



Facilities Study Team

Farmington Public Schools



Overview

- Vision Statement
- Background
- Information Sources
- Task Teams
- Assumptions
- Criteria
- Consensus
- Recommendations
- Long Term Planning

Vision Statement



We will present a series of recommendations to the Farmington School Board addressing the viability and efficient use of the facilities with the intent of improving the District's financial future, while ensuring the community's expectations of excellence for all students of the Farmington Public Schools.



Background Information

Facilities Study Team



Background



- Membership
- Rules
- FST Charge
- Parameters
- Team Consensus

Background - Membership



- A Selection Committee composed of a cross-section of the Farmington community identified the membership criteria
- About thirty people made up the Facilities Study Team, ten of which were returning members from the Learning Configuration & Facilities Committee

Background - Rules



1. Be prepared and actively participate when you walk in the door.
2. Stay focused on task and goal.
3. Individual and Team responsibility to make sure everyone is heard.
4. Actively listen and consider all ideas.
5. Eliminate bias, make fact based decisions.
6. Be committed to attending and starting/ending meetings on time.

Background – FST Charge



- Develop a plan and time-line for maximizing the use of the District's facilities with an emphasis on maintaining high quality instructional programs and financial efficiency
- Establish specific criteria to develop a recommendation for consideration by the Board of Education

Background – FST Charge



- Determine whether preschool (Pre-K) classes should be in centers and/or elementary schools
- Consider the projected state of:
 - District’s financial resources, anticipated cost savings, demographics, enrollment projections, infrastructure, etc.

Background – Parameters



- Recommendations should be developed within
 - No changes to the District’s current learning configuration (K-5, 6-8, 9-12)
 - FST will not recommend staffing, program assignments, or class size
 - Use an elementary school capacity of 450-600 students per building

Background – Consensus



- Consensus
 - Team members have placed all available information on the table
 - Discussed the merits of each idea
 - Arrived at a decision that each person is at least 75% in agreement and can support 100%

Background – Consensus



- Team Members participated in activities to learn, practice and apply consensus decision-making skills
- Consensus was central to all decisions of the FST



Information Sources

Facilities Study Team



Information Sources



- District Financial Situation
- STANFRED
- TMP Architects/McCarthy Smith, Construction Management
- Farmington School District Administration
- Other

Information – Financial Situation



- Schools in Michigan are funded by a combination of State and local property taxes and sales, income, tobacco and real estate transfer taxes
- School revenue is suffering as property values plummet and sales tax receipts have declined

Information – Financial Situation

- The District's budget and forecast show that if significant budget reductions are not made the District will deplete its fund balance and begin running a deficit in 2010-2011
- Michigan law requires that Districts not adopt deficit budgets
- Projections for 2011-2012
 - Revenue of \$138 million
 - Expenditures of \$168 million
 - Shortfall of \$30 million

Information – STANFRED



- Well-recognized enrollment projection specialist of the State Department of Treasury for school qualified bond applications
- STANFRED provided a series of enrollment projects including
 - Projected “High” enrollment
 - Most Likely enrollment
 - Projected “Low” enrollment



- K-12 Full Time Equivalent (FTE) Outlook
 - From 1994-95 through 2005-2006, modest increase of almost 8%
 - From 2005-2006 through 2008-09, slight decrease of approximately 2.5%
 - Most likely projection is for a downward trend of approximately 4% for the next five years



- Elementary (K-5) Outlook
 - From 1994-95 through 2008-2009, modest decrease of about 6%
 - Most likely projection is for a downward trend of approximately 2.5% for the next five years
 - Projected enrollment for 2009-2010 was 4,970 and the actual enrollment was 4,880

