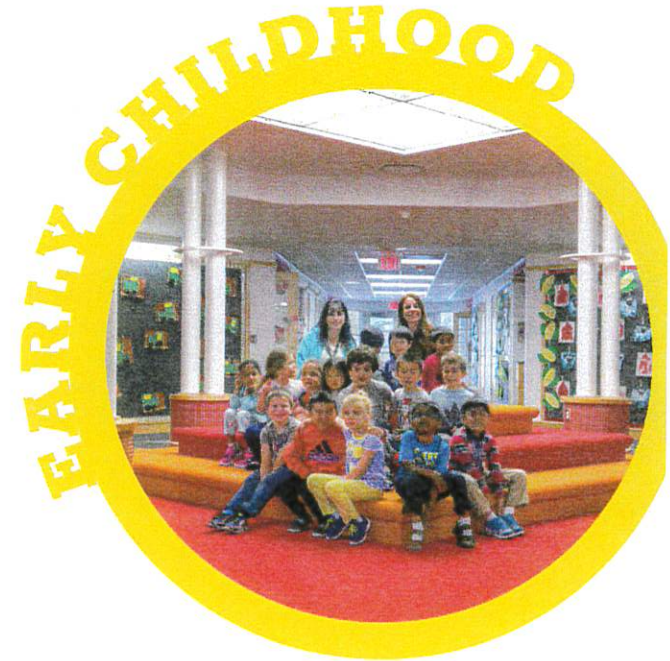




2021 BOND PROGRAM UPDATE

Presented to:
Redford Union
School District
January 10, 2022



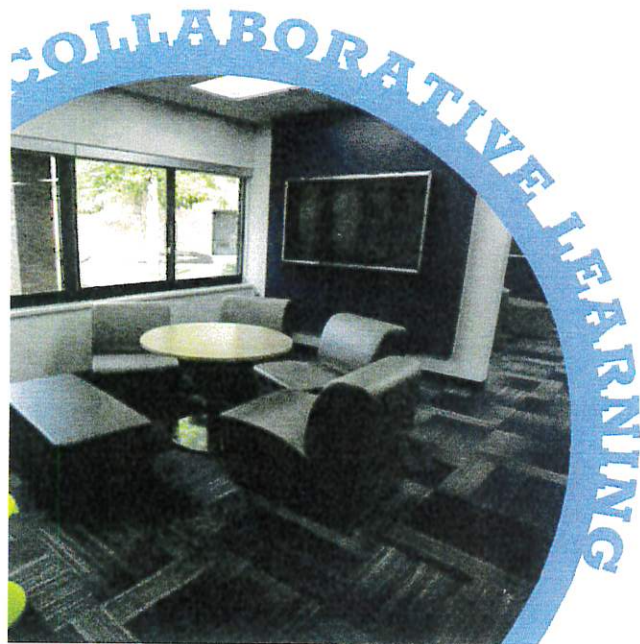
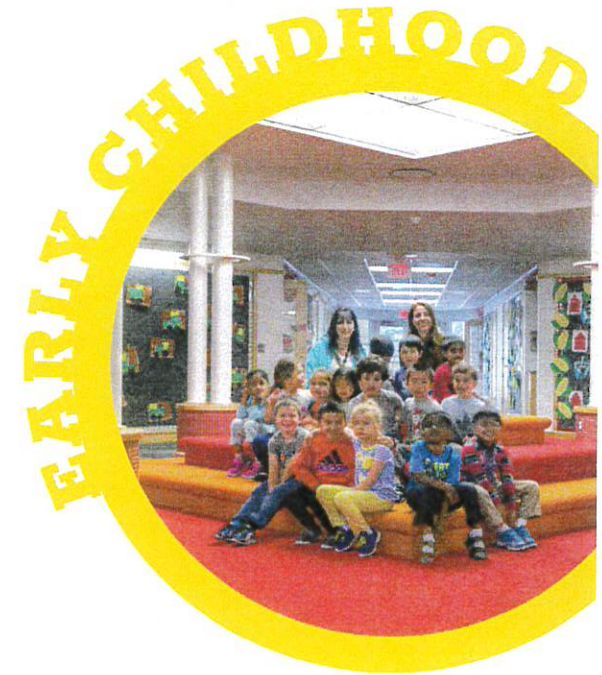
TRADITION-RICH, FUTURE-FOCUSED



2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond/Ballot Proposal
- Progress to Date
- 2022 Projects Overview — Series 1



OVERVIEW OF BOND/BALLOT PROPOSAL

GOALS AND OBJECTIVES

Why Now:

- Redford Union Schools is committed to providing students 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
- Critical Building & Site Renovations
- Performing Arts & Athletic Upgrades
- Technology & Security Upgrades

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

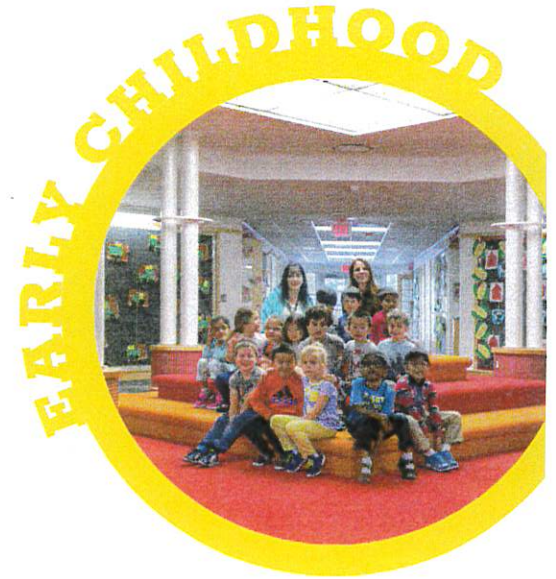
VOTE TUESDAY, MAY 4, 2021



2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond/Ballot Proposal
- Progress to Date
- 2022 Projects Overview — Series 1



