



# 2021 BOND PROGRAM UPDATE



Presented to:  
Redford Union  
School District  
January 9, 2023



TRADITION-RICH, FUTURE-FOCUSED



# 2021 BOND PROGRAM UPDATE

## AGENDA

- ❑ Overview of Bond Goals / Progress
- ❑ Overall Organization Chart
- ❑ GMP & Change Order Process
- ❑ Program Overview by School
- ❑ Series 1 & Series 2 Schedule
- ❑ Secondary Campus Overview BP#5 Interior Renovations



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## 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 level
- Improving Facilities for Enhanced Programming for Students



**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**



## 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 2/10/22 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
- Project Series 1 – Summer 2022 Projects in construction
- Bidding under way for Series 1 Projects Summer 2023
- Construction to begin for Series 1 & 2 projects at Secondary Campus and MacGowan School.





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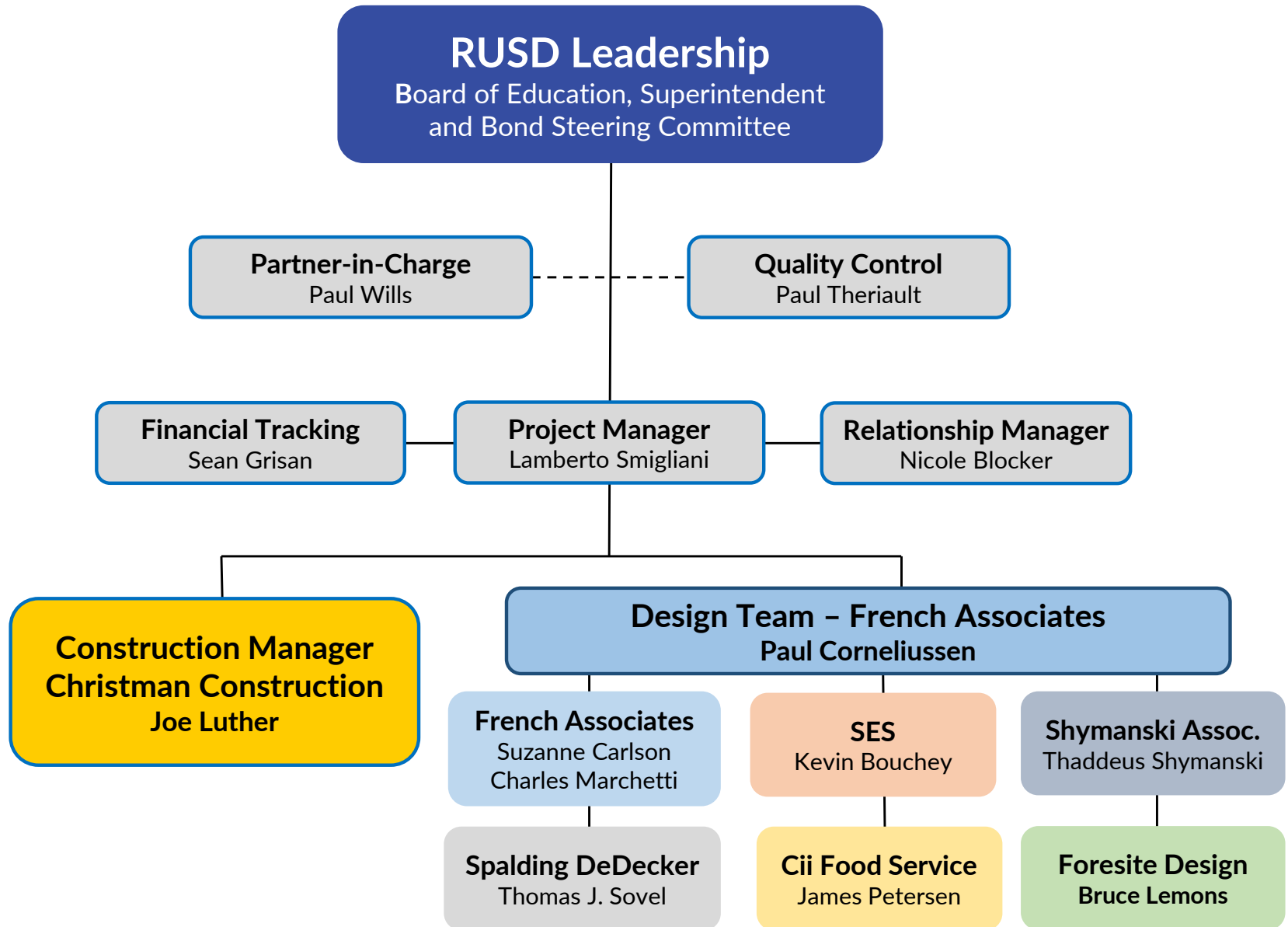
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# TEAM ORGANIZATION CHART





