

plante moran
REALPOINT

NOVEMBER 2026

Walled Lake Consolidated School District

Facility Study Report



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** Please note Appendix D, and all other floor plan maps, have been removed for safety and security purposes.*

SECTION 1

The Overlying Issue



Since Proposition A was entered into law

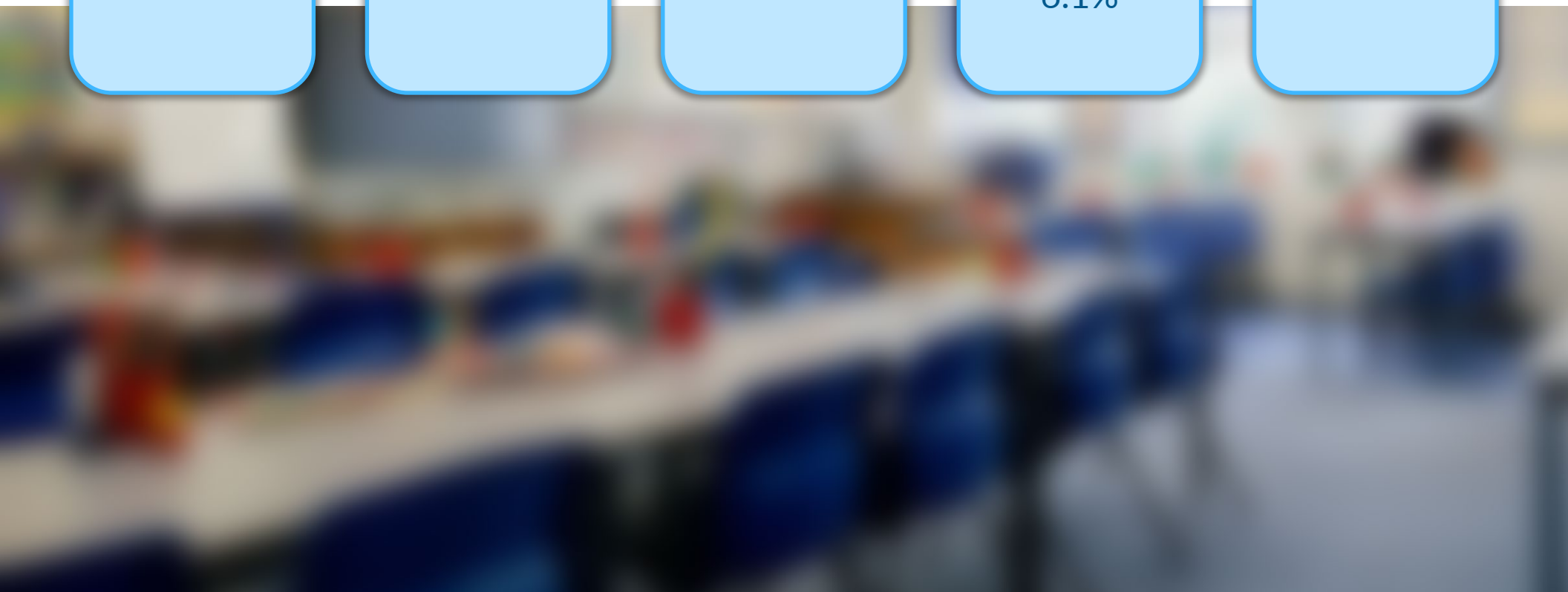
From 1993 to 2025...

Average Per Pupil Increase = 2.47%

Average Inflationary Increase = 2.54%

Average Health Insurance Increase = 6.1%

Average Operational Increase = 5%



The hidden structural gap in per pupil funding

Revenues are struggling to keep up with expenditures

11,837 STUDENT ENROLLMENT

Revenue

Last Year Enrollment	Last Year Per Pupil	Last Year Revenue	This Year Enrollment	This Year Per Pupil	This Year Revenue	Net Increase in Revenue
11,837	$10,050	$118,961,850	11,637	$10,300	$119,861,100	$899,250
11,837	$10,050	$118,961,850	11,737	$10,300	$120,891,100	$1,929,250
11,837	$10,050	$118,961,850	11,837	$10,300	$121,921,100	$2,959,250

	Personnel Costs (85%)	Operating Costs (15%)	
Last Year	$101,117,573	$17,844,278	
This Year	$104,151,100	$18,736,491	
Annual Increase	+3%	+5%	**$122,887,591**

Structural Gap w/ Zero Enrollment Loss	-$966,491



The Associated Costs

Building Status	Typical Cost / Sq Ft (Annual)
Vacant	$4.00
Underutilized	$10.00

Key Drivers of Cost

- Utilities (minimal heating/cooling to prevent damage
- Insurance & Security
- Preventive Maintenance (roof, plumbing, HVAC checks)
- Regulatory Compliance (fire safety, inspections)
- Personnel

SECTION 2

Instructional & Programming Considerations



Current Challenges to Offering a Full AP Program

Courses not running during 2026-27 due to insufficient student course requests

Walled Lake Central

AP German

AP Music Theory

AP Calculus BC

AP Physics 2

Walled Lake Northern

No AP courses identified as not running

Walled Lake Western

AP Computer Science

AP Calculus BC

AP Chemistry*

AP Spanish

AP Chemistry alternates with AP Physics

Lower course demand can limit access to advanced coursework even when classroom space is available.

Instructional Program Considerations

Operating schools with lower enrollments can create program and scheduling constraints

1 Course access

Low-enrollment electives, AP courses, world languages, and specialized programs may not run every year.

2 Singleton conflicts

More courses offered only once per day increases conflicts with required classes, music, CTE, and other electives.

3 Staff travel

Teachers assigned across multiple schools lose instructional and planning time to travel and may be unavailable for student support.

4 Master schedule rigidity

Fewer sections reduce flexibility to balance class sizes, accommodate student requests, or make midyear adjustments.

5 Program consistency

Students may have different access to courses, interventions, and enrichment depending on the school they attend.

6 Collaborative capacity

Smaller departments can make professional learning, mentoring, and course coverage more difficult.

Student Experience Considerations

Enrollment levels influence opportunities beyond the classroom

Athletics

Insufficient participation may prevent some sub-varsity teams from operating, reduce roster depth, or require combined teams.

Event experience

Lower participation can affect attendance, school spirit, marching band, student sections, dances, and other traditions.

Clubs and activities

Fewer students can limit the number, variety, and continuity of clubs, performing arts groups, and student-led organizations.

Transportation and time

Cross-building courses, shared programs, or combined practices may add travel time and reduce access before or after school.

Peer connections

Smaller cohorts may narrow opportunities for students to find affinity groups, leadership roles, and a broad range of peer relationships.

Equity of opportunity

Different enrollment levels can create uneven access to teams, activities, advanced courses, and adult support across schools.

The goal is not simply to fill buildings, but to sustain a comprehensive and equitable high school experience.

SECTION 3

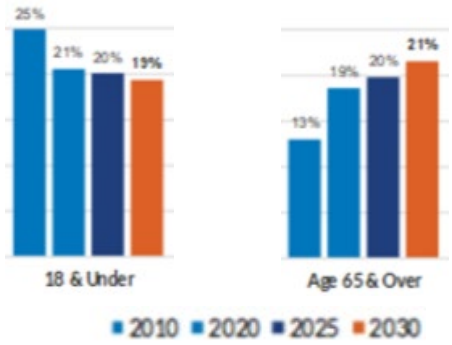
Enrollment Data



Declining Enrollment Extends Beyond Walled Lake

There are many contributing factors to why we see declining enrollment in the district

1 Demographic Changes



2 Live Birth Rates

1990	Greater than **150,000**
2023	Less than **100,000**

First time under 100,000 live births **since 1940**

3 MSU Study

MSU released a study in August of this year which revealed that Michigan only trails California in the percentage of adults **who do not have or do not desire to have children**. Roughly one in five or **20%** of the state's adult population.

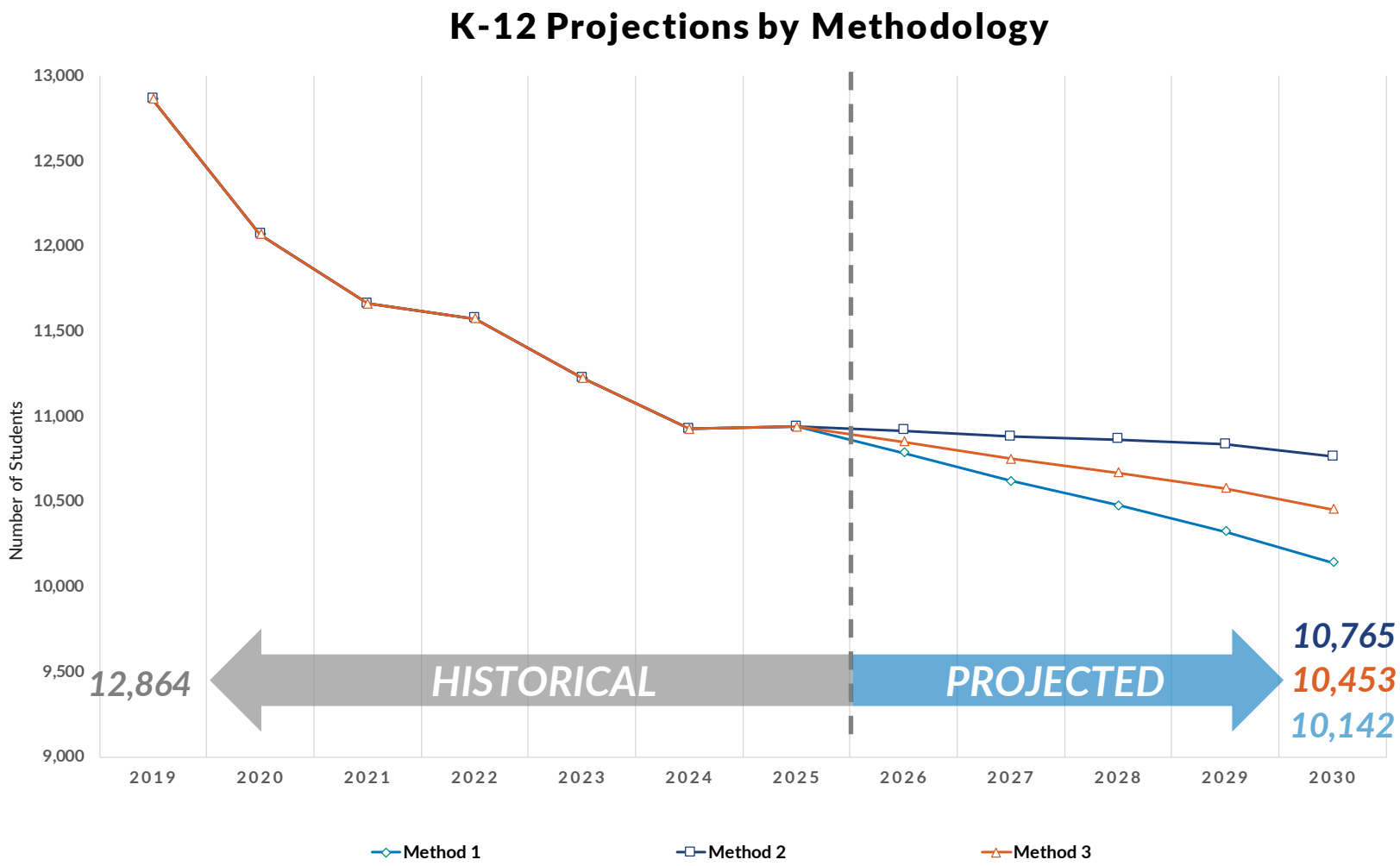
4 Average Age of First Time Mother

Increased from **25.4** in 2010 to **27.6** in 2024. A 2.2-year difference over a 14-year period of time.

