

Parish Day School Report to the 2017 Annual Assembly
Priest Gregory Joyce
February 11, 2018

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Our Parish School Steering Committee has met many times monthly – usually weekly – for some three years. At the request of our parish parents we held a general meeting in this regard on December 21, 2014. From that very positive meeting came the plan to investigate the possibility of opening a parish day school. Shortly thereafter our Steering Committee was formed and has been working diligently since. Maria Ioannides heads up the Steering Committee with much help from Ivanna Iavorsk and Gloria (Gordana) Appling. This group has worked closely with me towards reaching the goal of building a parish day school at St. Vladimir's. The school will be open to all, but all who attend must participate in the Orthodox chapel program.

Our School, named the Ann Arbor Orthodox Classical Academy, will be the only Orthodox Christian day school in the Detroit Metro region. Given the 4MM+ population of our area, and given that regions with much smaller populations (for example, Milwaukee, WI with 1.5MM people) easily support Orthodox schools, it is clear that such a school is sorely needed here as an option for those families who are not comfortable sending their children to public or non-Orthodox private schools, and for whom home schooling is not an option.

We have worked with the state of Michigan, Lima Township, Washtenaw County Intermediate School District, and others on the proper steps for the founding of our school, how the school should be designed, and all other requirements that we would need to meet in order to open the school. Reports on our progress were provided at the 2015 and 2016 parish assemblies and we have kept the Parish Council abreast of our work with monthly reports. At the January 2018 meeting of the Parish Council it was unanimously agreed to present the project attached here to the parish.

The plan from the beginning was to use a temporary classroom donated by Detroit Edison (DTE) and Lima Township approved this plan, although somewhat reluctantly and for a set number of years. Unfortunately DTE does not have a temporary classroom available, and they do not know when one will be available, thus we are proposing pushing forward the school building from the long-term master plan. Frankly speaking, Lima Township was not enthused about the temporary classroom idea, and much prefers the building of a permanent building.

Let this be made very clear: we propose to build the school ONLY WHEN WE HAVE 100% OF THE FUNDS NEEDED FOR THE PROJECT. That being said, we have hope that we will be able to raise the funds reasonably quickly. The cost of the building is projected at \$59,010.19. Please see Chelsea Lumber quote attached. We believe that we can complete the interior for less than \$40,000. That means the entire school would cost less than \$100,000. We are working with Tamara Real's closest friends to make her celebration of life a fund raiser for the school when this is held this spring. The Parish Council voted at its January 2018 meeting to name the school in honor of Dr. Carl (Herman) Rinne & Tamara Real. The school will also hold a fund raiser at St. Nicholas Church (they have been VERY supportive of our school efforts) between Pascha and Pentecost 2018. We have been getting broad support from the Orthodox community in Metro Detroit. These budget numbers are not insignificant, but these are not unmanageable either. God-willing, we will raise the funds quickly and get the building up quickly.

WHY NOT BUILD THE NEW CHURCH FIRST? The new church will cost many orders of magnitude more than the projected ~\$100K the school will cost. And our entire building project is predicated on a step by step approach that helps us grow every year. That is, grow right into the new church. The school is a logical next step that will bring us more new members and a lot of positive “buzz” in the Orthodox community outside St. Vladimir’s. This is important as we gear up our fund raising efforts for the new church. We can’t raise those funds in a vacuum, and being the parish with the ONLY Orthodox School in Metro Detroit will help us immensely – both in and outside our region. Not to mention the huge benefit to our parish family of having the school for our own children. Finally, the school will support at least one additional full time priest for our parish community as well as help support several of our parish families who will be employed at the school in various teaching or support capacities.

OUR TASK FOR THE 2/11/18 MEETING. Per the Normal Parish Bylaws we need approval of the annual assembly to build the school and we are asking for that today. Archbishop Peter has blessed the project. Patriarch Kyrill has blessed the concept. The Parish Council voted unanimously to recommend to the annual meeting that the school be built immediately once the funds have been raised, and that the cost to the parish will be \$0. Money used for the school will be 100% philanthropy (no money will be taken from parish operating costs). Our financial analysis (attached here) outlines the proposed tuition, salaries, and other pertinent financial information. Some of those numbers will likely change slightly, but not drastically. The school is financially viable at 75% enrollment. We will not open classrooms that do not have this level of enrollment by an established and published cutoff date. With God’s help we hope to begin instruction in September 2019.

