026
Travis Kearns	Special Ed Teacher	Middle School	7/29/2026
Jeff Parks	Community Relations	District	7/31/2026
Edward Saade	Counselor	Middle School	8/6/2026
Chelsea Kelley	Art Teacher	Middle School	8/10/2026

F. Resignation – Non-Certified

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
Eun Choe	FS Kitchen Worker	East Intermediate	7/27/2026
Samantha Barnum	Special Ed Para Educator	East Intermediate	7/29/2026
Charity Mackie	FS Kitchen Worker	High School	7/29/2026

G. Staff Transfer

<u>Name</u>	<u>From Position</u>	<u>To Position</u>	<u>Effective</u>
Terrald Dills	Substitute Bus Driver	Regular Back Up Bus Driver	7/15/2026
Lilliana Ramirez	Substitute Custodian	Class C 2 nd Shift Custodian	7/13/2026
Mieah Bellgowan	Winans SE Para Educator	Elmwood SE Para Educator	8/18/2026
Marisa Potter	Colt ECEC Para Educator	Elmwood SE Para Educator	8/18/2026

Jennifer Wagemaker	Colt ECEC Para Educator	Elmwood SE Para Educator	8/18/2026
Zachary Palmieri	High School SE Para Educator	Middle School SE Para Educator	8/18/2026
Kysha Crenshaw	Winans Assistant Principal	Winans Principal	8/3/2026
Harlie Witte	MS Spec Ed Para Educator	HS Spec Ed Para Educator	8/18/2026
Andre Arnold	Colt FS Playground/Lunch Aide	East FS Playground/Lunch Aide	8/18/2026

H. Retirement – Administration

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
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I. Retirement – Certified

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
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J. Retirement – Non-Certified

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
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K. Termination

<u>Name</u>	<u>Position</u>	<u>Building</u>	<u>Effective</u>
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**WAVERLY COMMUNITY SCHOOLS
BOARD OF EDUCATION
REGULAR BOARD MEETING
AUGUST 17, 2026**

Report #26-18

FOR ACTION

Subject:

Senior and Activity Center Lease

Recommendation:

The Superintendent recommends the Board of Education approve the Senior and Activities Center Lease between Delta Township and Waverly Community Schools.

Statement of Purpose:

The District received a federal grant to construct a senior center as part of a partnership with Delta Township. The Township will run its operations on the north end of the Colt Early Childhood Education Center. To memorialize this partnership in writing and identify mutual considerations, the parties negotiated a lease agreement in good faith.

Budget Impact:

The financial considerations of the lease will be comprised of two parts, the Replacement Fund and Operational Expenses. The Township will pay a mutually determined amount to the District to cover the cost of annual operating expenses and will also pay a mutually determined amount to pay for the ongoing maintenance, repair and replacement of the roof, foundation and exterior walls, plumbing, electrical, heating and air conditioning, doors, windows, and other Building mechanical systems, specifically excluding building furnishings.

Historical Perspective:

Waverly Community Schools was awarded a Federal, State and Local Fiscal Recovery Funds (SLFRF) Grant passed through the Michigan Department of Health and Human Services in the amount of \$10,000,000, which was authorized under Sec. 1304 of HB4292, to construct a Senior Center.

The District and the Township have a long history of collaboration including a lease agreement with the pool at East Intermediate, the creation of the Delta Township District Library, property ownership transfer at Elmwood Elementary, easements and other various partnerships.

Thrun Law Firm assisted the parties in drafting the lease agreement.

Discussion of Options:

The Board of Education can approve the recommendation as presented, reject the recommendation or table the recommendation for further consideration.

Rationale for Recommendation:

Beginning with the grant process and the construction awards, the intent was always to lease the newly constructed Senior and Activity Center back to Delta Township for operational purposes.

DELTA TOWNSHIP SENIOR AND ACTIVITY CENTER LEASE AGREEMENT

This Senior and Activity Center Lease Agreement (“Agreement”) is entered into as of the date of the last signature below (“Effective Date”) by and between Waverly Community Schools, a Michigan general powers school district operating pursuant to the Revised School Code, MCL 380.1, *et seq.*, whose address is 515 Snow Road, Lansing, Michigan 48917 (“District”) and Delta Charter Township, a Michigan charter township operating pursuant to the Charter Township Act, MCL 42.1, *et seq.*, whose address is 7710 W. Saginaw Highway, Lansing, Michigan 48917 (“Township”) (individually, “Party” and collectively, the “Parties”).

WHEREAS:

- A. The District owns real property located at 4344 W. Michigan Avenue, Lansing, Michigan 48917, Parcel No. 040-013-200-080-00 (“Property”), which includes a school building commonly known as Colt Early Childhood Education Center (the “Colt School Building” or “Building”); and
- B. The District plans to engage in Colt School Building construction and renovation activities in 2025 and 2026, including the construction of a senior and activity center within the Colt School Building (the “Center”); and
- C. The Center is going to be constructed with grant funds from the Federal Government (“Grant Funds”); and
- D. Once those construction and renovation activities are complete, the Township desires to lease the Center from the District, and the District is agreeable to such a lease; and
- E. The District and the Township have had a long history of collaboration and partnerships including:
 - a. A similar shared use agreement for the Waverly East Pool since 2009;
 - b. The district completed major pool locker room renovations in 2023 as part of its school bond projects that greatly benefit Township programming;
 - c. The Township and the District jointly created the Delta Township District Library district on March 9, 1998, under the **District Library Establishment Act (MCL 397.171 *et seq.*);
 - d. The Township granted the District additional property at Elmwood Elementary in 2023 after demolishing a municipal well and ensuring property was cleared;
 - e. The District has granted the Township several easements in the past to assist with projects such as the St. Joe Pathway and watermain project;
 - f. The Township and District often collaborate on job fairs and special events; and
 - g. The parties have often provided letters of support or served on various ad hoc groups to provide perspective for the other.

NOW, THEREFORE, in consideration of the mutual promises and benefits below and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each Party, the Parties agree as follows:

1. **Building Construction and Renovation.** The District will strive for final completion of the Building construction and renovation, with input from the Township, by no later than December 31, 2026. The District will notify the Township in writing once the construction and renovation is complete, as determined in the District's sole discretion, based on guidance from the District's consultants and granting authorities ("Building Completion Date"). If the District is unable to commence or complete that part of the Building construction and renovation which includes the Center due to the Grant Funds not being available, then the District may terminate this Agreement unless the Township provides the funds necessary to commence and complete the Center to established plans and specifications.
2. **Lease Grant.** Subject to the terms and conditions herein, during the Term, the District shall lease to the Township and the Township shall lease from the District the portion of the Building, including the Center, and the parking areas depicted in Attachment "A" (collectively, the "Lease Area"). Included in the Lease Area is a common hallway that provides access to rooms that will continue to be used by the District. The Township and the District shall have the joint right to use the common hallway and rooms as shown in Attachment "A" (the "Shared Space"). The District shall have the limited right to use the common hallway only for access to the District's rooms and occasional ingress and egress.
3. **Term & Termination.** This Agreement is effective as of the Effective Date. However, for purposes of lease activities under this Agreement, the initial term of this Agreement shall commence on the first of January 2027 and continue for fifteen (15) years, ending on the fifteenth anniversary ("Initial Term"). Thereafter, the Agreement shall automatically renew for two (2) periods of five (5) years each (each five (5) year term, a "Renewal Term") (the Initial Term and each Renewal Term, collectively, the "Term"). Either Party may terminate this Agreement effective on any anniversary of the term year by giving to the other Party written notice of its intention to terminate by no later than one hundred twenty (120) days prior to such anniversary date. In the event of a material breach of this Agreement by either Party, and if such breach is not cured within thirty (30) days after written notice thereof is delivered to the breaching Party (or such longer period as may be reasonably necessary to cure, provided that the breaching Party has commenced and is diligently pursuing such cure), the non-breaching Party may terminate this Agreement upon written notice, effective immediately or as otherwise stated in the notice of termination. In the event of any such early termination, the Parties shall each be liable for all amounts then due under this Agreement including, without limitation, their prorated shares of any amounts.
4. **Parking Lot /Green Space/Coordination of Events.** The District shall keep the parking lots and sidewalks in proper maintenance and repair. The District shall generally be responsible for mowing all green space at the Property, and the Township, at its expense, will be responsible for landscaping (but the District shall be responsible for lawn mowing) the green space that is part of the Lease Area. (See: Attachment "A", attached.) The Parties agree that during events where parking is required by a Party in the parking areas designated for use by the other Party,