Vitalstats.Michigan.gov

Pupil enrollment projections

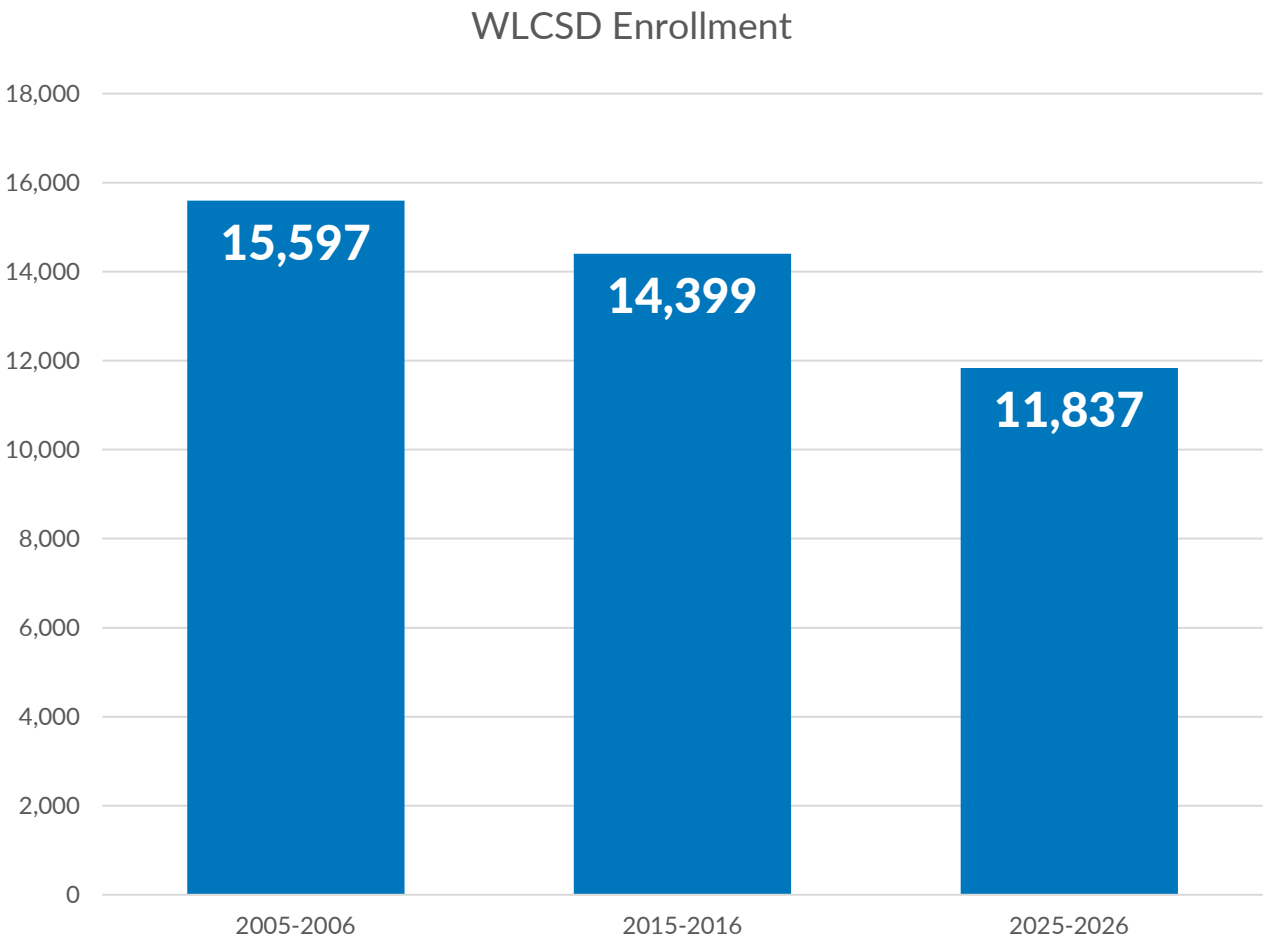
Districtwide – FTE Enrollment Projections: All Pupils – All Methods

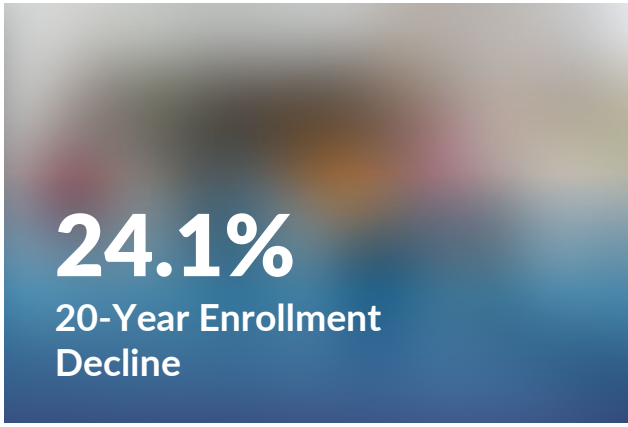


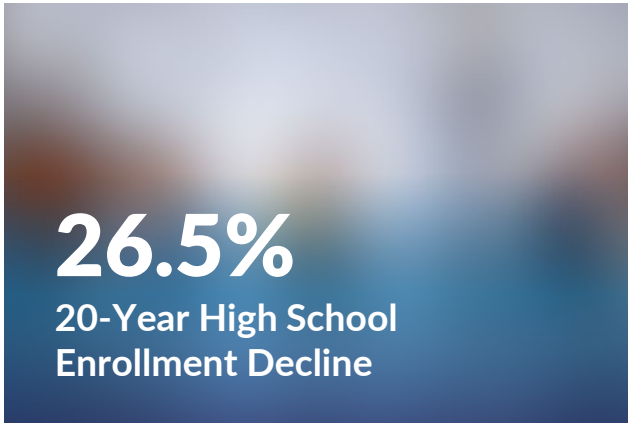
Please note that there may be a slight difference in totals due to rounding.

Why are we here?

Enrollment has changed drastically over the last 20 years.







MiSchoolData.org

High School Enrollment History

20-Year Look Back & 5-Year Look Ahead

	05-06	15-16	25-26	30-31
Central	1,580	1,749	1,076	1,096
Northern	1,646	1,597	1,402	1,253
Western	1,660	1,332	1,113	1,014
DISTRICT	**4,886**	**4,678**	**3,591**	**3,363**

20-Year High
2011-2012
5,043

20-Year Projected Low
2030 - 2031
3,363

High – Low Difference
1,680

Difference is greater than any one high school's total enrollment since 2016-2017

SECTION 4

Capacity & Utilization Study Process



The Utilization Process

Identifying facility opportunities

1 **Observe and Understand**

- Observe classrooms
- Identify class size maximums

2 **Classify Space**

- Instructional
- Dedicated (Elementary Only)
- Special Education
- Support
- Vacant



3 **Calculate Capacity**

- Teacher contract maximums
- Target class size maximums

4 **Measure Utilization**

- Current enrollment
- Based on capacity

5 **Apply Projections**

- Future enrollment
- Based on capacity

Identify Opportunities

Space Definitions

Every classroom is evaluated using a consistent classification

Instructional Space
General teaching classrooms

Dedicated Space
Specials classrooms in elementary only

Special Education
Self-contained instructional classrooms

Support Space
Such as sensory, RR, or staff offices

Vacant
Classrooms used as storage or less than 50% of the time

NOTE: Large spaces such as gyms and media centers are not calculated into the utilization even though classes may be conducted in these spaces.

Class Size & Capacity

Every classroom is evaluated using a consistent classification

Functional / Contractual

K – 2nd Grade
25 /30 Students

3rd Grade
25 / 32 Students

4th – 5th Grade
28 / 32 Students

Middle School
30 / 35 Students

High School
30 / 35 Students

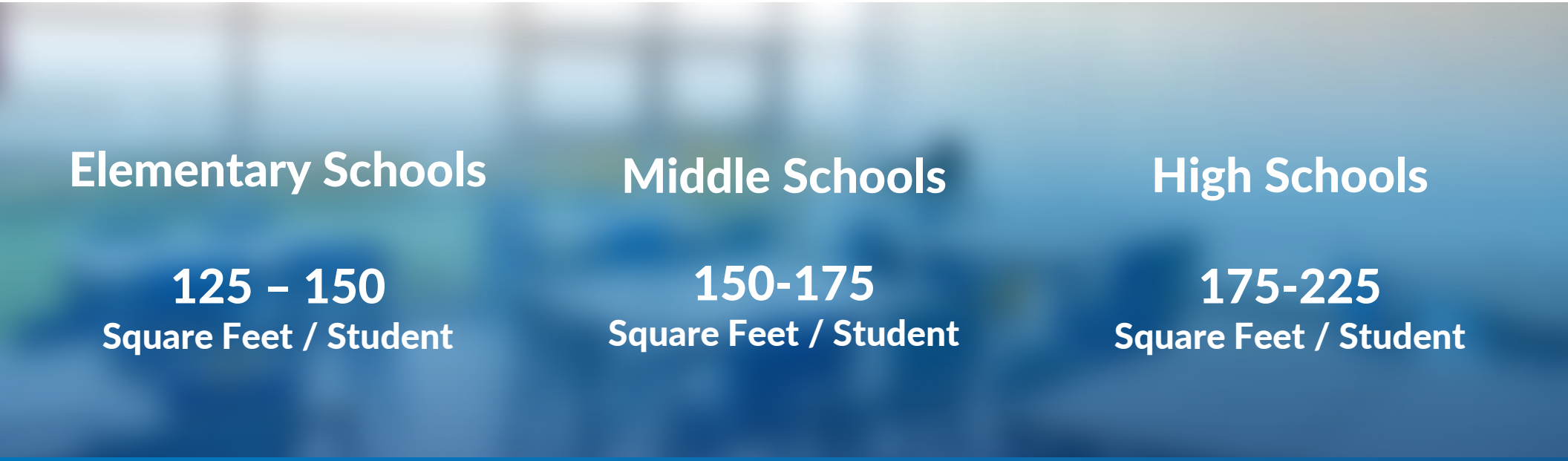
Special Education
8 / 12 Students

Functional Capacity: The number of students that can realistically be served while supporting the district's educational model, programming needs, and desired learning environment.

Contractual Capacity: Maximum number of students that could fit in a building based solely on teacher contract pupil-to-classroom ratios.

Planning Benchmarks

Square Footage per Student



Elementary Schools

125 – 150
Square Feet / Student

Middle Schools

150-175
Square Feet / Student

High Schools

175-225
Square Feet / Student

There is no hard and fast range or standard. Each school is unique and certain design aspects of a school could lead to higher or lower ratios.

High Schools have higher ratios due to increase prevalence of additional athletic and performing arts facilities.

Operation & Utility Costs

Building Level Costs Breakdowns

Operational Costs: Property/Liability Insurance; Compliance & Regulatory; Routine Grounds Maintenance, Routine Building Maintenance; HVAC/Plumbing/Electrical/Salt Supplies; Custodial Supplies; Security Alarm; and Pool Supplies (where a cost wasn't designated to a specific building, it was spread based on square footage)

Staffing Costs: Office of the Principal (excluding grant funded positions); Custodial; SROs; and Food Service (includes salary and benefits)

Utilities: Telephone: Water & Sewage; Natural Gas; and Electricity

These are representative examples of expenditures in one year. Expenditures can change year over year due to staffing changes, weather changes, etc.

While a vacant building will eliminate most associated costs, there will still be some expenditures to maintain the building at a minimal level.

