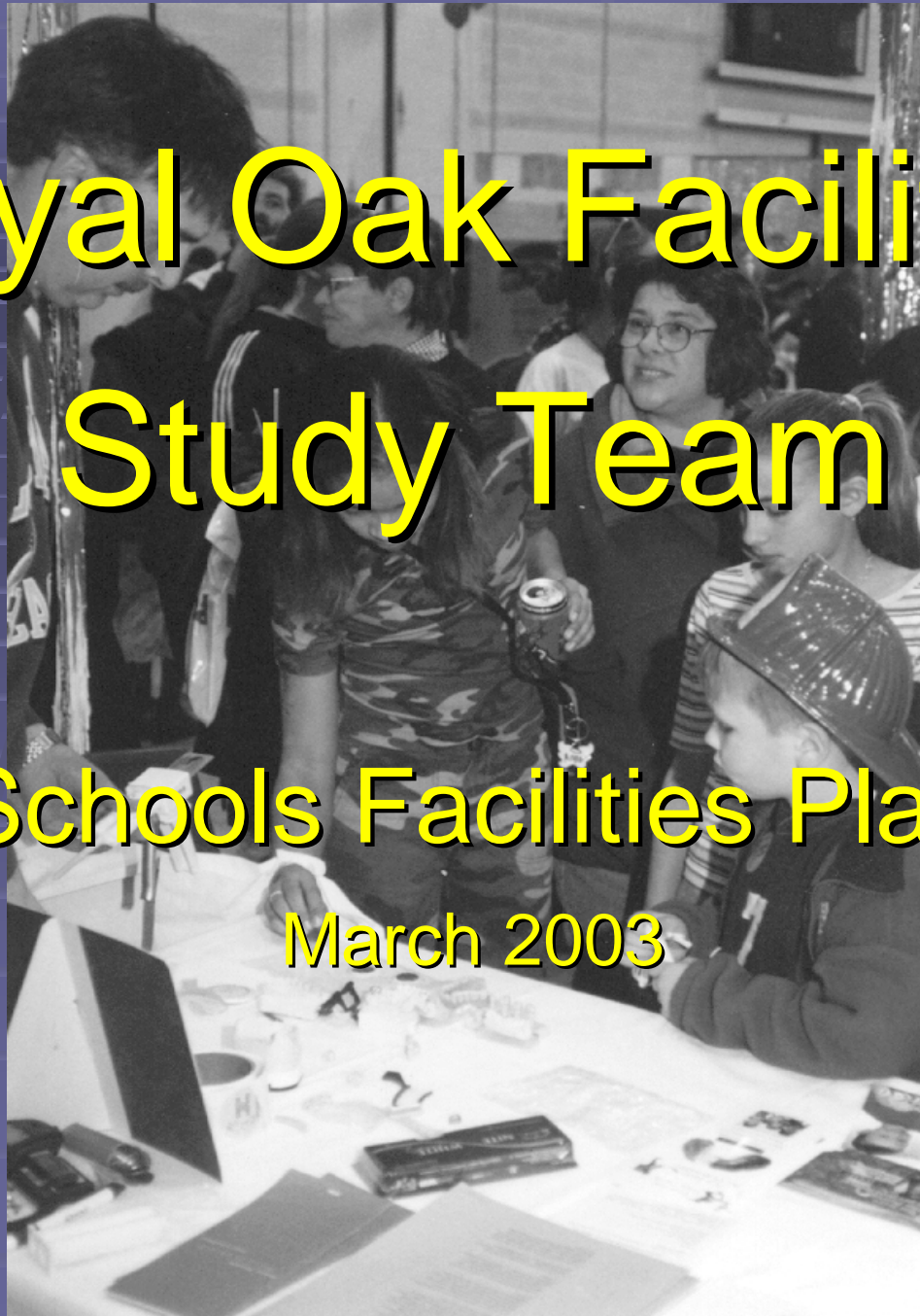


Royal Oak Facilities

Study Team

Schools Facilities Plan

March 2003









ATLANTA BRICK

AMERICAN

DOUG'S
AUTO PARTS
DAVES AUTO REPAIR
NOW OPEN



We are Royal Oak!



