



2021 BOND PROGRAM UPDATE



Presented to:
Redford Union
School District
February 14, 2022



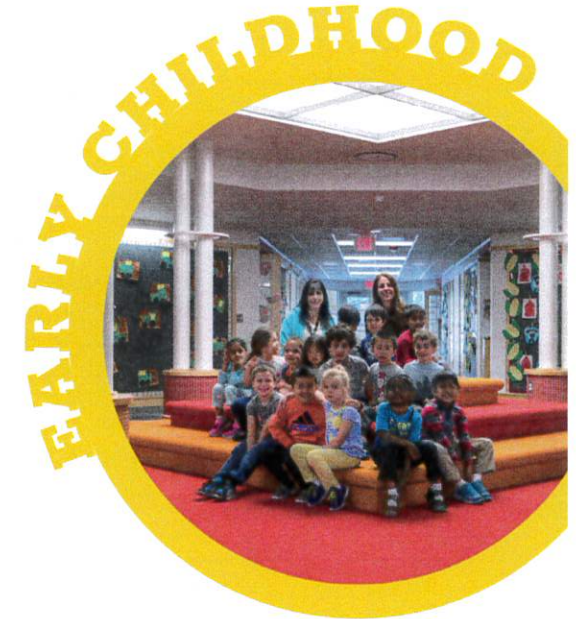
TRADITION-RICH, FUTURE-FOCUSED



2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond
- Progress to Date
- Overview Project Series 1 – Summer 2022
- 2022 Projects – Bid Summary / Schedule



OVERVIEW OF BOND



GOALS AND OBJECTIVES

Why Now:

- Redford Union Schools is committed to providing students and staff with the tools to succeed in a safe and challenging learning environment. The continual education and success of our students is our #1 priority.



Benefits of the Bond:

- Centralizing District Programs
- Maintaining District Geographical Presence
- Providing Critical Building & Site Renovations
- Upgrading Performing Arts & Athletic Facilities
- Upgrading Technology & Security
- Returning the "Neighborhood Feel" to the elementary (Pre-K through 5th) level
- Improving Facilities for Enhanced Programming for Students



Cost:

- \$59,200,000
- Zero Tax-Rate Increase



**RJ REDFORD
UNION SCHOOLS**

**2021 BOND PROPOSAL
ZERO TAX-RATE INCREASE**



TRADITION-RICH, FUTURE-FOCUSED

CENTRALIZING DISTRICT PROGRAMS
CRITICAL BUILDING & SITE RENOVATIONS
PERFORMING ARTS & ATHLETIC UPGRADES
TECHNOLOGY & SECURITY UPGRADES

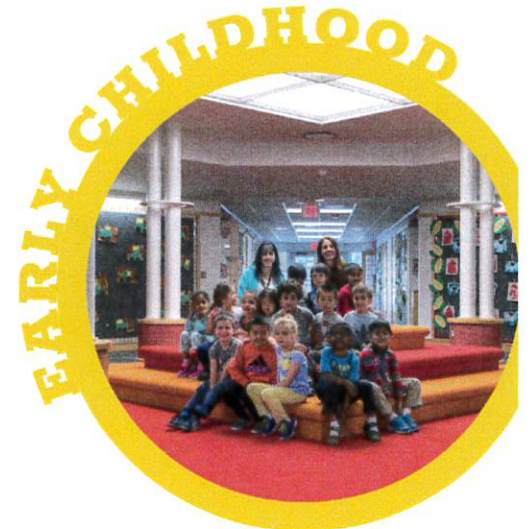
VOTE TUESDAY, MAY 4, 2021



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TRADITION-RICH, FUTURE-FOCUSED



PROGRAM STATUS

- Formed District-steering and ad hoc stakeholder committees for initial planned projects
- Reviewed & verified Bond scope (& other capital project needs)
- Conducted multiple Building/Site visits with owner's representative(s), architect/engineer(s), construction manager, & potential contractors
- Conducted regular steering committee meetings, ad hoc committee meetings, and BOE workshops
- Established project timelines for initial planned projects
- Met with Township Representatives on 2/10 to review Beech bus loop development and the scope of the overall planned projects
- Met with Redford Historical Society for introduction of the Old School House project
- Bid Project Series 1 – Summer 2022 Projects