Are there any questions?

DISCUSSION

VOTE

Ann Arbor Orthodox Classical Academy  
 St. Vladimir Orthodox Church  
 Ann Arbor, MI  
 Budget Projection as of: **02/08/18**

| Expenses                                                        | (9 month)<br>Monthly | Annual              | Comment   |
|-----------------------------------------------------------------|----------------------|---------------------|-----------|
| 1.0 FTE Teacher – Junior Kindergarten (9 month appointment)     | \$2,600.00           | \$23,400.00         | \$15/hour |
| 1.0 FTE Teacher – Kindergarten (9 month appointment)            | \$2,600.00           | \$23,400.00         | \$15/hour |
| 1.0 FTE Teacher – First/Second Grade Room (9 month appointment) | \$2,600.00           | \$23,400.00         | \$15/hour |
| Head Master Stipend (a teacher above will fulfill these duties) | \$733.33             | \$6,600.00          |           |
| Spiritual Father (9 school months)                              | \$1,000.00           | \$9,000.00          |           |
| Spiritual Father Stipend 3 non-school months                    | \$333.33             | \$3,000.00          |           |
| Substitute Teacher (8 teacher absences/year)                    | \$320.00             | \$2,880.00          | \$15/hour |
| Consumable Supplies (\$150/classroom)                           | \$450.00             | \$4,050.00          |           |
| Subtotal                                                        | \$10,636.67          | \$95,730.00         |           |
| Contingency @ 10%                                               | \$1,063.67           | \$9,573.00          |           |
| <b>Total Expenses</b>                                           | <b>\$11,700.33</b>   | <b>\$105,303.00</b> |           |

| Tuition Income – 100% Capacity                  |                   |                    |
|-------------------------------------------------|-------------------|--------------------|
| Tuition per FTE Student                         | \$800.00          | \$7,200.00         |
| Scholarship Tithe 10%                           | -\$80.00          | -\$720.00          |
| Net Tuition for Operating                       | \$720.00          | \$6,480.00         |
| If maximum enrollment (8 FTE students per room) | \$17,280.00       | \$155,520.00       |
| <b>Profit/Loss</b>                              | <b>\$5,579.67</b> | <b>\$50,217.00</b> |

To Scholarship Fund

| Tuition Income – 75% Capacity               |                   |                    |
|---------------------------------------------|-------------------|--------------------|
| Tuition per FTE Student                     | \$800.00          | \$7,200.00         |
| Scholarship Tithe 10%                       | -\$80.00          | -\$720.00          |
| Net Tuition for Operating                   | \$720.00          | \$6,480.00         |
| If 75% enrollment (6 FTE students per room) | \$12,960.00       | \$116,640.00       |
| <b>Profit/Loss</b>                          | <b>\$1,259.67</b> | <b>\$11,337.00</b> |

To Scholarship Fund

| <b>Tuition Income – 50% Capacity</b>        |                    |                     |
|---------------------------------------------|--------------------|---------------------|
| Tuition per FTE Student                     | \$800.00           | \$7,200.00          |
| Scholarship Tithe 10%                       | -\$80.00           | -\$720.00           |
| Net Tuition for Operating                   | \$720.00           | \$6,480.00          |
| If 50% enrollment (4 FTE students per room) | \$8,640.00         | \$77,760.00         |
| <b>Profit/Loss</b>                          | <b>-\$3,060.33</b> | <b>-\$27,543.00</b> |