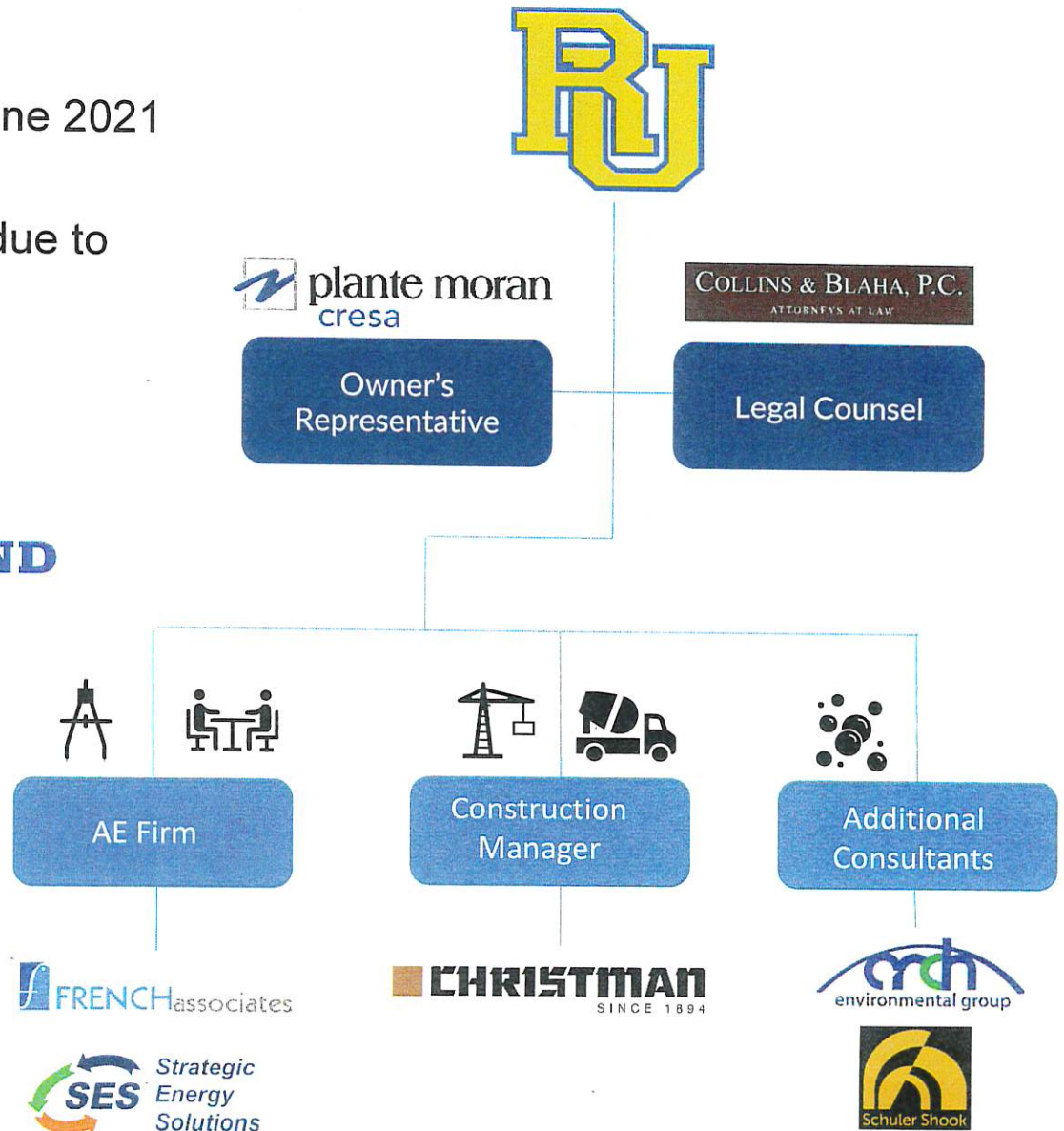
TRADITION-RICH, FUTURE-FOCUSED

BOND SALE

- Series I Bonds Sold in June 2021 (\$30.2M)
- Favorable interest rates due to timing
- Next Series Bond Sale Spring/Summer 2023

ASSEMBLAGE OF BOND TEAM

- French & Associates
- Christman Company
- Collins & Blaha, P.C.
- Strategic Energy Solutions
- Schuler Shook



PROGRAM VERIFICATION

- District and ad hoc committees formed and have been meeting
- Bond scope reviewed and verified
- Buildings toured by architect/engineers & construction manager
- Weekly meetings with district staff and Bond Team
- Established overall bond program milestone project timelines
- Established project series: 1 detailed construction timeline

BOARD / PUBLIC ACCOUNTABILITY

- Continual Board Workshops
- Award Recommendation Meetings (Next one February 14, 2022)
- Board Consideration/Action Meetings (Next one February 21, 2022)
- Design Development Presentations (Today and in March 2022)
- Quarterly dashboard reports (forthcoming in 2022)
- SharePoint access to Board Members for Project Information has been provided



SUMMARY OF 2022 PROJECT SERIES 1 PROJECTS

SERIES I PROJECTS

RUHS

- CTE Auto Shop Program
- Auditorium Renovations

Beech Elementary

- Interior and Exterior Building Renovations
- Develop New Bus Loop
- Mechanical, Electrical, Plumbing System Upgrades

Keeler (Future Site for Day Treatment)

- Interior and Exterior Building Renovations
- Mechanical, Electrical, Plumbing System Upgrades
- Restroom Upgrades*
- New Secure Vestibule*

Transportation Parking Lot Repairs

Old Schoolhouse Renovations

Hilbert

- Resurface the current track
- New Miracle Field/Playground Area (Barrier Free)

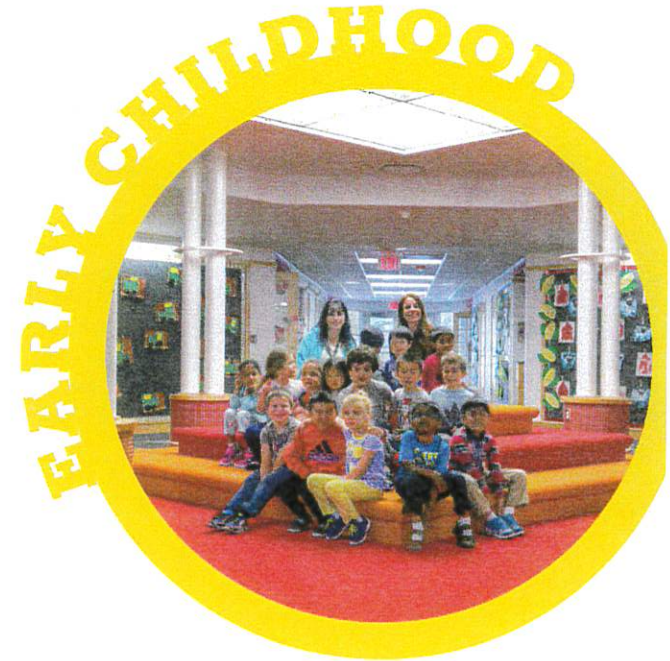
**Additional Scope at Keeler for Day Treatment Program relocation*