SECTION 5

Capacity & Utilization Study: District Data



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Elementary School Aggregate Data

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade

SQUARE FOOTAGE | 700,832 SF

ELEMENTARY SCHOOLS

Commerce
Dublin
Glengary
Guest

Hickory Woods
Keith
Loon Lake
Meadowbrook

Oakley Park
Pleasant Lake
Walled Lake
Wixom

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
5,144 STUDENTS	5,044 STUDENTS	7,097 STUDENTS	72.5%	8,381 STUDENTS	61.4%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Early Childhood Special Education (ECSE)
- Emotionally Impaired (EI)
- Level 3 Resource Room
- Mild Cognitive Impairment (MCI)
- Moderately Cognitively Impaired (MoCI)
- Severe Multiple Impairments (SXI)

OPERATING/UTILITY COST COMPARISON

	PER STUDENT	PER SQUARE FOOT
	$1,532	$11.24
High	$2,151	$15.29
Low	$1,252	$8.24

SQUARE FEET PER STUDENT

136.3 SF

High	176.0
Low	86.1

Middle School Aggregate Data

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 6th – 8th Grade

SQUARE FOOTAGE | 443,680 SF

MIDDLE SCHOOLS

- Sarah Banks Middle School
- Walnut Creek Middle School
- Clifford H. Smart Middle School

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
2,740 STUDENTS	2,446 STUDENTS	3,795 STUDENTS	72.2%	4,406 STUDENTS	62.2%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Cognitively Impaired (CI)
- Emotionally Impaired (EI)

OPERATING/UTILITY COST COMPARISON

	PER STUDENT	PER SQUARE FOOT
	$1,631	$10.07
High	$1,759	$10.44
Low	$1,465	$9.42

SQUARE FEET PER STUDENT

161.9 SF

High	168.5
Low	155.4

High School Aggregate Data

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 9th – 12th Grade

HIGH SCHOOLS

- Walled Lake Central High School
- Walled Lake Northern High School
- Walled Lake Western High School

SQUARE FOOTAGE | 999,717 SF

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
3,408 STUDENTS	3,363 STUDENTS	6,537 STUDENTS	52.1%	7,622 STUDENTS	44.7%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Cognitively Impaired (CI)
- Emotionally Impaired (EI)
- Severe Multiple Impairment (SXI)

OPERATING/UTILITY COST COMPARISON

	PER STUDENT	PER SQUARE FOOT
	$2,929	$9.99
High	$3,451	$11.51
Low	$2,367	$9.28

SQUARE FEET PER STUDENT

293.3 SF

High	335.5
Low	255.2

SECTION 6

Capacity & Utilization Study: Individual High School Data



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WL Central High School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 9th – 12th Grade



1600 Oakley Park Rd., Walled Lake, MI 48390

SQUARE FOOTAGE | 360,287 SF

FEEDER PATTERN

Loon Lake
Guest
Oakley Park
Pleasant Lake

→ Banks
Walnut Creek

→ WL Central

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
1,074 STUDENTS	1,096 STUDENTS	2,158 STUDENTS	49.8%	2,523 STUDENTS	42.6%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Cognitively Impaired (CI)
- Severe Multiple Impairment (SXI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$3,159	$9.42

SQUARE FEET PER STUDENT

335.5 SF

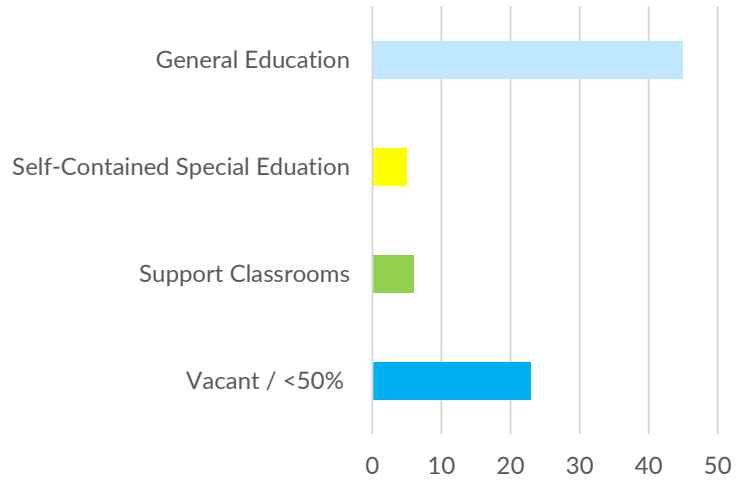
WL Central High School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Excess functional capacity is twice the current enrollment
- Highest square foot per student ratio among the high schools
- High operational costs with low utilization

WL Northern High School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 9th – 12th Grade



6000 Bogie Lake Rd., Commerce Twp., MI 48382

SQUARE FOOTAGE | 344,715 SF

FEEDER PATTERN

Commerce
Dublin
Glengary
Keith

→ Smart → WL Northern

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
1,351 STUDENTS	1,253 STUDENTS	2,237 STUDENTS	60.4%	2,597 STUDENTS	52.0%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$2,367	$9.28

SQUARE FEET PER STUDENT

255.2 SF

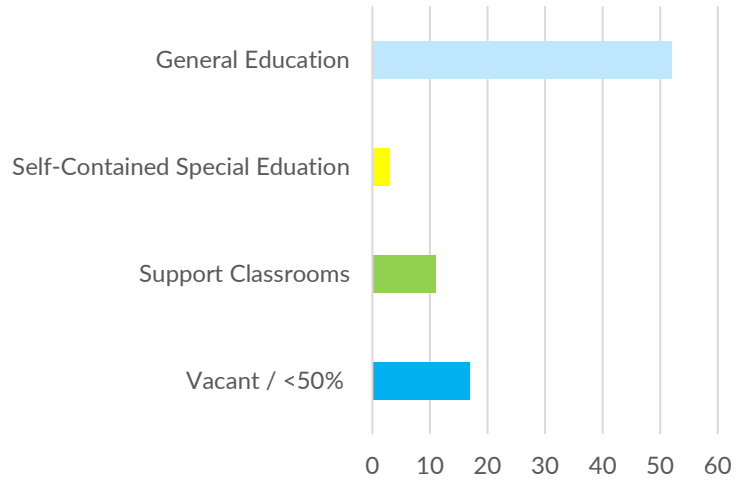
WL Northern High School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Lowest per student operational costs of the high schools
- Highest functional utilization percentage of the high schools
- Lowest square feet per student of the high schools

WL Western High School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 9th-12th Grade



600 Beck Rd., Walled Lake, MI 48390

SQUARE FOOTAGE | 294,715 SF

FEEDER PATTERN

Hickory Woods
Walled Lake
Wixom
Meadowbrook

→ Banks
Walnut Creek

→ WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
983 STUDENTS	1,014 STUDENTS	2,142 STUDENTS	45.9%	2,502 STUDENTS	39.3%

SPECIAL PROGRAMS

- Emotionally Impaired (EI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$3,451	$11.51

SQUARE FEET PER STUDENT

299.8 SF

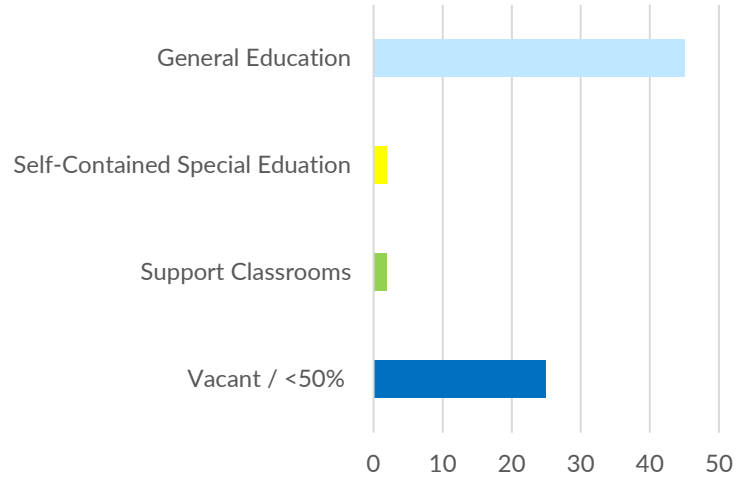
WL Western High School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Highest operational costs per student and per square foot of the high schools
- Lowest functional utilization of the high schools
- Functional capacity more than two times current enrollment