To Scholarship Fund

\$1,100 Tuition Break Even

**Other Potential Income**

|                                                                                                                                                                                                                                                                             |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Philanthropy – Scholarships<br><i>Principally for Scholarships – not for Operating</i>                                                                                                                                                                                      | \$12,000.00 |
| Philanthropy – Small Gifts for Operating<br><i>\$10/donor/month<br/>100 donors</i>                                                                                                                                                                                          | \$12,000.00 |
| Summer Programs<br><i>Principally to offset Operating Costs</i>                                                                                                                                                                                                             | \$6,000.00  |
| Before/After School Programs<br><i>Principally to offset Operating Costs<br/>\$10/student per session<br/>5 students per session per day = \$100/day</i>                                                                                                                    | \$18,000.00 |
| Distance Education<br><i>Principally to increase teacher/spiritual father take home pay<br/>\$300/student/semester<br/>3 students/teacher<br/>there will be operating costs associate with this program<br/>technology fee assessed to students should offset operating</i> | \$5,400.00  |

**OTHER THOUGHTS ARE WELCOME!**

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**Subject:** Preliminary pricing for your polebarn with labor

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**From:** Rod Knieper (rknieper@chelsealumber.com)

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**To:** info@stvladimiraami.org;

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**Date:** Wednesday, December 13, 2017 4:01 PM

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Hi Father Gregory,

Here is the estimate for the 40 x 80 barn with 10' side walls, shingled roof and steel siding over house wrap. Includes 24 windows and 4 exterior doors delivered to the site in one delivery. Trusses are shipping direct from the supplier to the site. NOTE: We are using standard exterior residential doors for this estimate, let me know if we need to upgrade to steel commercial doors.

Our preliminary material projections for your pole barn would be **\$ 28,285.19** .

The projected labor to build this barn on your leveled site is **\$ 14,385.00** .

NOTE: Homeowner responsible for pulling permits and having the site prepared for construction, pad 5' wider on each side with 10' of clearance around all sides, laser level and back filled with 4" to 6" of sand.

The budget range for the concrete work with a 4" concrete floor with vapor barrier and a 4" wide x 24" deep concrete rat wall would be **\$ 16,340.00** .

Summary total: **\$ 59,010.19** .

To view the quotation, elevation, Post layout and materials list, just click on the attachment. I would be interested in your feedback regarding our projections. Please give us a call if you have any questions or would like to visit Chelsea Lumber to discuss your estimate, please call for an appointment.

## **Here are the steps to follow to have your barn/garage constructed.**

1-Check with your local building department to make sure you can build a barn/garage and if there are any restrictions.

2-Contact us with your specifications and we will complete a quote for your project, typical lead time on quote turnaround will average 7 to 10 business days.

3-After you get your quote then contact your local building department and obtain your building permit.

4-E mail your building permit number to us or give us a call with the permit number. This will get you in the Contractor's schedule list. Typical lead time will vary throughout the year but should allow 6 to 8 weeks before the Contractor will be ready to start construction.

5-Have your site prepared for the new barn/garage. This usually requires stripping the topsoil to the subsoil, transit leveling the Site with 4 to 6" of sand backfill.

6- I will contact you for an appointment to review the final specifications and order the special order items for your building about 4 to 6 weeks into the process.

7-Wait for the contractor to confirm the start date for your building.

Look forward to your reply.

Rod Knieper

Chelsea Lumber Co.

800-875-9126

734-475-9126

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## Attachments

- Joyce 40X804926.pdf (933.81KB)

**QUOTATION FOR:**

Father Gregory Joyce 40X80  
9900 Jackson Rd  
Dexter, MI 48130  
734-475-4590

**CONTACT:**

Rod Knieper  
1 OLD BARN CIRCLE  
CHELSEA, MI 48118  
800-875-9126

**CONSTRUCTION:**  
**DIMENSIONS:**

Post Frame  
40' X 80' X 10'

**SPECIFICATIONS FOR 40' X 80' X 10' POST FRAME PACKAGE:**

● **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 6 x 6 Treated Eave Posts (8' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 6 Treated Center Match Skirt Boards (3 Rows)
- 2 x 4 Wall Girts (24" O/C)
- 2 x 12 Top Girt Exterior With A 1.75 x 11.25 Top Girt Interior
- 1/2" OSB on Roof
- Regal White ultra 2000 steel Steel Siding w/ 45 -Year Paint Warran
- Certaineed Dimensional Lifetime Landmark Lifetime Morie Black Sh
- Two Bags of Concrete Mix per Post Hole