2021 BOND PROGRAM UPDATE

Presented to:
Redford Union
School District
January 10, 2022



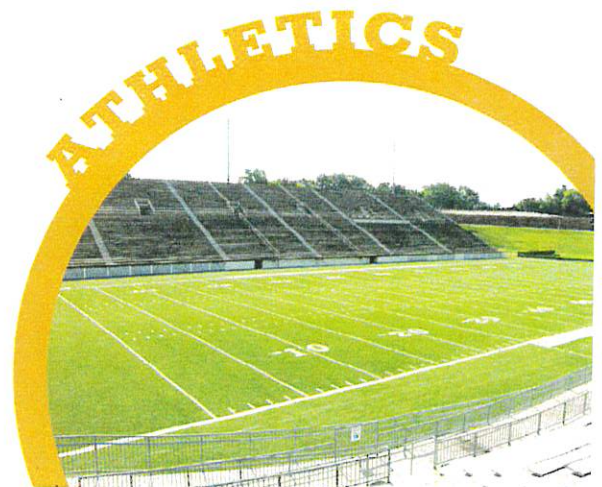
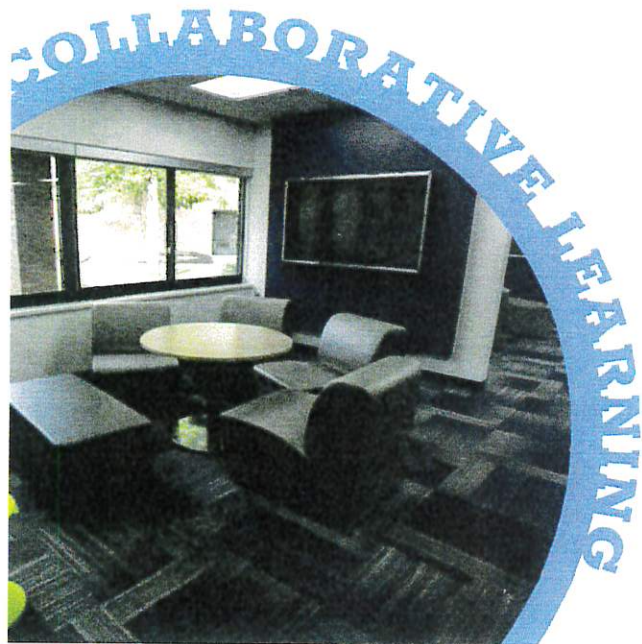
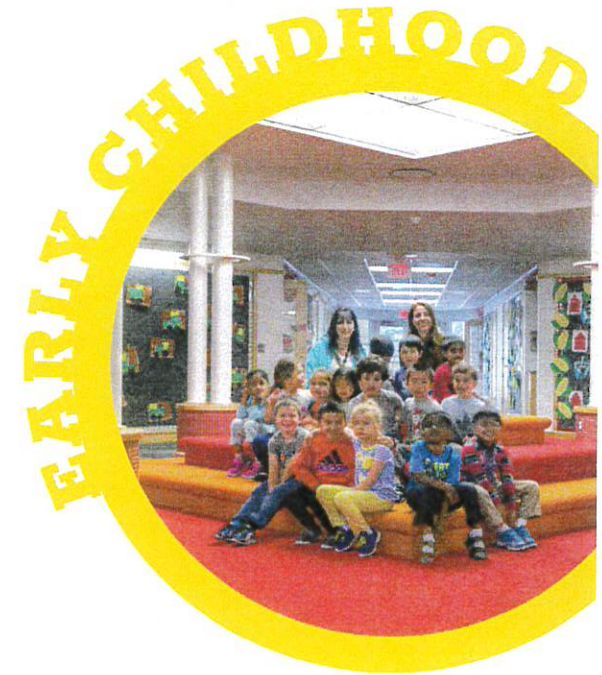
TRADITION-RICH, FUTURE-FOCUSED



2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond/Ballot Proposal
- Progress to Date
- 2022 Projects Overview — Series 1



OVERVIEW OF BOND/BALLOT PROPOSAL

GOALS AND OBJECTIVES

Why Now:

- Redford Union Schools is committed to providing students 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
- Critical Building & Site Renovations
- Performing Arts & Athletic Upgrades
- Technology & Security Upgrades

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

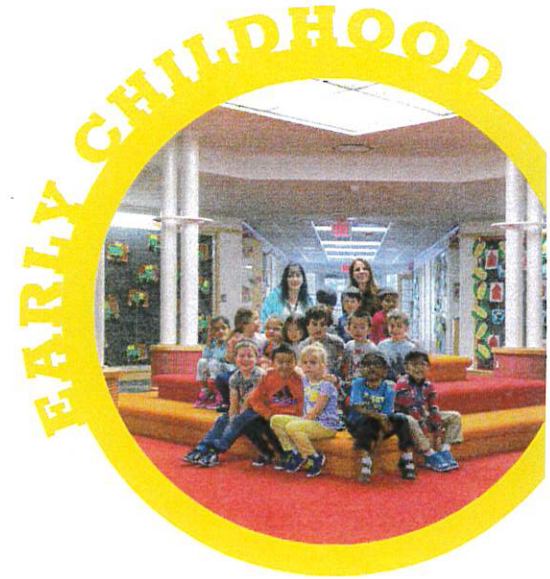
VOTE TUESDAY, MAY 4, 2021



2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond/Ballot Proposal
- Progress to Date
- 2022 Projects Overview — Series 1