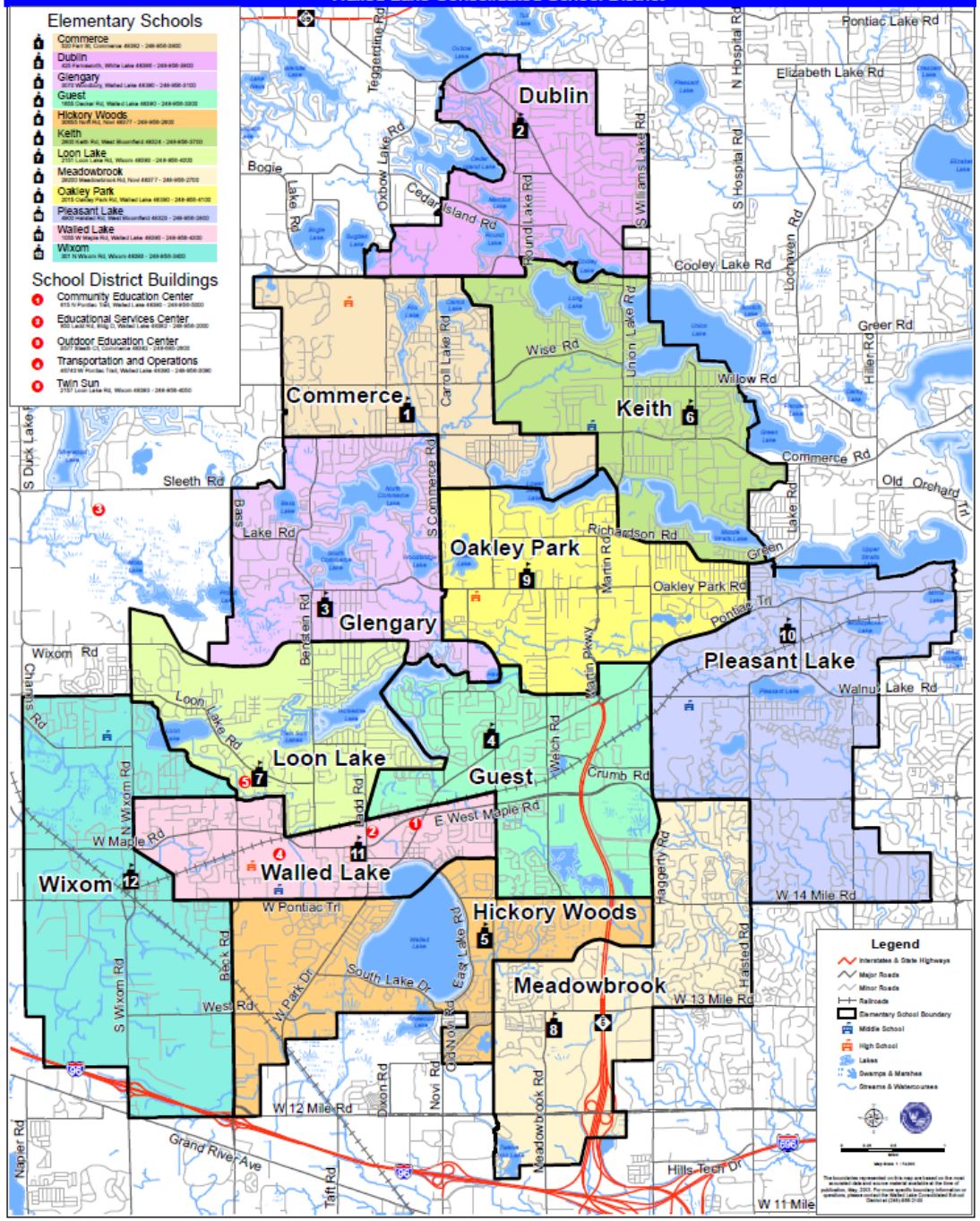
SECTION 7

Feeder Patterns



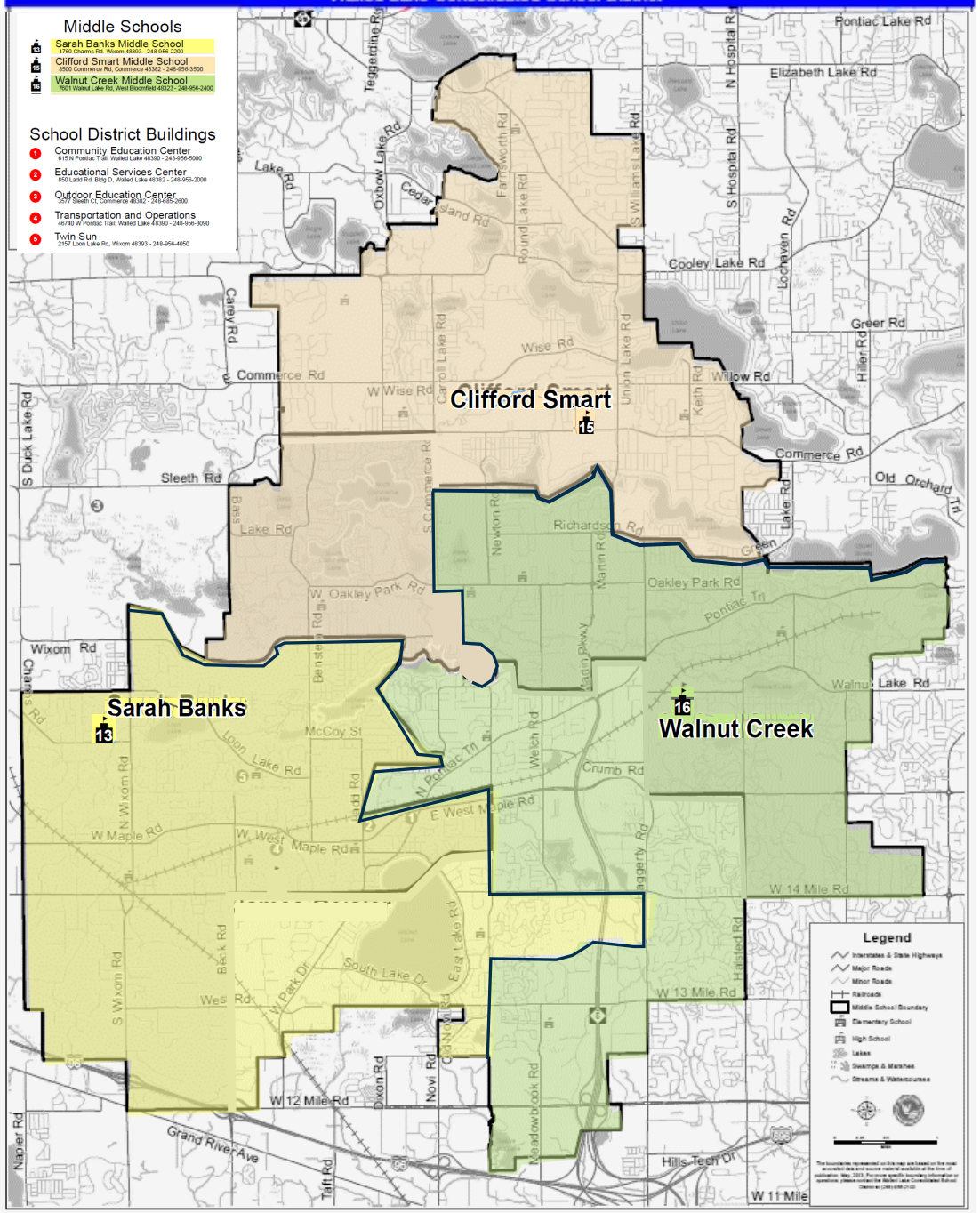
Elementary School Attendance Areas

Walled Lake Consolidated School District



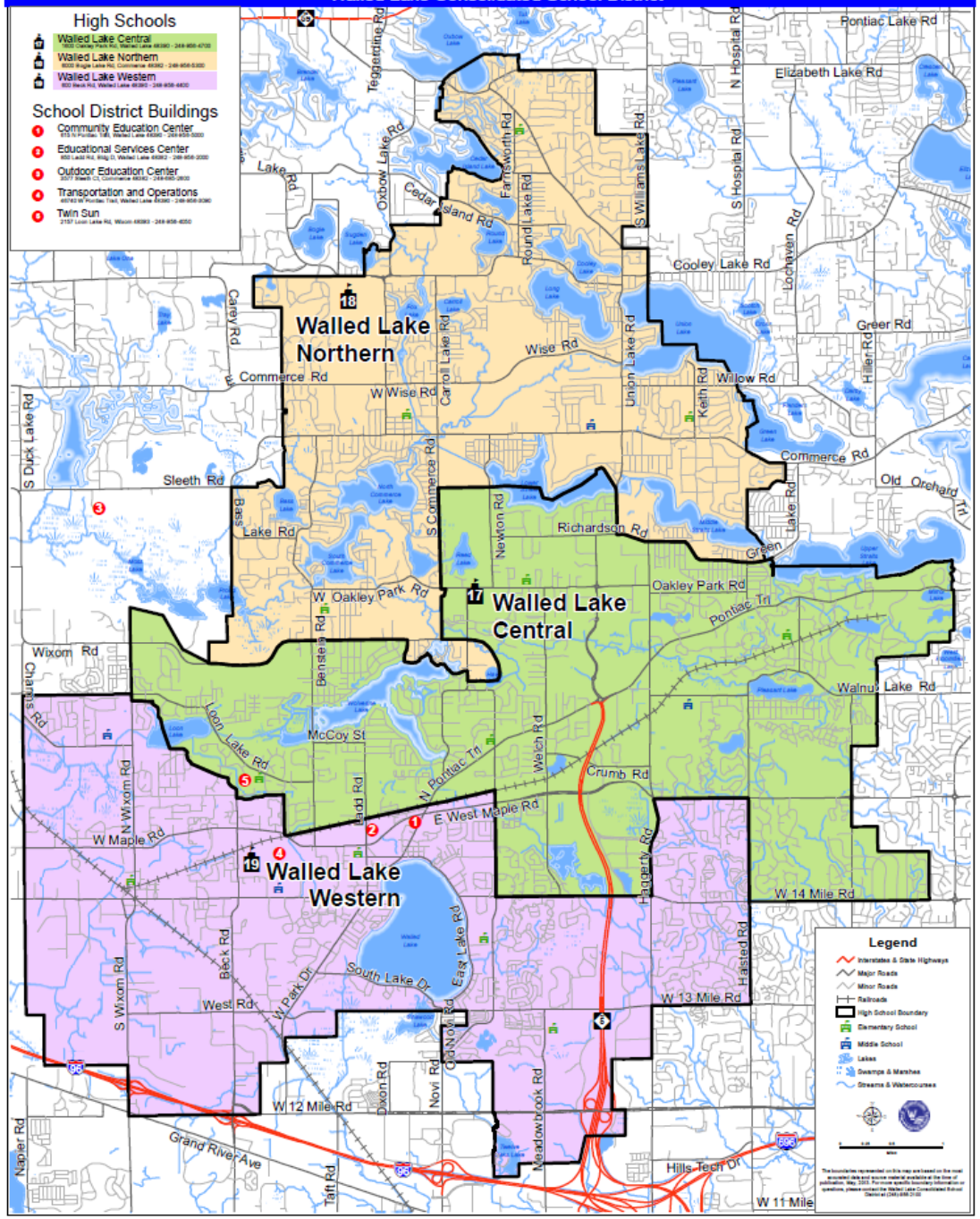
Middle School Attendance Areas

Walled Lake Consolidated School District

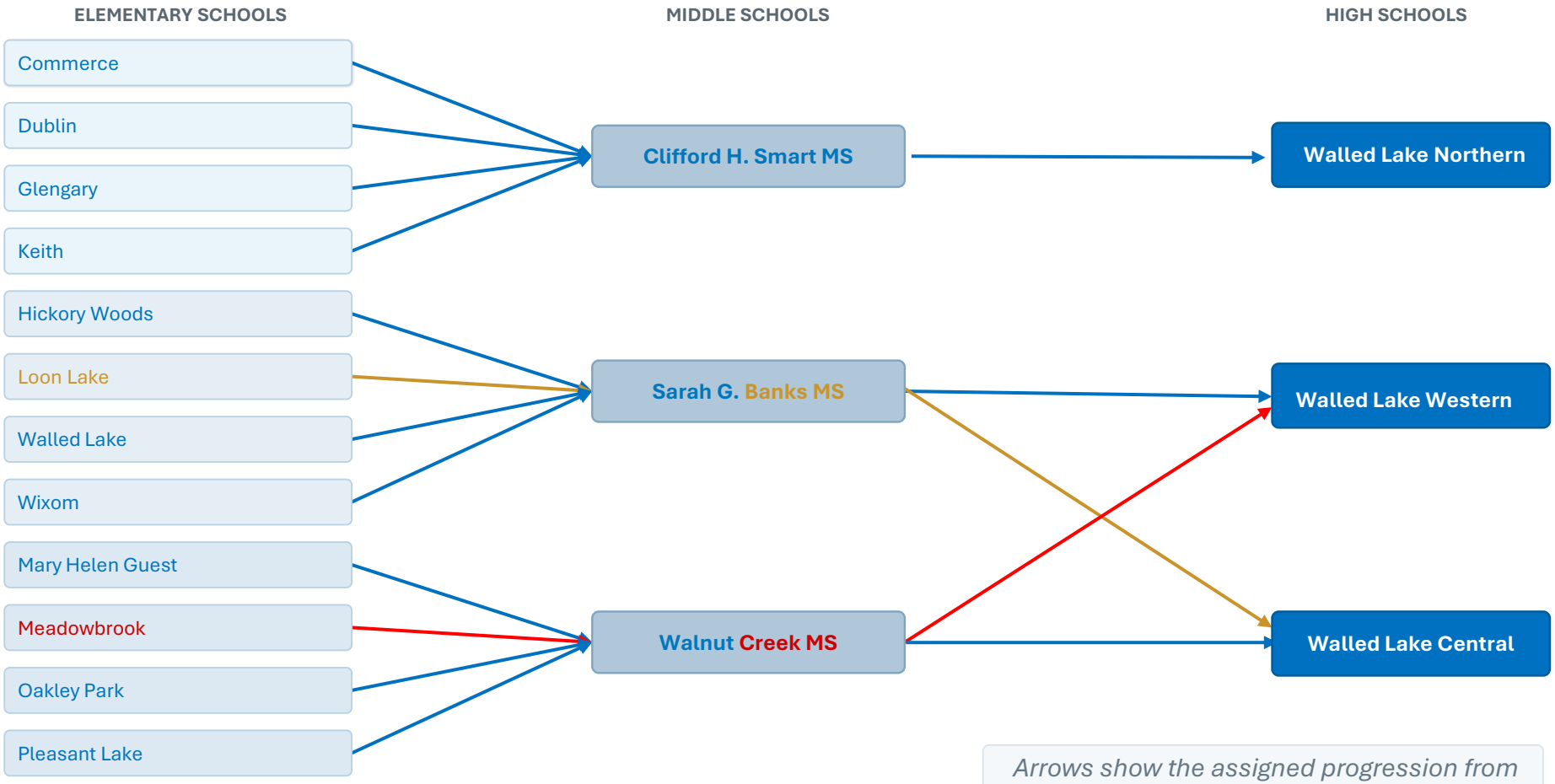


High School Attendance Areas

Walled Lake Consolidated School District



Current Feeder Patterns



Arrows show the assigned progression from elementary to middle to high school.

