



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN**

**AGENDA FOR
SPECIAL CITY COUNCIL WORK SESSION**

**GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE**

**SEPTEMBER 15, 2025
6:30PM**

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS

- A. Grand Haven Public Schools Presentation on the 2025 Master Plan.
Kristin Perkowski, Superintendent.

4. ADJOURNMENT

Attachment

A

State of the District Presentation



Grand Haven
Area Public Schools

September 2025

About Us



12 BUILDINGS

- 1 Early Learning Center (Ages 0-5)
- 6 Elementary Schools (K-4)
- 1 Intermediate School (5-6)
- 1 Middle School (7-8)
- 2 High Schools (9-12)
 - Grand Haven HS
 - Central HS (Alternative)
- 1 Education Service Center



62 YEARS

Average building age



5,100 STUDENTS

Approximate 25-26 enrollment



-1,000 STUDENTS

Approximate enrollment decline since 15-16



324 CLASSROOMS

District-wide



100 SQUARE MILES

Approximate size of district boundaries



320 ACRES

Approximate size of the district properties



1.07 MILLION SQUARE FEET

Approximate combined building size



20 ACRES OF ROOFING

District-wide



26 ACRES OF PARKING LOTS

District-wide



Grand Haven
Area Public Schools

Did You Know?

- Our district borders 6 other school districts: West Ottawa, Zeeland, Allendale, Spring Lake, Fruitport, and Mona Shores.
- GHAPS stretches from **Grand Traverse Pie Co. in Norton Shores** at its northeast corner, to **Pigeon Lake in Port Sheldon** at the southwest corner, and the **Embassy Bar & Grill near Allendale** in the southeast.



Grand Haven
Area Public Schools

GHAPS Strategic Plan Themes:



Rigorous, relevant, and engaging learning



Fiscal responsibility and sustainability



Communication, transparency, and trust



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Strategic Plan vs. Master Plan

- **Strategic Plan:**
 - Defines the district's **educational goals and priorities**, focusing on student success through innovation and academic achievement
- **Master Plan:**
 - Turns those goals into action, focusing on the **physical environment, safety, capacity, and infrastructure** needed to support modern learning
- Both are **aligned** and **interconnected** to ensure GHAPS is prepared **to meet the evolving needs of students and the community**



GHAPS Facility Condition Index

The Facility Condition Index (FCI): compares renovation cost vs. replacement cost

- **Benchmark:**
 - 60% = Deficient
 - <40% = Fair or better
- **District average FCI:** **68%+** (renovation ~ 68% of rebuild cost)
- **Grand Haven High School:** **34%**
- **Central, White Pines, and ESC:** **40-60%**
- **All Elementary Buildings:** **60%+**
- **Lakeshore Middle School:** **80%**



Master Plan Considerations

Our discussions have been guided by many factors, including:

- Fiscal Responsibility
- Efficient Building Utilization
- Efficient Use of Property
- Shrinking Enrollment
- Flexibility for Future Growth
- Decreased Transitions
- Improving Facilities for Learning & Longevity
- Building Accessibility
- Cost Efficiency
- Staffing Impacts
- Safety & Security
- Traffic Concerns
- Proactive Consolidation Strategy
- Operational Logistics
- Other Community Feedback
- And More

Master Plan Concepts for Consideration



- Three original concepts were presented to our board and our community in July as conversation starters to help with our planning moving forward.
- However, **based on community input and survey responses, we revised the focus of our survey to focus on the different components within each concept.**
- We have also added an additional concept that came out of some of the community input we've received in the early weeks.
- Each potential option is rooted in our Strategic Plan and **none of them are final.**

Notes & Definitions

- None of these concepts represent final plans
- Each concept represents a potential long-term solution to **improve learning environments, optimize building and property usage, and prioritize financial sustainability**

Decommission:

Decommissioned buildings **will no longer be active schools.**

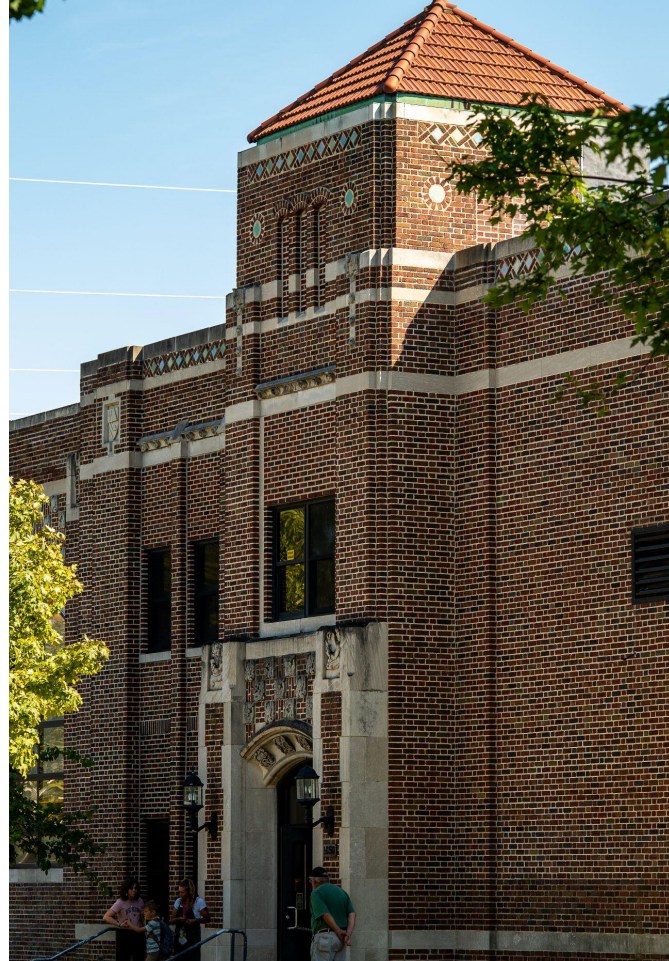
- District will **seek feedback from the community for future use**
- Site will **be maintained as a community resource, but will save on operational cost**

Heavy Renovations

The intent of a heavy renovation is to replace all systems and finishes within the footprint of the existing building, including:

- Heating, Ventilation, and Air Conditioning
- Electrical, controls, and necessary plumbing updates
- Prominent entry improvements, including safety and security upgrades
- Gymnasium additions
- Added classrooms in each building for expanded innovative programming opportunities
- Playground and site work improvements

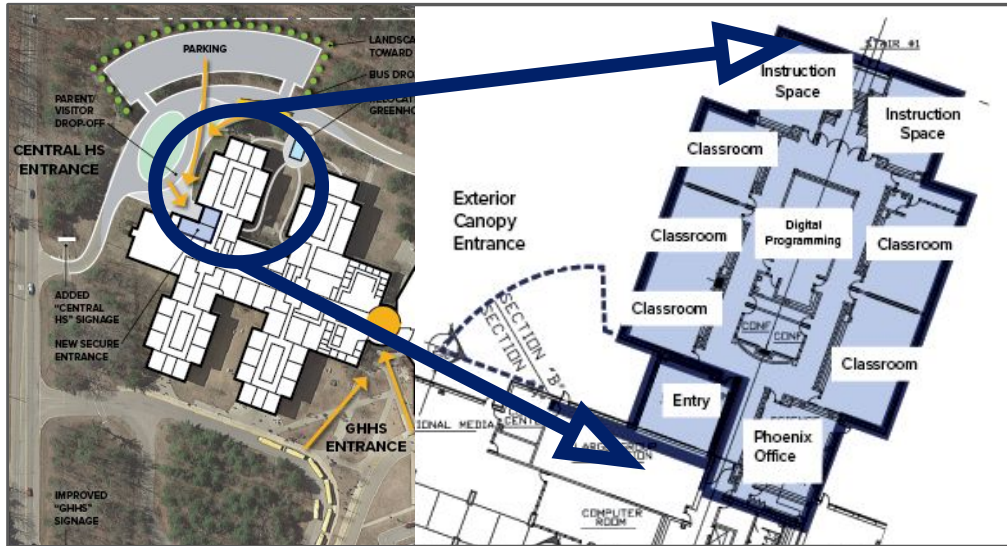
**The exterior envelope, interior floor slab, bearing walls, and in-floor sanitary piping would only be replaced as needed.*



Grand Haven
Area Public Schools

High School Consideration:

Consolidating our alternative education program (Central High School) into its own wing of the Grand Haven High School building.