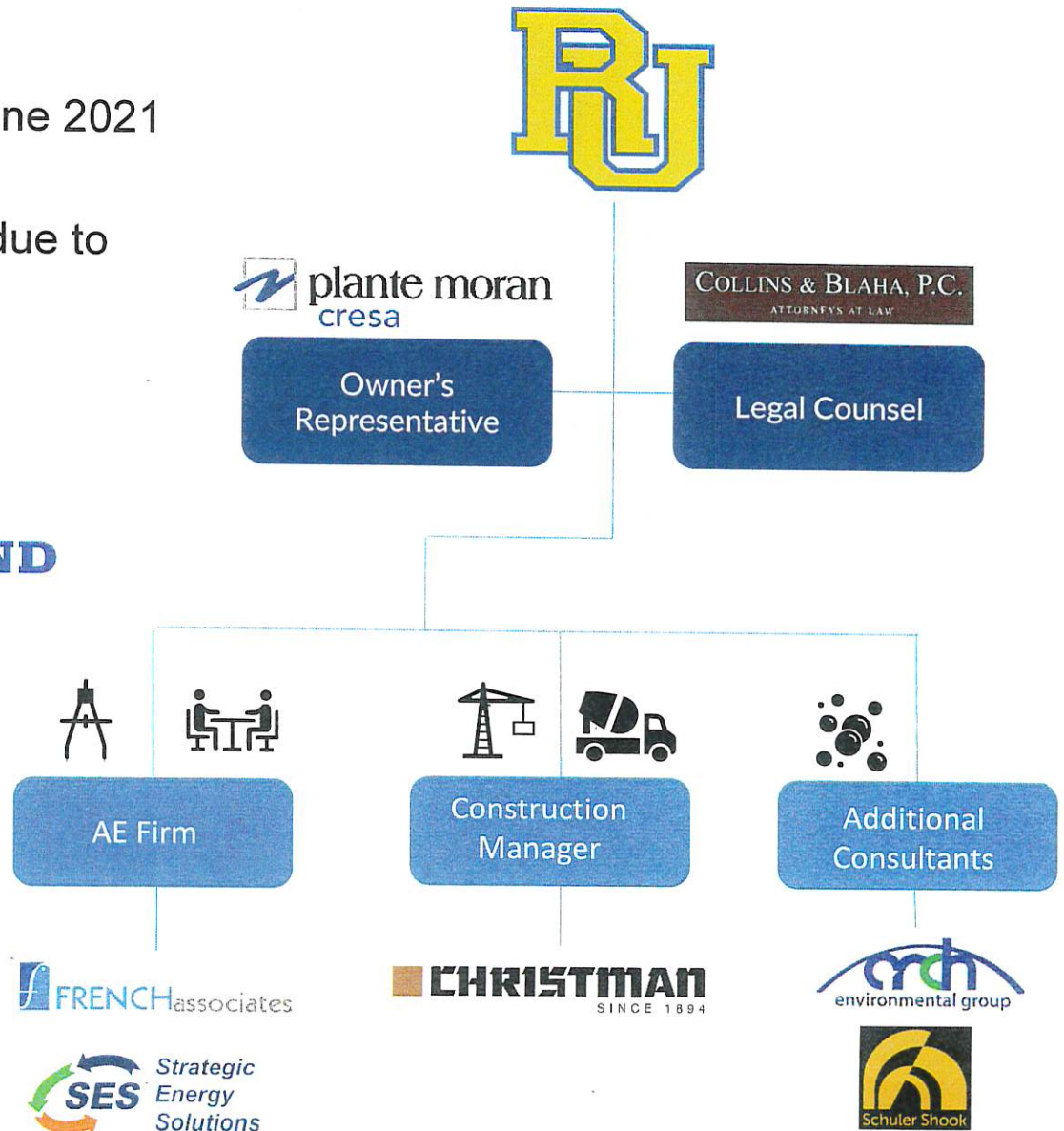
TRADITION-RICH, FUTURE-FOCUSED

BOND SALE

- Series I Bonds Sold in June 2021 (\$30.2M)
- Favorable interest rates due to timing
- Next Series Bond Sale Spring/Summer 2023

ASSEMBLAGE OF BOND TEAM

- French & Associates
- Christman Company
- Collins & Blaha, P.C.
- Strategic Energy Solutions
- Schuler Shook



PROGRAM VERIFICATION

- District and ad hoc committees formed and have been meeting
- Bond scope reviewed and verified
- Buildings toured by architect/engineers & construction manager
- Weekly meetings with district staff and Bond Team
- Established overall bond program milestone project timelines
- Established project series: 1 detailed construction timeline

BOARD / PUBLIC ACCOUNTABILITY

- Continual Board Workshops
- Award Recommendation Meetings (Next one February 14, 2022)
- Board Consideration/Action Meetings (Next one February 21, 2022)
- Design Development Presentations (Today and in March 2022)
- Quarterly dashboard reports (forthcoming in 2022)
- SharePoint access to Board Members for Project Information has been provided



SUMMARY OF 2022 PROJECT SERIES 1 PROJECTS

SERIES I PROJECTS

RUHS

- CTE Auto Shop Program
- Auditorium Renovations

Beech Elementary

- Interior and Exterior Building Renovations
- Develop New Bus Loop
- Mechanical, Electrical, Plumbing System Upgrades

Keeler (Future Site for Day Treatment)

- Interior and Exterior Building Renovations
- Mechanical, Electrical, Plumbing System Upgrades
- Restroom Upgrades*
- New Secure Vestibule*

Transportation Parking Lot Repairs

Old Schoolhouse Renovations

Hilbert

- Resurface the current track
- New Miracle Field/Playground Area (Barrier Free)

**Additional Scope at Keeler for Day Treatment Program relocation*



BOND IMPROVEMENT BUDGET



Redford Union School District

Bond Effort
Redford, Michigan

				Bond Amount
Quantifiable Trade Cost				
Beech Elementary				\$ 3,012,265
Redford Union HS Series I				\$ 5,862,179
Keeler Central Office				\$ 1,459,852
Transportation Bldg. Site				\$ 368,025
Old School House				\$ 373,251

Due to the way that we have procured professional services and the team, we have realized a net savings of \$700K and nearly \$200K from bond rate sale, that has been added to the original Owner contingency of \$1.6M to have a grand total of owner contingency of approximately \$2.5M.