Facilities Study Team Members

- Life time residents
- Parents of Royal Oak students
- Coaches of Royal Oak children (ROYSA, ROSL)
- Mentors of Royal Oak children
- Grandparents of Royal Oak students
- Products of Royal Oak Schools
- Active volunteers in the Royal Oak Schools and/or Community
- Home owners in Royal Oak
- Business owners in Royal Oak
- Members of Royal Oak Foundation for Public Education
- Past Michigan State Representative

Facilities Study Team Members

- Attorney specializing in construction industry litigation
- Construction cost estimators
- Independent sales representatives
- City Planner
- Human resource trainer
- Licensed Architects
- Computer Programmers
- Honorary Member, American Institute of Architects, Michigan Chapter
- Licensed Engineers
- Vice President and General Manager in Manufacturing
- Program evaluator for Public and Private School-Based Programs at the Center for Urban Studies at Wayne State University

Facilities Study Team Members

- Environmental Services Expert
- Administrative Assistant, Pupil Personnel Services and Special Education
- Building Maintenance Engineer
- Past Community Education Director
- Mechanical Infrastructure Specialist
- Media Specialist
- Educators at all levels – elementary, middle and high school

We are You!



Agenda

- Reasons for Creating FST
- Process of the FST
- FST Recommendations

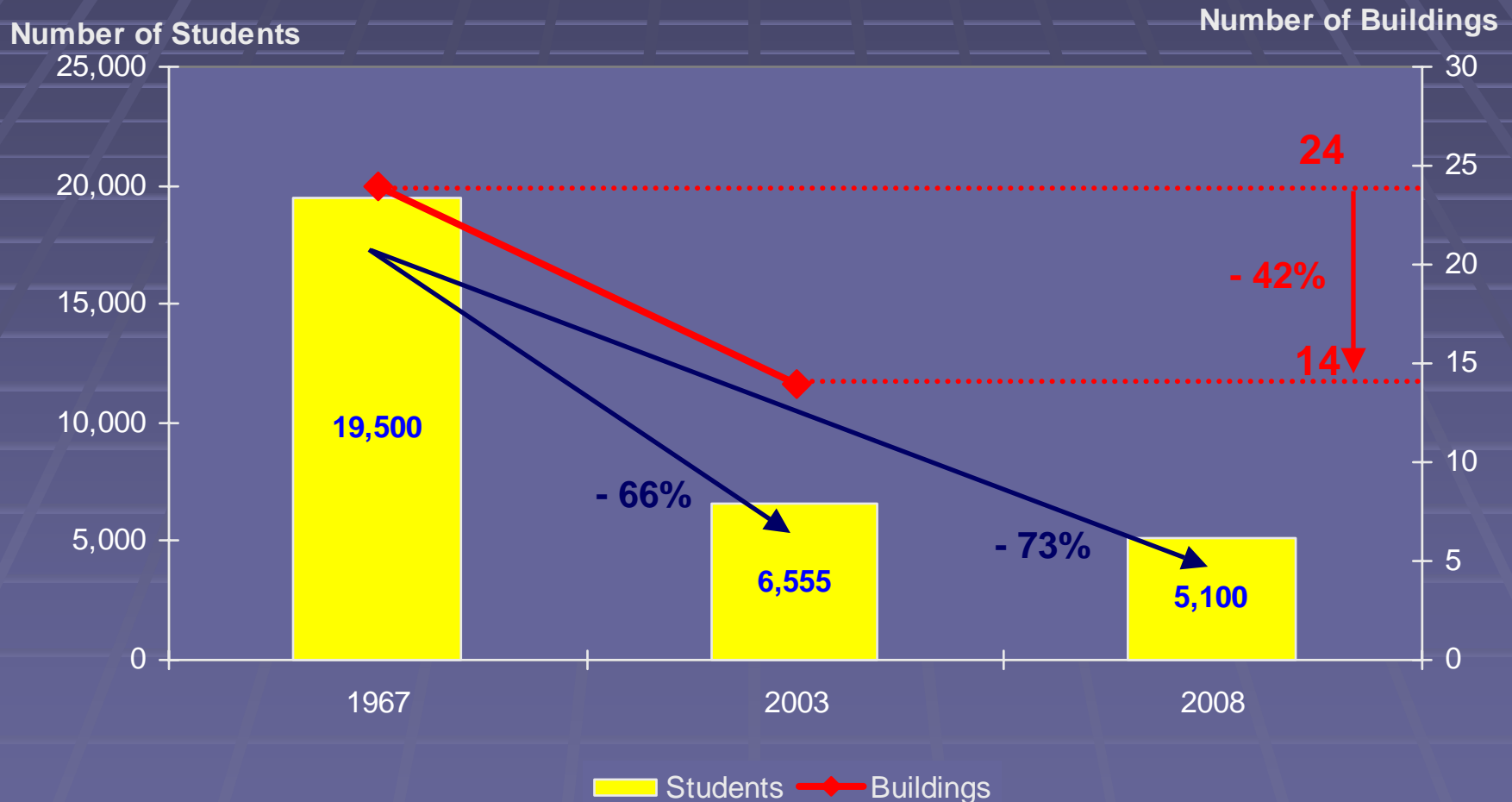
Why is a consolidation plan and bond proposal necessary?