- Improved operational efficiency by utilizing available space at GHHS
- Opens up space for expanded 0-3 programming in the Central building to meet a growing community need
- Increases the accessibility of athletics and extracurricular opportunities for students in our alternative education program
- Would include a separate wing and entrance for Central students and staff at Grand Haven High School
- Would require the addition of classrooms to support expanded innovative programming (such as AI, trades, or other career preparation) at the high school

High School Consideration:

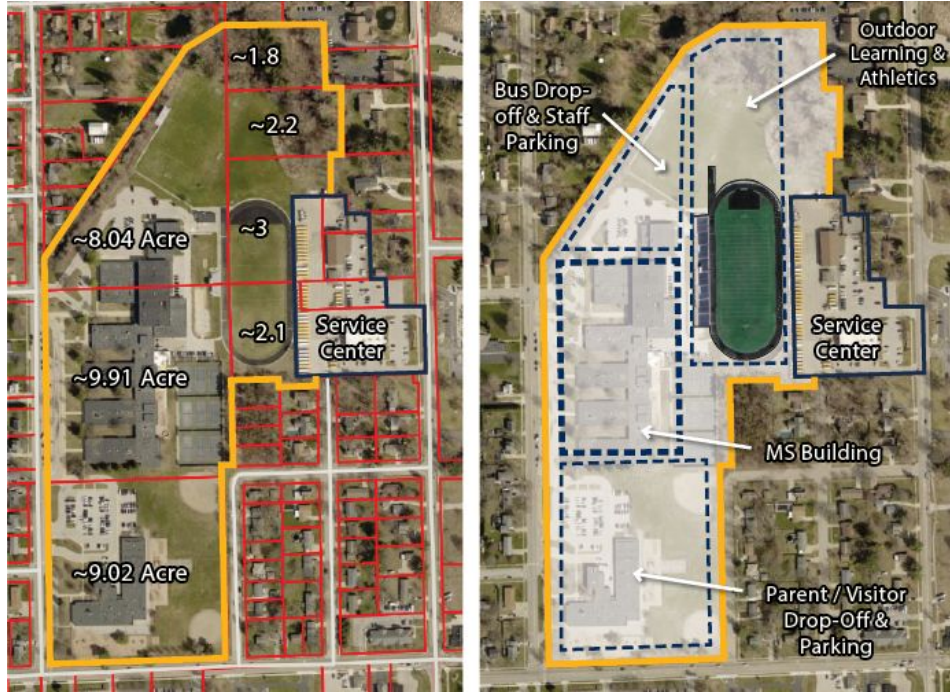
Maintaining a separate location for Central High School and adding innovative programming within the current building structure at Grand Haven High School.



- Could be current Central High School site or another location in the district (not GHHS)
- Limited accessibility to clubs, athletics, and other extracurricular opportunities for Central High School students
- Operational inefficiencies and limited space for expanded 0-3 programming *if Central High School were to remain in its current building*
- Allows for expansion of innovative programming opportunities (such as AI, trades, or other career preparation) at Grand Haven High School without the need to construct additional classroom space

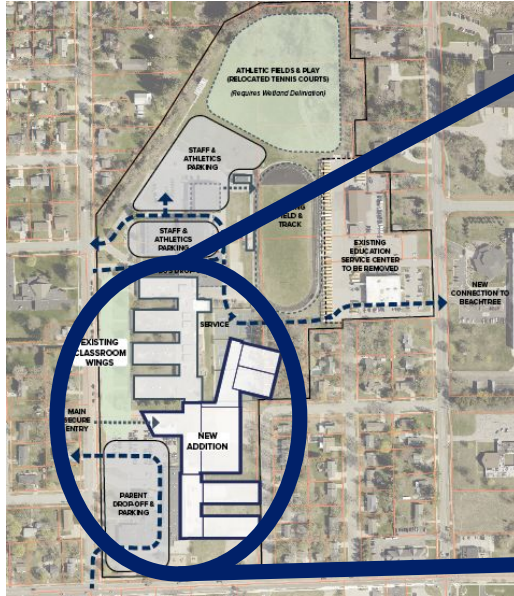
Middle School Consideration:

Combining Lakeshore Middle School and White Pines Intermediate School into an expanded 5-8 building on the current White Pines Intermediate and Griffin Elementary sites.