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TRADITION-RICH, FUTURE-FOCUSED

SERIES 1 PROJECTS – SUMMER 2022



PROJECT DETAILS – 1st Bid Package



Beech Elementary – Upgrade to Pre-K through 5 Regional School

- Interior and Exterior Building Renovations
- Develop New Bus Loop to improve traffic congestion and bus drop off
- Mechanical, Electrical, Plumbing System Upgrades



Keeler – Future site of Center-Based Day Treatment Programming

- Interior and Exterior Building Renovations
- Restroom Upgrades to be code compliant
- New Secure Vestibule (no current vestibule exists)
- Mechanical, Electrical, Plumbing System Upgrades



Transportation Parking Lot Repairs

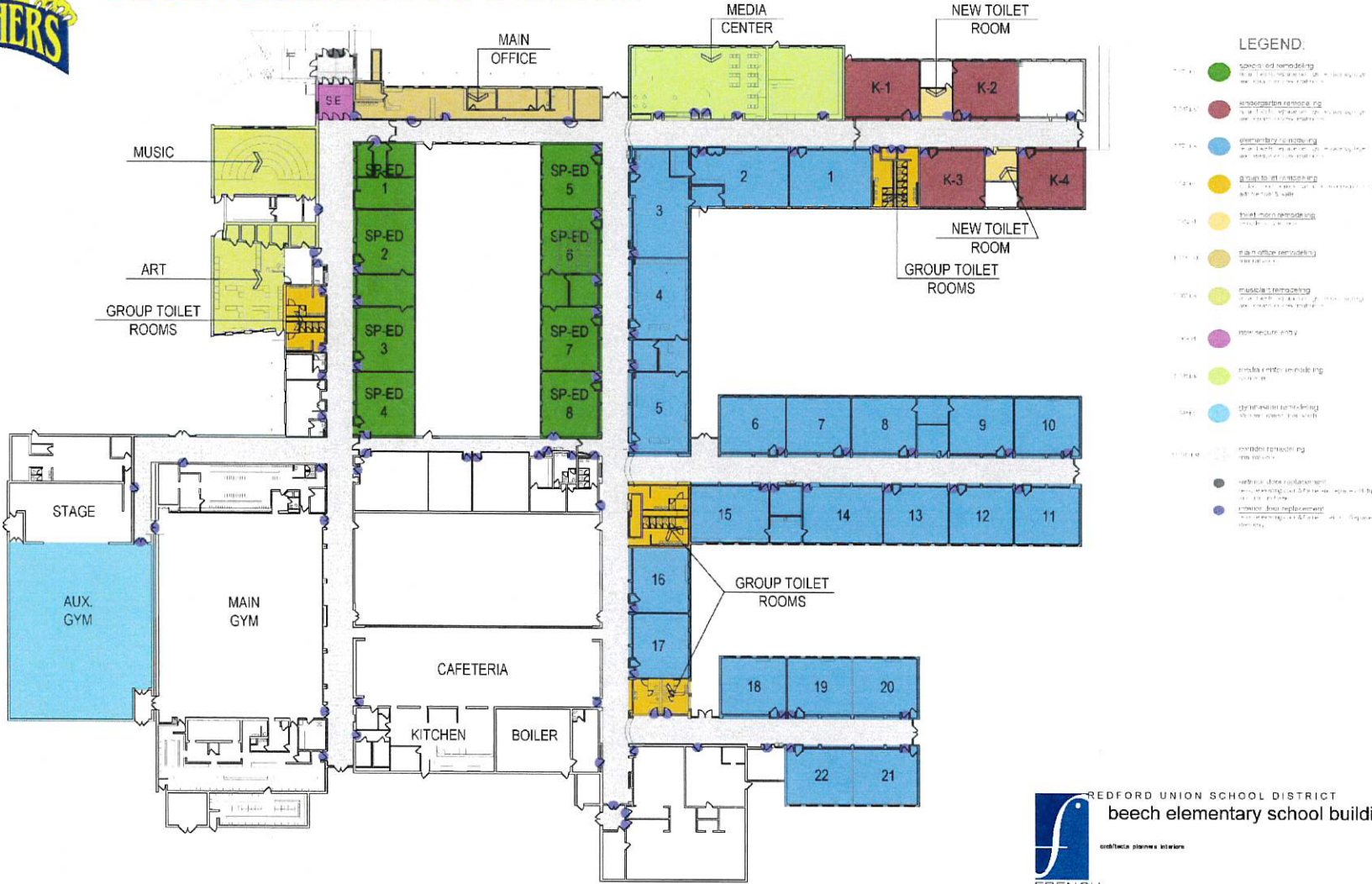
- Remove and install new parking lot surface



