



Lake  
Orion  
Community  
Schools

# Community Forum

*April 25, 2016*

EDUCATING OUR STUDENTS FOR THE CHALLENGES OF TOMORROW





1. Introduction to Process for Forum
2. Overview of Phase 1 & 2
3. Plante Moran CRESA Presentation
4. Q & A Segments
  - School Closing
  - Redistricting
  - Focus Schools
  - Creating a New District Focus
  - Sinking Fund (Building & Site Fund)
  - Other Questions
5. Closure





# Phase 1

## May 2015-April 2016



- Long Range Planning Committee convened
- Report to Board of Education
- Reductions identified to be implemented for 2016-17 School Year

## Phase 2

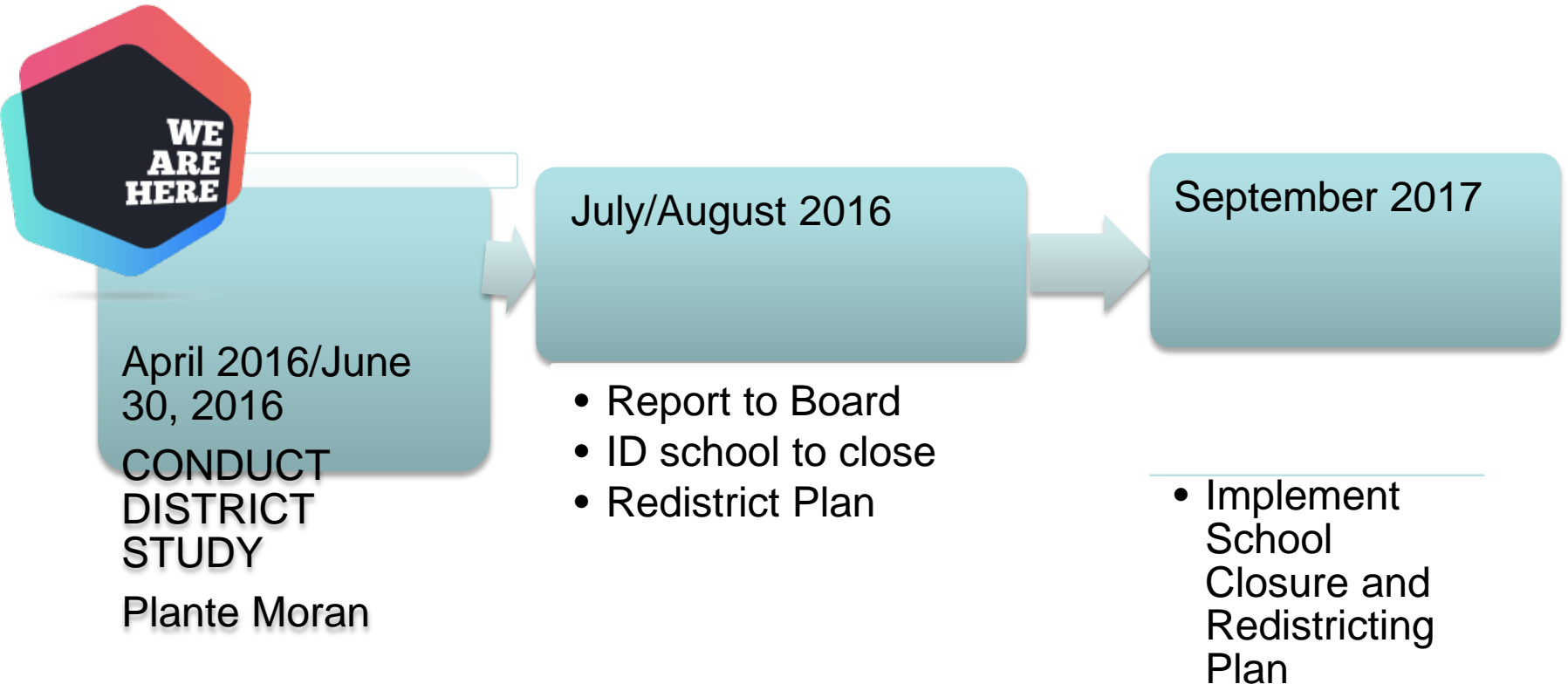
### Alignment of Facilities Improve Efficiency



- Maximize building capacity
- Eliminate School(s) (repurpose where appropriate)
- Revisit “Focus School” Concept
  - Integrate specialized content into all schools and enhance current curriculum (For Example: STEAM)
- **Redistrict** – Any recommendation would result in the need to redistrict current students into remaining schools

# Phase 2

## Alignment of Facilities Improve Efficiency





Mr. Paul Wills



# Lake Orion Community Schools

## Facility Utilization and Real Estate Process Review

April 25, 2016



## ☐ Meeting Overview

- Introduction to Plante Moran Cresa (PMC)
- Discuss Engagement Goals and Objectives
- Information Gathering Process
  - Real Estate Review
  - Enrollment Projection / Demographic Review
  - Facility Assessment
- Review Overall Schedule
- Next Steps...



## PMC - Meeting the Needs of School Districts

### ❑ Collective Expertise

Planners, architects, engineers, construction experts, financial advisors and real estate professionals – dedicated to our clients

### ❑ Full Service

Ability to service K-12 clients from concept to completion

- Enrollment Projections – recognized by Dept. of Treasury
- Bond Planning / Feasibility Studies
- Program Management during design, construction, and close-out
- Real Estate Asset Positioning

### ❑ Independent Advice

Advisory services are provided without conflicts — our objective is your success







## PMC's Pupil Enrollment Projections – from A-Z

- ☐ Ann Arbor Public Schools
- ☐ Birmingham Public Schools
- ☐ Bloomfield Hills Schools
- ☐ Farmington Public Schools
- ☐ Forest Hills Schools
- ☐ Cassopolis Public Schools
- ☐ Grandville Public Schools
- ☐ Huron School District
- ☐ Lake Shore Community Schools
- ☐ Northville Public Schools
- ☐ Novi Community Schools
- ☐ Plymouth-Canton Community Schools
- ☐ Royal Oak Schools
- ☐ South Lyon Community Schools
- ☐ Traverse City Area Public Schools
- ☐ Utica Community Schools
- ☐ Walled Lake Consolidated Schools
- ☐ Warren Consolidated Schools
- ☐ Yale Public Schools
- ☐ Zeeland Public Schools



## Report Card

Project Feasibility A<sup>+</sup>  
Bond Issue/Millage Campaign A<sup>+</sup>  
Project Management A<sup>+</sup>

plante moran CRESA  
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### □ Engagement Goals and Objectives

- Establish LOCS values, guidelines and “non-negotiable” items for engagement
- Provide data driven detail to allow LOCS to make informative decisions

**Report Card**

Project Feasibility A<sup>+</sup>  
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**SAMPLE**

□ Why is the District undertaking a Boundary Study

- Existing Facility Utilization Considerations – currently empty classrooms
- Changing Demographics
- Future Operational Opportunities

□ Guiding Principles

- Maintain social economic equity as much as possible
- Do not split neighborhoods, do not create islands
- Guidelines for School of Choice remain the same
- Grandfather only 5th graders if the elementary boundary is revised
- Defined overcrowding as to no doubling up on elementary specials
- District programs that are non-building specific may be moved.
- PMC to provide options to cover future boundary changes for a 4-5 year period.
- PMC is to present 3 options for the Board of Education's consideration