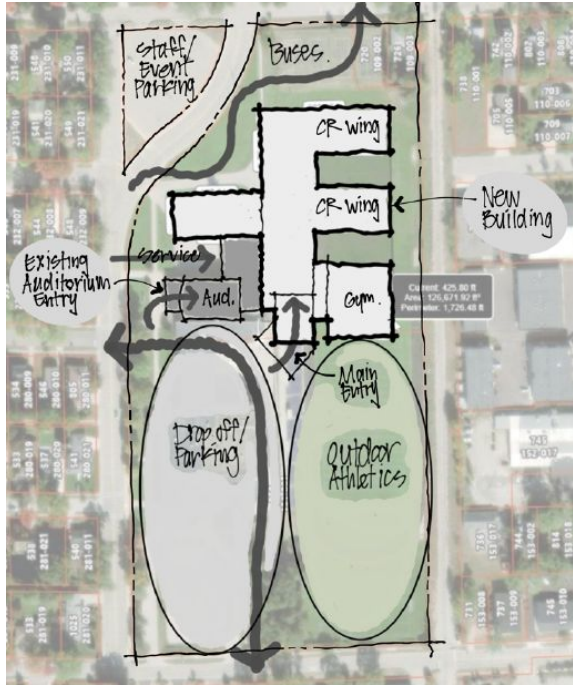
- Would include moving the Education Service Center (ESC) to Lakeshore Middle School and using the current ESC property for additional parking and traffic flow needs
- Helps address traffic concerns at Griffin St. and Robbins Rd.
- Responds to a community ask for fewer school transitions
- Would include renovations and expansion to White Pines building

- 5th/6th and 7th/8th would be in separate academic wings with shared use and separate schedules for spaces such as the media center, cafeteria, electives classrooms, and extracurricular activity areas



Middle School Consideration:

Building a new 7-8 Lakeshore Middle School on its current site and maintaining White Pines Intermediate as a 5-6 school at its current site.



- Would preserve the auditorium wing to maintain its legacy while including improvements to modernize the space
- Would include new middle school athletics spaces
- Construction work would be phased to limit learning disruptions (students would attend one half of the school during construction of the other half)
- Maintains proximity to YMCA and other nearby resources that support extracurricular activities and service opportunities for middle school students
- Maintains current number of school transitions
- Limits operational efficiencies by maintaining two separate campuses for intermediate and middle school levels

Middle School Consideration:

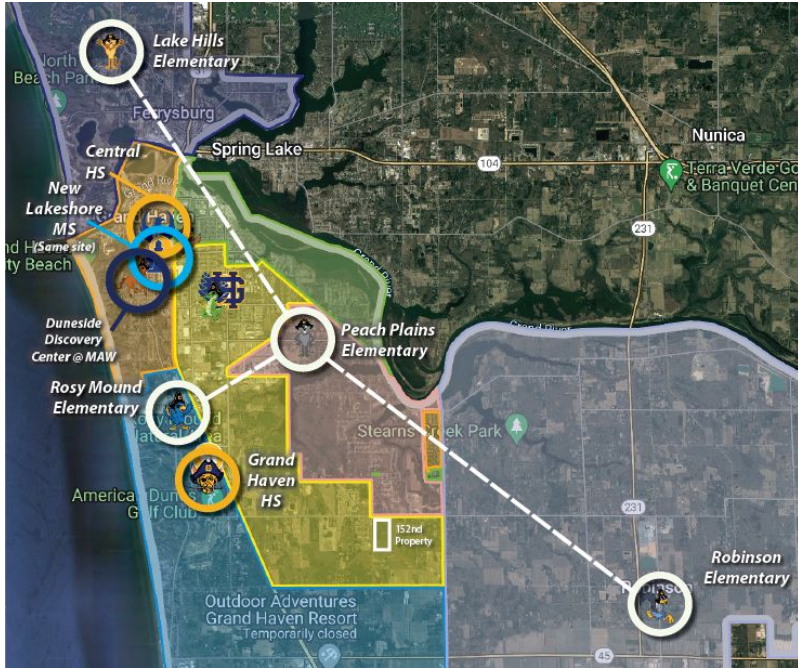
**NEW* Renovating / expanding Lakeshore Middle School as a 6-8 building by moving 5th grade to the elementary schools.*



- Includes renovations and addition to Lakeshore Middle School while preserving and updating the auditorium wing (*see previous slide*)
- Due to property limitations, however, **moving to a single middle school on the Lakeshore site would require moving 5th grade back to our elementary schools**
- Responds to a community ask for fewer school transitions while improving operational efficiencies
- Under this model, the White Pines and Griffin sites would be utilized for the renovation and construction of a larger elementary building

Elementary Consideration:

Maintaining and renovating four (4) elementary buildings: Lake Hills, Peach Plains, Robinson, and Rosy Mound.



- Improved operational efficiency (building maintenance, utility costs, staffing, shared resources, transportation, etc.)
- Would include the decommissioning of Griffin and Ferry Elementary Schools
- Remaining elementary schools would require building additions and receive **heavy renovations**
- Would require some redistricting (redrawing school boundary lines)

Elementary Consideration:

Maintaining and renovating five (5) elementary buildings: Ferry, Lake Hills, Peach Plains, Robinson, and Rosy Mound.