- Financial responsibility of the District
- Student population & trends
- Condition of buildings
- Financial condition of Michigan

Financial Responsibility



Student Population and Facility Trends



Condition and Age of Facilities

Facility	Age 2003	Age 2023
Franklin	76	96
Longfellow	84	104
Northwood	80	100
Oakland	79	99
Oak Ridge	52	72
Parker	84	104
Starr	84	104
Twain	49	69
Upton	52	72
Whittier	81	101
Lincoln	50	70
Churchill	39	59
Addams	50	70
Keller	42	62
Dondero	75	95
Kimball	46	66
Board Office	43	63
	62.7 Average	82.7 Average

Financial Condition of State

- Funding levels expected to be reduced State wide
- All districts affected

Royal Oak Board of Education Action

- Design Team
- Facilities Study Team
- Represents the community

Facilities Study Team Charge

- Develop and recommend a bond proposal to the Board that shall address all Royal Oak building facilities needs based on the assessments done in summer 2001
- Modify the consolidation plan only as part of a bond proposal (maximum of seven K-5 elementary schools)

Facilities Study Team Charge

Parameters within the charge are:

- There must be equity (equitable facilities) within each level of the district between all schools.
- Maintain appropriately sized middle schools and high schools as reflected in the professional research.
- Maintain grade configurations of K-5, 6-8 and 9-12.
- Provide a recommendation to the Board of Education by March, 2003.

Facilities Study Team Charge

The Team is not responsible for:

- Curriculum and instruction
- Program assignment to buildings
- Who/how of implementation
- School of Choice decisions

Agenda

- Reasons for Creating FST
- **Process of the FST**
- FST Recommendations

Facilities Study Team Activities Summary

- Visited all district facilities
- 6,000+ hours of meetings
- Evening and Saturday sessions
- Researched and studied options for proposals
- Served on additional committees to gather data

Five Step Process

Phase 1: Gather information

Phase 2: Develop initial Facilities Plan

Phase 3: Develop Facilities Plan with Bond Proposal

Phase 4: Gain consensus on a Facilities Plan and Bond Proposal

Phase 5: Present Facilities Plan and Bond Proposal

Phase 1

Information Gathering

- Building Tours
Bill White, Maintenance Supervisor
- Building and Costs Resources Reviewed
TMP Architecture & the George W. Auch Co.
- Enrollment Forecast Report
Dr. Bruce Van Deusen, President, Education Services, Inc.
- Proposal A, Transportation Costs, Funding Options and Expenditures
John Schwartz, Executive Director of Business and Personnel Services &
G. Anders Linell, Executive Director, Business Services and Technology
- Community Survey Report
William Schroer, President, W.J. Schroer Company

Phase 1

Information Gathering

- Q & A Liaison
Kay Cornell, Assistant Superintendent, Instruction
- Team Training, Planning, Processing of Information
Mike Zinn, President/Owner, IMPACT Training & Development, Inc.
- Prepared independent cost analysis spreadsheets
- Prepared independent capacity reports
- Gathered and reviewed data over internet

Phase 2

- Developed criteria by which to formulate consolidation plans
- Five sub-committees formed to develop plans
- Presented findings and options
- Discussed options, then set aside

Criteria:

Building Conditions

- Safety
- Layout
- Student capacity
- Code compliance
- Cost efficiency
- HVAC
- Electrical
- Plumbing
- Fire Protection
- Interior
- Exterior
- Up-to-date technology

Criteria:

Building Location

- Safety
- Site size
- Accessibility
- Barriers
- Student population
- Flexibility of site
- Current population and trends

Criteria:

Community Concerns

- Historical significance
- Aesthetics
- Renovate or rebuild
- Alternate uses

Additional Criteria

- Best use of existing facilities
- Included Center based program students:
 - TAG
 - Special education
- Equity across buildings
 - Science labs, great rooms
- Geographic equity
- Flexibility

Goal

- Create best learning environment for our students
- Retain current student population
- Make Royal Oak a more desirable school district

Phase 2

- Developed criteria by which to formulate consolidation plans
- Five sub-committees formed to develop plans
- Presented group plans
- Discussed options, then set aside

Phase 3

- Five sub-committees formed
- Developed facilities plans with bond proposal
- Emphasis on incorporating ideas from Phase 2 consolidation plans
- Each group developed a presentation

Phase 4

- Five sub-committees presented proposals on Saturday January 18
- Discussed and debated
- Identified best ideas of five proposals
- Discussed and debated
- Achieved consensus on January 22

Agenda

- Reasons for Creating FST
- Process of the FST
- **FST Recommendation - Phase 5**

Recommendation Pillars

- Long Term Vision
 - Structurally
 - Capacity Utilization
- Fruit of rational discussion by diverse members
- Integrated plan
- Fiscally responsible

One Royal Oak High School Located at Lexington site

- 1,700 projected students 2008
- Cost efficiencies through combination
- Increases breadth of program opportunities
- Site has significant flexibility 72 acres
- Newer media center, technology wing, etc.

One Royal Oak Middle School Located at Dondero Facility

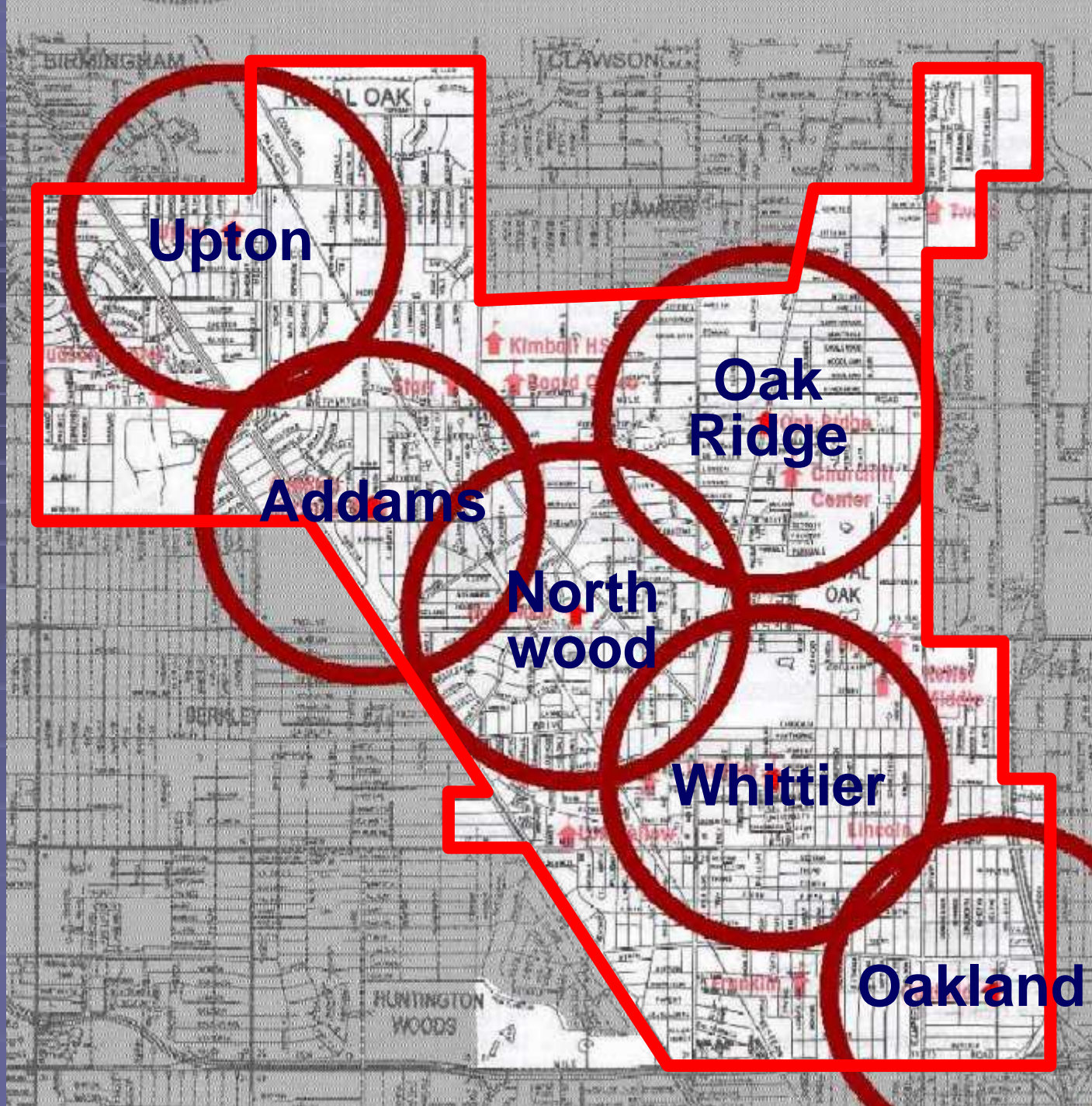
- Structurally strong, built for flexibility
- Upgrades Middle School experience for students
- A large school can be made “small”
- Key piece to accomplish balance of the “vision”
- High test scores show little correlation to school size