## □ Information Gathering

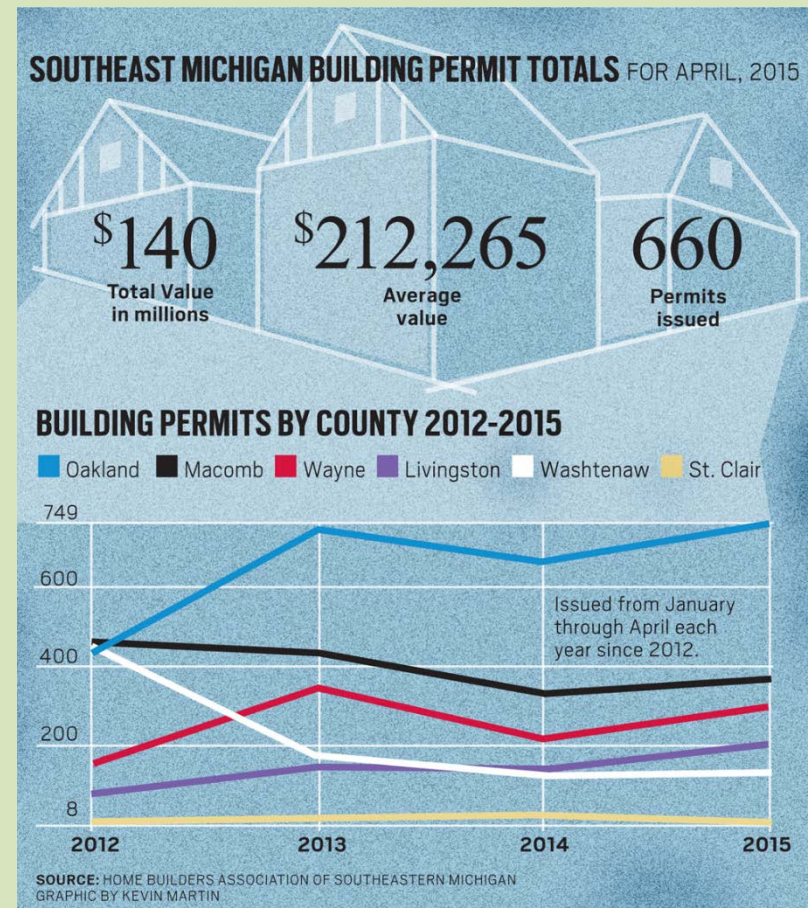
- Real Estate Review
  - Meeting with municipalities and review zoning going forward
  - Review market conditions
  - Review value of Properties with and without facilities
- Enrollment / Demographic
  - Update based on Spring Count (2016)
  - Provide District-wide and Building by Building Analysis
- Facility Review
  - Tour existing facilities and review configuration of classrooms

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## In-Depth Review of Housing Trends

- In 2015, a total of 660 building permits for “new home” construction were issued across southeast Michigan, according to the Home Builders Association of Southeastern Michigan\*
- Since 2012, permits for January through April are up in Oakland, Wayne and Livingston counties, down in Macomb and Washtenaw counties\*\*
- Total Permits (2016)
  - Lake Orion Community Schools?



\* source - DataWorks



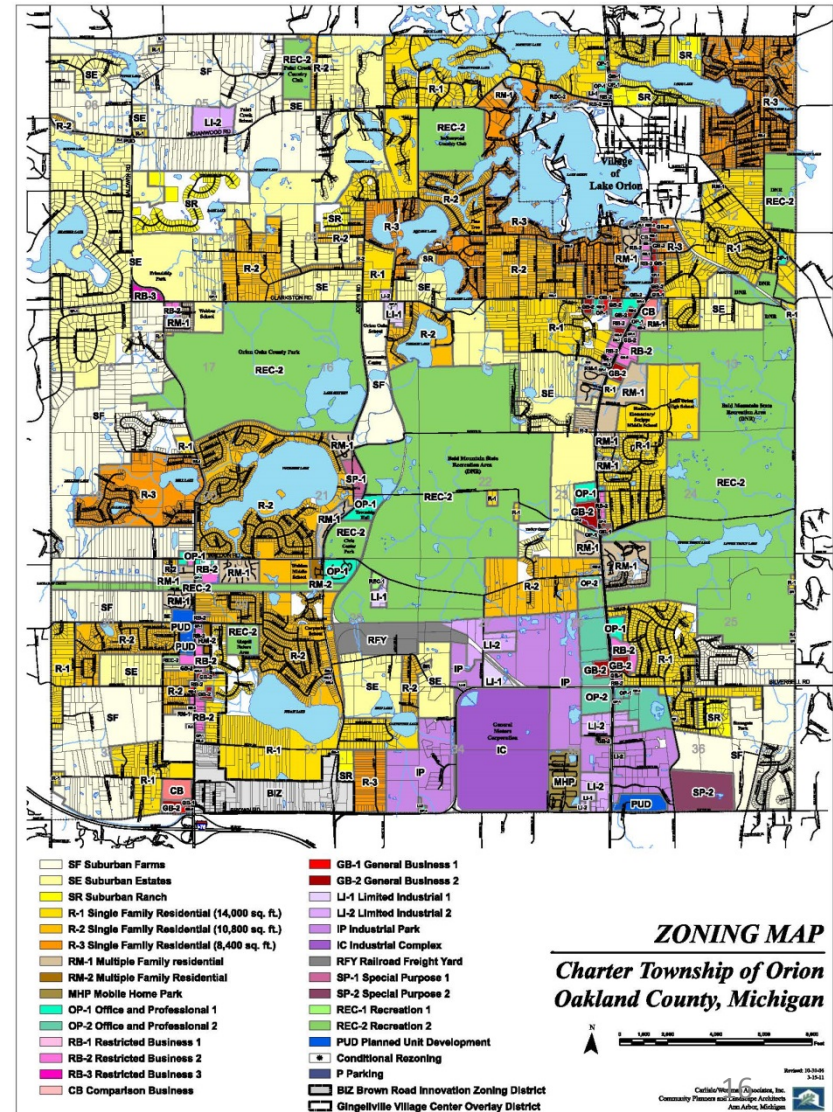
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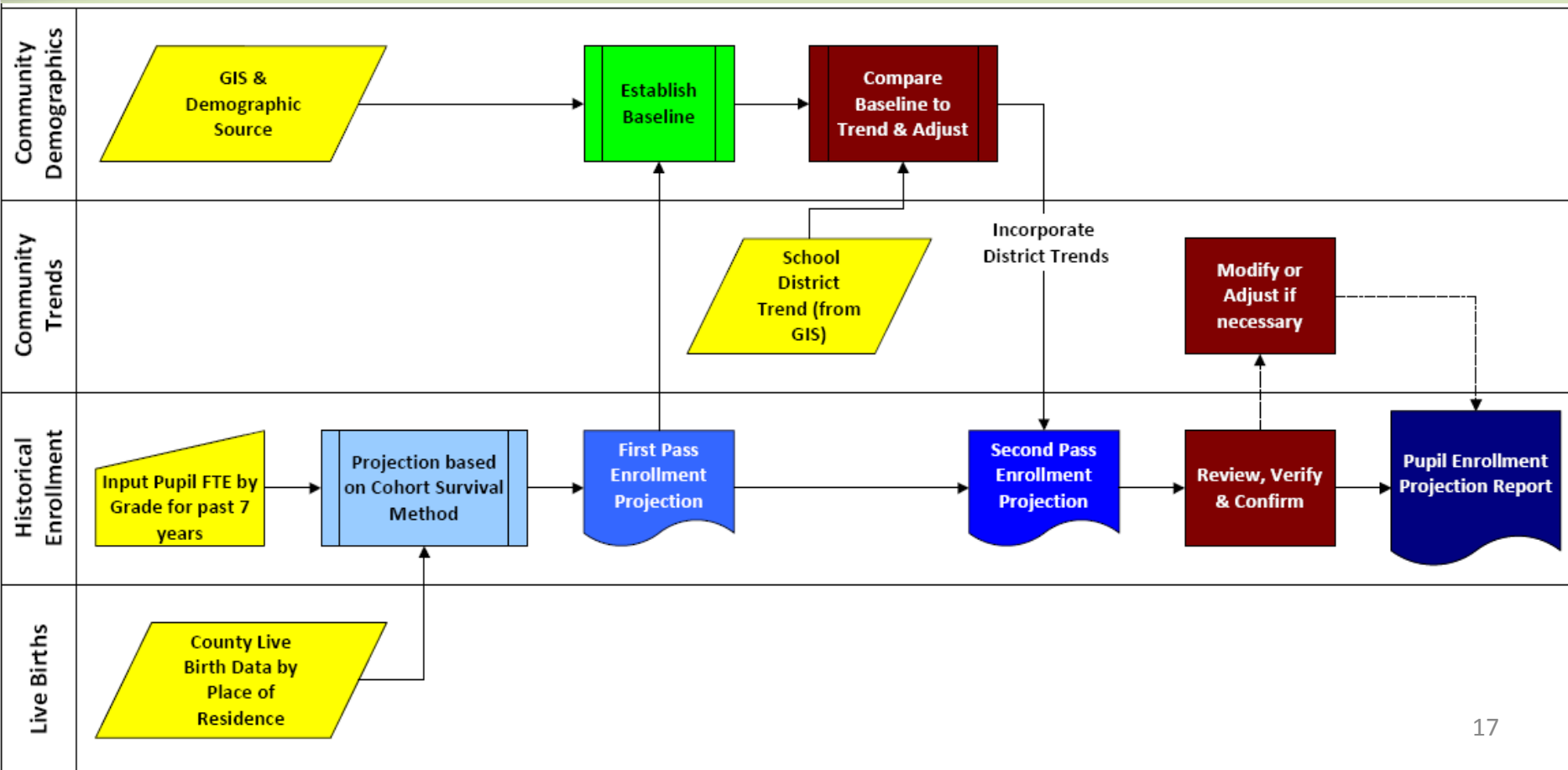
## In-Depth Review of Housing Trends