Information – STANFRED

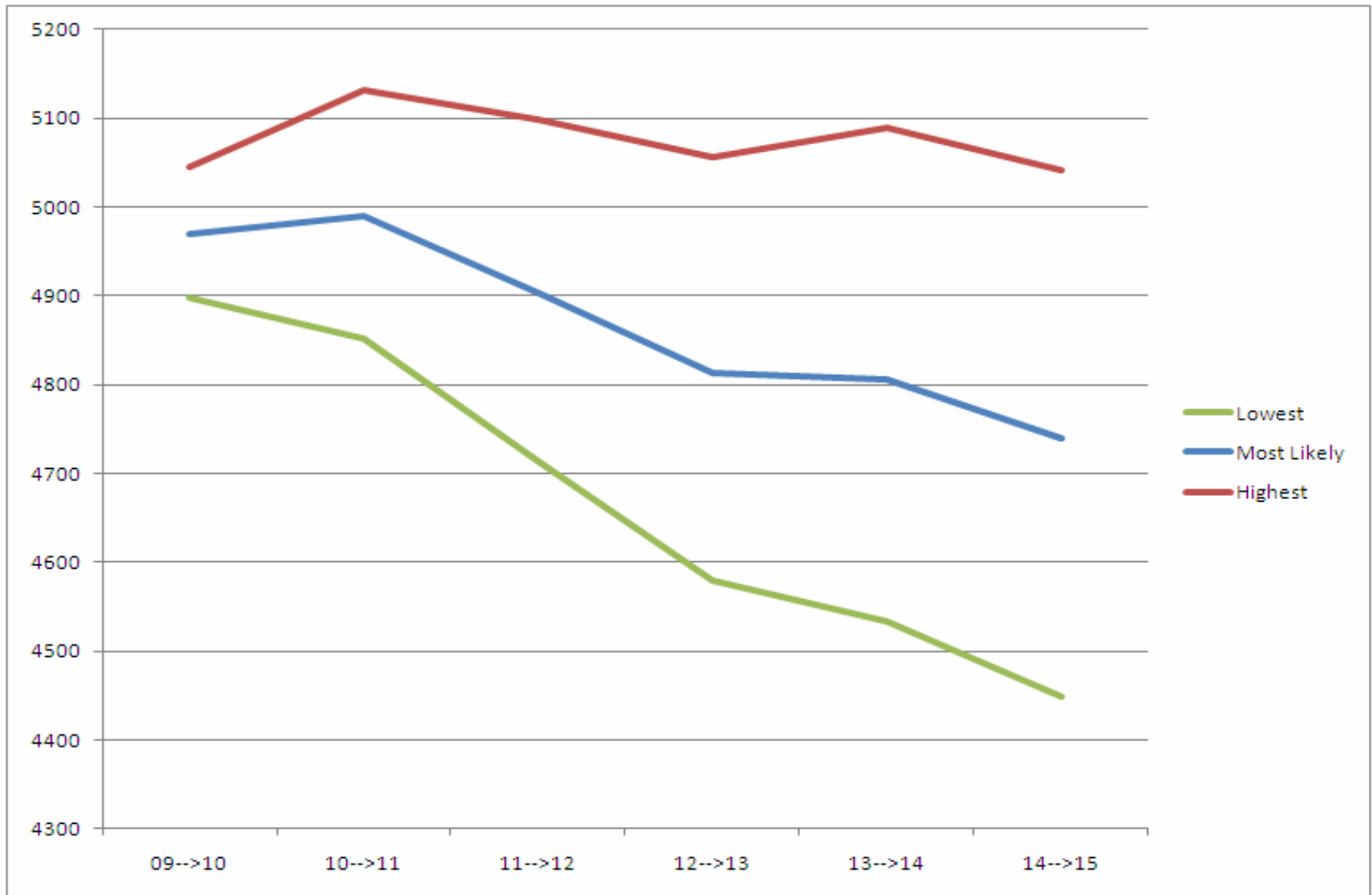


- Middle School (6-8) Outlook
 - From 1994-95 through 2004-2005, increased by more than 15%
 - From 2004-2005 through 2008-2009, modest decrease by 6%
 - Most likely projection is a negligible difference for the next five years (decrease of 33 students)



- High School (9-12) Outlook
 - From 1994-95 through 2004-2005, increased by almost 22%
 - Most likely projection is a modest loss of almost 8% for the next five years

K – 5 Student Population Projections



Information – TMP Architects



- TMP Architects/McCarthy Smith, Construction Managers provided for each building:
 - Photo of the building
 - Narrative of the facility
 - Detailed building condition summary
 - Site and Floor plans
 - List of recommended refurbishments and/or improvements and associated costs

Information – District Resources



- Ron Aten, District Architect, attended many FST meetings and participated in some task team meetings

Information – Other Resources



- The FST also reviewed:
 - Marketability Summary for each building
 - Redevelopment potential for each site
 - Space/Capacity for schools and district facilities
 - Building Capital Expenditures
 - Infrastructure Costs
 - Operation Costs
 - Number of work orders/building
 - Special Education requirements including number of classrooms, students, facilities, etc.