One Middle School Located at Dondero Facility

- Allows for alternate use of
 - Keller
 - Lincoln
 - Starr
 - Reassignment of Addams as elementary
- Renovation cost
 - Fully renovating 1 building rather than 4
- Preserves historical significance

Elementary School Recommendation

- Geographic Equity
- Flexible Site Size
- Renovations
- Some are Newer Facilities
- High Density Areas
- Accommodates 350 to 450 populations



Northwood/Oakland/Whittier New Buildings

- Age of building – oldest of the sites retained
- Reduces average building age
- Inadequate instructional space
- Less desirable configurations
- Cost to renovate – not practical for space
- Long term vision –
 - Education delivery
 - Future fiscal responsibilities
 - Competition for residents/students

Sites Recommended for Alternative Uses

- Keller
- Franklin
- Longfellow
- Parker
- Starr
- Twain
- Lincoln
- Emerson/Board Office

Summary of Recommendations

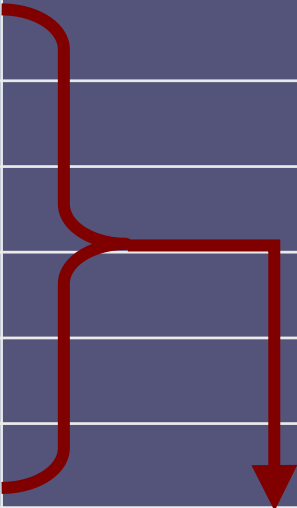
Remain Open

1. Addams Renovate
2. Oakland New
3. Oak Ridge Renovate
4. Northwood New
5. Upton Renovate
6. Whittier New
7. Kimball Renovate
8. Dondero Renovate
9. Churchill Renovate
10. MTC Renovate