BOND IMPROVEMENT BUDGET



Redford Union School District

Bond Effort
Redford, Michigan

				Bond Amount
Quantifiable Trade Cost				
Beech Elementary				\$ 3,012,265
Redford Union HS Series I				\$ 5,862,179
Keeler Central Office				\$ 1,459,852
Transportation Bldg. Site				\$ 368,025
Old School House				\$ 373,251

Due to the way that we have procured professional services and the team, we have realized a net savings of \$700K and nearly \$200K from bond rate sale, that has been added to the original Owner contingency of \$1.6M to have a grand total of owner contingency of approximately \$2.5M.

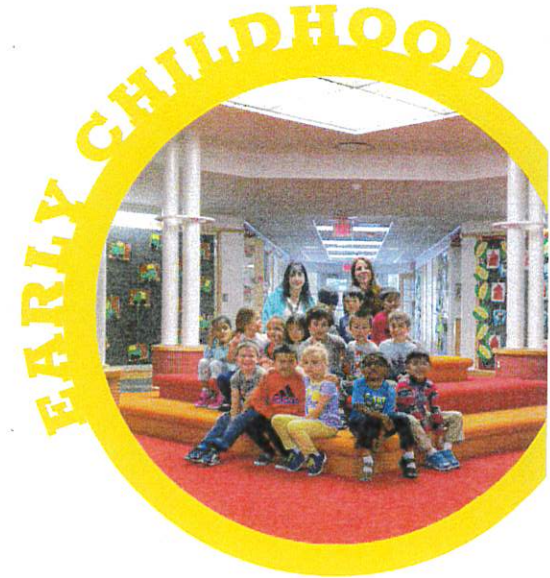




2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond/Ballot Proposal
- Progress to Date
- 2022 Projects Overview — Series 1

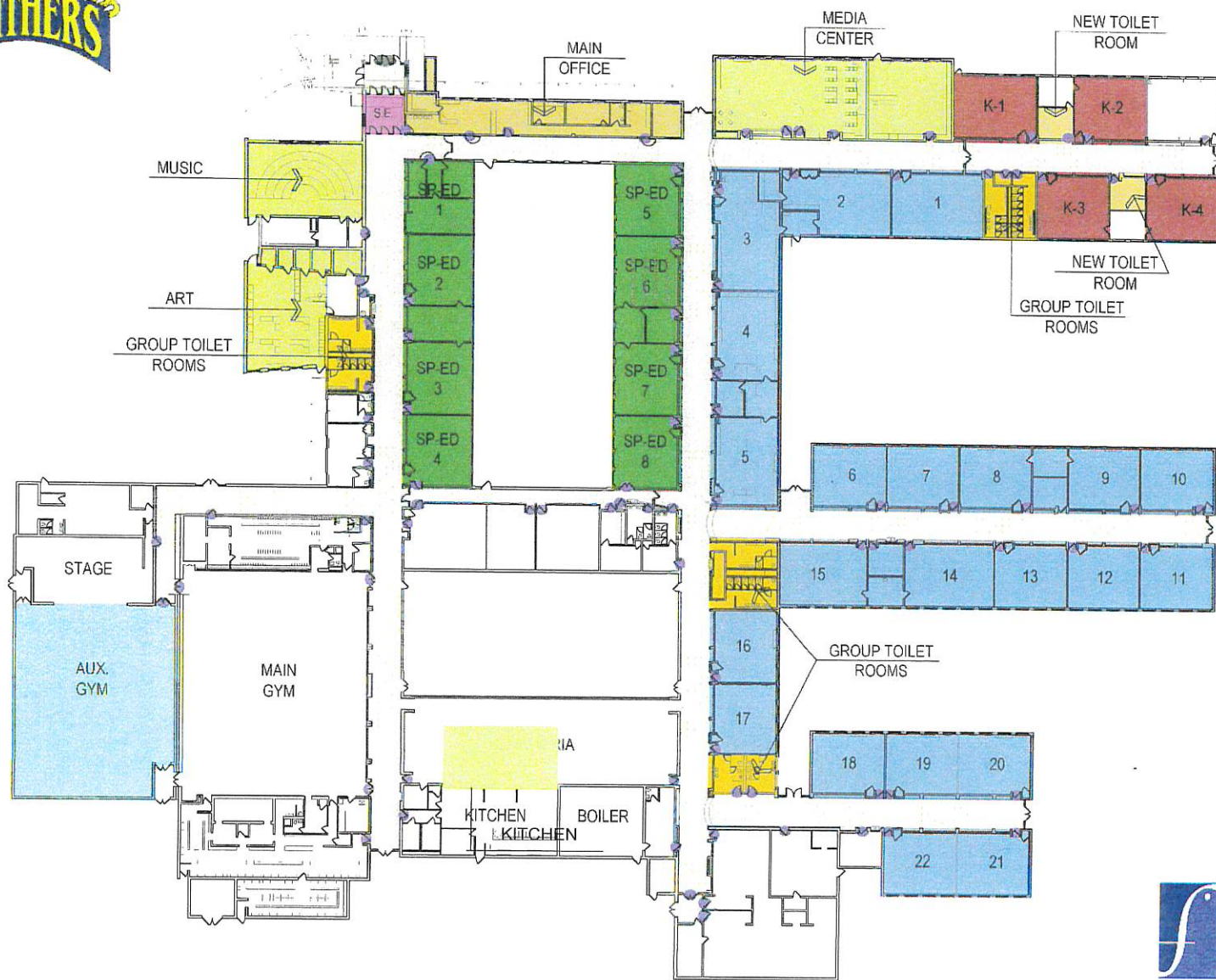


TRADITION-RICH, FUTURE-FOCUSED

2022 PROJECTS OVERVIEW - SERIES 1



BEECH ELEMENTARY SCHOOL



- LEGEND:**
- 1. Special Education (Green)
 - 2. Kindergarten (Red)
 - 3. Library (Blue)
 - 4. Group Toilet Rooms (Yellow)
 - 5. SP-ED (Green)
 - 6. Public Office (Yellow)
 - 7. Media Center (Yellow)
 - 8. Gymnasium (Light Blue)
 - 9. Stage (Light Blue)
 - 10. Kitchen (Yellow)
 - 11. Boiler (Yellow)
 - 12. Main Office (Yellow)
 - 13. Media Center (Yellow)
 - 14. Gymnasium (Light Blue)
 - 15. Stage (Light Blue)
 - 16. Kitchen (Yellow)
 - 17. Boiler (Yellow)
 - 18. Main Office (Yellow)
 - 19. Media Center (Yellow)
 - 20. Gymnasium (Light Blue)
 - 21. Stage (Light Blue)
 - 22. Kitchen (Yellow)
 - 23. Boiler (Yellow)

