Planning For The Future

WLCS Facility Utilization Study Update

March 16, 2011
Presentation Overview

- Welcome, Overview and Introductions
- Economic Considerations
- Enrollment Considerations
- Facility Utilization Considerations
- Public Information/Input
- Next Steps
Introduction of Team

OPERATIONS AND ENROLLMENT
Plante Moran CRESA
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WALLED LAKE CONSOLIDATED SCHOOLS
COMMUNITY
Stakeholders

FACILITY REVIEW
TMP Architecture
John Castellana
Stephen Smith
Robin Vargyas
Michigan Economy

Governor’s Proposal and Other General Items

Per Pupil Impact of Governor’s Proposal & Other General Items

WLCSD Additional Assumptions for 2011/12

Financial Impact of Additional Assumptions
Michigan Economy

- Michigan unemployment was at 10.7% in January 2011.

- The foreclosure rate in Oakland County was 1 in 56 homes during 2009, up from 1 in 532 homes a decade ago.

- Through 2012, the total decline in taxable value (the principal government revenue source) is expected to be 35.31%. Future taxable values will not return to December 2007 levels (absent millage increases) until at least 2020.

- The State has been forced to borrow from the Federal Government for the last several years to cover unemployment costs.
Despite the State having a “balanced budget” on paper, the State’s actual performance failed to balance for 7 of the last 9 years.

Many one-time budget gimmicks used, including use of equity, sale of tobacco future revenues and delaying payments to future accounting periods.

The September 30, 2008 school and state pension reports show an unfunded actuarial accrued liability of $11.6 billion.

The retirees’ healthcare had $41.5 billion in unfunded liabilities at September 30, 2008 and is growing at a rate of roughly $2 billion annually.
Governor’s Proposal and other General Items

- Per pupil reduction of foundation grant by $470/pupil
- 18.4% increase in Michigan Public School Employees Retirement rate
- Reduction in Special Services PA-18 funding
- Health insurance increases of 15%
## Per Pupil Impact of Governor’s Proposal and Other General Items

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation grant reduction</td>
<td>$470</td>
</tr>
<tr>
<td>Retirement rate increase</td>
<td>260</td>
</tr>
<tr>
<td>PA-18 funding reduction</td>
<td>152</td>
</tr>
<tr>
<td>Health insurance increase</td>
<td>187</td>
</tr>
<tr>
<td><strong>Total Per Pupil Impact</strong></td>
<td><strong>$1,069</strong></td>
</tr>
</tbody>
</table>

**Total of above items** $16.5 million
Walled Lake Consolidated Schools
Additional Assumptions for 2011-2012

☑ Temporary Federal and other funding will be gone

☑ Categorical programs eliminated

☑ Enrollment decline by 83 pupils (15,404), directly impacting our funding

☑ Additional unemployment costs are anticipated
## Financial Impact of Additional Assumptions

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary funding</td>
<td>$6,080,000</td>
</tr>
<tr>
<td>State Aid Categorical funds</td>
<td>191,000</td>
</tr>
<tr>
<td>Enrollment decline</td>
<td>680,000</td>
</tr>
<tr>
<td>Additional unemployment</td>
<td>600,000</td>
</tr>
<tr>
<td>Additional Impact</td>
<td>$7,451,000</td>
</tr>
</tbody>
</table>

Total impact of Governor’s Proposal & Additional items above is approximately $24 million (14% of budget)
State of Michigan – Public Schools Enrollment Status:

- Population of K-12 Students in 2000 = 1,714,815
- Population of K-12 Students in 2005 = 1,723,087
- Population of K-12 Students in 2010 = 1,599,851
- Projected Population of K-12 Students in 2015 = ???
- Represents a State-wide Drop of Approximately 115,000 Students in the last 5 Years
The Walled Lake Consolidated Schools Enrollment Status:

- Current Elementary Enrollment = **6,618**
- 5-Year Enrollment Projection = **5,999** (Decrease of 619 Elementary Students by 2014)
- Current Elementary Capacity = **7,884**
- **83% of Capacity** - Based on 2010-2011 School Year Classroom Assignments and Allowable Class Sizes
- Elementary Enrollment is Projected to Drop to **76% of Capacity** in Five Years
Facility Utilization Considerations