if available, the other Party may use those parking areas. The Party who will need the additional parking will notify the other Party at least seven (7) days prior to the event. The Party who is using the other Party's parking lot will be responsible for any damage to the parking lot during or resulting from such use. The Parties will cooperate in advance and in good faith to coordinate parking for those events that require overflow of parking in each other's designated areas.

5. **Exclusivity.** Except as provided in this Agreement, during the Term, the Township shall be entitled to exclusive use of the Lease Area for senior and activity center uses. The Township shall not use the Lease Area for any other use without the District's prior written consent, which consent shall not be unreasonably withheld.
6. **Program Coordination, Supervision, and Costs.** The Township, at its cost, shall be responsible for providing senior and community programs at the Center and staffing for performing and supervising such programs. The Township Manager or his/her designee shall direct and coordinate all programs conducted at the Center and shall be responsible for their scheduling. The Township, at its cost, shall provide custodial staff for cleaning the Center. All programs shall be operated in full compliance with applicable laws.
7. **Lease Area/Replacement Fund.** The Township shall pay to the District an amount to support the District's repair and replacement of the Lease Area building infrastructure including but not limited to the mechanical, plumbing and electrical systems, roof, windows, parking lots and other essential building components located within or serving the Lease Area (the "Lease Area Infrastructure"). The amount payable by the Township for the Lease Area Infrastructure shall be determined and paid as provided in Paragraph 14.A., below.
8. **Responsibility for Maintenance and Repairs.** Subject to Paragraphs 7 and 14, the District shall be responsible for the maintenance, repair and replacement of the roof, foundation and exterior walls, plumbing, electrical, heating and air conditioning, doors, windows, and other Building mechanical systems, specifically excluding building furnishings. The District shall provide and perform preventative maintenance at industry standards on any infrastructure listed in section 7 or 8. Except as otherwise expressly provided by this Agreement, during the Term, the Township shall pay for all routine maintenance and repairs to the Lease Area outside of the Lease Area Infrastructure, including supplies and the operating expenses described in Paragraphs 13 and 14, below.
9. **Snow and Ice.** The District, at its cost, shall keep all sidewalks and the parking lot clear of snow and ice during days of scheduled school sessions. During the Term, the Township shall remove all snow and ice from the parking lots and all sidewalks at its own cost on all days school is canceled due to inclement weather, vacation days, holidays, weekends, and other like periods of the calendar year when there are no scheduled school sessions.
10. **Safe Condition.** It is the intention of the Parties that the Lease Area and related property remain in a condition suitable and safe for all persons using it. Accordingly, notwithstanding anything in this Agreement to the contrary, when during the Term either Party receives knowledge of, or otherwise becomes aware of, any defect in or damages to the Lease Area and

related property, or discovers that a portion of the Colt School Building and related property requires repair or maintenance or otherwise poses a risk of injury, such Party shall immediately give the other Party written notice of such fact, including a reasonable statement of particulars, so the appropriate repairs or maintenance can be performed within a reasonably timely fashion under the circumstances.

11. **Cooperation.** Each Party shall cooperate with the other Party to do all things reasonably necessary to effectuate the purposes of this Agreement. If requested by either Party, the Parties shall meet not less than annually to discuss any concerns that they may have and to resolve those concerns.
12. **Revenue.** Revenue, if any, derived from any program operated at the Center shall be the property of the Township.
13. **Operating Expenses.** The District shall pay when due the cost of pest control, water, trash removal, sanitary sewer, electric and gas that services the Lease Area (collectively, the “Utilities”). The cost of the Utilities shall be determined as provided in Paragraph 14.B., below.
14. **Expenses.** The Township agrees to pay the District the following amounts:
 - A. **Replacement Fund.** For the first three years of this Agreement (Township fiscal year January 2027-December 2027, January 2028 – December 2028, and January 2029 – December 2029), the Township shall pay to the District, on a monthly basis, the amount of one thousand six hundred sixty six and 67/100 dollars (\$1,666.67 for the Lease Area Infrastructure. For fiscal year 2030, the replacement fund contribution will increase to fifty-five thousand (\$55,000) per year, paid in equal monthly installments. For 2031 and each subsequent fiscal year, the annual payment for each fiscal year shall be 3% greater than the annual payment for the immediately preceding fiscal year, beginning with an annual payment 3% above the base rate for fiscal year 2030. If requested by either party, the Parties shall review the Lease Area Infrastructure amount to reasonably determine whether it remains appropriate and sufficient in light of actual costs, maintenance needs, and other relevant factors. If either Party believes an adjustment is warranted, the Parties shall engage in good faith discussions to evaluate and, if mutually agreed, revise the amount.

The District shall deposit all replacement fund payments received from the Township, and the accrued interest, into a separate account or accounting fund to be used exclusively for the repair, maintenance, and replacement of Lease Area Infrastructure. The replacement fund monies may be invested as authorized by law. Upon written request by the Township, and not less than annually, the District shall provide the Township with a written accounting showing the beginning balance, deposits, expenditures, supporting descriptions of expenditures, and ending balance of the replacement fund.

For any Lease Area Infrastructure that serves both the Lease Area and portions of the Building or Property outside the Lease Area, the Township shall be responsible only for its proportionate share of the cost, calculated based on the square footage of the Lease Area compared to the total square footage served by the applicable infrastructure, unless the

Parties agree in writing to a different allocation method that more accurately reflects actual use or benefit.

Except in the case of an emergency repair necessary to protect health, safety, property, or continued operation of the Lease Area, the District shall provide the Township with reasonable advance written notice before undertaking any Lease Area Infrastructure repair, maintenance, or replacement project for which the District anticipates seeking reimbursement from the Township beyond available replacement fund amounts. The notice shall include a general description of the proposed work, the reason the work is necessary, the estimated cost, the proposed allocation of cost between the Lease Area and any non-Lease Area portions of the Property, and the anticipated amount, if any, to be invoiced to the Township beyond available replacement fund balance.