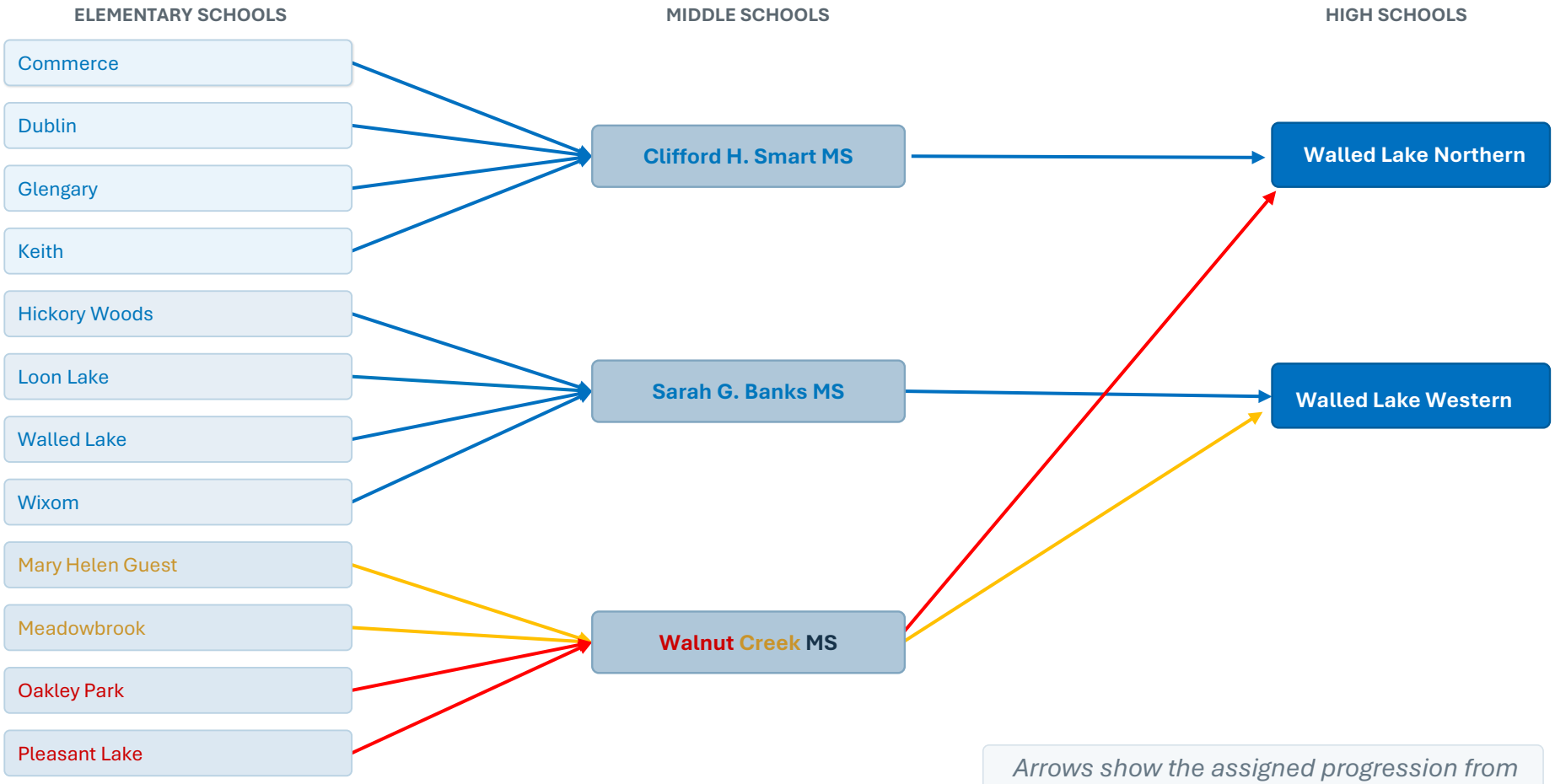
SECTION 8

Facility Options and Next Steps



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Optional Feeder Patterns – 2 High Schools



Arrows show the assigned progression from elementary to middle to high school.

Illustration of High School Utilization (2nd – 5th Grade Cohort > 2030)

- Walled Lake Northern= 1,699
  - Commerce = 317
  - Dublin = 290
  - Glengary = 194
  - Keith = 347
  - Oakley Park = 257
  - Pleasant Lake = 294
- Walled Lake Western = 1,661
  - Hickory Woods = 298
  - Loon Lake = 329
  - Guest = 224
  - Meadowbrook = 316
  - Walled Lake = 178
  - Wixom = 316

Only a 38 student difference between WL Northern and WL Western. This assumes current special education programming remains within the same high school feeder pattern. Resets the two high school at 2005-2006 enrollment levels.

Resulting Elementary Enrollment by High School

- Walled Lake Northern= 2,584
  - Commerce = 495
  - Dublin = 440
  - Glengary = 307
  - Keith = 536
  - Oakley Park = 370
  - Pleasant Lake = 436
- Walled Lake Western = 2,593
  - Hickory Woods = 491
  - Loon Lake = 507
  - Guest = 335
  - Meadowbrook = 499
  - Walled Lake = 306
  - Wixom = 455

Only a 9 student difference between the northern and southern sections of the district. This assumes current special education programming remains at the current school or school within the same high school feeder pattern.

WL Northern High School - Proposed

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 9th – 12th Grade



6000 Bogie Lake Rd., Commerce Twp., MI 48382

SQUARE FOOTAGE | 344,715 SF

FEEDER PATTERN

Commerce
Dublin
Glengary
Keith
Oakley Park
Pleasant Lake

→ Smart Walnut Creek → WL Northern

CURRENT ENROLLMENT	FUTURE PROJECTION	FUNCTIONAL CAPACITY	PROJECTED FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
1,351 STUDENTS	1,699 STUDENTS	2,237 STUDENTS	76.0%	2,597 STUDENTS	65.4%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- *Severe Multiple Impairment (SXI)*

From WL Central

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,997	$9.28

SQUARE FEET PER STUDENT

202.9 SF

WL Western High School - Proposed

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 9th-12th Grade



600 Beck Rd., Walled Lake, MI 48390

SQUARE FOOTAGE | 294,715 SF

FEEDER PATTERN

Hickory Woods
Loon Lake
Guest
Meadowbrook
Walled Lake
Wixom

→ Banks
Walnut Creek

→ WL Western

CURRENT ENROLLMENT	FUTURE PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
983 STUDENTS	1,661 STUDENTS	2,142 STUDENTS	77.5%	2,502 STUDENTS	66.4%

SPECIAL PROGRAMS

- Emotionally Impaired (EI)
- *Cognitively Impaired (CI)*

From WL Central

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$2,042	$11.51

SQUARE FEET PER STUDENT

177.4 SF

Why consolidation supports the instructional program

The recommendation reflects an outgrowth of districtwide discussion and a focus on sustaining a comprehensive high school experience.

DECISION CONTEXT

A two-high-school model concentrates students, staff, and resources around stronger and more consistent programs.

Earlier facility utilization committee emphasized exploring ways to maintain three high schools and focus on reducing middle school footprint. Since then, enrollment, utilization, scheduling, and program discussions across the district have sharpened the case for a more sustainable high school approach.

23-24 input: 21% favored reducing the number of high schools from three facilities to two facilities

EXPECTED BENEFITS

BROADER ACCESS

More students can support advanced courses, electives, world languages, and specialized programs.

FEWER CONFLICTS

More sections reduce singleton conflicts and improve schedule flexibility.

STAFF ALIGNMENT

Less staff travel strengthens collaboration, planning, and availability to students.

CONSISTENCY

Students receive more comparable academic and extracurricular opportunities.

The advantage is a stronger program structure, not simply a smaller facility footprint.

Advantages for students and the district

Consolidation creates the scale needed to strengthen opportunities while aligning staffing and facilities with enrollment.

1. **Concentrate enrollment**
   More students available to sustain courses, teams, and activities.

›

2. **Strengthen programming**
   Broader offerings and greater ability to run multiple sections.

›

3. **Improve the experience**
   More consistent access, deeper participation, and stronger school communities.

STUDENT EXPERIENCE

Greater likelihood of sustaining sub-varsity teams and roster depth

More viable clubs, performing arts ensembles

Stronger participation in performances, athletics, events, and school community

DISTRICT CAPACITY

More efficient staffing model for teachers, support staff, and specialized resources

Improved flexibility to balance class sizes and accommodate student requests

Greater capacity to invest in programming rather than maintaining excess space

A consolidated model supports a more comprehensive, equitable, and sustainable high school experience across the district.

Priority Transition Decisions

Once a direction is established, a focused set of decisions will guide a coordinated and student-centered transition

STUDENT ASSIGNMENT & ENROLLMENT

Confirm attendance boundaries, transfer practices, school-of-choice rules, and supports for affected students.

ACADEMIC PROGRAM & SCHEDULING

Align course offerings, graduation plans, counseling assignments, master schedules, and specialized programs.

STAFFING & LEADERSHIP

Implement the reassignment processes, leadership responsibilities, staff communication, and decision milestones.

ATHLETICS, ACTIVITIES & IDENTITY

Determine team and activity structures, coaching and sponsor assignments, records, traditions, uniforms, and booster coordination.

FACILITIES, TRANSPORTATION & OPERATIONS

Plan required building work, technology and furniture moves, bus routes, food service, and custodial operations.

COMMUNICATION & STUDENT INTEGRATION

Sequence communication and create orientation, family engagement, and student-belonging activities

Once a clear direction is established, the district can focus its attention on the decision necessary for successful implementation.

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APPENDIX A

Transition Planning Questions



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Transition Planning Questions

A high school closure decision requires coordinated policy decisions, operational planning, and timely communications across all workstreams.

Board of Education / Superintendent
Which, if any, policies or practices require revision: school of choice, boundaries, student transfers, etc.?
Who serves as the transition lead, and how will issues be escalated?
How will in-district transfer requests be handled?

Human Resources
What processes will govern staff reassignment and transfer requests?
What are retirement, resignation, and leave notification deadlines?
What is the timeline for teachers to receive assignments?
How will staff preferences be collected?
How will support staff be assigned?
What is the timeline and process for layoffs if any are needed to occur?

Transition Planning Questions

A high school closure decision requires coordinated policy decisions, operational planning, and timely communications across all workstreams.

Principals & Academics
How will course requests, scheduling, prerequisites, and graduation plans transfer?
How will counselors be assigned?
What opportunities will students and families have to visit the new school?
Which programs, clubs, and student council roles will continue?
What plans will be created to integrate the students into the new school?
How will parking permits be distributed?

Athletics & Activities
How will future opportunities be communicated: open gyms, camps, tryouts, workouts?
How will league schedules, classifications, transportation, and facility use change?
What process will determine coaching staffs and activity sponsors?
How will equipment and materials be assigned to new schools?

Transition Planning Questions

A high school closure decision requires coordinated policy decisions, operational planning, and timely communications across all workstreams.

Enrollment & Student Services
How will school of choice, resident enrollment, and transfer requests be processed?
How will IEPs, 504 plans, counseling, and student supports transition?
How will siblings and special programs be addressed?
How will districtwide special education programs be assigned to a school?
How will in-district transfer requests be handled?

Facilities & Transportation
What summer construction, furniture, and technology work is required?
How will bus routes, ride times, walk zones, and special transportation change?
What security, traffic, food service, and custodial plans must be updated?
How will staff materials and belonging be moved?

Transition Planning Questions

A high school closure decision requires coordinated policy decisions, operational planning, and timely communications across all workstreams.

Communication & Culture
Who communicates what, to whom, when, and through which channels?
How will rumors, FAQs, feedback, and multilingual family outreach be managed?
How will staff and students integrate into the receiving school culture?
How will traditions, alumni, archives, memorials, and community identity be honored?

Next Steps Following a Closure Decision
Assign an accountable internal owner for each Transition Planning Question.
Establish the timeline and deadline for communication of each decision?