BEECH ELEMENTARY SCHOOL MEDIA CENTER RENDERING



2022 PROJECTS OVERVIEW - SERIES 1

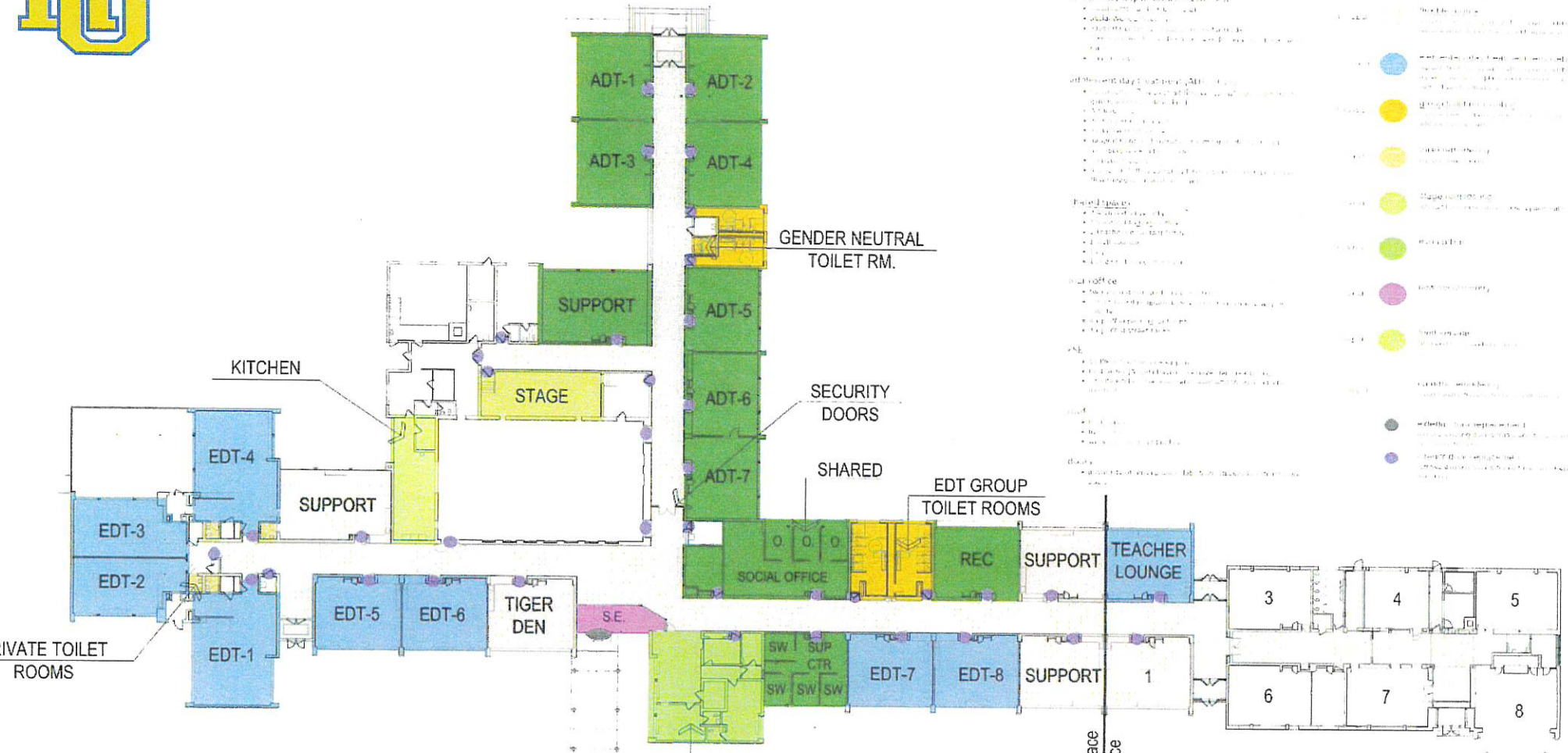


KEELER

REDFORD UNION DAY TREATMENT

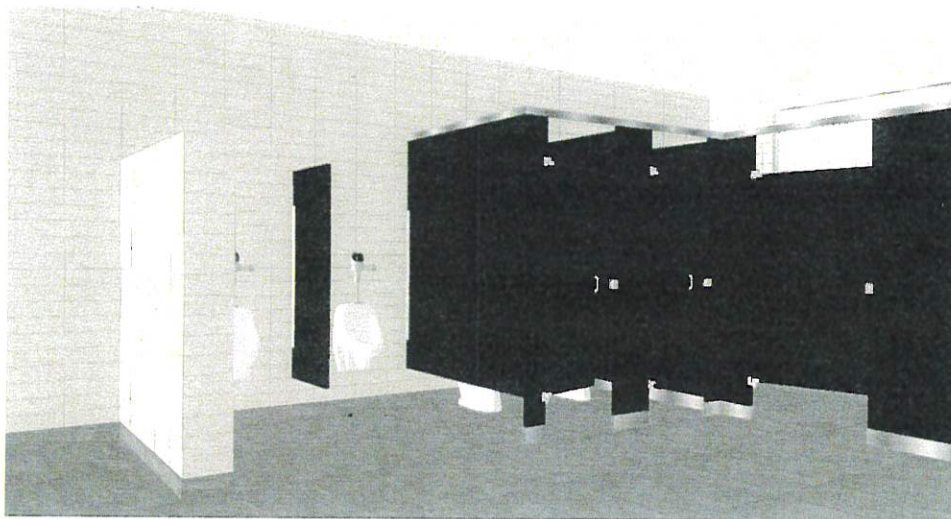
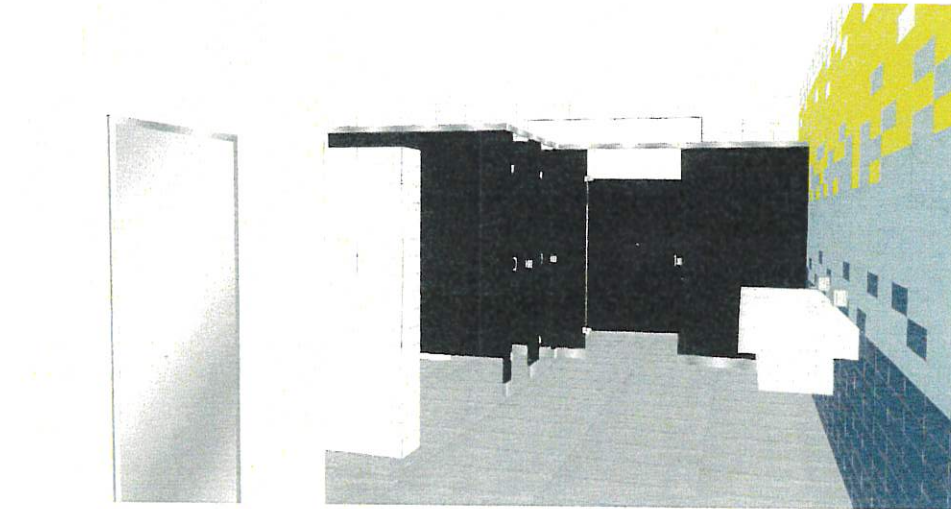
LEGEND

- ADT (Adult Day Treatment) - 1000 sq ft
- EDT (Elementary Day Treatment) - 1000 sq ft
- Support
- Kitchen
- Stage