- Would include the demolition of Griffin Elementary to expand White Pines as a combined 5-8 middle school
- Limited operational efficiency
- Maintains smaller learning environments
- Minimizes redistricting and disruption to current model
- Remaining elementary schools would receive **heavy renovations**

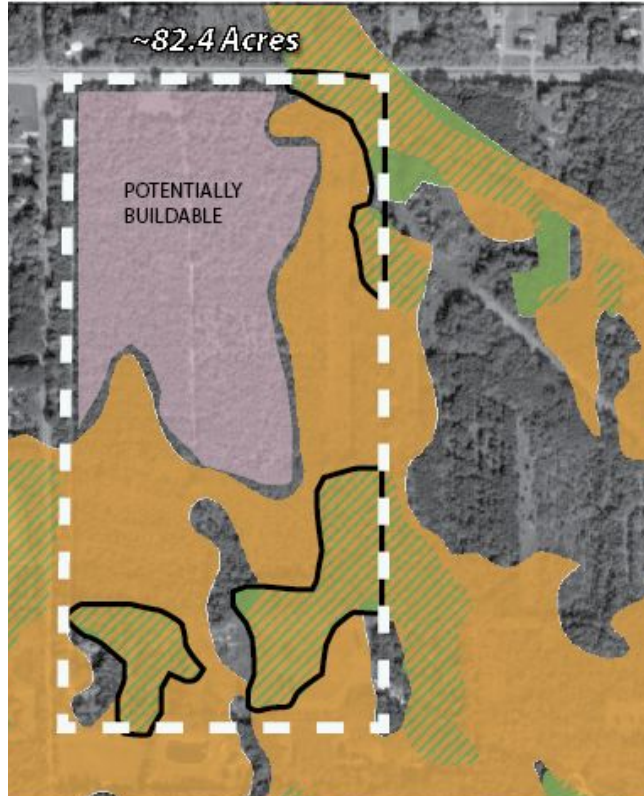
Elementary Consideration:

**NEW* Building three (3) new elementary buildings on Griffin/White Pines, 152nd St., and Lake Hills sites.*



- One new/renovated K-5th building on current White Pines/Griffin site
- One new K-5th building on the district-owned 152nd & Lincoln site
- One new 0-5 + K-5th campus on current Lake Hills site
- Further expands access to early childhood learning by adding programming in the northern area of our district while maintaining Duneside Discovery Center at Mary A. White
- Would include demolition of current Griffin Elementary building while expanding with a newly renovated K-5th building on the Griffin and White Pines sites
- Improved operational efficiency (building maintenance, utilities, staffing, shared resources, transportation, etc.)

GHAPS Property: 152nd Street & Lincoln Street Site Utilization



- **Pink:** Potentially buildable (roughly 50%)
 - Northwest area of site, ideal for traffic flow
- **Orange:** Presence of hydric (or wetland) soils; potential building area, but may be best to avoid heavy construction
- **Green & Green Stripe:** *Predicted* wetland areas; unable to build in these areas, if confirmed

Notes:

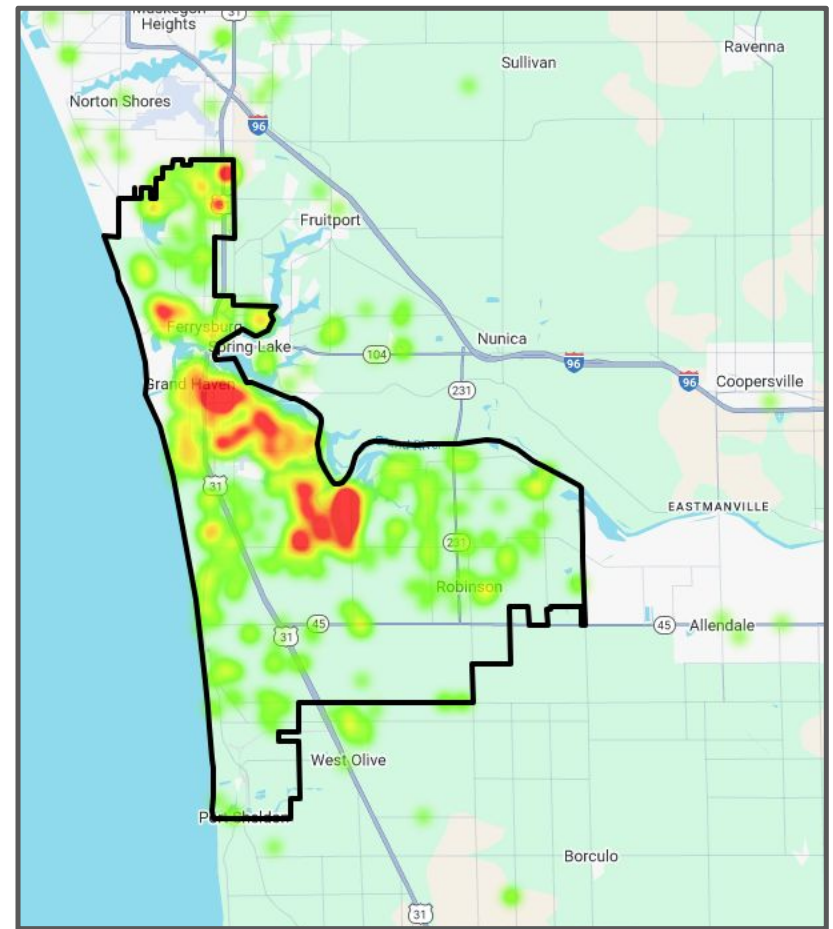
Onsite hydrology, soil, and vegetation studies required to determine final wetland area

This site provides potential for wetland enhancements and educational opportunities

Enrollment Distribution Map

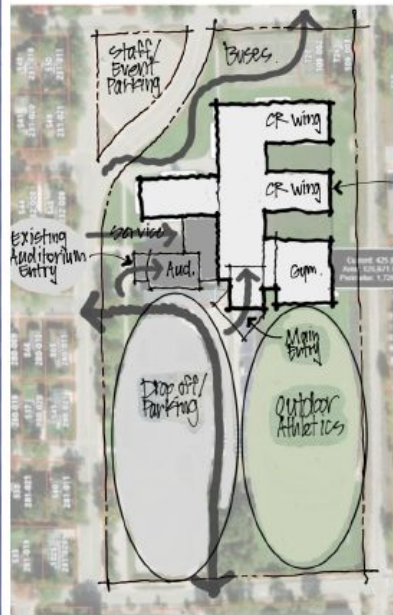
This map portrays the distribution of current elementary age students throughout the district based on their residence.

- Red areas are the most heavily populated
- Bright green areas outside of the black boundary line represent current School of Choice students

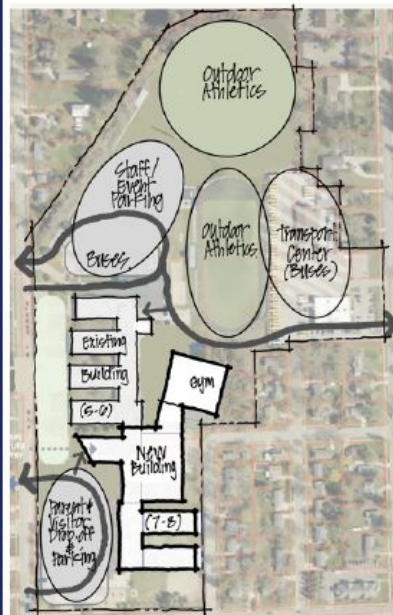


Potential Major Projects Overview

Major Project:
Renovate Lakeshore



Major Project: 5-8 Campus Consolidation
on Griffin/White Pines Sites



Major Project: 3 New Elementary Schools
+ Lakeshore Renovations



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Take the Survey



2025 GHAPS Master Plan Feedback Survey

* Indicates required question

HIGH SCHOOL CONSIDERATIONS

Please indicate your level of support for each of the concepts listed below on a scale of 1 (strongly oppose) to 5 (strongly support).

Additional information is included below each option for your consideration.

Consolidating our alternative education program (Central High School) into its own wing of the Grand Haven High School building. *

- Improved operational efficiency by utilizing available space at GHHS
- Opens up space for expanded 0-3 programming in the Central building to meet a growing community need and generate
- Increases the accessibility of shared resources as well as clubs, athletics, and other extracurricular opportunities for students in our alternative education program
- Would include a separate wing and entrance for Central students and staff at Grand Haven High School
- Would likely require the addition of classrooms to support any potential future expansion of innovative programming at the high school (such as AI, trades, or other career preparation)

1 2 3 4 5

Strongly Oppose ☐ ☐ ☐ ☐ ☐ Strongly Support