If the proportional cost of a Lease Area Infrastructure project, repair, or replacement exceeds the then-available balance of the replacement fund, the difference shall be the responsibility of the Township. Prior to exceeding the balance in the replacement fund, the Parties shall meet in good faith to review the proposed work, available funding, cost allocation, timing, and payment options before the Township is obligated to pay any amount beyond the replacement fund. Any Township obligation to pay amounts beyond the replacement fund shall be subject to mutual written agreement of the Parties, except for emergency repairs necessary to protect health, safety, property, or continued operation of the Lease Area. Any amount paid by the Township for the Lease Area Infrastructure repair in excess of the available replacement fund balance shall be considered a prepayment of the regular monthly replacement fund payments and will offset the regular monthly replacement fund payments until the equivalent monthly payments are equal to or greater than the amount of the prepayment. If the Agreement is terminated prior to the expiration of the prepayment arrangement, the District shall have no obligation to reimburse the Township for any remaining prepayment balance.

In the case of an emergency repair, the District may proceed without prior written agreement, provided that the District gives the Township notice as soon as reasonably practicable and provides supporting documentation for the work performed, the emergency condition, the total cost, and the Township's proportionate share. The Township shall not be responsible for costs attributable to portions of the Building or Property outside the Lease Area except to the extent such costs are properly allocated to the Lease Area under this Paragraph.

The District shall follow its established purchasing policies for all Lease Area Infrastructure work. Any agreed adjustment to the Lease Area Infrastructure amount shall be reduced to writing, signed and dated by the Parties, and appended to this Agreement. The District shall use reasonable efforts to provide the Township with an annual capital maintenance and replacement plan for known or reasonably anticipated Lease Area Infrastructure needs for the upcoming fiscal year and, when available, a non-binding projection of anticipated major Lease Area Infrastructure needs for the upcoming five (5) years.

Any accumulated funds remaining in the replacement fund at the end of the Term of this Agreement, including the initial and renewal terms, shall be retained by the District and used for any capital improvement project of the District as authorized by law.

- B. Operational Expenses.** For the first year of this Agreement, the Township shall pay the District, on a monthly basis, the amount of Three thousand, four hundred seven and 00/100 Dollars (\$3,407.08) for Utilities. The initial monthly amount is based on the 2025 year-end utility data identified in Attachment B and allocated based on the square footage of the Lease Area compared to the total square footage served by the applicable Utilities. After the first year of this Agreement and thereafter each year, the Parties shall review the Operating Expense amount to reasonably determine whether it remains appropriate and sufficient in light of actual costs and other relevant factors. If either Party believes an adjustment is warranted, the Parties shall engage in good faith discussions to evaluate and, if mutually agreed, revise the amount. Any adjustment to the Operating Expense amount shall be agreed to by the Parties and shall be reduced to writing, signed and dated by the Parties, and appended to this Agreement.

All invoices submitted by the District to the Township under this Paragraph 14 and otherwise in this Agreement shall be paid by the Township within thirty (30) days from receipt of same.

- 15. Request for Services.** Either Party may request the other Party to provide services, including maintenance and janitorial services. The other Party may, in its sole discretion, agree to provide the requested services. Any agreement by the Parties to provide additional services to the other Party shall be reduced into writing, signed and dated by the Parties.

- 16. Taxes.** The Parties understand the Building, including the Leased Area, is exempt from real estate taxes and assessments that may be imposed due to that Party's use of the Building, including the Leased Area.

17. Insurance and Indemnification; Notice and Cooperation.

- A.** During the Term, the Township and District shall each maintain public liability and property damage insurance covering their respective activities and programs at the Property, with coverage limits of not less than \$1,000,000 per injury and \$3,000,000 annual aggregate, and naming the other Party as an "additional insured" and not a mere certificate holder. Prior to the Term, each Party shall furnish the other Party with evidence of such insurance. Thereafter, evidence of the insurance shall be provided by a Party upon the other Party's written request. The coverage limits will be reviewed by the Parties and may be adjusted on the fifth anniversary of the Effective Date and thereafter every five (5) years.
- B.** To the extent permitted by law, Township shall save and hold harmless District (including District's officers, employees, agents, representatives, successors, and assigns) from and against any and all claims, liability, costs (including court and litigation costs and attorney fees) and controversies of any and every kind including, without limitation, those for death, personal injury, and property damage, which arise out of or are due in any way, directly or indirectly, to the acts or omissions of Township or of any of Township's officials,

employees, agents, or representatives, including, without limitation, negligent or inadequate supervision by the Township of any activity conducted by the Township on the Property.

- C. To the extent permitted by law, District shall save and hold harmless Township (including Township's officers, employees, agents, representatives, successors, and assigns) from and against any and all claims, liability, costs (including court and litigation costs and attorney fees) and controversies of any and every kind including, without limitation, those for death, personal injury, and property damage, which arise out of or are due in any way, directly or indirectly, to the acts or omissions of District or of any of District's officers, employees, agents, or representatives, including, without limitation, negligent or inadequate supervision by the District of any activity conducted by the District on the Property.
- D. Each Party hereto shall give written notice to the other Party of any matter pertaining to the Property which may give rise to a claim against either Party as the result of such Party's entry into or performance of this Agreement as soon as practicable after the Party receives knowledge of the facts which may give rise to such claim.
- E. To the extent reasonably possible, taking into consideration the Parties' respective legal interests, the Parties shall fully cooperate in any defense of any claim that may be asserted against either Party.
- F. The Parties intend that their respective obligations to indemnify the other Party be equal and coextensive.

18. Miscellaneous.

- A. **Benefit; No Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties and their respective legal representatives, successors, and assigns. Neither Party may assign any of its rights or obligations under this Agreement without the prior written consent of the other Party.
- B. **Waiver.** The waiver by any Party to this Agreement of any provision of this Agreement or of any breach of this Agreement shall not operate as or be construed as a continuing waiver of such provision or a waiver of any continuing breach, subsequent breach, or any other breach, and any statement or conduct by or of any Party or such Party's representative with respect to any such waiver, shall not estop such Party from asserting or exercising any rights with respect to any provision or any subsequent, continuing or other breach. No waiver shall be valid unless it is asserted in a written document and signed by the duly authorized representative of the Party against whom such waiver is being asserted.
- C. **Severability.** If any provision or part of this Agreement is held to be invalid or unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining parts or provisions of this Agreement which shall continue in full force and effect, unless such severance would materially destroy the intent of the Parties in entering into this Agreement, in which case the Parties shall immediately commence negotiations

to achieve a revised, fully valid, and enforceable Agreement; provided, however, that if such a revised, fully valid and enforceable Agreement is not executed by both Parties within sixty (60) days after the event triggering severance, then either Party may immediately terminate this Agreement by written notice to the other Party.

- D. Prior Agreements and Amendments.** This Agreement embodies the entire agreement and understanding between the Parties hereto with respect to the subject matter hereof. There are no other agreements or understandings, oral or written, between the Parties hereto with respect to the subject matter hereof, and this Agreement supersedes all previous negotiations, commitments, agreements and understandings, oral and written, between the Parties hereto with respect to the subject matter hereof.
- E. Modifications.** This Agreement can be modified or amended only by a written document signed by an authorized representative of each Party.
- F. Counterparts.** The Parties may execute this Agreement in several counterparts, each of which shall be deemed to be an original, and all of such counterparts together shall constitute and be one and the same instrument.
- G. No Rule of Construction.** Both Parties have read, negotiated and participated in the drafting of the language and terms used in this Agreement. Accordingly, no rule of construction shall apply to this Agreement which construes any language, whether, ambiguous, unclear or otherwise, in favor of, or against, any Party by reason of that Party's role in drafting this Agreement.
- H. Governing Law.** This Agreement shall be governed by the laws of the State of Michigan.
- I. Notices.** Notices to be given pursuant to this Agreement shall be in writing; be signed by an authorized representative of the Party giving same; and be given by email, U.S. certified mail, return receipt requested, or by hand-delivery, charges prepaid. Notices shall be addressed as follows:

As to District: Waverly Community Schools
 Attn: Superintendent of Schools
 515 Snow Road
 Lansing, Michigan 48917
 Email:gmitcham@waverlyk12.net

With a copy to: Waverly Community Schools
 Attn: Director, Finance and Operations
 515 Snow Road
 Lansing, Michigan 48917
 Email: enuffer@waverlyk12.net

As to Township: Delta Charter Township
 Attn: Township Manager

7710 W. Saginaw Highway
Lansing, Michigan 48917-9712
BReed@deltami.gov

With a copy to: Delta Charter Township
Attn: Township Clerk
7710 W. Saginaw Highway
Lansing, Michigan 48917-9712
mclark@deltami.gov

The Parties shall provide written notice to each other if any email and/or addresses change from those stated above.