- Total Housing Transitions (last 12 Weeks)
  - Single Family
  - Multi-Family
  - Senior Housing
  
- Total New Construction “For Sale” (2016-17)
  - Single Family
  - Multi-Family
  - Senior Housing





## Methodology

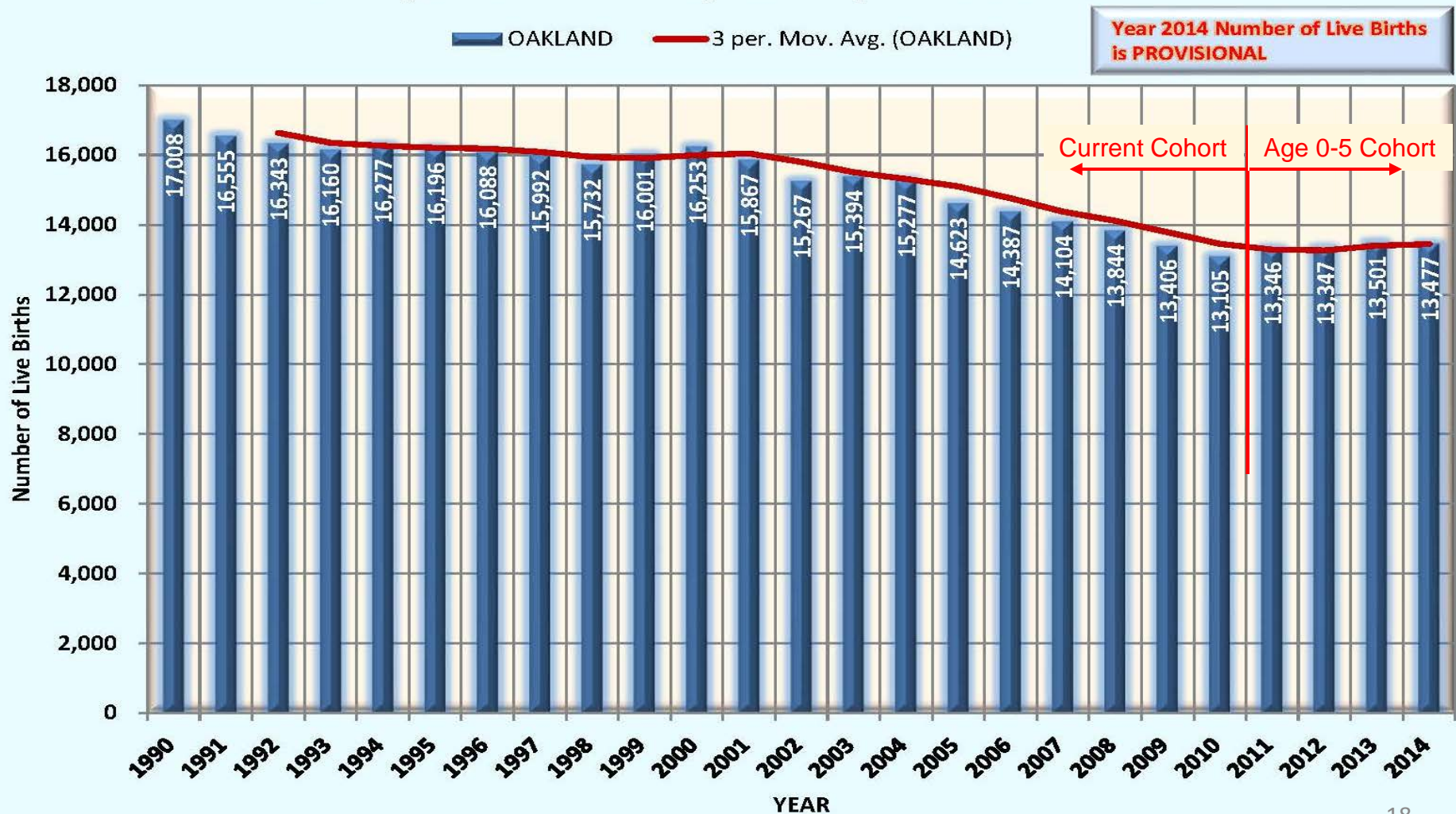


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# Michigan Live Birth by County of Residence \*



\* Live birth by county of residence data provided by Office of the State Registrar, Michigan Department of Community Health