APPENDIX B

Capacity & Utilization Study: Individual Elementary & Middle School Data



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Commerce Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



520 Farr Street, Commerce Twp., MI 48382

SQUARE FOOTAGE | 46,503 SF

FEEDER PATTERN

Commerce → Smart → WL Northern

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
474 STUDENTS	480 STUDENTS	622 STUDENTS	76.2%	724 STUDENTS	65.5%

SPECIAL PROGRAMS

- None

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,294	$13.19

SQUARE FEET PER STUDENT

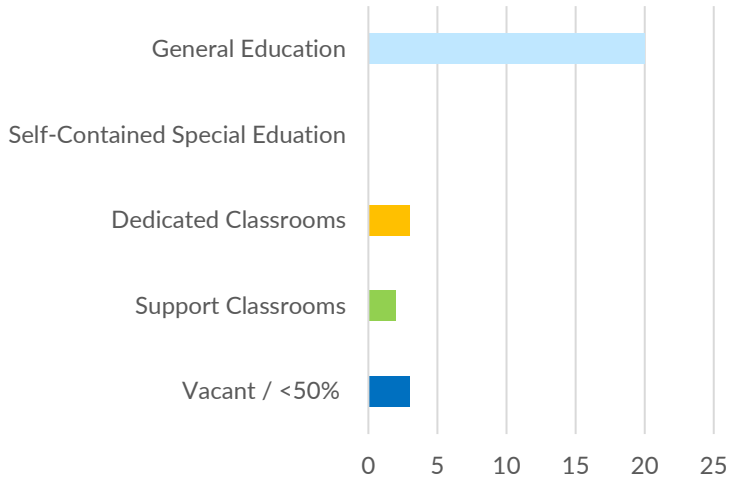
98.1 SF

Commerce Elementary School

Space Coding, Room Distribution, and Profile Takeaway



ROOM DISTRIBUTION



PROFILE TAKEAWAY

- One of the lower square foot / student ratios in the district
- Utilization is above the district average
- Higher than district average for operating/utility cost per square foot

Dublin Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



425 Farnsworth, White Lake, MI 48386

SQUARE FOOTAGE | 85,000 SF

FEEDER PATTERN

Dublin → Smart → WL Northern

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
493 STUDENTS	432 STUDENTS	760 STUDENTS	64.9%	886 STUDENTS	55.6%

SPECIAL PROGRAMS

- Early Childhood Special Education (ECSE)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,422	$8.24

SQUARE FEET PER STUDENT

172.4 SF

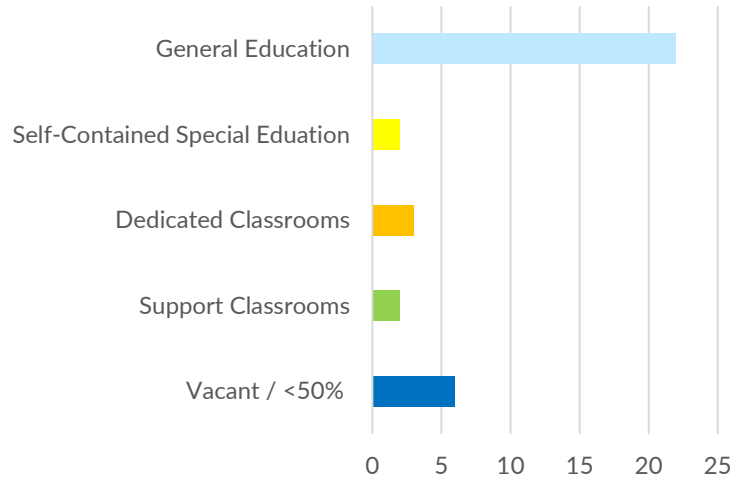
Dublin Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- One of the highest square feet / student ratios
- Excess capacity and available rooms for growth
- Lowest cost per square foot in the district as the largest elementary school in the district

Glengary Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



3070 Woodbury, Walled Lake, MI 48390

SQUARE FOOTAGE | 50,867 SF

FEEDER PATTERN

Glengary → Smart → WL Northern

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
289 STUDENTS	291 STUDENTS	457 STUDENTS	63.2%	540 STUDENTS	53.5%

SPECIAL PROGRAMS

- Mild Cognitive Impairment (MCI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$2,151	$12.22

SQUARE FEET PER STUDENT

176.0 SF

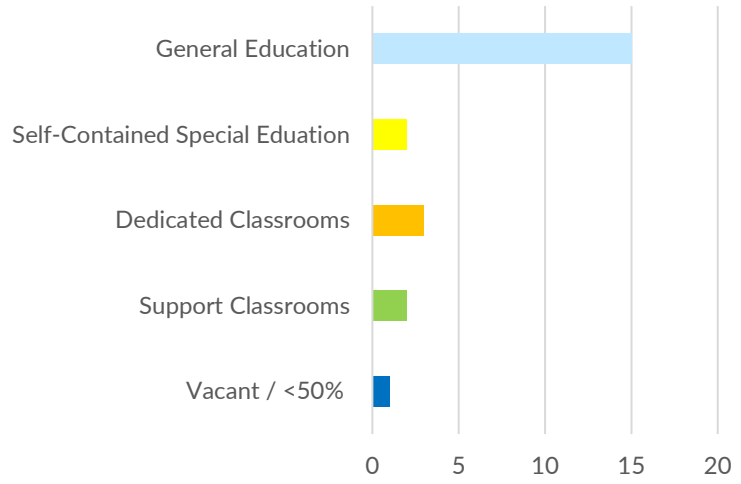
Glengary Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Highest square foot to student ratio in the district
- Only 2 sections at a given grade can create staffing issues
- Highest per student operating cost in the district

Mary Helen Guest Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



1655 Deck Road, Walled Lake, MI 48390

SQUARE FOOTAGE | 46,138 SF

FEEDER PATTERN

Mary Helen Guest → Walnut Creek → WL Central

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
339 STUDENTS	339 STUDENTS	476 STUDENTS	71.2%	560 STUDENTS	60.5%

SPECIAL PROGRAMS

- Level 3 Resource Room

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,652	$12.14

SQUARE FEET PER STUDENT

136.1 SF

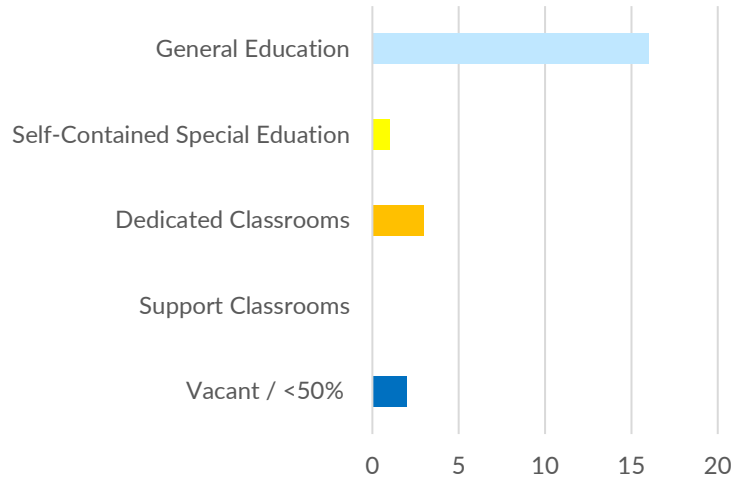
Mary Helen Guest Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- At district average for square feet per student
- Two sections per grade level can make staffing difficult
- Functional utilization near district average

Hickory Woods Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



30655 Novi Road, Novi, MI 48377

SQUARE FOOTAGE | 73,763 SF

FEEDER PATTERN

Hickory Woods → Banks → WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
479 STUDENTS	460 STUDENTS	596 STUDENTS	80.4%	721 STUDENTS	66.4%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Severe Multiple Impairment (SXI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,457	$9.46

SQUARE FEET PER STUDENT

154.0 SF

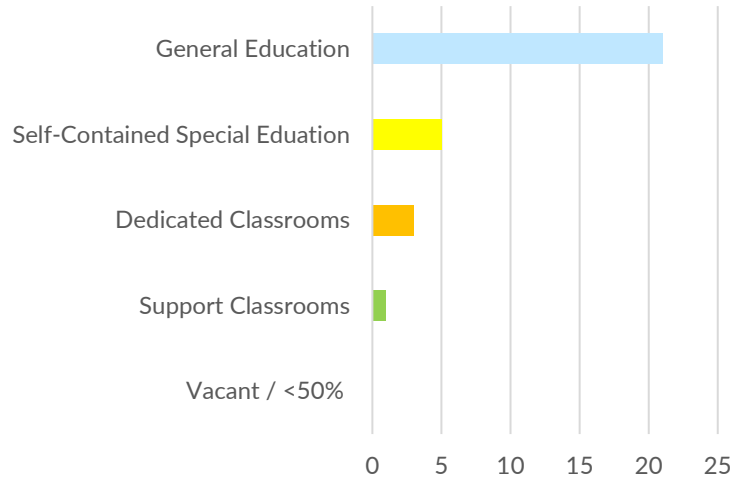
Hickory Woods Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Multiple classrooms assigned to special programs
- High functional utilization compared to district average
- Below district average for cost per square foot despite being one of the larger buildings

Keith Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



2800 Keith Road, West Bloomfield, MI 48324

SQUARE FOOTAGE | 58,034 SF

FEEDER PATTERN

Keith → Smart → WL Northern

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
530 STUDENTS	510 STUDENTS	674 STUDENTS	78.6%	806 STUDENTS	65.8%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Moderately Cognitively Impaired (MoCI)
- Level 3 Resource Room

OPERATING/UTILITY COST COMPARISON

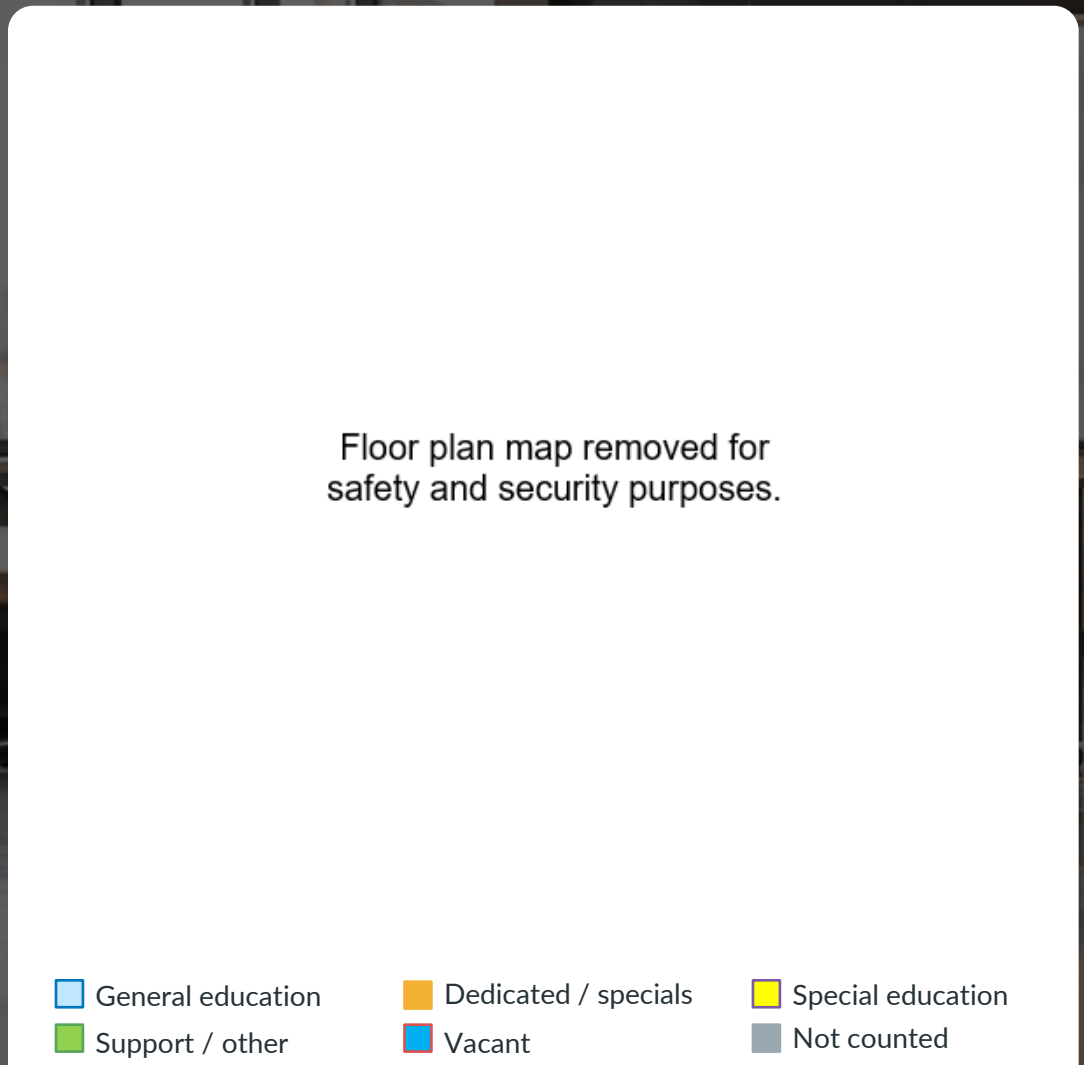
PER STUDENT	PER SQUARE FOOT
$1,252	$11.43