- J. Issues/Disputes.** In the event the Parties cannot resolve any concerns as provided in Paragraph 11, above, the Parties agree to non-binding mediation. The mediator shall be jointly selected by the Parties. If the Parties are unable to resolve the dispute by mediation, the Parties may pursue their legal and equitable remedies.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers.

WAVERLY COMMUNITY SCHOOLS,
a Michigan general powers school district

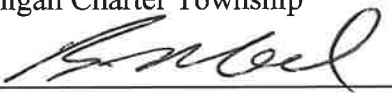
By: _____

Glenn Mitcham

Its: Superintendent of Schools

Dated: _____, 2026

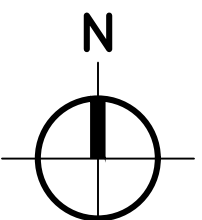
DELTA CHARTER TOWNSHIP,
a Michigan Charter Township

By:  _____

Brian Reed

Its: Township Manager

Dated: August 4, 2026



SITE LAYOUT LEGEND

CONCRETE CURB & GUTTER	
BARRIER FREE RAMP	
BARRIER FREE LANDING	
PARKING AREA STRIPING ISLAND	
STANDARD DUTY CONCRETE PAVEMENT	
STANDARD DUTY BITUMINOUS PAVEMENT	
HEAVY DUTY BITUMINOUS PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
PARKING STALL COUNT	
LIGHT POLE (REFER TO AE PLANS)	

SITE LAYOUT NOTES

1. SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS ON SITE LIGHTING AND TRANSFORMER.
2. BITUMINOUS PAVEMENT MATERIAL AND PLACEMENT MUST FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY DRESENKA & ASSOCIATES, INC AND SPECIFICATIONS RECLAIMED ASPHALT PAVEMENT (RAP) MUST NOT BE USED IN SURFACE COURSE
3. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOP CONNECTION DETAILS AND DUMPSTER ENCLOSURE DETAILS.
4. REFER TO SPECIFICATIONS DETAIL C0 FOR PAVEMENT EXPANSION AND CONTROL JOINTS.
5. REFER TO MECHANICAL DRAWINGS FOR LOCATION AND DETAILS OF EQUIPMENT PADS.
6. COORDINATE WITH IRRIGATION AND ELECTRICAL CONTRACTOR FOR SIZE AND PLACEMENT OF ALL SLEEVES PRIOR TO PAVING, CONCRETE AND RESTORATION WORK.
7. REFER TO LANDSCAPE PLANS FOR PROPOSED SIGNAGE AND JOINT LAYOUT.
8. STANDARD PAVEMENT MARKINGS SHALL BE YELLOW. BARRIER FREE PAVEMENT MARKINGS SHALL BE BLUE.

SITE LAYOUT KEY

A5	STANDARD DUTY BITUMINOUS PAVEMENT	SEE DETAIL A5
A7	HEAVY DUTY BITUMINOUS PAVEMENT	SEE DETAIL A7
A8	MICHIGAN AVE HEAVY DUTY PAVEMENT	SEE DETAIL A8
C1	TIP-OUT, 18" ROLLED CONCRETE C&G	SEE DETAIL C1
C2	TIP-IN, 18" ROLLED CONCRETE C&G	SEE DETAIL C2
C3	TIP-IN, 24" CONCRETE C&G	SEE DETAIL C3
C4	TIP-OUT, 24" CONCRETE C&G	SEE DETAIL C4
C5	TIP-IN, 24" ROLLED CONCRETE C&G	SEE DETAIL C5
C6	CONCRETE STRAIGHT CURB	SEE DETAIL C6
C9	STANDARD DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C9
C10	HEAVY DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C10
C12	HEAVY DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C12
C28	CONCRETE FLUSH TURNED DOWN WALK	SEE DETAIL C28
C29	CONCRETE TURNED DOWN WALK	SEE DETAIL C29
C35	CONCRETE WALKWAY CONNECTION	SEE DETAIL C35
C36	BARRIER FREE CONCRETE WALK RAMP	SEE DETAIL C36
M16	MISCELLANEOUS CROSS WALK STRIPING	SEE DETAIL M16
M21	MISCELLANEOUS BARRIER FREE SYMBOL	SEE DETAIL M21
M22	BARRIER-FREE PARKING SPACE LAYOUT	SEE DETAIL M22
M23	BARRIER-FREE PARKING SPACE LAYOUT - VAN	SEE DETAIL M23
T1	BARRIER FREE PARKING SIGN	SEE DETAIL T1

ROAD COMMISSION PERMIT NOTES

1. CONTRACTOR MUST APPLY FOR AND OBTAIN ALL PERMITS FOR ROW WORK - COORDINATE WITH EATON COUNTY ROAD COMMISSION
2. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL PLAN AND IMPLEMENTATION FOR ROW WORK.
3. NEW CURB AND GUTTER MUST BE DOWELED TO THE ADJACENT EXISTING CURB AND GUTTER
4. CONTRACTOR MUST PAY PERMIT FEES ASSOCIATED WITH EATON COUNTY ROAD COMMISSION PERMITS
4.1. THE ANTICIPATED PERMITS NEEDED AND FEES IS TWO COMMERCIAL DRIVEWAY PERMITS AT A FEE OF \$100.00 EACH AND ONE ROAD CUT PERMIT FOR COLT RUN AT A FEE OF \$400.00