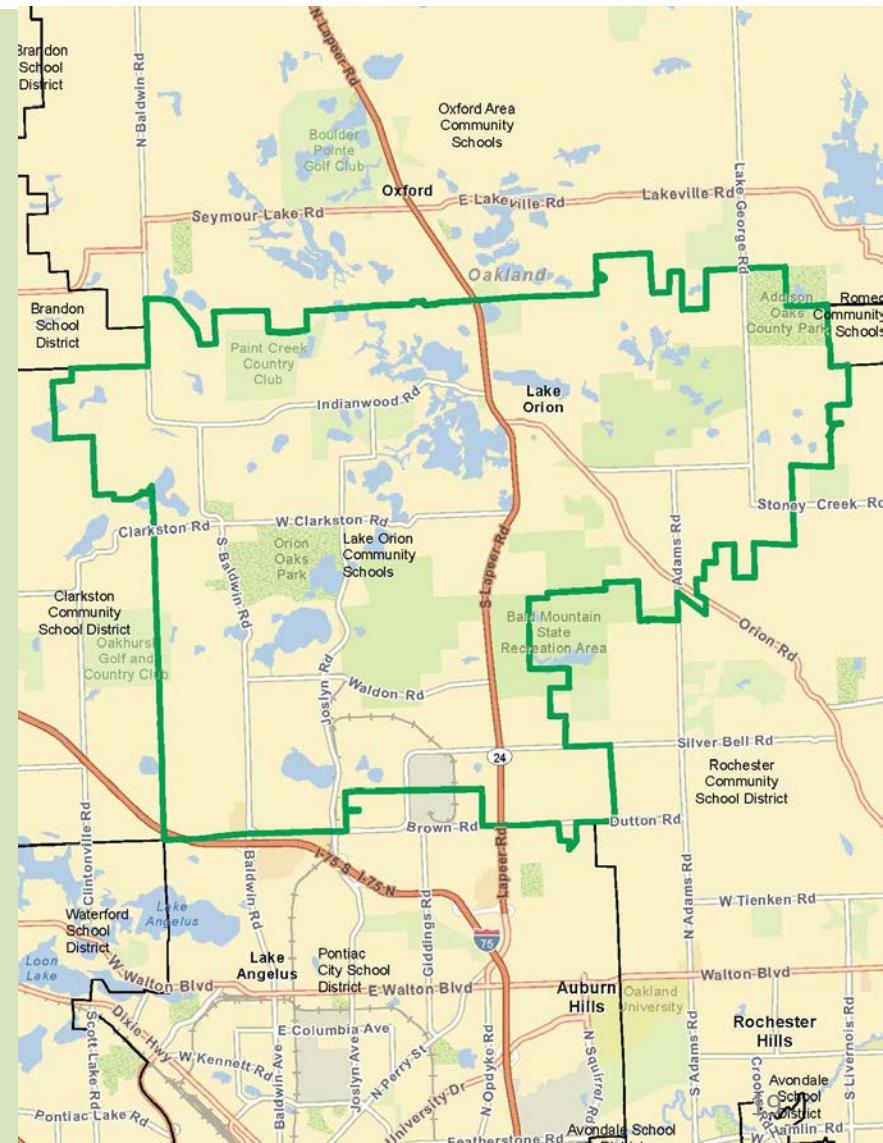
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### □ PMC's Process

- Demographic Growth
  - GIS
  - US Census Bureau
  - Other Demographic Databases
- Cohort Survival – DS 4061
  - FTE
  - Headcount



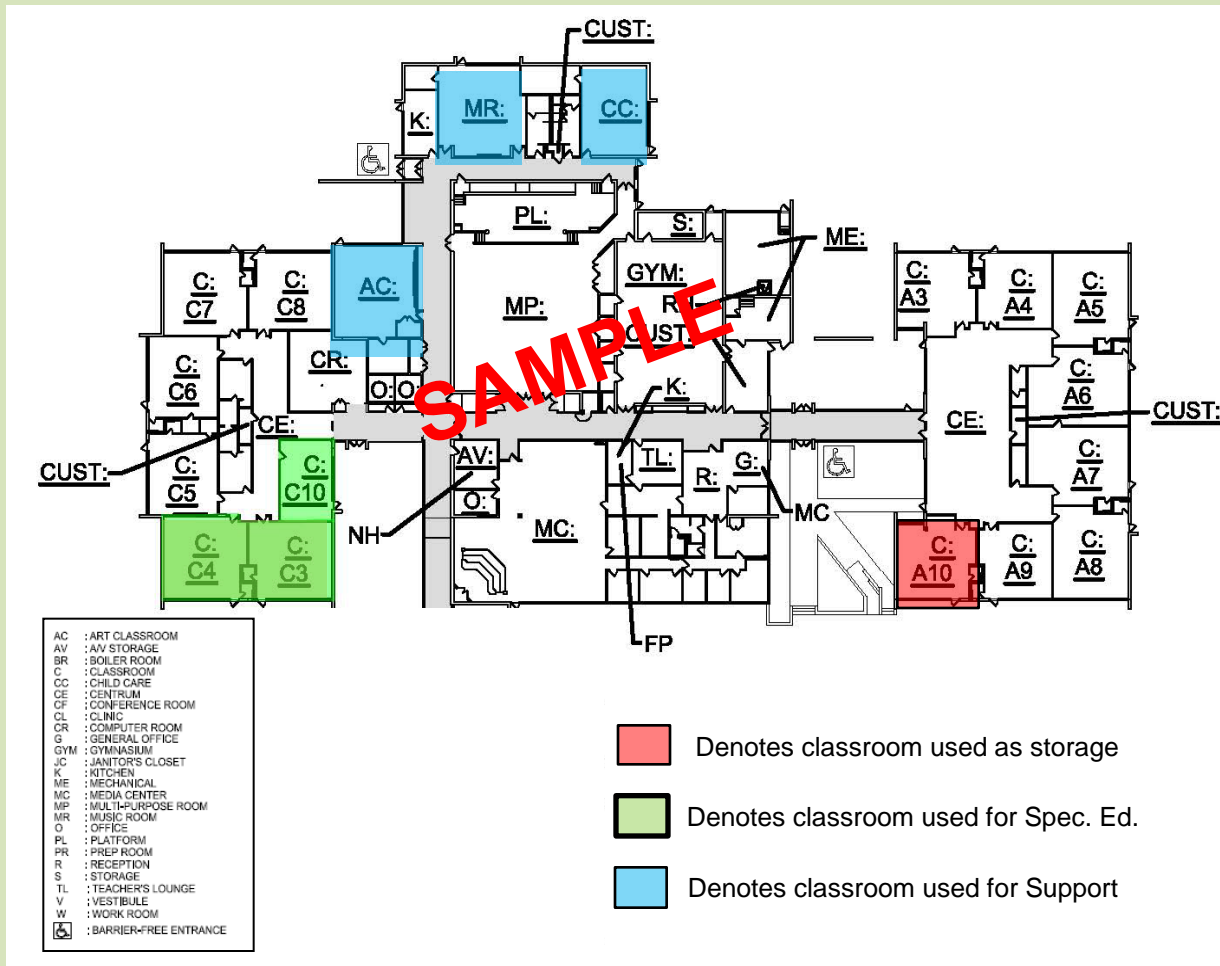
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## Facility Utilization Process