● **DOORS & WINDOWS**

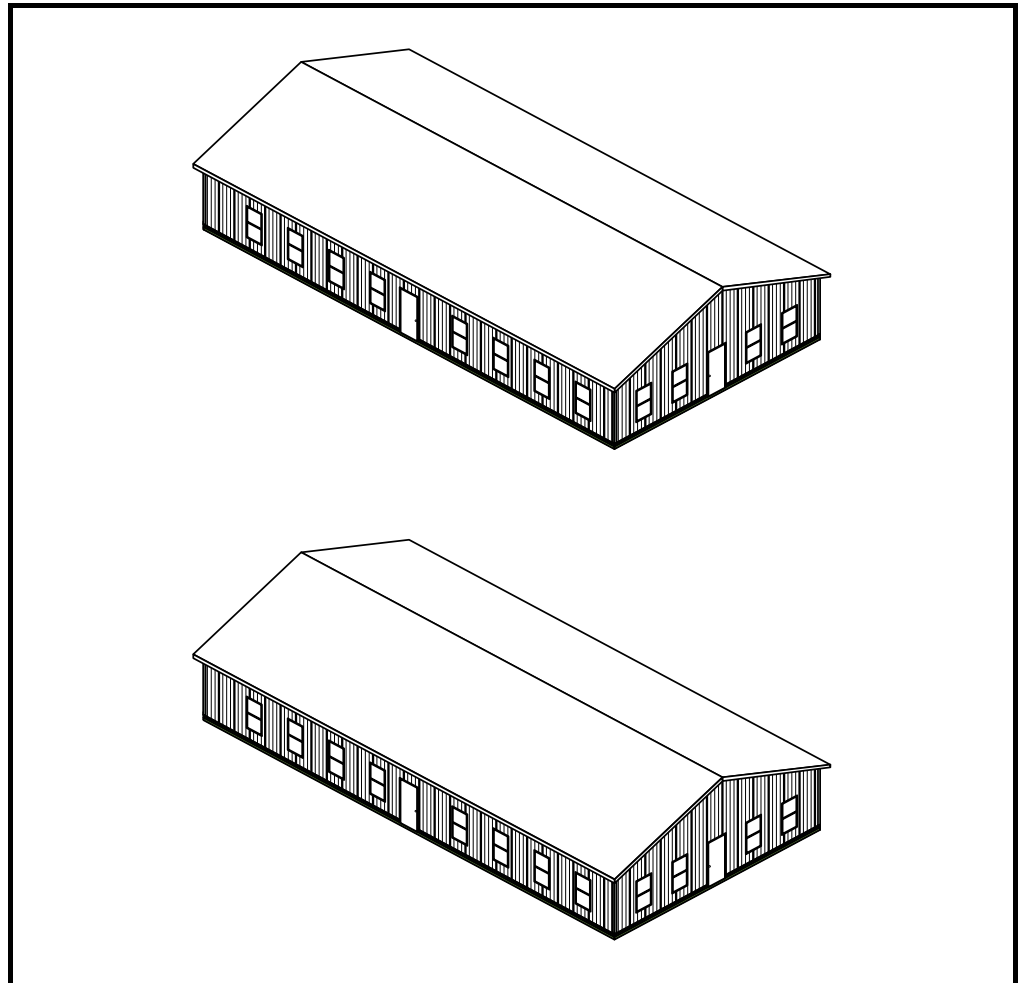
- Four 3' Flush Entry Doors
- Jel-Wen 3' x 5' Single Hung Windows

● **12" OVERHANG ON ALL SIDES ALUM. SOFFIT**

● **FASTENERS**

- 100Ct Rgl Wht 10X1-1/2 Neo Screw for Steel Wall Panel
- 1 1/4 In. Generic Coil Roofing for Shingles
- 5/16 X 4 In Lag Screw 100Ct for Truss Carrier
- 4 In. Pole Barn Galv. Ht 5Lb for Skirt Board
- Galvanized Steel Framing Nails