PROJECT TITLE
WAVERLY COLT ECEC & DELTA TOWNSHIP
ENRICHMENT CENTER ADDITION AND
RENOVATION

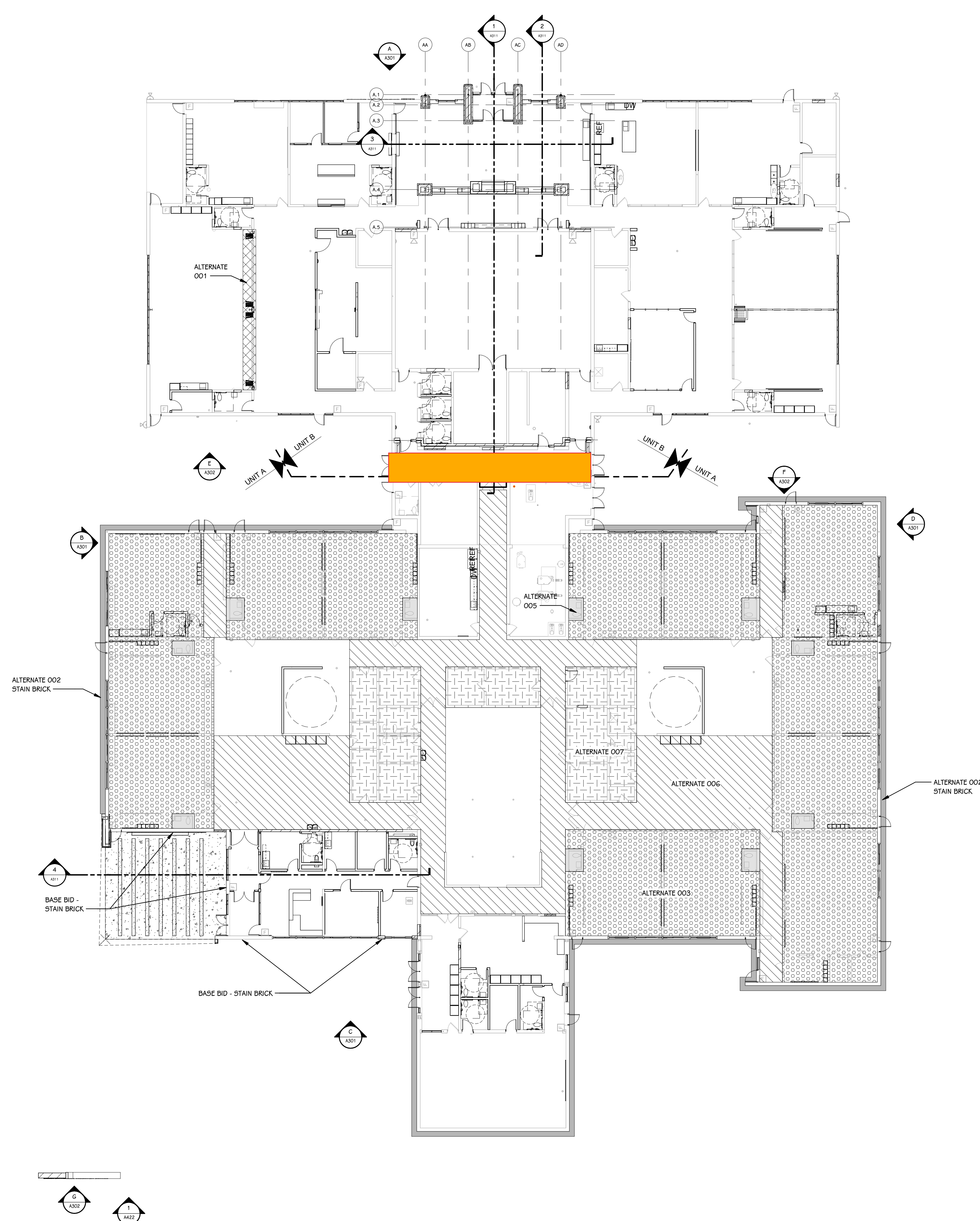
OWNER
WAVERLY COMMUNITY SCHOOLS

LANSING, MICHIGAN

DATE
JUL 24, 2025

SHEET TITLE
SITE PLAN

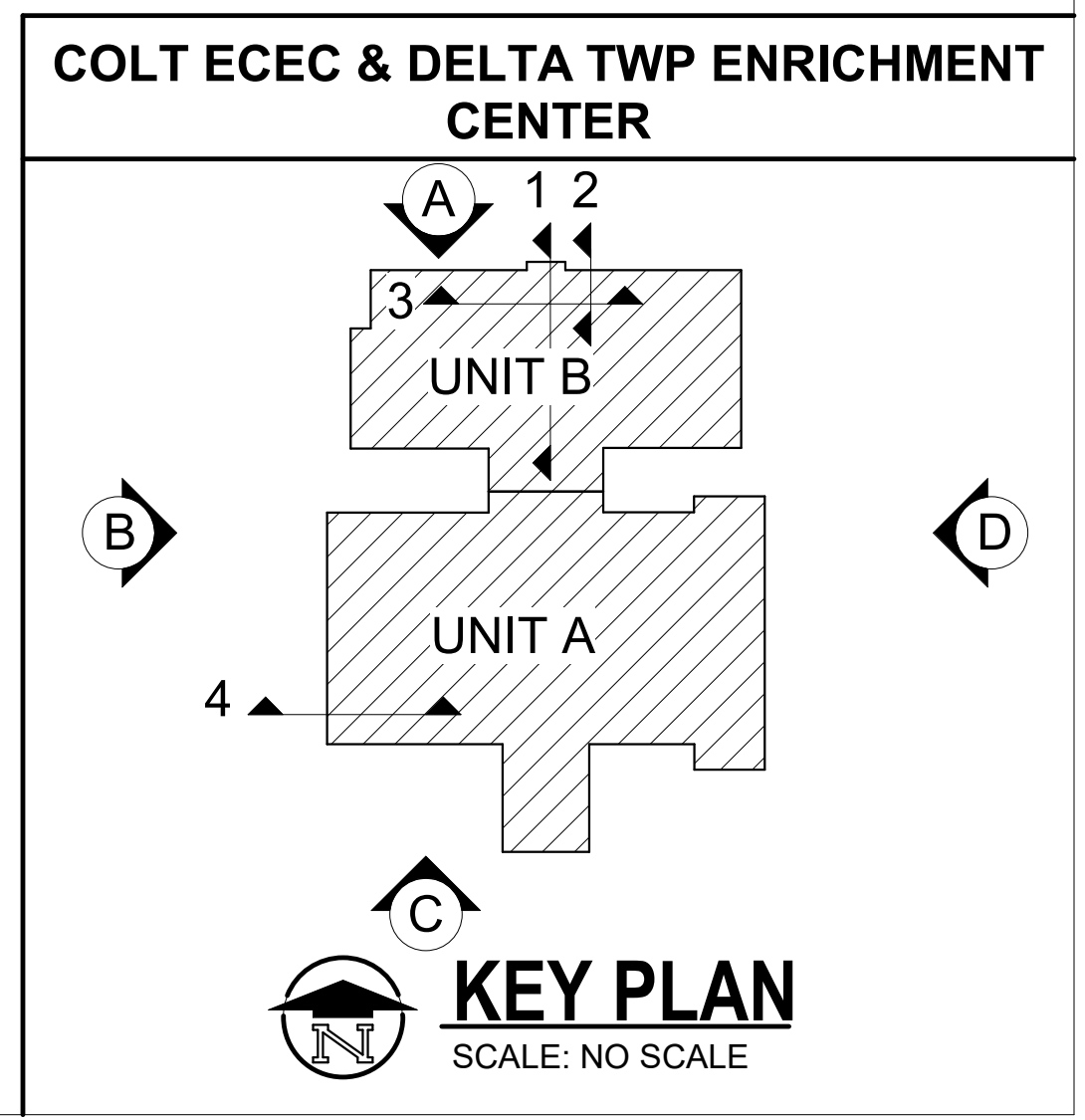
SHEET NUMBER
C200
19-205.60



OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

NOTES - ARCHITECTURAL	
1	REFER TO CODE COMPLIANCE PLAN FOR WALL RATING LINES.
2	REFER TO FLOOR FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS.
3	REFER TO SHEET A 500% FOR WALL AND CEILING ACCESS PANEL INFORMATION.
KEYED NOTES - ARCHITECTURAL - CONSTRUCTION	
1	PATCH & REPAIR CONCRETE FLOOR AND PREP FOR NEW FINISHES. REFER TO STRUCTURAL FOR THICKENED SLAB TO BE PROVIDED BELOW CMU WALLS
2	TELEVISION BY OWNER. COORDINATE WITH ELECTRICAL AND OWNER'S TECHNOLOGY
3	CONTRACTOR TO PROVIDE AND INSTALL SOUTHPAW ENTERPRISES INC. VP PLATFORM SWING 6500 PER MANUFACTURER'S INSTRUCTIONS. SEE STRUCTURAL
4	PATCH, REPAIR AND TOOTH IN NEW CMU WALL TO MATCH EXISTING
5	PATCH, REPAIR AND TOOTH IN NEW CMU AND BRICK WALL TO MATCH EXISTING
6	OPERABLE PARTITION WALL
7	PROVIDE 16'-8" OF NEW HOPE BENCH ATTACHED TO EXISTING BENCH SUPPORTS. FIELD VERIFY EXISTING BENCH SIZE
8	SAND BLASTED CONCRETE STRIPING. REFER TO LANDSCAPING PLANS
9	SLOPED CONCRETE. REFER TO LANDSCAPE AND CIVIL DRAWINGS
10	PROVIDE ACUCRAFT'S BLAZE SERIES SINGLE SIDED GAS FIREPLACE. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR SUPPLY AND VENTING REQUIREMENTS
11	FIRE EXTINGUISHER CABINET
12	REFER TO FOOD SERVICE EQUIPMENT PLANS

ALTERNATE KEY	
	ALTERNATE 001
	ALTERNATE 002
	ALTERNATE 003
	ALTERNATE 004 REFER TO SITE PLAN
	ALTERNATE 005
	ALTERNATE 006
	ALTERNATE 007