- Translate information/observations to individual building floor plans and District-wide





## Report Card

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	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16
PROJECTION ORIENTATION																
1. Core Project Team Kick-Off Meeting	✓															
2. Establish time line for Engagement	✓															
3. Review Educational Goals and Objectives for LOCS	✓	✓														
INFORMATION GATHERING																
1. Meet w/ Municipalities to review current/proposed zoning			✓													
2. Real Estate Analysis			✓	✓	✓											
3. Enrollment Projection / Demographic Review			✓	✓	✓	✓	✓									
4. Facility Review				✓	✓	✓	✓									
5. Benchmarking								✓	✓	✓						
6. Analyze & Identify Key Issues & Opportunities								✓	✓	✓						
PROJECT FINALIZATION																
1. Develop Possible Scenarios for LOCS Consideration										✓	✓	✓	✓			
2. Publish Draft Report														✓		
3. Conduct Draft Report Meeting															✓	
4. Publish Final Report															✓	
5. Final Report Presentation																✓

**DRAFT**

## Report Card

Project Feasibility A<sup>+</sup>  
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Project Management A<sup>+</sup>



## Questions/Answers

*Report Card*

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Project Management A<sup>+</sup>



## Helping to Plan the Future:

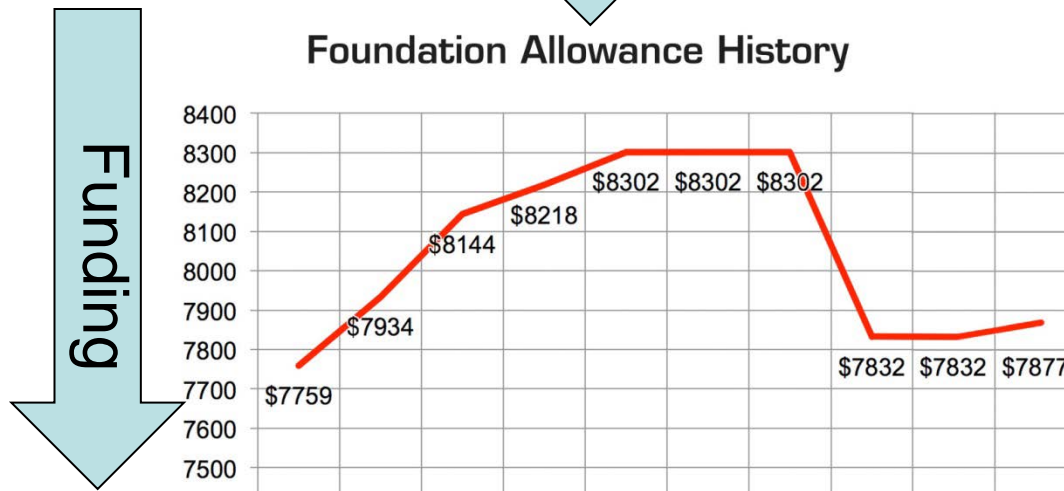
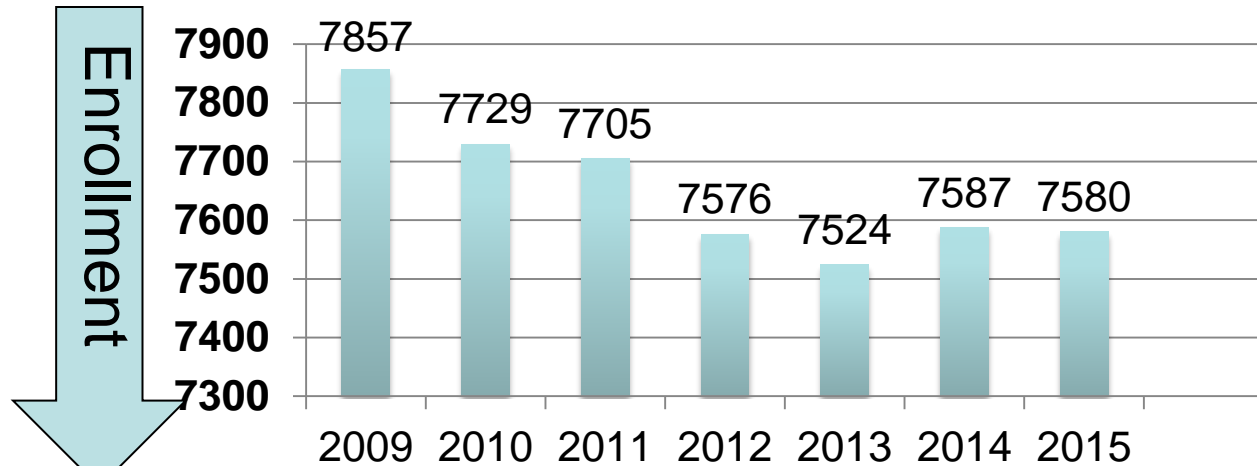
Paul R. Wills, AIA, LEED AP  
Partner

(248) 223-3316

[paul.wills@plantemoran.com](mailto:paul.wills@plantemoran.com)