● **DETAILED BUILDING PLANS**



|                    |                    |
|--------------------|--------------------|
| Subtotal           | \$26,684.14        |
| Tax                | \$1,601.05         |
| <b>GRAND TOTAL</b> | <b>\$28,285.19</b> |

QUOTATION DATE: 12/12/2017

ESTIMATE NUMBER: 4926

Prices are good for 30 days, until 1/11/2018

**St. Vladimir Orthodox Church**  
**Parish School**  
**Strategic Vision**  
**12/29/17**

## OVERVIEW

With the blessing of Archbishop Peter the St. Vladimir Parish in Dexter, MI intends to found a parish school in memory of Dr. Carl (Herman) Rinne and Tamara Real to begin instruction in September, 2019. These departed members of the parish valued education greatly, and having had no children themselves, we see this as a fitting memorial to their dedication and support of our parish family.

The parish will build an appropriate school building using funds donated by Carl and Tamara, as well as memorial gifts given in their honor. The building will contain 5 classrooms and the needed ancillary space (bathrooms, offices, utilities, etc.). Several classrooms will be left as shelled space (to be built out later as needed) in addition to the 5 completed classrooms.

As of this iteration of the Strategic Vision the Parish Council, the School Steering Committee, the Lima Township Planning Commission, Craig Maier, Tom Caplis, Paul Montangno, have reviewed drawings that included the proposed Parish School. This was first envisioned (and approved by the Planning Commission) as a temporary classroom. Subsequently, due to a lack of temporary classrooms available to the parish, it was decided to build a permanent school building now, rather than waiting until the new parish church campus is to be built. An initial meeting to discuss options in this regard was held with Fr. Gregory, Craig Maier, Tom Caplis, Paul Montangno, and Scott Mcelrath (of Dangerous Architects) on December 7, 2017.

## INSTRUCTION

Instruction will begin with the following classes:

- Junior Kindergarten
- Kindergarten
- First & Second Grade Room

The number of students per classroom will be a maximum of 8 (per fire code for the classroom size), or a maximum of 24 for the first year.

## FUTURE GROWTH

All growth will take place based on actual enrollment. The plan for growth, assuming adequate enrollment, is the following:

- Fall 2020: add Third & Fourth Grade Room
- Fall 2021: add Fifth & Sixth Grade Room
- Fall 2022: add Seventh & Eighth Grade Room
  - Shelled Space will be fully developed by Fall 2022
- Fall 2023: add Ninth & Tenth Grade Room
- Fall 2024: add Eleventh & Twelfth Grade Room



If it becomes impossible to house two grades per room, additional classrooms will be built in the future fellowship hall. As of December 2017 it is planned to include classrooms in the fellowship hall. A final decision, based on actual enrollment, will be made when final drawings for the fellowship hall are submitted to Lima Township for review.

#### DROP OFF & PICK UP

- Morning drop off will take place from 7:00 a.m. - 8:00 a.m. until Fall 2022. Instruction will begin at 8:00 a.m. and end at 3:00 p.m. Afternoon pick up will take place from 3:00 p.m. to 6:00 p.m. (there will be an after school program for those whose parents work until the evening)
- Morning drop off will take place from 7:00 a.m. - 9:00 a.m. from Fall 2022 forward. Instruction for Junior Kindergarten through Sixth Grade will begin at 8:00 a.m. and end at 3:00 p.m. Instruction for Seventh through Twelfth Grade will begin at 9:00 a.m. and end at 4:00 p.m.

We believe that scheduling drop off and pick up over the course of an hour or more will provide adequate accommodation for all vehicles that wish to drop off pupils. However, it will be the school's policy to station a staff member at the base of the drop off/pick up loop daily. In the unlikely event that the loop is full of cars and no additional cars can fit into the loop, any additional cars will be instructed to proceed to a parking lot, park, and walk the children they are transporting to the school. This information will be contained in the school's Parent Handbook.