



2021 BOND PROGRAM UPDATE



Presented to:
Redford Union
School District
October 24, 2023



TRADITION-RICH, FUTURE-FOCUSED



RUSD 2021 Capital Bond Improvement Program | Dashboard Report – Oct. 24, 2023

Goals & Objectives

✓ Work Substantially Complete

✓ Work Awarded & in Progress

✓ Projected Future Work

Secondary Campus HS/MS

- ✓ Building Addition for Athletics & Early College Programs.
- ✓ Relocation of Central Administrative Offices
- ✓ Creation of spaces for CTE Programs
- ✓ Site Improvements (sidewalks, landscaping, signage)
- ✓ Exterior Door Replacement
- ✓ Major Interior Renovation (flooring, doors, ceilings)
- ✓ Classroom Renovation (flooring, ceilings, painting)
- ✓ Gym Renovations (bleachers, backboards)
- ✓ Auditorium Renovation (seating, curtains, rigging system)
- ✓ Restroom Upgrades
- ✓ Re Imagine Media Center
- ✓ HVAC, Plumbing Upgrades
- ✓ Electrical Upgrades
- ✓ Secure Vestibule Entry
- ✓ Furniture Upgrades
- ✓ Physical barriers separating Middle School and High School

Hilbert Elementary School

- ✓ Convert from Middle School to Elementary School (PK-5)
- ✓ New Track Resurfacing
- ✓ Updated Fieldhouse
- ✓ Miracle Field & Playground Structure
- ✓ Site Improvements (sidewalks, landscaping, signage)
- ✓ Exterior Door Replacement
- ✓ Major Interior Renovation (flooring, doors, ceilings, lockers)
- ✓ Classroom Renovation (flooring, casework, ceilings, technology)
- ✓ Gym Renovations (bleachers, backboards)
- ✓ Restroom Upgrades
- ✓ Re Imagine Media Center
- ✓ HVAC, Plumbing Upgrades
- ✓ Electrical Upgrades
- ✓ Secure Vestibule Entry
- ✓ Furniture Upgrades

Beech Elementary School

- ✓ Playground Upgrades
- ✓ Site Improvements (new bus loop)
- ✓ Classroom Renovation (flooring, ceilings, painting)
- ✓ Gym Renovations (refinished floor in auxiliary gym)
- ✓ Restroom Upgrades
- ✓ Re Imagine Media Center
- ✓ HVAC, Plumbing Upgrades
- ✓ Electrical Upgrades
- ✓ Secure Vestibule Entry
- ✓ Furniture Upgrades

MacGowan School

- ✓ Career Technical Education, Alternative Education, Special Education, & Program Offices
- ✓ Install (2) ball fields & dugouts
- ✓ Site Improvements (drainage)
- ✓ Exterior Door Refinish/Replace
- ✓ Interior Renovation (flooring, ceilings, painting)
- ✓ Classroom Renovation (flooring, ceilings, painting)
- ✓ Restroom Upgrades
- ✓ Re Imagine Media Center
- ✓ HVAC, Plumbing Upgrades
- ✓ Electrical Upgrades
- ✓ Secure Vestibule Entry
- ✓ Furniture Upgrades

Transportation Garage Complex

- ✓ Parking Lot Improvements

Old School House

- ✓ Exterior Renovations
- ✓ Required Accessibility
- ✓ Interior Renovations

Keeler Central Office / VERITAS

- ✓ Replace Roof (District Funded)
- ✓ Classroom Renovation (flooring, casework, ceilings, technology)
- ✓ Gym Renovations
- ✓ Interior Renovation (flooring, doors, window treatments)
- ✓ HVAC, Plumbing Upgrades
- ✓ Electrical Upgrades