- Social Office
- Rec
- Teacher Lounge
- Admin Offices
- Private Toilet Rooms
- Shared
- Gender Neutral Toilet Rm.
- Security Doors
- EDT Group Toilet Rooms
- Tiger Den
- SE
- Program Space
- Swing Space

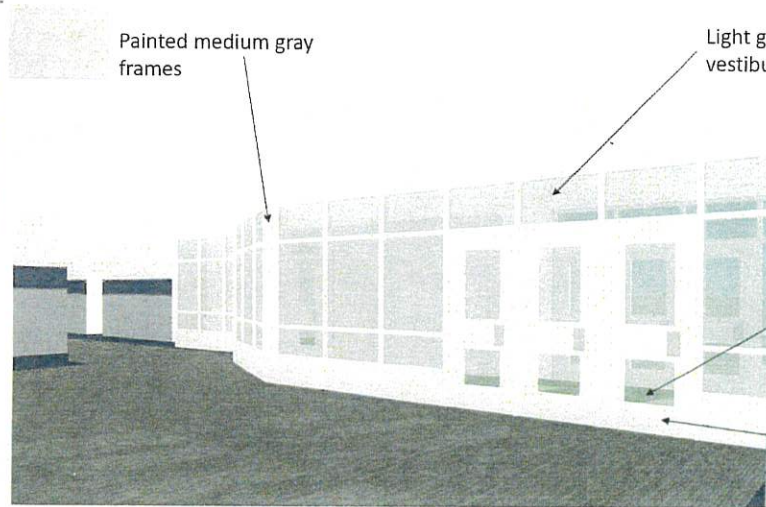
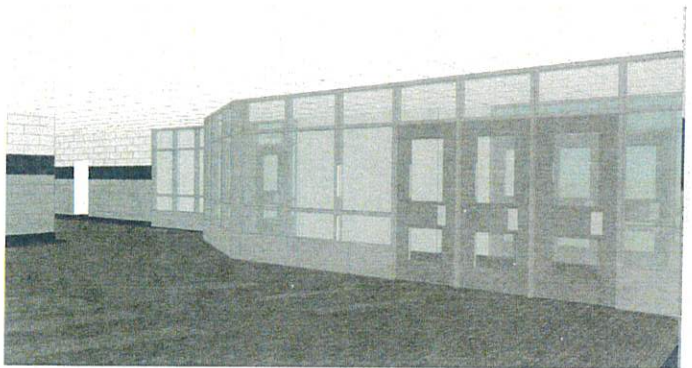
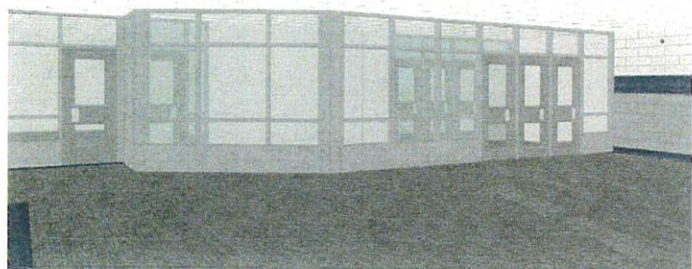
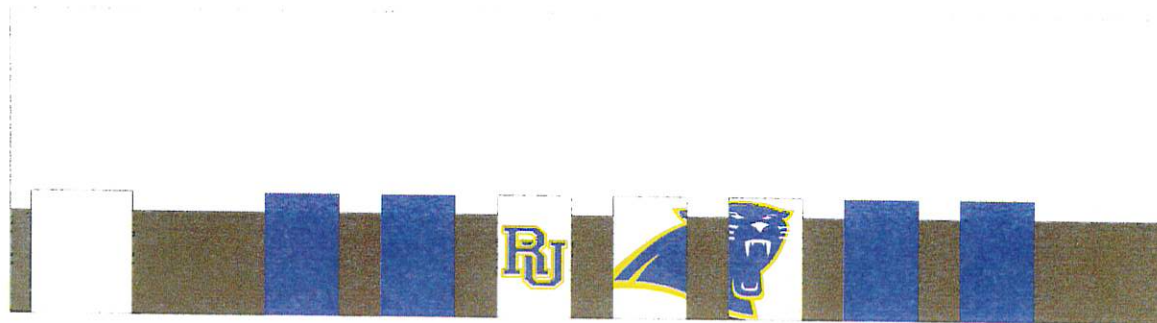