Elementary School Enrollment

- Elementary School Student Enrollment Capacities
  - Number of grade level classrooms
  - Assigned capacity of grade level classrooms
  - Assigned usage of other standard sized classrooms

- Building Condition
  - Educational Facilities Index – EFI (Condition)
  - Standard rating of the condition of building and site infrastructure
  - Elements rated on a scale of 1-5; buildings rated on 100 point scale

- Building Function
  - EFI (Function)
  - Program/Space functions rated; buildings rated on 100 point scale
### Elementary School Student Enrollment Capacities:

Per Classroom by Grade Level – look at four densities A, B, C, D

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>K</td>
<td>20</td>
<td>25</td>
<td>27</td>
<td>30</td>
</tr>
<tr>
<td>1st and 2nd</td>
<td>20</td>
<td>27</td>
<td>29</td>
<td>30</td>
</tr>
<tr>
<td>3rd thru 5th</td>
<td>25</td>
<td>29</td>
<td>31</td>
<td>32</td>
</tr>
</tbody>
</table>

**A** - Used by the State of Michigan Treasury Department for facilities planning under projected enrollment growth scenarios

**B** - WLCS previous classroom enrollment cap

**C** - WLCS current classroom enrollment cap

**D** - WLCS contractual classroom enrollment cap
Enrollment Capacities do NOT include:

- Gym
- Multipurpose Room
- Art Room
- Music Room
- Computer Lab
- Special Needs, Preschool, and other Dedicated Special Purpose Classrooms that Occupy Standard Sized Classroom Spaces
The Walled Lake Consolidated Schools Current Status:

- Current Elementary Enrollment = 6,618
- Five Year Enrollment Projection = 5,999  A decrease of 619 students

- Existing Elementary Capacity is currently at 7,884 (83% of capacity) based on 2010-2011 school year classroom assignments and allowable class sizes (density C). Enrollment is projected to drop to 76% of capacity in five years
Enrollment vs. Capacity

Building Capacity
Current Enrollment 2010-20
Enrollment in Five Years

- Enrollment in Five Years
- Current Enrollment 2010-20
- Building Capacity
Building Condition

- Educational Facilities Index – **EFI (Condition)**
- Standard rating of the condition of building and site infrastructure
- Elements rated on a scale of **1-5**; buildings rating overall on **100** point scale

1 – Needs Significant Improvement  
2 – Needs Improvement  
3 – Good  
4 – Very Good  
5 – Excellent
## EFI (Condition) Checklist

<table>
<thead>
<tr>
<th>Assessment Areas</th>
<th>OK ?</th>
<th>Need ?</th>
<th>Quantity</th>
<th>Unit</th>
<th>Descriptions / Remarks</th>
<th>Category Score: (1-5 scale)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Asphalt Playpads</td>
<td>☐</td>
<td>☐</td>
<td>SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building signs</td>
<td>☐</td>
<td>☐</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catch basin</td>
<td>☐</td>
<td>☐</td>
<td>EA</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Chain Link Fencing (4’ or 6’)</td>
<td>☐</td>
<td>☐</td>
<td>LF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete Sidewalks</td>
<td>☐</td>
<td>☐</td>
<td>SF</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Curbs</td>
<td>☐</td>
<td>☐</td>
<td>LF</td>
<td></td>
<td></td>
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<tr>
<td>Flag pole</td>
<td>☐</td>
<td>☐</td>
<td>EA</td>
<td></td>
<td></td>
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<tr>
<td>Outside lighting</td>
<td>☐</td>
<td>☐</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking lots</td>
<td>☐</td>
<td>☐</td>
<td>SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground Equip</td>
<td>☐</td>
<td>☐</td>
<td>EA</td>
<td></td>
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<tr>
<td><strong>Exterior Envelope</strong></td>
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<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Hallways/Clsrm/Genrl</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gym/Stage/Cafeteria</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathrooms (Finishes)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen</td>
<td></td>
<td></td>
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<tr>
<td>Mechanical: HVAC</td>
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<tr>
<td>Plumbing: Fixtures</td>
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<tr>
<td>Electrical</td>
<td></td>
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<td></td>
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<tr>
<td>Fire Protection</td>
<td></td>
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</table>
Facility Utilization Considerations

 EFI (Condition)