Complete Project Photos – Keeler Day Treatment





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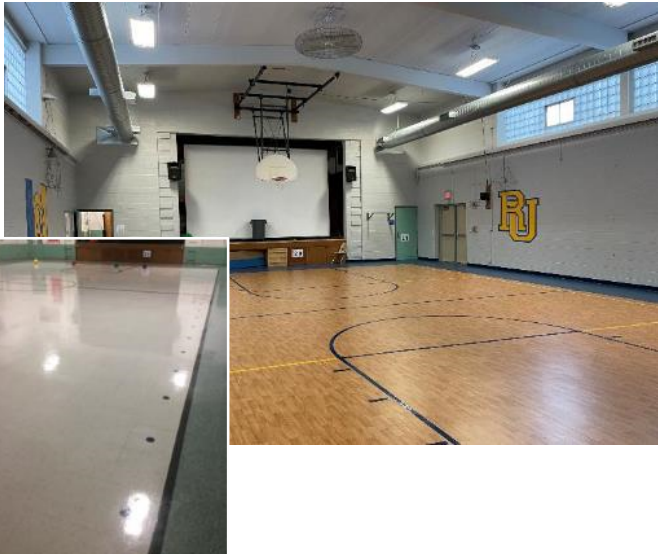
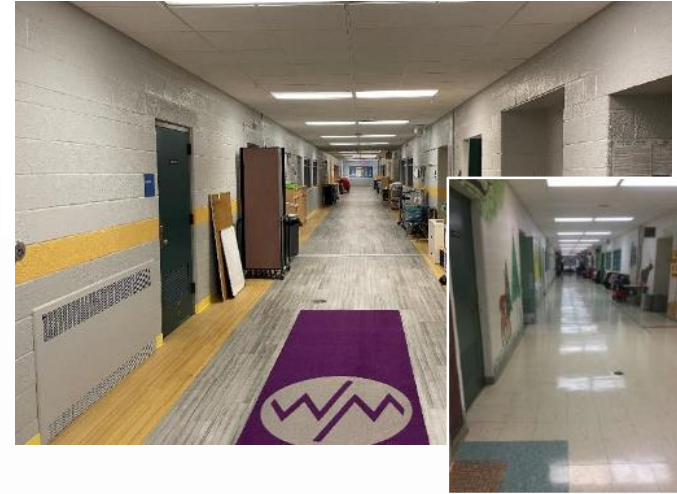
Complete Project Photos – Beech Elementary





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Completed Project Photos – MacGowan Veritas / Head Start





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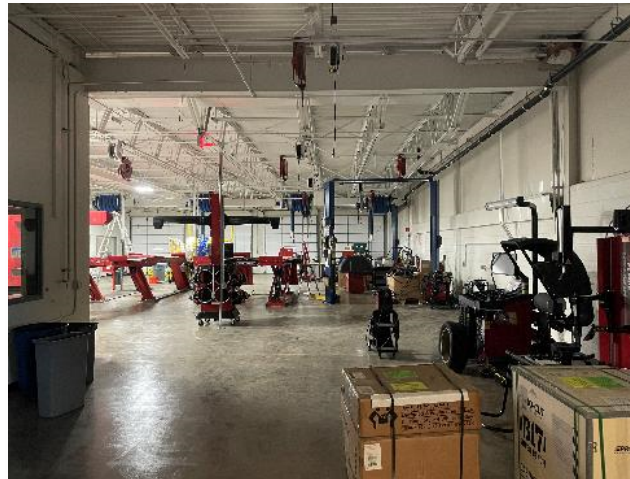
In-Progress Project Photos – Hilbert Elementary





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In-Progress Project Photos – Secondary Campus





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BUDGET SUMMARY SHEET

Total Bond Project Highlights

- Initial project costs were based on 2019 cost dollars (pre-covid increases)
- Currently construction awards are just under \$50m dollars
- There is one major and two smaller projects to complete.
- Hilbert Elementary is the last major project and is estimated \$5m dollars
- Beach Bus Loop has been revised to reduce costs and is being reviewed by Wayne County for compliance
- We are still holding over \$2m in owner and construction contingency
- We may also have surplus furniture budget after final orders are placed.

Summary

While the project is over budget from the initial bond application, there may be less need for general fund contribution as previously stated in prior years.