SQUARE FEET PER STUDENT

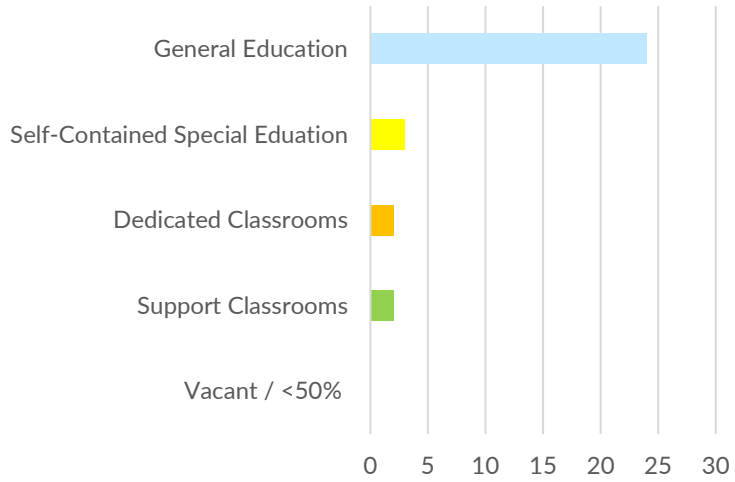
109.5 SF

Keith Elementary School

Space Coding, Room Distribution, and Profile Takeaway



ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Largest current enrollment in the district
- Above average functional utilization
- Lowest operation cost per student in the district

Loon Lake Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



2151 Loon Lake Rd., Wixom, MI 48393

SQUARE FOOTAGE | 41,739 SF

FEEDER PATTERN

Loon Lake → Banks → WL Central

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
485 STUDENTS	491 STUDENTS	559 STUDENTS	86.8%	674 STUDENTS	72.0%

SPECIAL PROGRAMS

- Emotionally Impaired (EI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,316	$15.29

SQUARE FEET PER STUDENT

86.1 SF

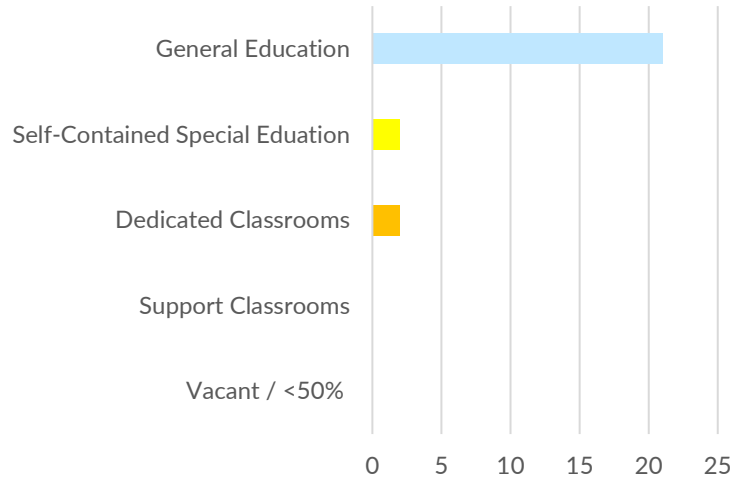
Loon Lake Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Lowest square feet / student ratio in the district
- Highest cost per square foot in the district
- Smallest square footage and highest functional utilization in the district

Meadowbrook Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



29200 Meadowbrook Rd., Novi, MI 48377

SQUARE FOOTAGE | 73,000 SF

FEEDER PATTERN

Meadowbrook → Walnut Creek → WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
501 STUDENTS	489 STUDENTS	646 STUDENTS	77.6%	758 STUDENTS	66.1%

SPECIAL PROGRAMS

- None

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,539	$10.56

SQUARE FEET PER STUDENT

145.7 SF

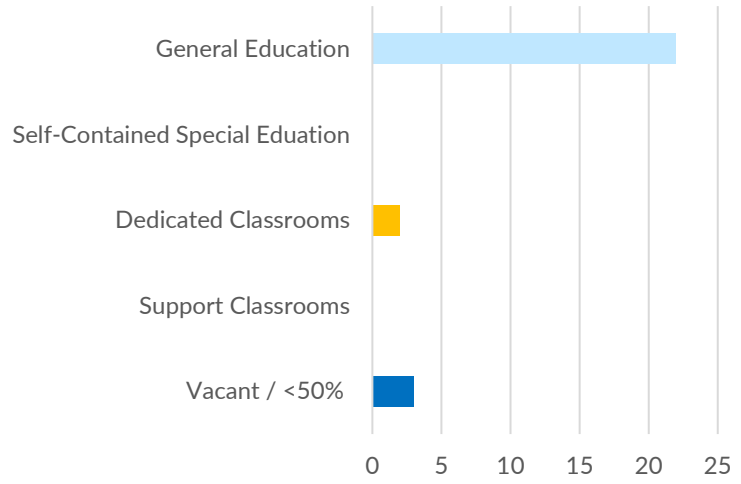
Meadowbrook Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Functional and Contractual utilization are above the district average
- 5th grade is largest class cohort
- At district average for operating cost per student

Oakley Park Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



2015 Oakley Park, Walled Lake, MI 48390

SQUARE FOOTAGE | 47,700 SF

FEEDER PATTERN

Oakley Park → Walnut Creek → WL Central

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
363 STUDENTS	377 STUDENTS	500 STUDENTS	72.6%	600 STUDENTS	60.5%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,747	$13.30

SQUARE FEET PER STUDENT

131.4 SF

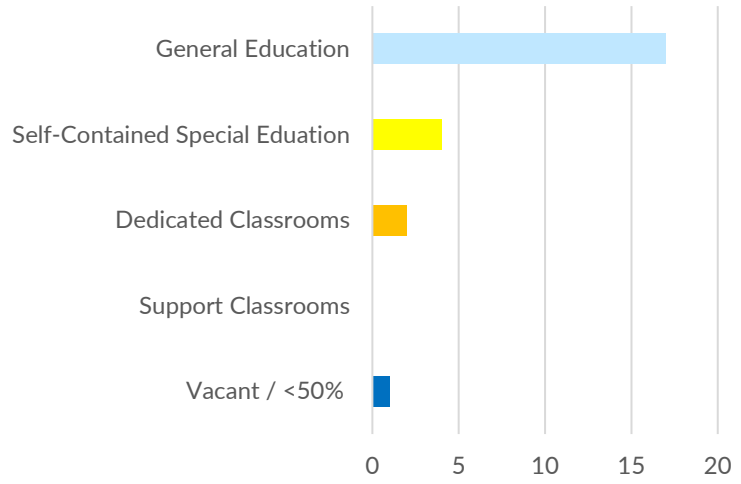
Oakley Park Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Over one-quarter of classrooms are programmed for special education
- At district average for square foot per student
- At district average for functional utilization

Pleasant Lake Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



4900 Halsted, West Bloomfield, MI 48323

SQUARE FOOTAGE | 73,000 SF

FEEDER PATTERN

Pleasant Lake → Walnut Creek → WL Central

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
424 STUDENTS	433 STUDENTS	605 STUDENTS	70.1%	715 STUDENTS	59.3%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)

OPERATING/UTILITY COST COMPARISON

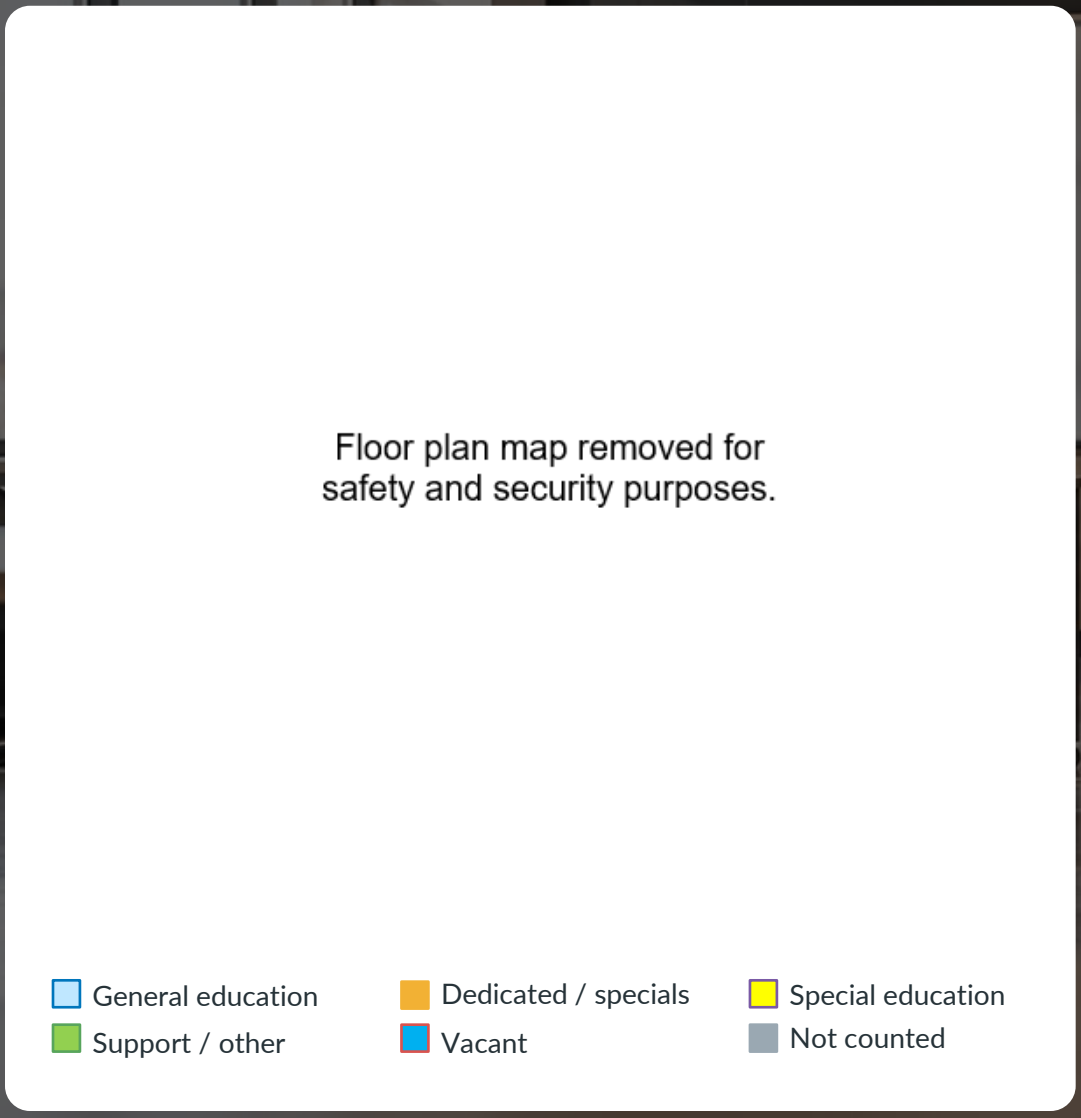
PER STUDENT	PER SQUARE FOOT
$1,877	$10.90