Information – Other Resources



- The FST also reviewed:
 - Pre-K requirements including locations, student enrollments, classrooms required, etc
 - Special Programs like Adult Education, FCHS, ESL, Basic High School, Cloverdale, and Visions
 - Feeder patterns



Task Teams

Facilities Study Team



Task Teams



- Communication Team – posted team roster, vision, rules, meeting dates, agendas, and minutes to the District website
- Criteria Team – drafted and initially prioritized criteria for the FST to use to evaluate options that were developed
- Space/Capacity Team – worked with District personnel to determine the total capacity at each building in the District

Task Teams



- Recommendation Format Team – developed a format for Task Teams to present their recommendations
- Recommendation Teams 1-3 – The FST divided itself into three teams to develop recommendations based on the information gathered by the team



Assumptions

Facilities Study Team



Assumptions



- The compiled financial information from various sources is accurate
- The student enrollment projections from STANFRED is accurate
- The State of Michigan will not financially “rescue” school districts
- The District’s General Fund may be \$31 million short by the 2011-2012 school year

Assumptions



- Elementary School staffing levels will be one teacher per every twenty-six students
- The implementation of any option creates an opportunity for the District's school attendance areas and student feeding patterns for all facilities to be reviewed



Assessment Criteria

Facilities Study Team



Assessment Criteria



- Priority 1
 - Building Conditions
 - Site Conditions
 - Building Adaptability
 - Operation Costs
 - Size of Property
 - Future Capital Expenditures
 - Marketability of Site

Assessment Criteria



- Priority 2
 - Current Building Use
 - Building Capacity
 - Number of Employees in Building
 - Student Enrollment

Assessment Criteria



- Priority 3
 - Transportation
 - Future School Progression
 - Physical Impediments for Students Entering School
- Priority 4
 - Cohort Progressions



Consensus Process

Facilities Study Team



Consensus Process



- The FST, as a group, met to review/assess the viable options
- We were split into three “teams”
- Each team independently assessed the options using the criteria
- Members of teams were encouraged to discuss their opinions/reasoning for their personal assessments

Consensus Process



- Each team presented their assessments
- The FST reviewed all assessments
- FST identified the following three recommendations to forward to the Board of Education



Recommendations

Facilities Study Team



Recommendations



- Orchard Lake Option
 - Close William Grace, Wooddale, Maxfield Training Center
 - Pre-K programs consolidate at Alameda and Farmington Community School
 - No change to current middle schools
 - No change to current high schools

Recommendations



- Grand River Option
 - Close William Grace, Wooddale, Farmington Community School, Maxfield Training Center
 - Pre-K programs consolidate at Alameda and Highmeadow
 - Consolidate to three middle schools, repurpose O.E. Dunckel as K-8 school-of-choice program
 - No change to current high schools

Recommendations



- Shiawassee Option
 - Close William Grace, Wooddale, Alameda, Maxfield Training Center
 - Pre-K programs consolidate at Farmington Community School and Highmeadow
 - Consolidate to three middle schools, repurpose O.E. Dunckel
 - No change to current high schools



Orchard Lake

Facilities Study Team



Orchard Lake Option



- Pre-K Programming
 - No disruption in Pre-K buildings for students, parents and staff
 - No implementation costs
 - Alameda and Farmington Community Schools currently meet the unique needs of the Pre-K program

Orchard Lake Option



- Close William Grace and Wooddale
 - Building conditions rated low by TMP
 - Building sites are relatively small
 - Building capacities below District goal
 - Excess capacity in District can accommodate students
 - Avoids capital expenditures of \$7.5 million

Orchard Lake Option



- Middle Schools
 - No changes are proposed
- Special Programs
 - No changes are proposed

Orchard Lake Option



- Close Maxfield Training Center
 - Building conditions rated low by TMP
 - Facility is underutilized
 - Staff travel time and transportation would be reduced as space would be provided in the elementary schools
 - Closure does not directly impact students
 - Building in prime downtown location
 - Avoids capital expenditure of \$5.7 million