Redford Union School District

Bond Effort
Redford Township, Michigan

EXECUTIVE SUMMARY

Bond to Actual Reconciliation

Project No.: 221120
Revision No.: BP8 Scope Owner Review
September 14, 2023

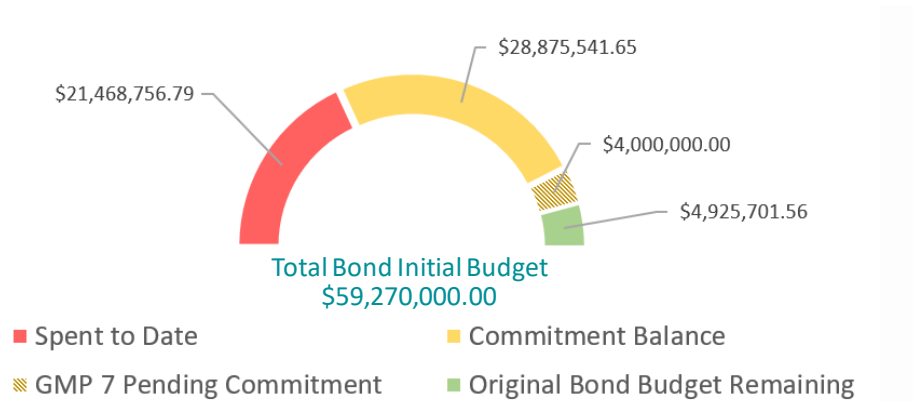
	Latest Estimate/ Final Cost	NOTES
TOTAL VIEWPOINT EXPENDITURES TO DATE		
GMP1-6	\$ 44,607,732	
Redford Union HS Series 2 - Bid Pack #7	\$ 4,490,343	Current Value as of 9/13/23
Pending Owner Change Order	\$ 579,433	
Total Committed Scope:	\$ 49,677,508	
TOTAL OWNER EXPENDITURES TO DATE		
Instructional Technology:	\$ 136,500	Bond App Amount. Need to look into cameras with Guardian? E Sports?
Loose Furnishing/Equipment:	\$ 2,517,391	Bond App. Reviewing w/ Jessica at French.
Abatement Fees	\$ 472,500	Bond App
Buses:	\$ -	
Permits, Testing, Printing:	\$ 100,000	
Professional Fees and Costs:	\$ 4,858,570	
Financing (estimate for Bond Program Cost by RUSD)	\$ 904,000	
Owner Contingency:	\$ 2,000,000	
Total Scope:	\$ 10,988,961	
SCOPE REMAINING/IN QUESTION (Trade Cost Only)		
Stuckey	\$ -	Discussed elimination of scope (7/21/22)
Beck Education Center	\$ -	Discussed elimination of scope (7/21/22)
Hilbert MS - Bid Pack #8	\$ -	
Old School House (Interior Improvements) - Bid Pack #8?	\$ 263,515	Bond App/Target Value Allowance
Miracle Field - Bid Package #9?	\$ 500,000	PMC Budget
Bond Construction Escalation	\$ 53,446	
Quantifiable Construction Trade Cost Subtotal:	\$ 816,961	
Design/Estimate Contingency:	\$ 38,176	
Construction Contingency - 3%:	\$ 24,509	
Construction Staffing/General Conditions (TBD):	\$ 600,000	
GLI - 0.075%:	\$ 6,127	
CM Fee - 2.25%:	\$ 19,930	
CM Bond - 0.108%:	\$ 9,566	
Total Remaining/In Question Indirects:	\$ 698,308	
Total Project Cost	\$ 62,181,738	
Total Project Budget	\$ 59,270,000	
Over/(Under) Budget	\$ 2,911,738	
General Funding (Kitchen Fund/Wayne RESA/Act 18):	\$ (6,656,000)	
Projected Bid Pack 1-4 Savings	\$ (1,199,618)	Less alternate Bus Loop design (not reflected in savings)
Total Variance:	\$ (4,943,880)	



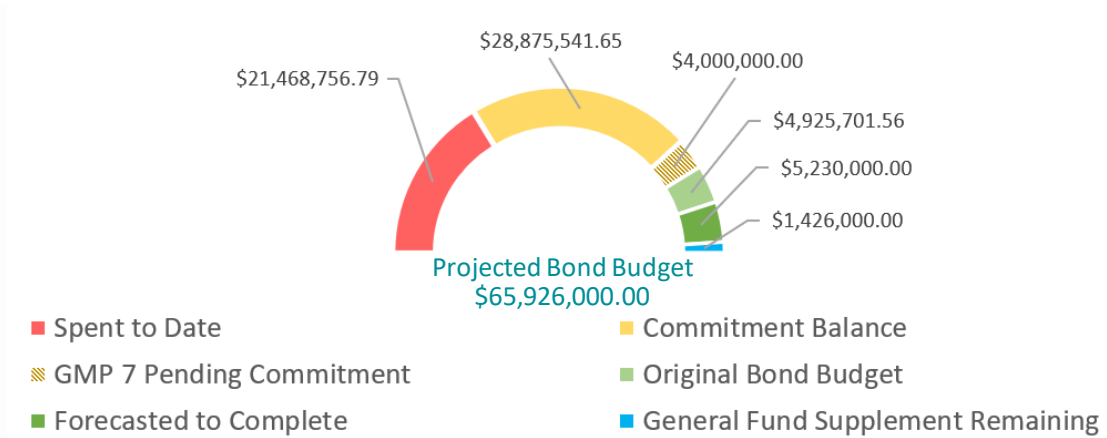


TOTAL BOND BUDGET SPENDING – ORIGINAL VS CURRENT PROJECTION

Spend + Budget Analysis (Original Bond Value)



Spend + Budget Analysis w General Fund





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COST TO COMPLETE REPORT – FORECAST 10-02-2023