<table>
<thead>
<tr>
<th>Building</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commerce</td>
<td></td>
</tr>
<tr>
<td>Community Education Center</td>
<td></td>
</tr>
<tr>
<td>Dublin</td>
<td></td>
</tr>
<tr>
<td>Glengary</td>
<td></td>
</tr>
<tr>
<td>Guest</td>
<td></td>
</tr>
<tr>
<td>Hickory Woods</td>
<td></td>
</tr>
<tr>
<td>Keith</td>
<td></td>
</tr>
<tr>
<td>Loon Lake</td>
<td></td>
</tr>
<tr>
<td>Maintenance/Transportation</td>
<td></td>
</tr>
<tr>
<td>Maple</td>
<td></td>
</tr>
<tr>
<td>Meadowbrook</td>
<td></td>
</tr>
<tr>
<td>Oakley Park</td>
<td></td>
</tr>
<tr>
<td>Outdoor Education Center</td>
<td></td>
</tr>
<tr>
<td>Pleasant Lake</td>
<td></td>
</tr>
<tr>
<td>Twin Beach</td>
<td></td>
</tr>
<tr>
<td>Twin Sun</td>
<td></td>
</tr>
<tr>
<td>Walled Lake</td>
<td></td>
</tr>
<tr>
<td>Wilson</td>
<td></td>
</tr>
</tbody>
</table>
Building Function

- Educational Facilities Index – EFI (Function)
- Standards-based rating of the condition of building space for programmatic function and quality
- Components rated on a point scale, weighted by educational function; buildings rating overall on 100 point scale

- Educational core functions (highest point value)
- Auxiliary and special purpose educational functions – gym, art, music, media center, special education
- Administrative functions
- Support functions – dining, custodial, building services (lowest point value)
Facility Utilization Considerations

EFI (Function) Checklist

<table>
<thead>
<tr>
<th>Max Points</th>
<th>SPACE NAME</th>
<th>ADEQUATE</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Yes</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>No</td>
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<td>45</td>
<td><strong>Academic Core Spaces</strong></td>
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<tr>
<td></td>
<td>Pre-K/K Classrooms</td>
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<tr>
<td></td>
<td>Classrooms</td>
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<tr>
<td></td>
<td>Large Group Instruction</td>
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<tr>
<td></td>
<td>Teacher Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Instructional Material Storage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Special Education</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td><strong>Administrative Spaces</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td><strong>Media Center Spaces</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Visual Art Spaces</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Music</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Physical Education</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Dining Spaces</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Food Service</strong></td>
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<tr>
<td>2</td>
<td><strong>Custodial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td><strong>Building Services</strong></td>
<td></td>
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</tbody>
</table>
Facility Utilization Considerations

EFI (Function)

Score

Building

- Commerce
- Community Education Center
- Dublin
- Educational Services Center
- Glengray
- Guest
- Hickory Woods
- Keith
- Loon Lake
- Maintenance/Transportation Building
- Maple
- Meadowbrook
- Oakley Park
- Outdoor Education Center
- Pleasant Lake
- Twin Beach
- Twin Sun
- Walled Lake
- Wixom

EFI (scale 1-100)
Facility Utilization Considerations

What Does It All Mean?

- Opportunities
- Constraints
- Information that is still needed
- Establish Priorities of the District
- Long Term Planning
Means for Informing and/or Seeking Input

- Survey on District’s Website
- Public Meetings
- Email Distributions
- Advisory Committee
- Other District Communication Tools
Seek Responses and Viewpoints

- Survey Questions on Website
- Survey Feedback at Public Meetings
- Discussion at Public Meetings
Public Information/Input

Survey Participation

- Observe Meeting Norms
- How it Works
- How to Respond
- How we will Discuss it
Advisory Committee

A group of 50 to 60 individuals who provide broad stakeholder representation. Its role is to interact with the PM CRESA team, providing perspective and feedback on study progress and findings. Among other things, this may include responding to:

- Agenda Content for Meetings
- Survey Questions
- Formats for Public Information
- Potential Facilities Recommendations
- Implementation Considerations
Next Steps

- Complete Facility Utilization Review
- Confirm Overlay Enrollment Projection Information in Relation to Utilization and Condition for Each Facility
- Final Review of Operational Considerations for Each Facility
- Establish Priorities of Importance for Valuation of Facilities
- Develop and Conduct Public Input Survey
- Establish Input Sessions and Reporting Dates
Helping to Build the Future:

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