PROJECT TITLE
WAVERLY COLT ECEC & DELTA TOWNSHIP
ENRICHMENT CENTER ADDITION AND
RENOVATION

OWNER
WAVERLY COMMUNITY SCHOOLS

SHEET TITLE
FIRST FLOOR PLAN - OVERALL

ISSUED FOR

DATE

Lansing, Michigan

DATE
MARCH 6, 2025

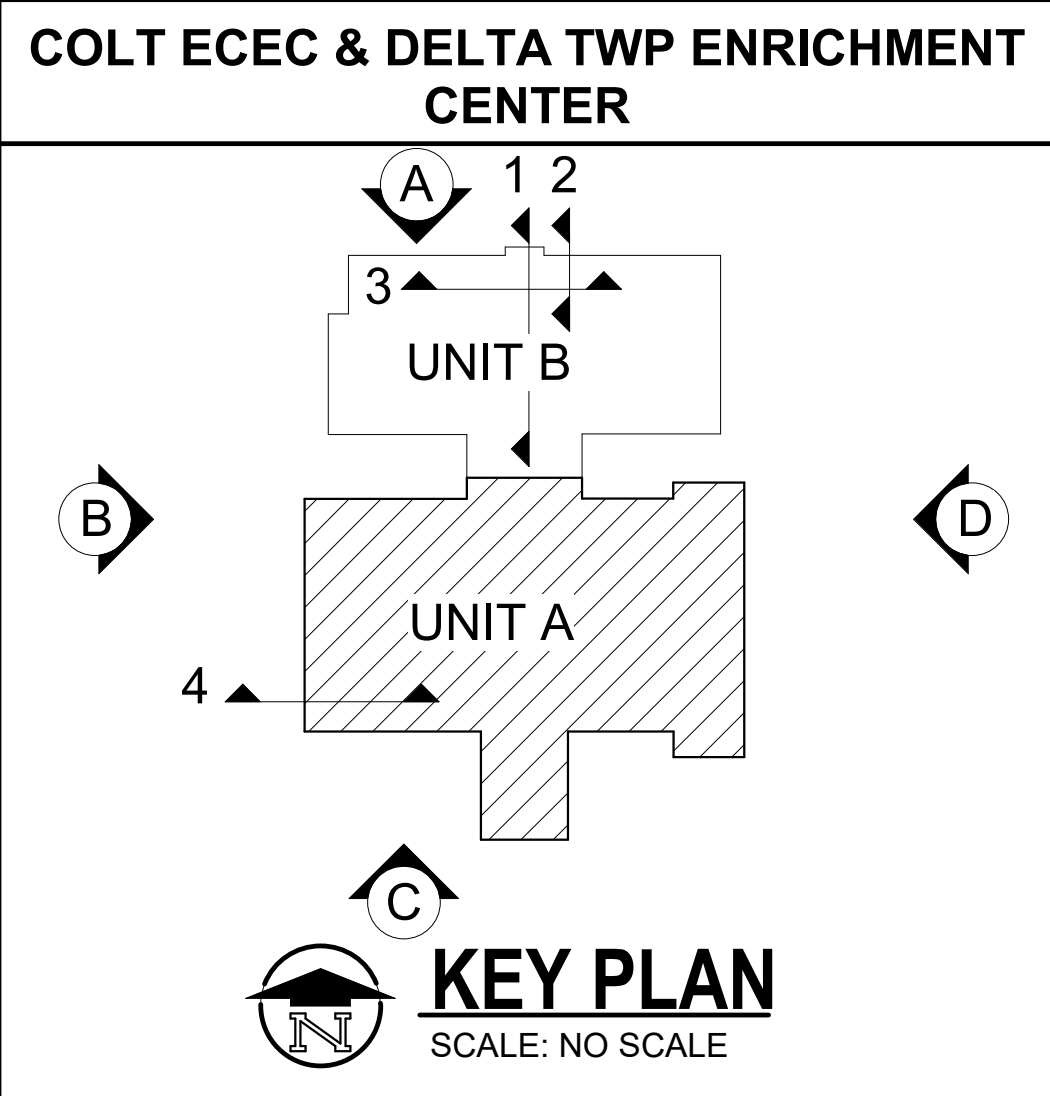
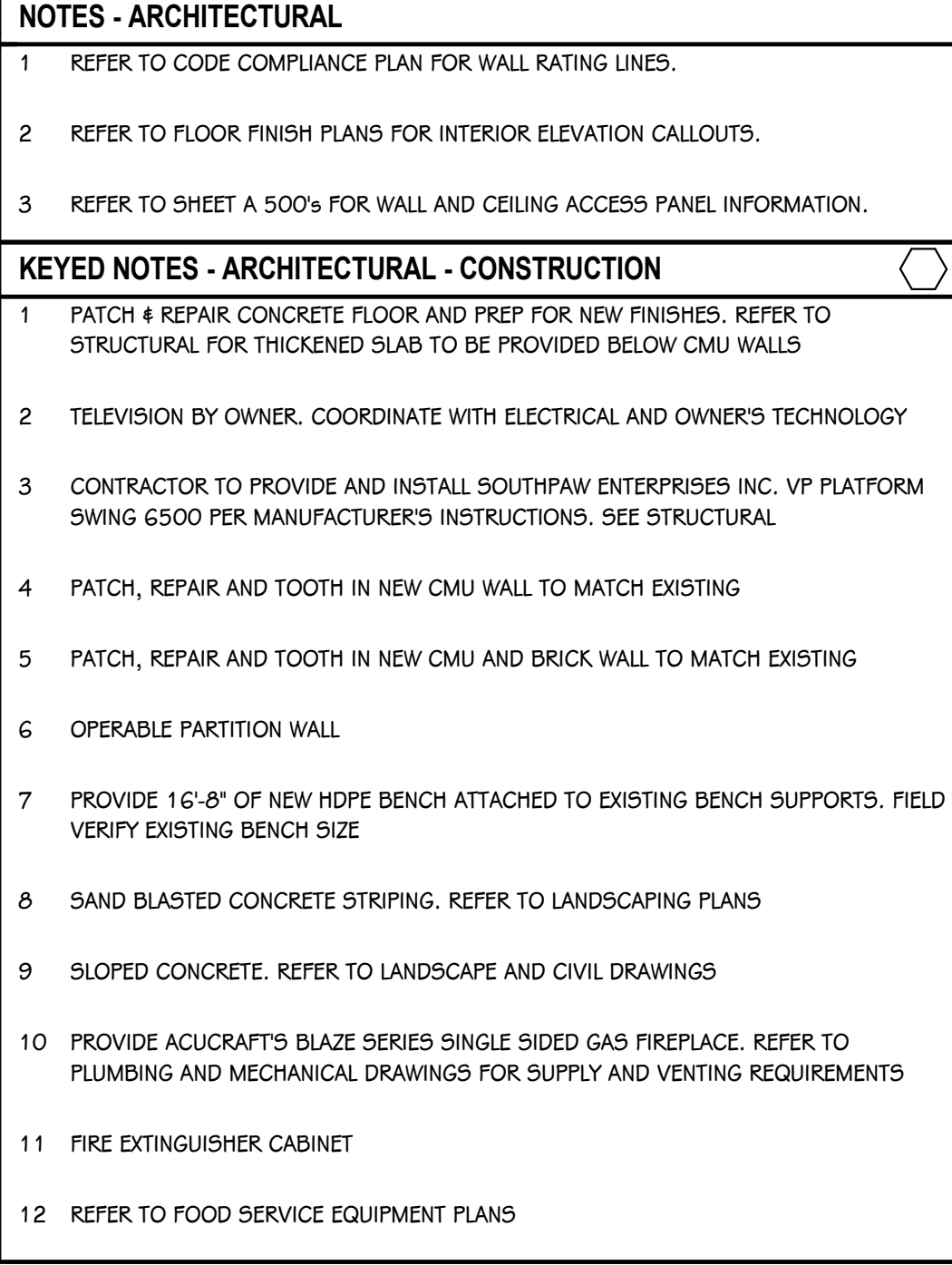
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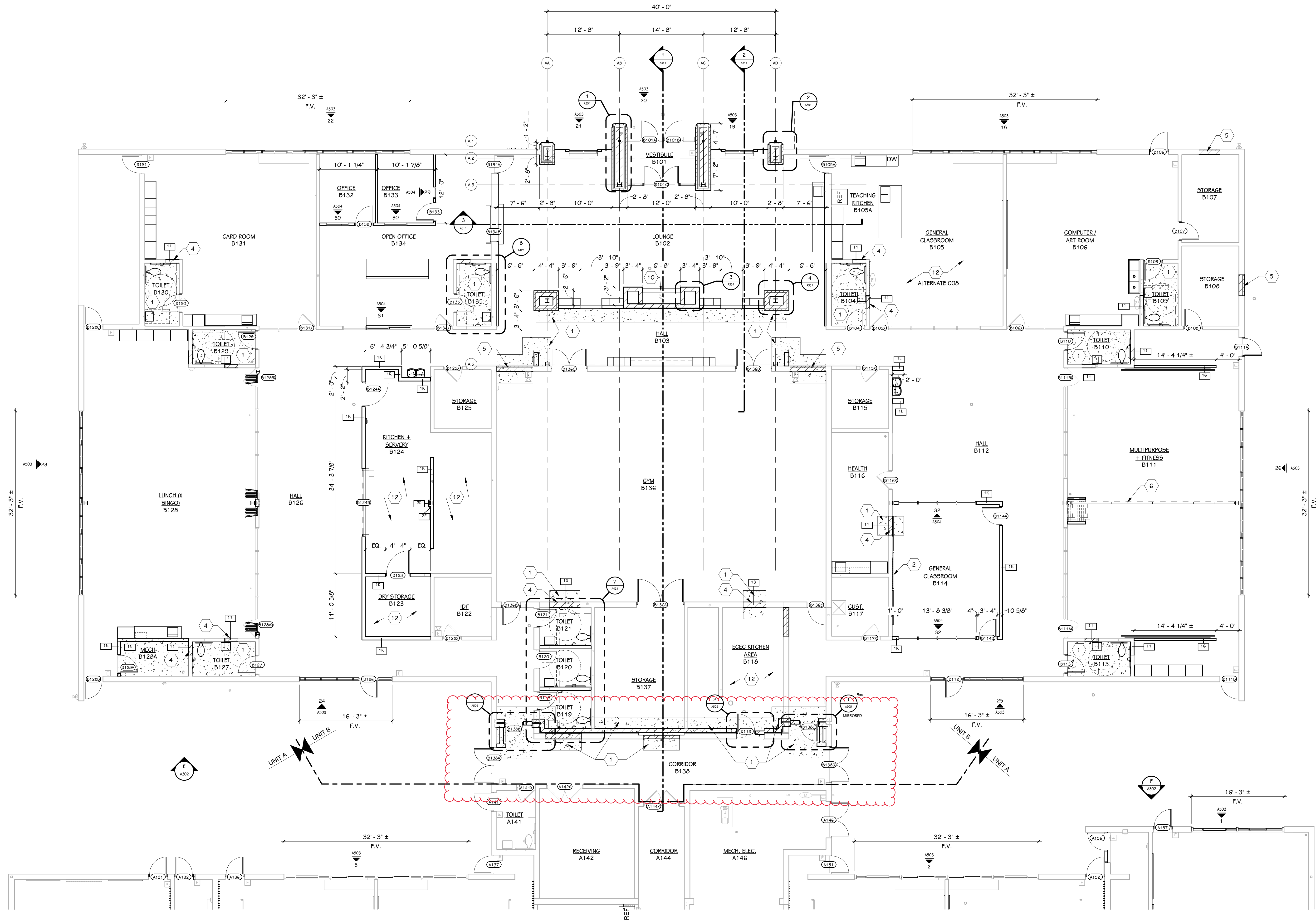
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TOWERPINKSTER