Description	Budget	Current Commitments	Projected Commitments	Actuals Approved	Forecasted Commitments	Unallocated Reserve	Estimate at Completion	Forecasted Over/(Under)
Professional Fees	\$4,744,171.52	\$4,027,018.58	\$4,027,018.58	\$2,699,662.09	\$717,152.94	\$0.00	\$4,744,171.52	\$0.00
Permits & Administrative	\$100,000.00	\$47,978.25	\$47,978.25	\$47,978.25	\$52,021.75	\$0.00	\$100,000.00	\$0.00
Construction CM Cost & Fees	\$4,636,298.05	\$4,636,298.05	\$4,636,298.05	\$1,696,162.66	\$0.00	\$0.00	\$4,636,298.05	\$0.00
Construction-MacGowan Elementary	\$190,602.00	\$0.00	\$0.00	\$0.00	\$190,602.00	\$0.00	\$190,602.00	\$0.00
Construction-Hilbert Middle School	\$4,054,098.00	\$0.00	\$0.00	\$0.00	\$4,054,098.00	\$0.00	\$4,054,098.00	\$0.00
Construction-Stuckey EDT	\$403,398.00	\$0.00	\$0.00	\$0.00	\$403,398.00	\$0.00	\$403,398.00	\$0.00
Construction-Beck Education Center	\$381,499.00	\$0.00	\$0.00	\$0.00	\$381,499.00	\$0.00	\$381,499.00	\$0.00
Construction-Transportation Building	\$119,877.00	\$0.00	\$0.00	\$0.00	\$119,877.00	\$0.00	\$119,877.00	\$0.00
Construction Contingency	\$1,010,817.74	\$0.00	\$0.00	\$0.00	\$1,010,817.74	\$0.00	\$1,010,817.74	\$0.00
Construction Escalation	\$399,189.52	\$0.00	\$0.00	\$0.00	\$399,189.52	\$0.00	\$399,189.52	\$0.00
Abatement Fees	\$472,500.00	\$32,337.69	\$32,337.69	\$32,337.69	\$440,162.31	\$0.00	\$472,500.00	\$0.00
2022 Construction Contingency	\$135,936.00	\$135,936.00	\$135,936.00	\$0.00	\$0.00	\$0.00	\$135,936.00	\$0.00
2022 Construction - Beech Elementary	\$2,767,901.00	\$2,767,901.00	\$2,767,901.00	\$2,767,901.00	\$0.00	\$0.00	\$2,767,901.00	\$0.00
2022 Construction-Hilbert Middle School	\$381,185.00	\$381,185.00	\$381,185.00	\$377,874.00	\$0.00	\$0.00	\$381,185.00	\$0.00
2022 Construction - Keeler Central Office	\$2,138,582.00	\$2,138,581.45	\$2,138,581.45	\$2,064,780.45	\$0.55	\$0.00	\$2,138,581.45	\$0.00
2022 Construction-Transportation Building	\$278,648.00	\$278,648.00	\$278,648.00	\$224,238.00	\$0.00	\$0.00	\$278,648.00	\$0.00
2023 Construction Contingency	\$752,838.76	\$752,838.76	\$752,838.76	\$0.00	\$0.00	\$0.00	\$752,838.76	\$0.00
2023 Construction - MacGowan Elementary	\$3,516,673.00	\$3,516,673.00	\$3,516,673.00	\$2,589,319.70	\$0.00	\$0.00	\$3,516,673.00	\$0.00
2023 Construction - Redford Union High School	\$28,367,725.00	\$28,367,725.00	\$28,367,725.00	\$4,470,535.25	\$0.00	\$0.00	\$28,367,725.00	\$0.00
2023 Construction - Old School House	\$689,418.00	\$689,418.00	\$689,418.00	\$33,829.10	\$0.00	\$0.00	\$689,418.00	\$0.00
FF&E-District Wide	\$2,517,391.00	\$108,119.79	\$108,119.79	\$108,119.79	\$2,409,271.21	\$0.00	\$2,517,391.00	\$0.00
Technology-District Wide	\$136,500.00	\$0.00	\$0.00	\$0.00	\$136,500.00	\$0.00	\$136,500.00	\$0.00
Bond Issuance Costs - District Wide	\$904,000.00	\$742,367.87	\$742,367.87	\$742,367.87	\$161,632.13	\$0.00	\$904,000.00	\$0.00
Owner Contingency	\$1,123,385.46	\$0.00	\$0.00	\$0.00	\$0.00	\$1,123,385.46	\$1,123,385.46	\$0.00
Wayne RESA - Additional Funds	\$3,904,502.95	\$0.00	\$0.00	\$0.00	\$3,982,094.50	\$0.00	\$3,982,094.50	\$77,591.55
General Fund Construction - Beech Elementary	\$961,614.25	\$922,270.75	\$922,270.75	\$88,208.50	\$0.00	\$0.00	\$922,270.75	-\$39,343.50
General Fund Construction - Keeler Central Office	\$837,248.75	\$799,001.25	\$799,001.25	\$620,596.95	\$0.00	\$0.00	\$799,001.25	-\$38,247.50
Totals	\$65,926,000.00	\$50,344,298.44	\$50,344,298.44	\$18,563,911.30	\$14,458,316.10	\$1,123,385.46	\$65,926,000.00	\$0.00



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Questions & Discussion



TRADITION-RICH, FUTURE-FOCUSED