SERIES 1 PROJECTS – SUMMER 2022



BEECH ELEMENTARY SCHOOL



SERIES 1 PROJECTS – SUMMER 2022



KEELER



REDFORD UNION DAY TREATMENT

- elementary day treatment (EDT 1-8)**
 - classrooms: 214, 44, 4, 4, 4, 4
 - Social Work Office: 3
 - Support Center: 2 (table or room for students)
 - Elementary: 1 (middle school), 1 (staff meeting, share these rooms)
 - Conference Rm.: 1
- adolescent day treatment (ADT 9-12)**
 - Classrooms: 1 (each an addressable hearing classroom for the ages teacher 6-14 (14-16))
 - Art Room: 1
 - Weight room: 1 (room)
 - Social Work Office: 3
 - Support Center: 3 (open area for students, staff members work at this room)
 - Conference Rm.: 1
 - Rest Space: 1 (this room currently has a general work table of space that they use for projects etc)
- shared spaces**
 - 7 Administrative Offices
 - 1 Novice Language Office
 - 1 Teacher Consultant Office
 - 1 Staff Lounge
 - 1 Gym
 - 1 or 2 Conference Rooms
- main office**
 - 16 (rehabilitative) staff offices for teachers
 - center based programs, 16 (one for each program) work spaces
 - drop off in parking lot for bus
 - drop off at street for bus
- ESL**
 - 1000 sq. ft. front service building
 - 15 (1000 sq. ft.) (English classes) may have class early in the morning
 - 1 (one in another manager and open and follow in the one meeting)
- roof**
 - 1000 sq. ft.
 - 100 sq. ft.
 - work out space of building
- doors**
 - a possibility of having door 1000 sq. ft. from 1000 sq. ft. into the door

LEGEND:

- EDT-1-8** (green circle) adolescent day treatment remodeling: replace flooring, repair walls, replace ceilings, replace signage, and/or window treatments, and new office modifications
- EDT-9-12** (blue circle) flexible rooms: replace flooring, repair walls, replace ceilings, replace window treatments, and replace signage
- EDT-13-16** (light blue circle) elementary day treatment remodeling: replace flooring, repair walls, replace ceilings, replace signage, replace window treatments, and new office modifications
- EDT-17-20** (yellow circle) group toilet remodeling: replace toilet fixtures, partitions, accessories, and add service & walls
- EDT-21-24** (orange circle) toilet remodeling: replace toilet fixtures
- EDT-25-28** (light green circle) stage remodeling: remove floor, new ceiling, and repair walls
- EDT-29-32** (green circle) main office
- EDT-33-36** (purple circle) new secure entry
- EDT-37-40** (light green circle) food service: 50% and 10% installation services
- EDT-41-44** (grey circle) corridor remodeling: repair walls, repair flooring, and repair
- EDT-45-48** (black circle) exterior door replacement: remove existing door & frame and replace with the installation frame
- EDT-49-52** (blue circle) interior door replacement: remove existing door & frame (hardware, replace hardware)



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PROJECT SERIES 1 – SUMMER 2022 SCHEDULE