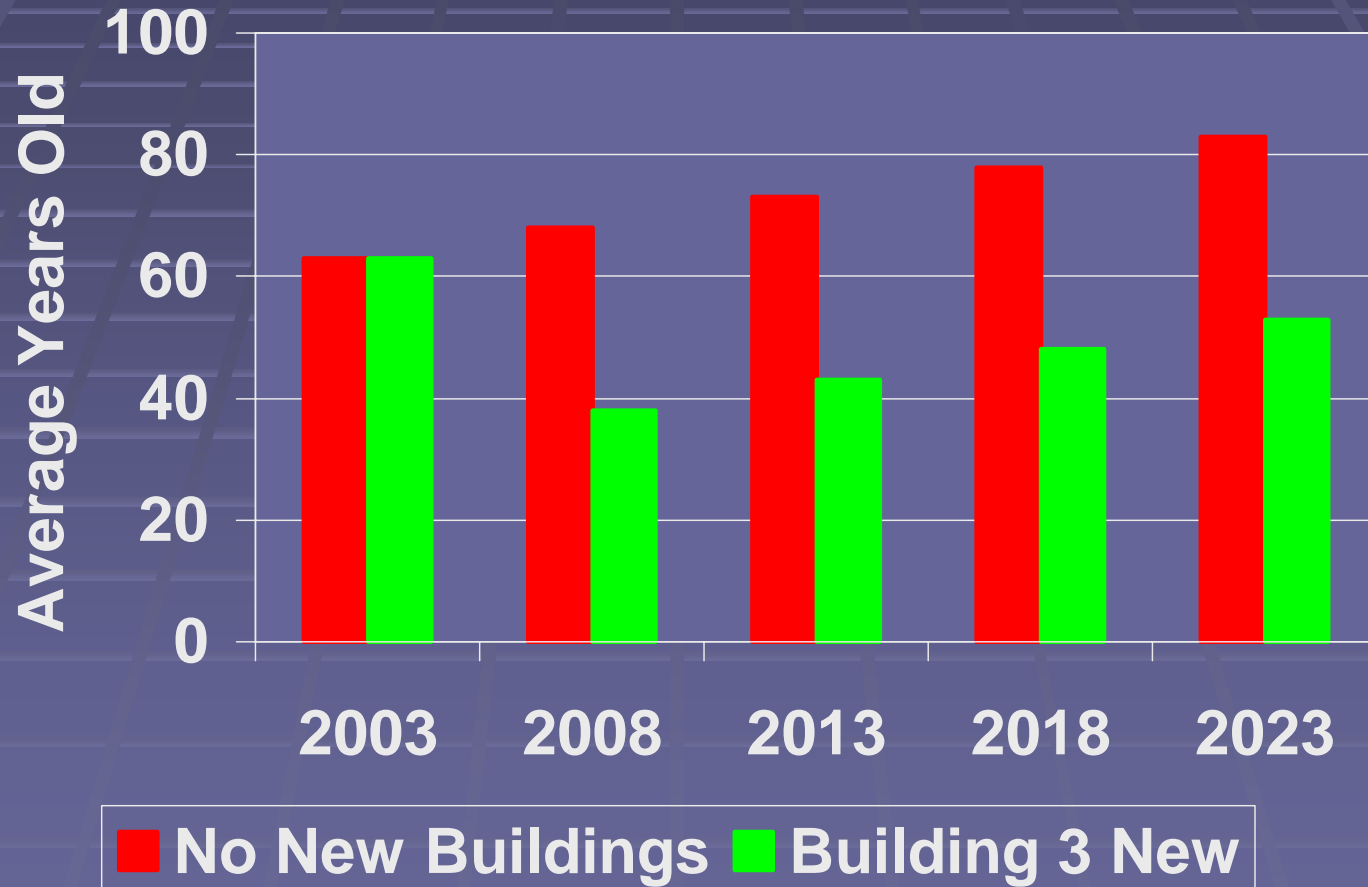
Alternative Use Sites

1. Franklin
2. Keller
3. Lincoln
4. Longfellow
5. Parker
6. Starr
7. Twain
8. Emerson/Board Office
9. Voc Auto

Grade Level Capacity (GL) vs Projected Enrollment

Building	GL Capacity	Projected Enrollment
High School	1,750	1,700 - 1,800
Middle School	1,475	1,100 - 1,200
Addams Elementary	405	
New Northwood Elementary	425	
New Oakland Elementary	405	
Oakridge Elementary	425	
Upton Elementary	350	
New Whittier Elementary	405	
Total Elementary	2,415	
2008 Totals	5,640	4,900 - 5,200

Age of Facilities Before and After Bond



Bond Proposal

Addresses needs appropriately

To achieve this vision
the estimated bond proposal range is
\$86 to \$92 Million

Additional Technology Requirements
\$2 Million to \$6 Million

Estimated Annual Cost Reduction

SCHOOL	EST. ANNUAL SAVINGS	ON GOING COST
EMERSON	125,250	41,559
FRANKLIN	312,079	41,559
LINCOLN	265,483	41,559
LONGFELLOW	312,079	41,559
PARKER	312,079	41,559
STARR	312,079	41,559
TWAIN	312,079	41,559
KELLER MIDDLE SCHOOL	704,816	323,561
ADDAMS SAVINGS	269,971	
DONDERO SAVINGS	51,028	
HIGH SCHOOL CONSOLIDATION SAVINGS	668,653	
Estimated Annual Cost Reduction	3,645,596	
Estimated Annual Ongoing Costs		614,474

Additional Recommendations

- Rapidly develop and communicate implementation plan
- Explore possibility of Citizen Advisory Committee
- Utilize buildings and sites to enhance the community and district

Feasibility of the Plan

- Created 5 year plan for reality check
- **Transition Plan For Feasibility Only**
 - **Not a Recommendation**
- Separate team should work timeline

Facilities Study Team

March 2003