Architecture · Engineering · Interiors

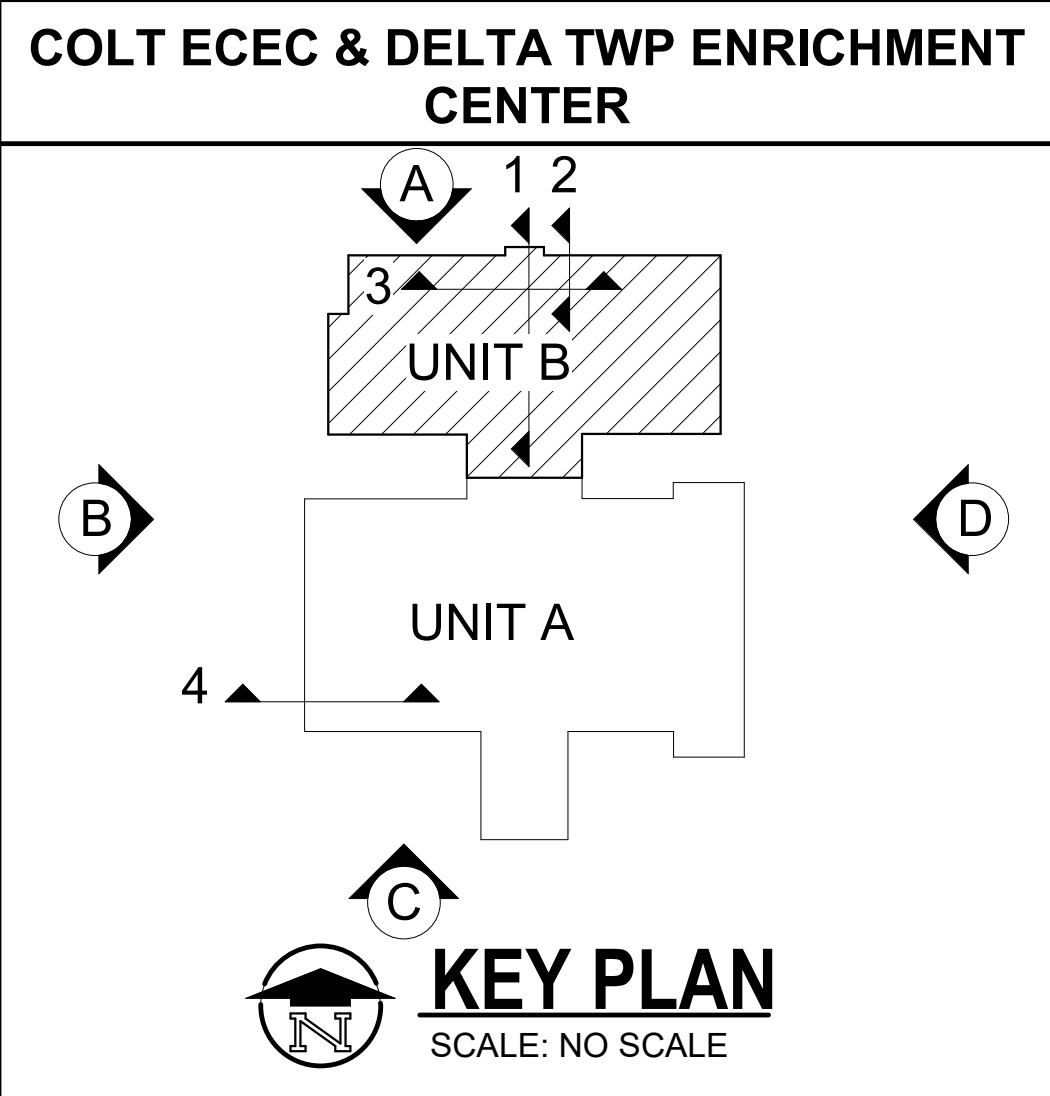
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FIRST FLOOR PLAN - UNIT B
1/8" = 1'-0"

- NOTES - ARCHITECTURAL**
- 1 REFER TO CODE COMPLIANCE PLAN FOR WALL RATING LINES.
 - 2 REFER TO FLOOR FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS.
 - 3 REFER TO SHEET A 500% FOR WALL AND CEILING ACCESS PANEL INFORMATION.
- KEYED NOTES - ARCHITECTURAL - CONSTRUCTION**
- 1 PATCH & REPAIR CONCRETE FLOOR AND PREP FOR NEW FINISHES. REFER TO STRUCTURAL FOR THICKENED SLAB TO BE PROVIDED BELOW CMU WALLS
 - 2 TELEVISION BY OWNER. COORDINATE WITH ELECTRICAL AND OWNER'S TECHNOLOGY
 - 3 CONTRACTOR TO PROVIDE AND INSTALL SOUTHPAW ENTERPRISES INC. VP PLATFORM SWING 6500 PER MANUFACTURER'S INSTRUCTIONS. SEE STRUCTURAL
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 - 10 PROVIDE ACUCRAFT'S BLAZE SERIES SINGLE SIDED GAS FIREPLACE. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR SUPPLY AND VENTING REQUIREMENTS
 - 11 FIRE EXTINGUISHER CABINET
 - 12 REFER TO FOOD SERVICE EQUIPMENT PLANS



Attachment B

Waverly Community Schools

Colt Utilities Cost Analysis

As of December 5, 2025

Utilities	Total Building				Early Childhood		Delta Senior and Activity Center	
	Avg Consumption*	Cost	Sq. Ft	Cost/Sq. Ft	Sq. Ft	Estimated Cost	Sq. Ft	Estimated Cost
Water/Sewer (gallons)	334,752	\$ 4,475	46,000	\$ 0.10	32,678	\$ 3,179	20,173	\$ 1,962
Electric (KWH)	304,625	\$ 55,107	46,000	\$ 1.20	32,678	\$ 39,147	20,173	\$ 24,167
Gas (MCF)	1,518	\$ 25,760	46,000	\$ 0.56	32,678	\$ 18,300	20,173	\$ 11,297
Refuse/Recycling		\$ 2,985	46,000	\$ 0.06	32,678	\$ 2,121	20,173	\$ 1,309
							Subtotal	\$ 38,735
							Indirect (5.55%)	\$ 2,150
							Total	\$ 40,885

*Average usage in FY22, FY23, FY24, FY25

Attachment C

25 Year Lease
(15 year lease with two 5 year extensions)

<u>Year</u>	<u>Year/Lease</u>	<u>Annual</u>	<u>Monthly</u>	<u>Cumulative</u>
2027	year 1	\$20,000.00	\$1,666.67	\$20,000.00
2028	year 2	\$20,000.00	\$1,666.67	\$40,000.00
2029	year 3	\$20,000.00	\$1,666.67	\$60,000.00
2030	year 4	\$55,000.00	\$4,583.33	\$115,000.00
2031	year 5	\$56,650.00	\$4,720.83	\$171,650.00
2032	year 6	\$58,349.50	\$4,862.46	\$229,999.50
2033	year 7	\$60,099.99	\$5,008.33	\$290,099.49
2034	year 8	\$61,902.98	\$5,158.58	\$352,002.47
2035	year 9	\$63,760.07	\$5,313.34	\$415,762.54
2036	year 10	\$65,672.88	\$5,472.74	\$481,435.42
2037	year 11	\$67,643.06	\$5,636.92	\$549,078.48
2038	year 12	\$69,672.35	\$5,806.03	\$618,750.84
2039	year 13	\$71,762.53	\$5,980.21	\$690,513.36
2040	year 14	\$73,915.40	\$6,159.62	\$764,428.76
2041	year 15	\$76,132.86	\$6,344.41	\$840,561.63
2042	year 16	\$78,416.85	\$6,534.74	\$918,978.47
2043	year 17	\$80,769.35	\$6,730.78	\$999,747.83
2044	year 18	\$83,192.43	\$6,932.70	\$1,082,940.26
2045	year 19	\$85,688.21	\$7,140.68	\$1,168,628.47
2046	year 20	\$88,258.85	\$7,354.90	\$1,256,887.33
2047	year 21	\$90,906.62	\$7,575.55	\$1,347,793.95
2048	year 22	\$93,633.82	\$7,802.82	\$1,441,427.76
2049	year 23	\$96,442.83	\$8,036.90	\$1,537,870.60
2050	year 24	\$99,336.12	\$8,278.01	\$1,637,206.71
2051	year 25	\$102,316.20	\$8,526.35	\$1,739,522.92
	<u>Total 25 year replacement</u>	<u>\$ 1,739,522.92</u>		