- Beech Interior Renovations
 - February - Award for GMP
 - March – Procurement Submittals
 - May – On Site Mobilization
 - June-August – Construction
 - September – Punch Lists
 - October – November – Close out
- Keeler Interior Renovations
 - February - Award for GMP
 - March – Procurement Submittals
 - May – On Site Mobilization
 - June-August – Construction
 - September – Punch Lists
 - October – November – Close out
- Transportation Lot
 - May – On Site Mobilization
 - June-August – Construction
- Hilbert Track
 - May – On Site Mobilization
 - June-August – Construction

PROJECT SERIES 1 – SUMMER 2022 BID SUMMARY



BOND IMPROVEMENT APPARENT LOW AND SECOND BID PRICING RESULTS

RUSD 2022 Bond Projects - Preliminary Bid Evaluation				
Work Category - Description	Apparent Low Bidder	Apparent Second Low	Low Bid Amount	Second Low Amount
WC01 - Selective Demolition	Fryz Services	Homrich	\$ 70,064.00	\$ 243,000.00
WC02 - Earthwork, Site Utilities, Site Demo	Site Development	N/A	\$ 535,535.00	\$ 535,535.00
WC05 - Site Concrete	Grit Services	JJ Barney	\$ 53,723.00	\$ 81,255.00
WC06 - Bituminous Paving	Nagle Paving	N/A	\$ 192,490.00	\$ 192,490.00
WC11 - Masonry	Brothers & Bricks	Grit Services	\$ 144,721.00	\$ 166,648.00
WC12 - Structural Steel	B&A Structural Steel	N/A	\$ 69,462.00	\$ 69,462.00
WC18 - Glass and Aluminum	Curtis Glass	Glazing Solutions	\$ 239,658.00	\$ 285,115.00
WC20 - General Trades	Spartan Construction Group	NSC	\$ 714,000.00	\$ 740,750.00
WC21 - Metal Framing, Drywall, Ceilings	Turner Brooks	PCP	\$ 403,500.00	\$ 455,000.00
WC22 - Tile	Carlo Tile	N/A	\$ 229,575.00	\$ 229,575.00
WC23 - Resilient Flooring	Turner Brooks	Master Craft	\$ 242,528.00	\$ 275,111.00
WC24 - Painting	Detroit Spectrum	N/A	\$ 296,000.00	\$ 296,000.00
WC27 - Mechanical Systems	Wm Floyd	McShane Mechanical	\$ 1,914,000.00	\$ 3,042,000.00
WC28 - Electrical Systems	N/A	N/A	\$ 928,172.00	\$ 928,172.00
Total Contract Values			\$ 6,033,428.00	\$ 7,540,113.00

PROJECT SERIES 1 – SUMMER 2022 BID SUMMARY



TOTAL PROJECT COST & FUNDING ANALYSIS



Project Name	Original Bond Budget	Initial Bid Results*	Potential Variance
Keeler	\$1,197,998		
Beech	\$2,875,102		
Transportation Lot	\$348,025		
Total Hard Construction Costs	\$4,421,125	\$6,033,428	\$1,612,303
CM Fees & Costs	\$397,901	\$650,000	\$252,099
Contingency (7.5%)	\$331,584	\$452,507	\$120,923
Total	\$5,150,611	\$7,135,935	\$1,985,324

*Note: Initial Bids are currently being reviewed by the CM for scope compliance.

Potential Funding Sources to Close Variance

Owner Contingency	4%		
Cost Escalation	2%		
Project Savings based on Procurement Strategy	\$700,000		
Additional Reimbursement Funds (Wayne RESA)	\$656,000		
ESSER Funding for specific project work scope	\$6,000,000		
ACT 18 Capital Improvement Program	TBD		
Market of District Property for Development	TBD		



BEECH, KEELER, TRANSPORTATION

BOE DD Presentation	January 10, 2022
Bidding Period	January-February 2022
BOE Workshop –Award Recommendation	February 14, 2022
BOE Consideration	February 21, 2021





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Questions & Discussion



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