Orchard Lake Option



- Budget Impact by Closed Building

Budget Impact by Closed Building			
	Operations	Maintenance	
Gymnastics Program to Offsite	0	5	
Maxfield Training Center	211	35	
Transportation Costs, Elementary	0	251	
William Grace	794	22	
Wooddale	794	22	
Annual Impact to Budget	1799	335	1464

Orchard Lake Option



- Recommendation Costs

Recommendation Costs			
	Repurposing	Displacement	
10 Mile Building	437		
Absorbing Elementary Schools	775		
Maxfield Training Center		15	
School Bus, Purchase (4)	400		
Science Kits	134		
William Grace		10	
Wooddale		10	
Total	1746	35	1781

Orchard Lake Option



- Advantages
 - Quick implementation
 - Least amount of implementation costs
 - Least disruptive of the three recommendations

Orchard Lake Option



- Disadvantages
 - Does not address future financial and student enrollment projections
 - Limited in scope
 - Middle School building utilization will continue to decrease



Grand River

Facilities Study Team



Grand River Option



- Pre-K Programming
 - Close Farmington Community School
 - Building conditions rated low by TMP
 - Building site is relatively small
 - Building is not centrally located in the District
 - Avoids capital expenditures of \$3.8 million

Grand River Option



- Pre-K Programming
 - Highmeadow
 - Building conditions rated high by TMP
 - Building can be adapted to house all FCS programming

Grand River Option



- Close William Grace and Wooddale
 - Building conditions rated low by TMP
 - Building sites are relatively small
 - Building capacities below District goal
 - Excess capacity in District can accommodate students
 - Avoids capital expenditures of \$7.5 million

Grand River Option



- Middle Schools
 - Consolidate to three middle schools (East, Power, Warner)
 - Improves cohort progression
 - O.E. Dunckel has high student enrollment capacity
 - Repurpose O.E. Dunckel to school-of-choice program
 - Expansion of school-of-choice to K-8 would reduce enrollment at East, Power, and Warner

Grand River Option



- Special Programs
 - Farmington Community School programs move to Highmeadow

Grand River Option



- Close Maxfield Training Center
 - Building conditions rated low by TMP
 - Facility is underutilized
 - Staff travel time and transportation would be reduced as space would be provided in the elementary schools
 - Closure does not directly impact students
 - Building in prime downtown location
 - Avoids capital expenditure of \$5.7 million

Grand River Option



- Budget Impact by Closed School

Budget Impact by Closed Building			
	Operations	Maintenance	
Farmington Community School	286	24	
Gymnastics Program to Offsite	0	5	
Maxfield Training Center	211	35	
Transportation Costs, Elementary	0	251	
Middle School Overhead	769	0	
Transportation Costs, Middle Schools	0	251	
William Grace	794	22	
Wooddale	794	22	
Annual Impact to Budget	2854	610	2244

Grand River Option



- Recommendation Costs

Recommendation Costs			
	Repurposing	Displacement	
10 Mile Building	437		
Absorbing Elementary Schools	825	20	
Absorbing Middle Schools	1898	20	
Farmington Community School		15	
Highmeadow	318	15	
Maxfield Training Center		15	
OE Dunckel	270		
School Bus, Purchase (8)	800		
Science Kits	134		
Total	4682	85	4767

Grand River Option



- Advantages
 - Provides opportunity to close up to four buildings
 - Improves feeder patterns (K-12) and cohort progressions
 - Expansion of school-of-choice program may relieve initial crowding at East, Power, Warner middle schools
 - Consolidates Pre-K programming to two buildings

Grand River Option



- Disadvantages
 - East, Power, and Warner will be at capacity if O.E. Dunckel is not repurposed
 - Pre-K programming no longer available at some elementary school buildings
 - Two Pre-K classrooms would be cut
 - Gymnastics programs must relocate to outside District facilities
 - Poly Hockey program must become mobile



Shiawasse

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Shiawassee Option



- Pre-K Programming
 - Close Alameda
 - Building conditions rated low by TMP
 - All Pre-K students can be accommodated by Farmington Community School and Highmeadow
 - Avoids capital expenditures of \$2.7 million

Shiawassee Option



- Close William Grace and Wooddale
 - Building conditions rated low by TMP
 - Building sites are relatively small
 - Building capacities below District goal
 - Excess capacity in District can accommodate students
 - Avoids capital expenditures of \$7.5 million