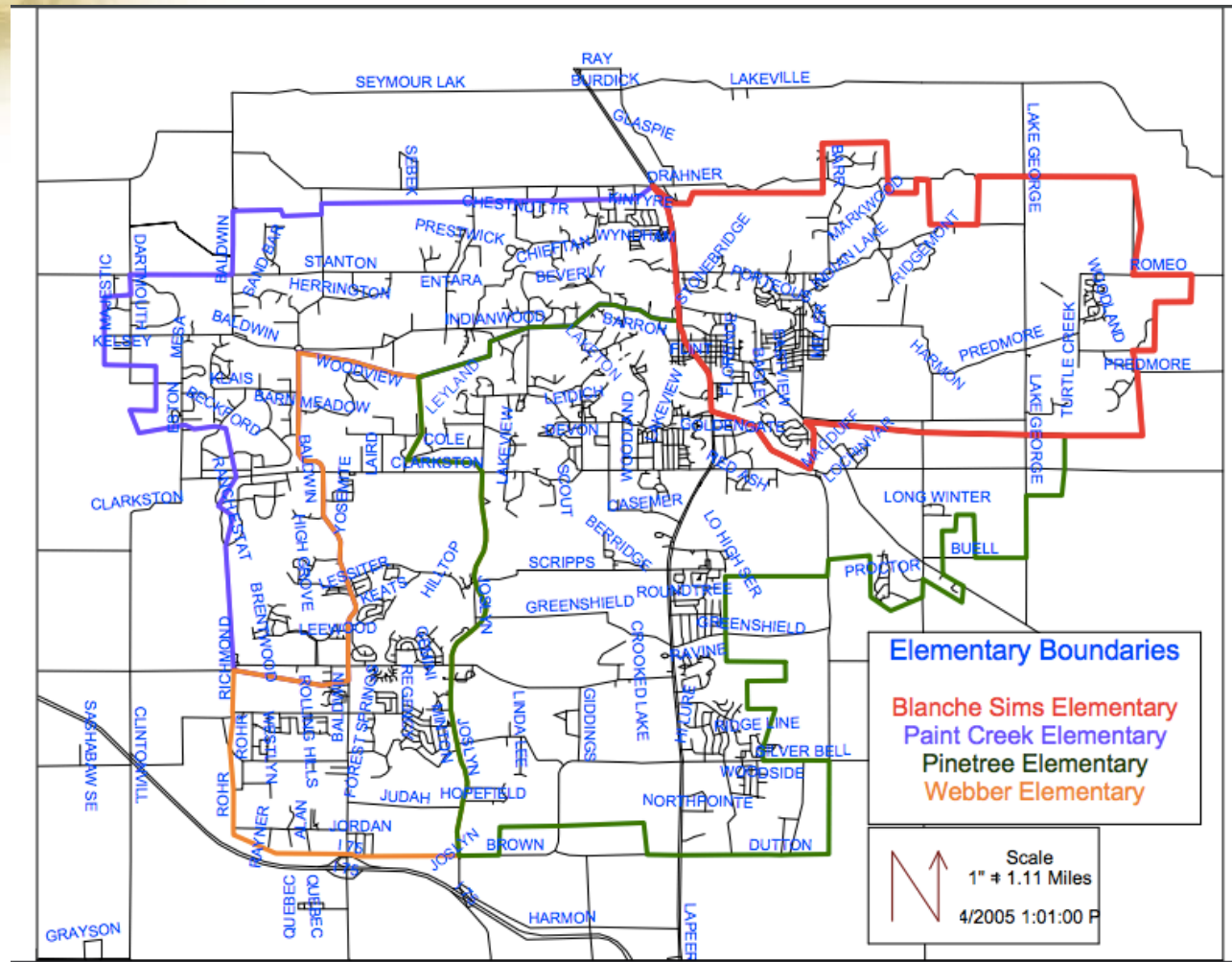
# Q & A: School Closing

## Right size the district





# Q & A: Redistricting



# Q & A: Elementary Focus Schools

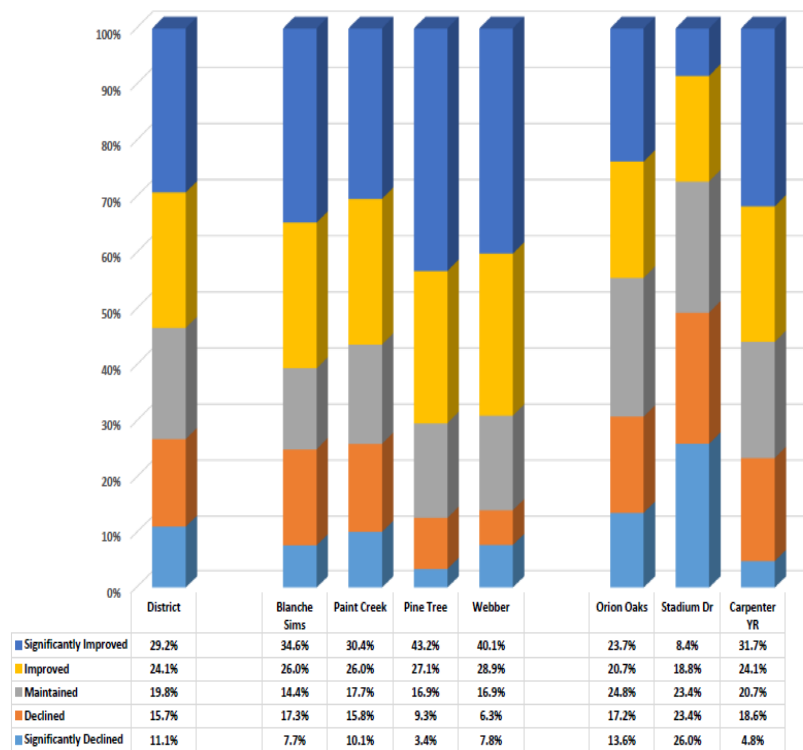
Focus schools were implemented

- Stadium Drive in 1996/97
- Orion Oaks in 1996/97
- Carpenter in 1996/97
  - Budget
  - Building capacity
  - Closing a school(s)
  - Redistricting