SQUARE FEET PER STUDENT

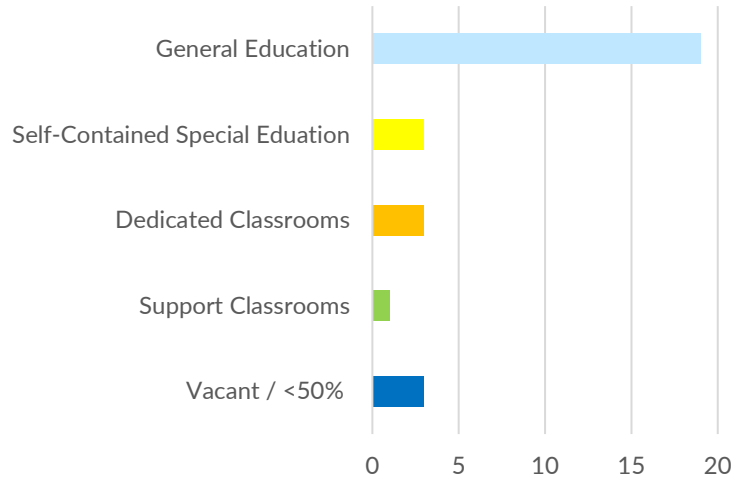
172.2 SF

Pleasant Lake Elementary School

Space Coding, Room Distribution, and Profile Takeaway



ROOM DISTRIBUTION



PROFILE TAKEAWAY

- At high end of square feet per student
- At high end of operating costs per student
- At district average for functional utilization

Walled Lake Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



1055 W. Maple Rd., Walled Lake, MI 48390

SQUARE FOOTAGE | 45,183 SF

FEEDER PATTERN

Walled Lake → Banks → WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
325 STUDENTS	267 STUDENTS	445 STUDENTS	73.0%	528 STUDENTS	61.6%

SPECIAL PROGRAMS

- Early Childhood Special Education (ECSE)
- Autism Spectrum Disorder (ASD)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,833	$13.19

SQUARE FEET PER STUDENT

139.0 SF

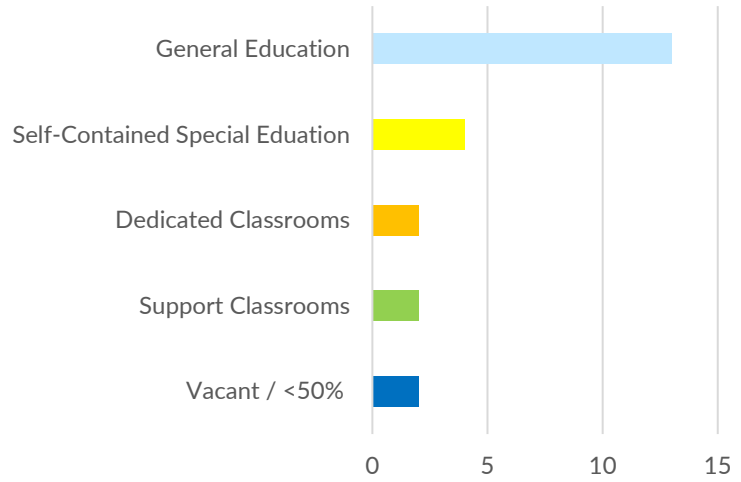
Walled Lake Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Only two sections per grade level make staffing difficult
- 38% of classrooms are programmed for special education or intervention
- At district average for functional utilization and square feet per student

Wixom Elementary School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: Kindergarten – 5th Grade



301 North Wixom Rd., Wixom, MI 48393

SQUARE FOOTAGE | 59,905 SF

FEEDER PATTERN

Wixom → Banks → WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
442 STUDENTS	475 STUDENTS	757 STUDENTS	58.4%	869 STUDENTS	50.9%

SPECIAL PROGRAMS

- None

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,328	$9.80

SQUARE FEET PER STUDENT

135.5 SF

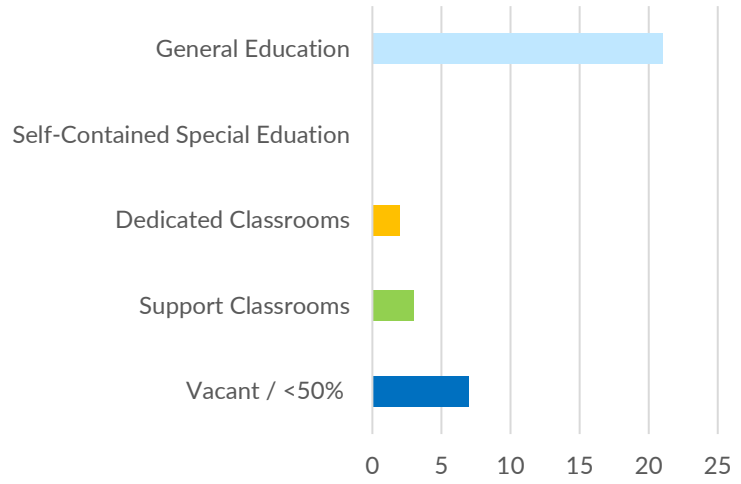
Wixom Elementary School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Lowest functional utilization in the district
- At district average for square feet per student
- At lower end for cost per student and per square foot

Sarah Banks Middle School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 6th – 8th Grade



1760 Charms Rd., Wixom, MI 48393

SQUARE FOOTAGE | 144,370 SF

FEEDER PATTERN

Hickory Woods
Loon Lake
Walled Lake
Wixom

→ Banks →

WL Central
WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
857 STUDENTS	826 STUDENTS	1,273 STUDENTS	67.3%	1,471 STUDENTS	58.3%

SPECIAL PROGRAMS

- Emotionally Impaired (EI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,759	$10.44

SQUARE FEET PER STUDENT

168.5 SF

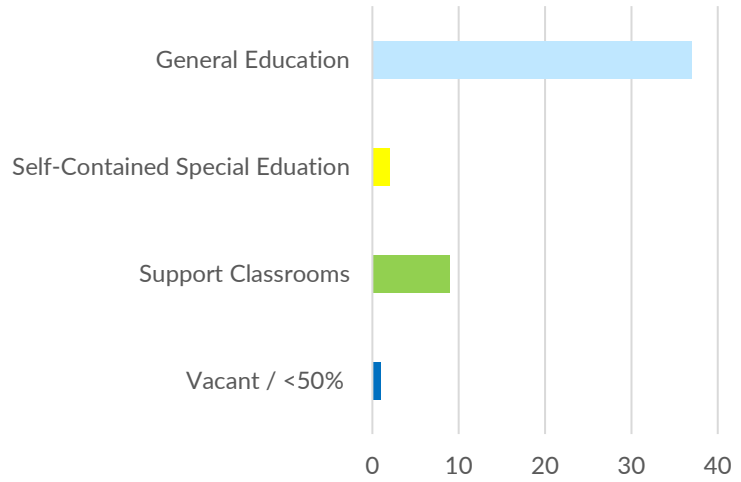
Sarah Banks Middle School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Lowest functional utilization of the middle schools
- Highest square feet / student ratio of the middle schools
- Highest operating cost per student and per square foot of the three middle schools

Walnut Creek Middle School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 6th – 8th Grade



7601 Walnut Lake, West Bloomfield, MI 48323

SQUARE FOOTAGE | 144,370 SF

FEEDER PATTERN

Guest
Meadowbrook
Oakley Park
Pleasant Lake

→ Walnut Creek →

WL Central
WL Western

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
886 STUDENTS	746 STUDENTS	1,194 STUDENTS	74.2%	1,389 STUDENTS	63.8%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Cognitively Impaired (CI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,694	$10.39

SQUARE FEET PER STUDENT

162.9 SF

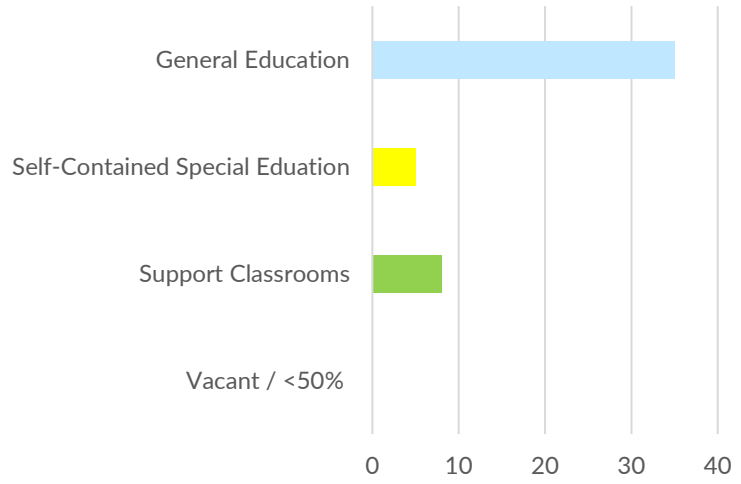
Walnut Creek Middle School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Above average functional capacity
- Operating costs per square foot and square feet per student are on target
- Largest projected 5-year decline in enrollment

Clifford H. Smart Midde School

Enrollment, Capacity, Utilization, & Operating Costs | Grade Configuration: 6th – 8th Grade



8500 Commerce Rd., Commerce Twp., MI 48382

SQUARE FOOTAGE | 154,940 SF

FEEDER PATTERN

Commerce
Dublin
Glengary
Keith

→ Smart → WL Northern

CURRENT ENROLLMENT	5-YEAR PROJECTION	FUNCTIONAL CAPACITY	FUNCTIONAL UTILIZATION	CONTRACT CAPACITY	CONTRACT UTILIZATION
997 STUDENTS	874 STUDENTS	1,328 STUDENTS	75.1%	1,546 STUDENTS	64.5%

SPECIAL PROGRAMS

- Autism Spectrum Disorder (ASD)
- Cognitively Impaired (CI)

OPERATING/UTILITY COST COMPARISON

PER STUDENT	PER SQUARE FOOT
$1,465	$9.42

SQUARE FEET PER STUDENT

155.4 SF

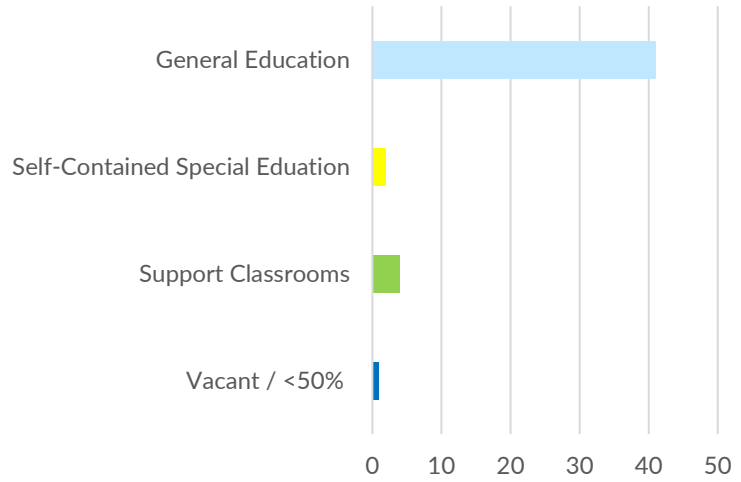
Clifford H. Smart Middle School

Space Coding, Room Distribution, and Profile Takeaway

Floor plan map removed for safety and security purposes.

General education
Dedicated / specials
Special education
Support / other
Vacant
Not counted

ROOM DISTRIBUTION



PROFILE TAKEAWAY

- Highest functional utilization percentage among the middle schools
- Lowest cost per square foot and cost per student for operational costs for middle schools
- Large projected 5-year decline in enrollment

APPENDIX C

Additional Information / Google Maps



plante moran | Realpoint

Walled Lake Central



GOOGLE EARTH IMAGE

Walled Lake Northern



GOOGLE EARTH IMAGE

Walled Lake Western



GOOGLE EARTH IMAGE

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REALPOINT