REDFORD UNION SCHOOL DISTRICT
 keeler administration building
 architects planners engineers
FRENCH
 associates
 floor plan
 september 2021

KEELER RESTROOM RENDERINGS



KEELER RENDERINGS



Painted medium gray frames

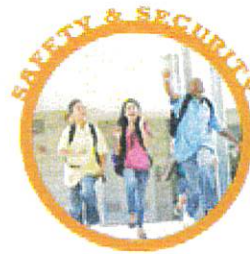
Light gray paint color in vestibule

Vestibule Carpet - Near Black color



Dark Gray #1020
Doors

2022 PROJECTS OVERVIEW - SERIES 1



Redford Union School District
2022 Bond Schedule
Dated: 1/6/2022



	2021												2022												2023											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
BP1 - Beech Interior Renovations																																				
BP1 - Keeler Interior Renovations																																				
BP1 - Transporatation Parking Lot																																				
BP2 - Hilbert Track & Field																																				
BP2 - RUHS Auditorium & Auto Shop																																				
BP2 - Old Schoolhouse - Exterio																																				

**Covid, labor and material prices and availability continue to fluctuate. PMC is continuing to monitor schedule and working with French & Associates and Christman to adhere to schedule timeline as close as possible to adapt to challenges and formulate solutions to mitigate delays.*

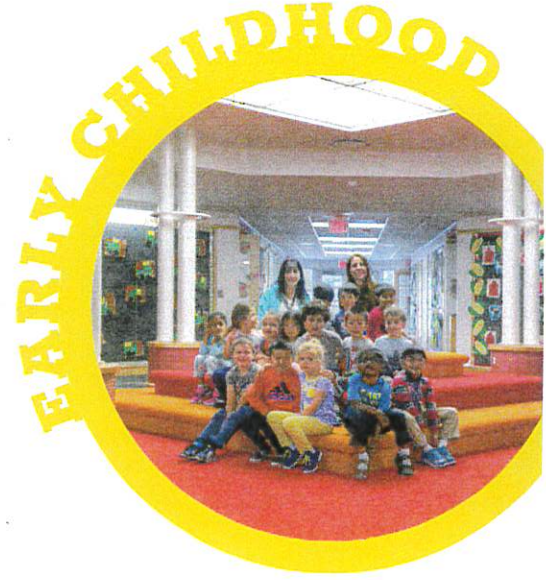
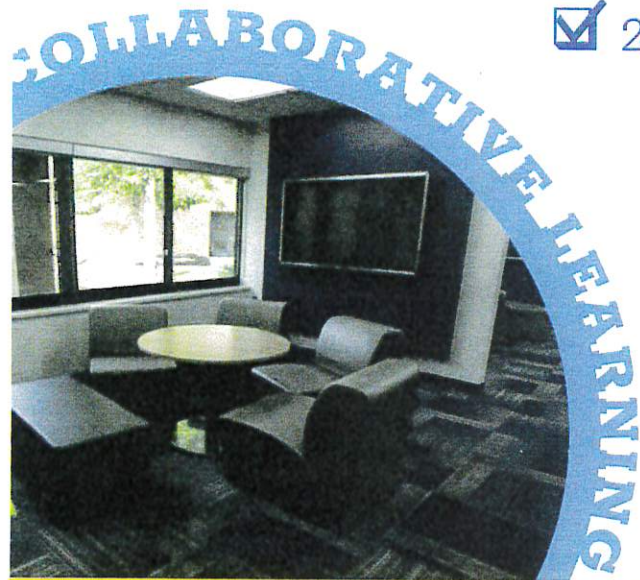
TRADITION-RICH, FUTURE-FOCUSED



2021 BOND PROGRAM UPDATE

AGENDA

- Overview of Bond/Ballot Proposal
- Progress to Date
- 2022 Projects Overview — Series 1



TRADITION-RICH, FUTURE-FOCUSED

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, 2022

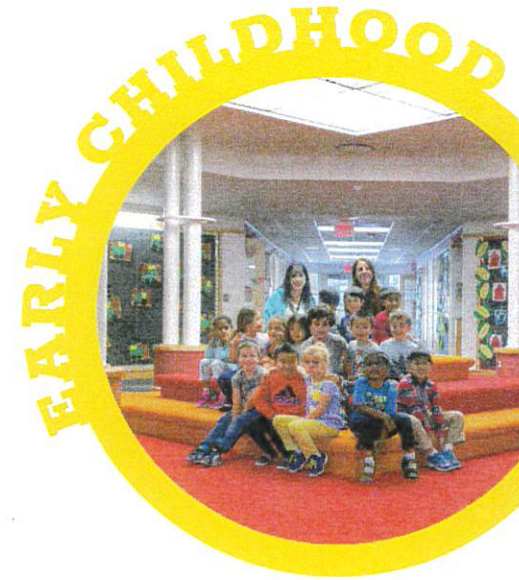
RUHS (AUDITORIUM, AUTO SHOP), HILBERT TRACK, PLAYGROUND & MIRACLE FIELD

BOE DD Presentation	March 2022
Bidding Period	March-April 2022
BOE Workshop – Award Recommendation	April 2022
BOE Consideration	April/May 2022

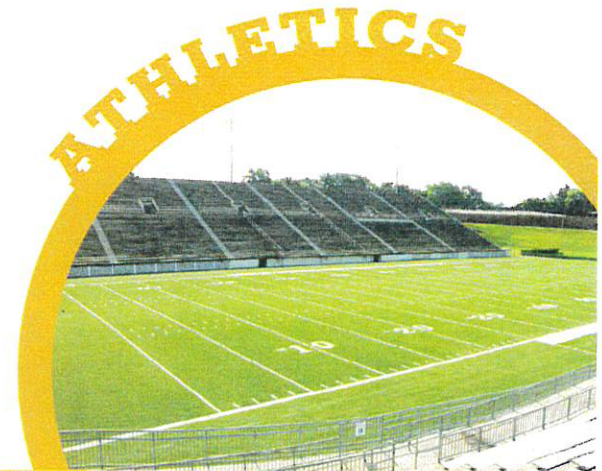




2021 BOND PROGRAM UPDATE



Questions & Discussion



TRADITION-RICH, FUTURE-FOCUSED