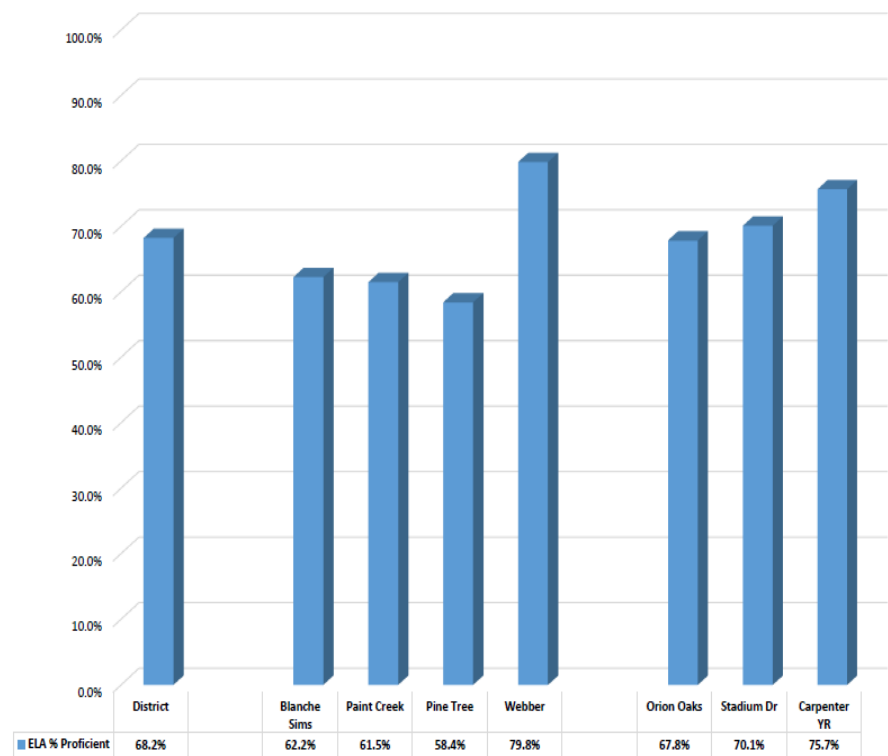


# 2014-2015 M-STEP Data

Student Growth in Mathematics - Spring 2015 M-STEP

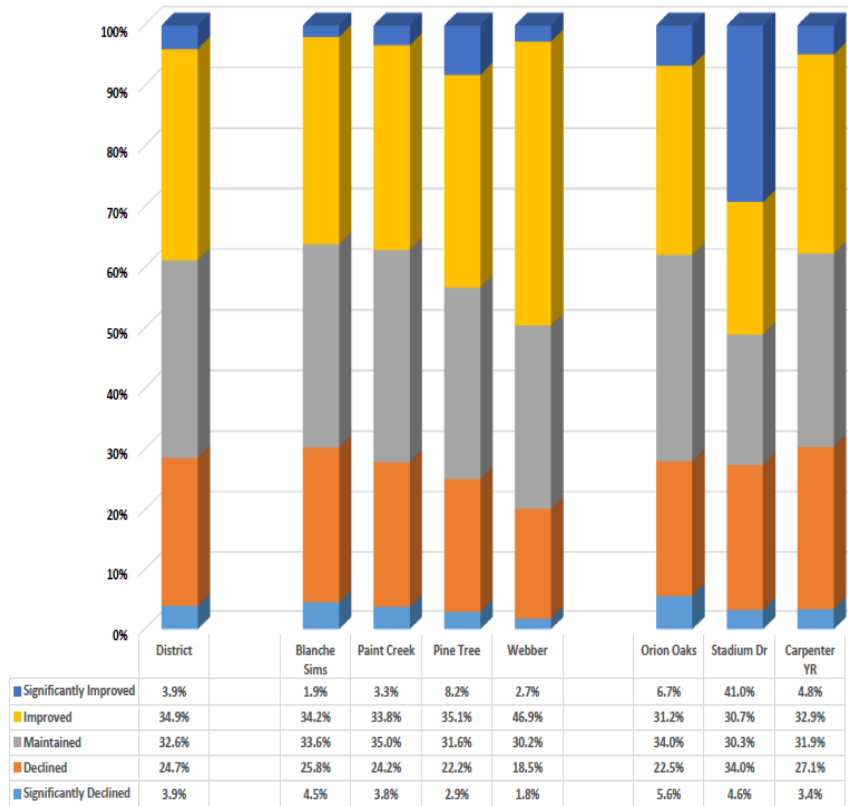


Students Proficient in ELA - MSTEP Spring 2015

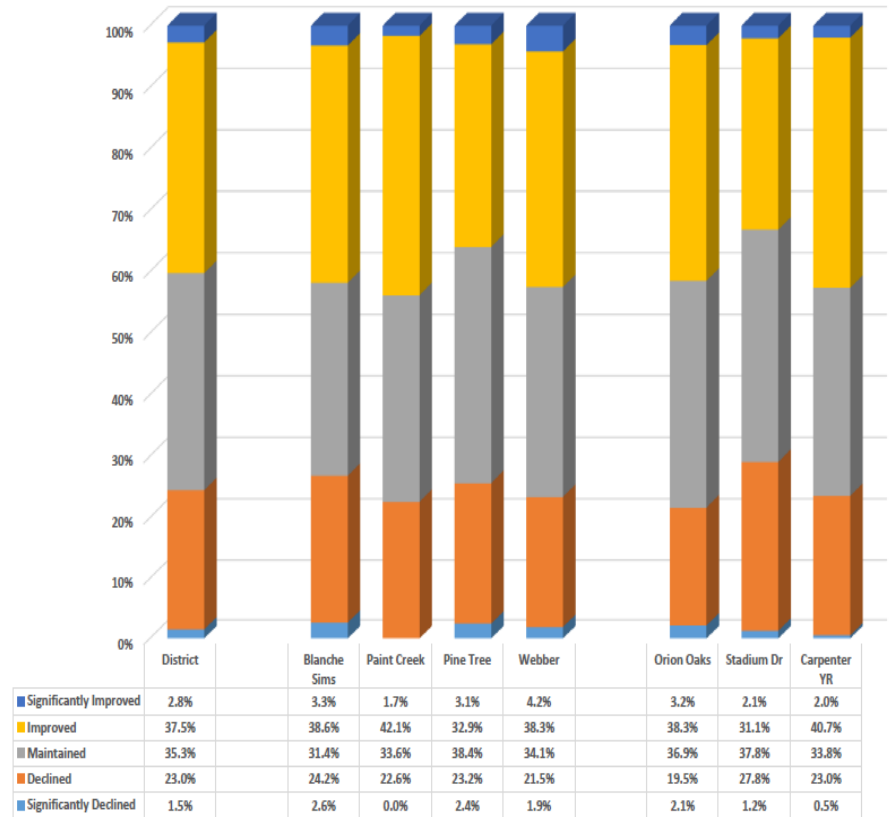


# 2013-2014 MEAP Data

Student Growth in Mathematics - Fall 2013 MEAP

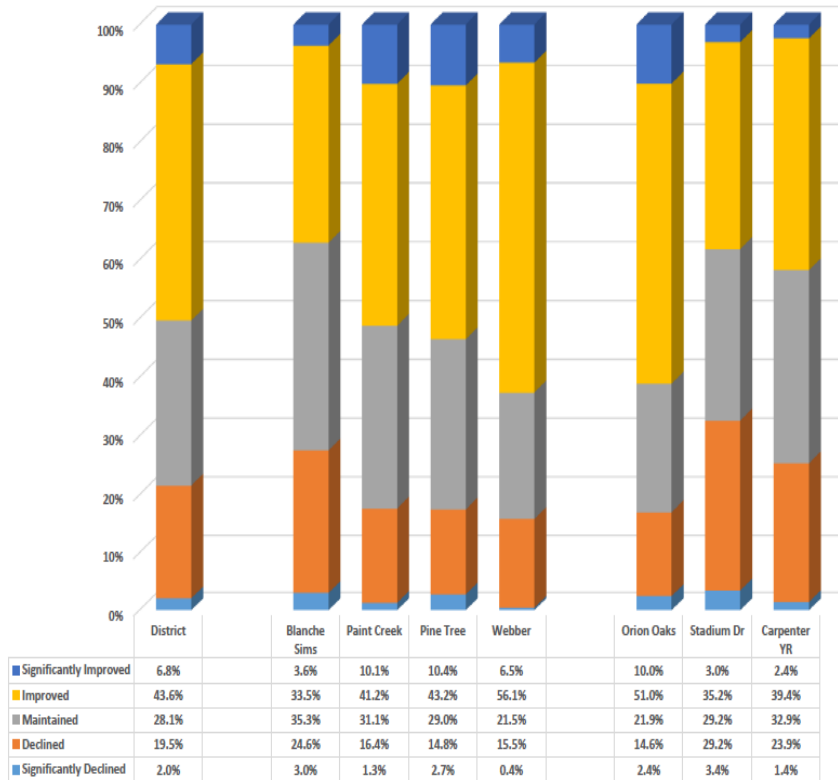


Student Growth in Reading - Fall 2013 MEAP

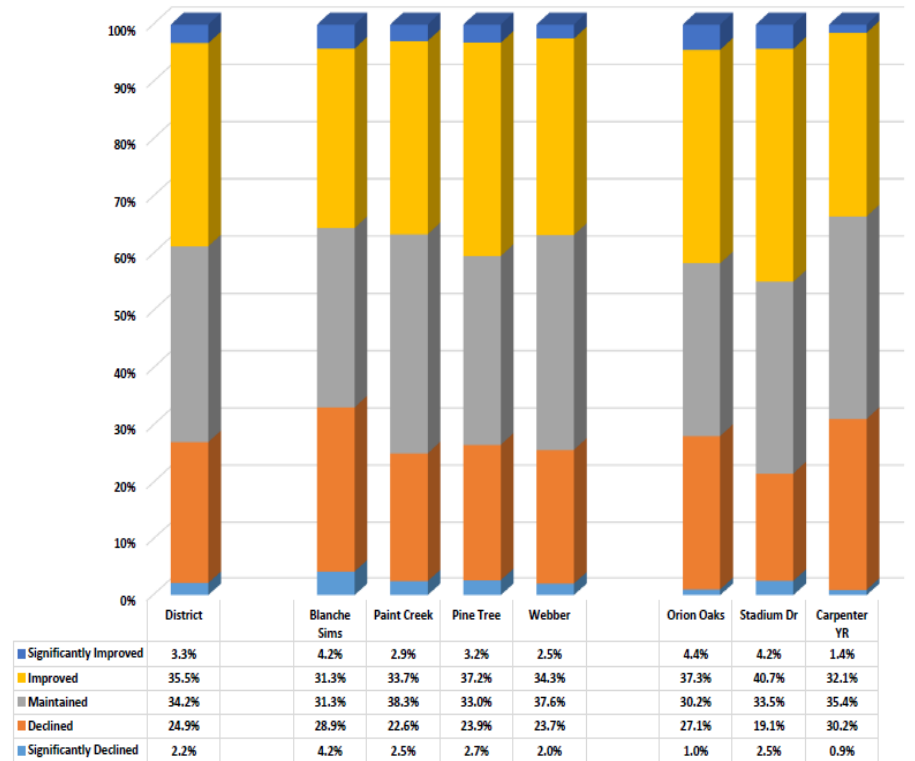


# 2012-2013 MEAP Data

Student Growth in Mathematics - Fall 2012 MEAP



Student Growth in Reading - Fall 2012 MEAP



# Biggest change since LO Focus Schools were implemented 20 years ago

- Academic expectations have significantly increased for students as they now have to compete globally
- The academic expectations have shifted instructional practice from memorization type learning to more in-depth problem solving, critical thinking and collaborative learning
- Academic expectations from State of Michigan have become grade specific versus banded as in K-2 or 3-5 grade chunks
- State assessments have become more high stakes in regards to accountability



# Biggest change since LO Focus Schools were implemented 20 years ago

- Today's student is much different than the student 20 years ago and our education system needs to evolve and keep current to ensure the success of our students.
- There continues to be new research based ideas for how students learn and the skills they need to compete globally.
- These skills will continue to advance as our world continues to change.
- It has been said that we are educating students today for jobs that have yet to be created.
- It is critical for us as a community to be open minded as we go forward in providing an exemplary education for ALL Lake Orion students.



# Q & A: Create a new district-wide Focus for ALL elementary students

- In the next several months the district will take this opportunity to consider some of the recent movements happening currently in education for example, STEM, STEAM, Brain Based Learning and One-to-One, Project-Based Learning...
- While we recognize the latest movements and trends in education as a district, the one thing that currently keeps Lake Orion ranked in the top seven in Oakland County is our strong belief in sound instructional practices and making job embedded professional development a priority
- As the decisions in the next several months will be difficult, it will be very important for the community to approach these changes as an OPPORTUNITY to grow our district into an even better place to educate our students