Shiawassee Option



- Middle Schools
 - Consolidate to three middle schools (East, Power, Warner)
 - Improves cohort progression
 - O.E. Dunckel has high student enrollment capacity
 - Repurpose O.E. Dunckel to school-of-choice program
 - Expansion of school-of-choice to K-8 would reduce enrollment at East, Power, and Warner

Shiawassee Option



- Special Programs
 - Alameda programs move to Highmeadow and Farmington Community School

Shiawassee Option



- Close Maxfield Training Center
 - Building conditions rated low by TMP
 - Facility is underutilized
 - Staff travel time and transportation would be reduced as space would be provided in the elementary schools
 - Closure does not directly impact students
 - Building in prime downtown location
 - Avoids capital expenditure of \$5.7 million

Shiawassee Option



- Budget Impact by Closed Building

Budget Impact by Closed Building			
	Operations	Maintenance	
Alameda	197	19	
Gymnastics Program to Offsite	0	5	
Maxfield Training Center	211	35	
Transportation Costs, Elementary	0	251	
Middle School Overhead	769	0	
Transportation Costs, Middle Schools	0	251	
William Grace	794	22	
Wooddale	794	22	
Annual Impact to Budget	2765	605	2160

Shiawassee Option



- Recommendation Costs

Recommendation Costs			
	Repurposing	Displacement	
10 Mile Building	437		
Absorbing Elementary Schools	825	20	
Absorbing Middle Schools	1898	20	
Alameda to Highmeadow	150	15	
Maxfield Training Center		15	
OE Dunckel	270	15	
School Bus, Purchase (8)	800		
Science Kits	134		
Total	4514	85	4599

Shiawassee Option



- Advantages
 - Provides opportunity to close up to four buildings
 - Improves feeder patterns (K-12) and cohort progressions
 - Expansion of school-of-choice program may relieve initial crowding at East, Power, Warner middle schools
 - Consolidates Pre-K programming to two buildings
 - Alameda site may be rebuilt to house all Pre-K programming

Shiawassee Option



- Disadvantages
 - East, Power, and Warner will be at capacity if O.E. Dunckel is not repurposed
 - Pre-K programming no longer available at some elementary school buildings
 - Loss of District's central Pre-K building
 - Loss of Alameda's nature trail
 - Gymnastics programs must relocate to outside District facilities
 - Poly Hockey program must become mobile



Long Term Planning

Facilities Study Team



Long Term Planning



- Problem 1: Money

\$127,000,000

Long Term Planning



- Problem 2: Pre-K and Elementary School Buildings
 - Efficiency
 - Needs
 - Age and Condition

Long Term Planning



- Problem 3: Effects of Building Conditions on Instruction
 - Kindergarten
 - Special Needs
 - Athletics and Performing Arts

Long Term Planning



- Topic 1: Potential Voted Funding Sources
 - Taxes (Sinking Fund Millage)
 - Debt (Bond)

Long Term Planning



- Sinking Fund Millage
 - 1 mill = \$4 million per year for a term of years
 - Bonds
 - 1.67 mills = \$135 million (using a term of 25 years)
 - Average increase to homeowner would be \$83.50 per \$100,000 of taxable value

Long Term Planning



- Oakland County School Districts
- 32 Of 34 Districts (not including Farmington) levy a higher millage for Debt and Sinking Fund

Long Term Planning



- Combined Debt and Sinking Fund Millages
- Schools with lowest millages
 - Clarenceville (0.00)
 - Pontiac (1.74)
 - Farmington (1.80)
 - Southfield (2.00)

Long Term Planning



- Neighboring Districts Debt and Sinking Fund Millages
 - Walled Lake (4.79)
 - West Bloomfield (6.20)
 - Novi (6.35)
- Districts Asking for Additional Mills
 - Berkley (currently at 4.22)
 - Warren (currently at 3.15)

Long Term Planning



- Topic 2: Long Term Outlook for Pre-K and Elementary School Buildings
 - Inefficiencies
 - Enrollment Trends
 - Build New?

Long Term Planning



- Topic 3: Cost Benefit Analysis
 - Instructional Needs
 - First Class School District

Long Term Planning



- Recommendation
 - Develop long term capital improvement plan
 - Strategy
 - Finance
 - Transitions

Wrap Up

- Next Scheduled Presentation is February 2, North Farmington High School
- Questions