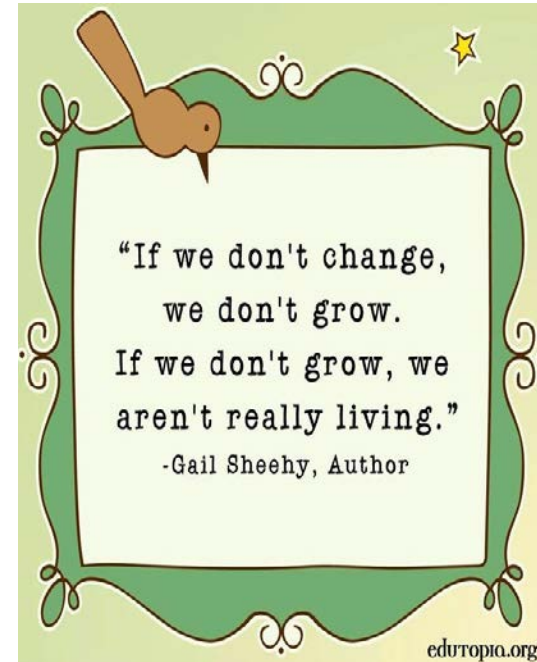


*"Change does not change tradition. It strengthens it.  
Change is a challenge and an opportunity not a threat."*

*~Prince Phillip of England*

**"OPPORTUNITY IS MISSED  
BY MOST PEOPLE BECAUSE  
IT IS DRESSED IN  
OVERALLS, AND LOOKS  
LIKE WORK."  
- THOMAS EDISON**

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# Q & A: Sinking Fund (Building & Site Fund)

Under current law, a sinking fund is:

- a voted millage of up to 5 mills
- a limited property tax to fund major repairs and renovations to school buildings
- levied each year
- revenue generated is used to address the most urgent building improvements identified by a school district



# Voter-approved sinking fund



Funds may be used for:

- purchase of real estate sites
- the construction or repair of school buildings and facilities
- \*acquiring or installing technology

\*The Michigan Department of Treasury has defined technology in this case to mean wiring or materials for installing technology but **NOT** equipment (e.g., computers) or software.

**CANNOT** be used for operating expenses, salaries, benefits or routine maintenance.



NOTE: Currently sinking fund proceeds may not be used for purchasing technology equipment, general office or classroom equipment, furnishings, and school buses. The passage of pending legislation(HB 4824 and SB 688) would allow the use of sinking fund proceeds for these purposes.

# Voter-approved sinking fund



Using a sinking fund, the school district accesses the money on-hand to pay for projects as they are completed.

Since the school district has not borrowed money for the projects, **no debt is incurred** and it does not pay interest on the money used.





# Voter-approved sinking fund



- **Why would we go for this?** We have hundreds of millions of dollars worth of assets (buildings) which taxpayers have invested in and are paying for through previously approved bonded debt that need to be appropriately maintained. A sinking fund addresses this without using general fund (instructional) dollars for repairs.
- **What would it cost the taxpayer?** The projected annual cost associated for a \$200,000 property owner in Lake Orion would be \$200.00



# Condition of buildings



## Building maintenance and repairs



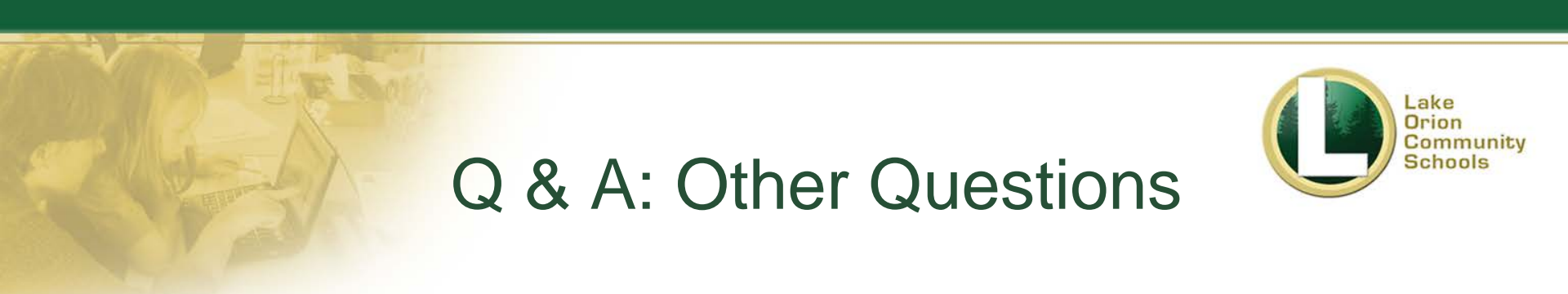
↑Stadium Roof↓



Bathroom facilities



HVAC systems



# Q & A: Other Questions

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