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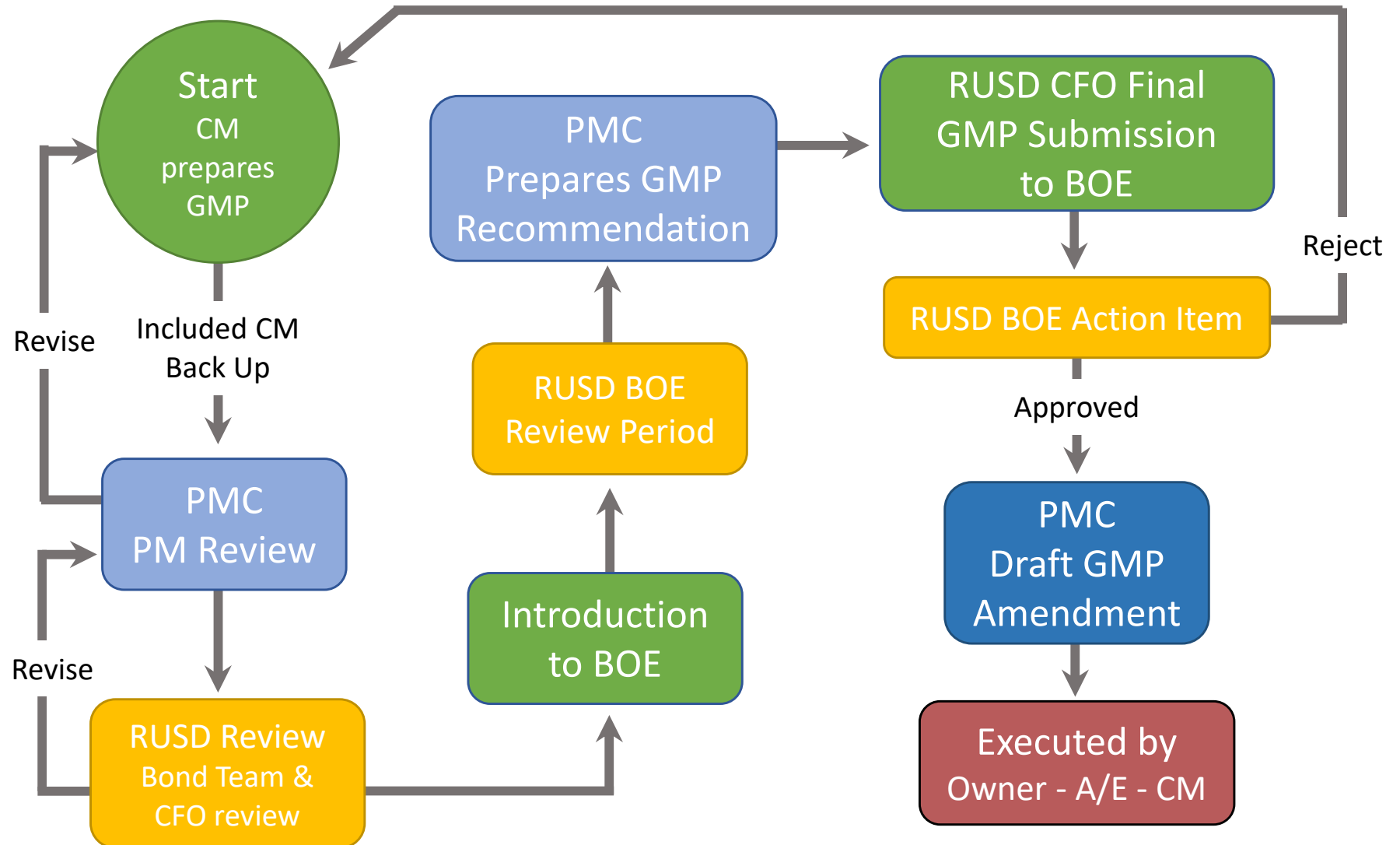


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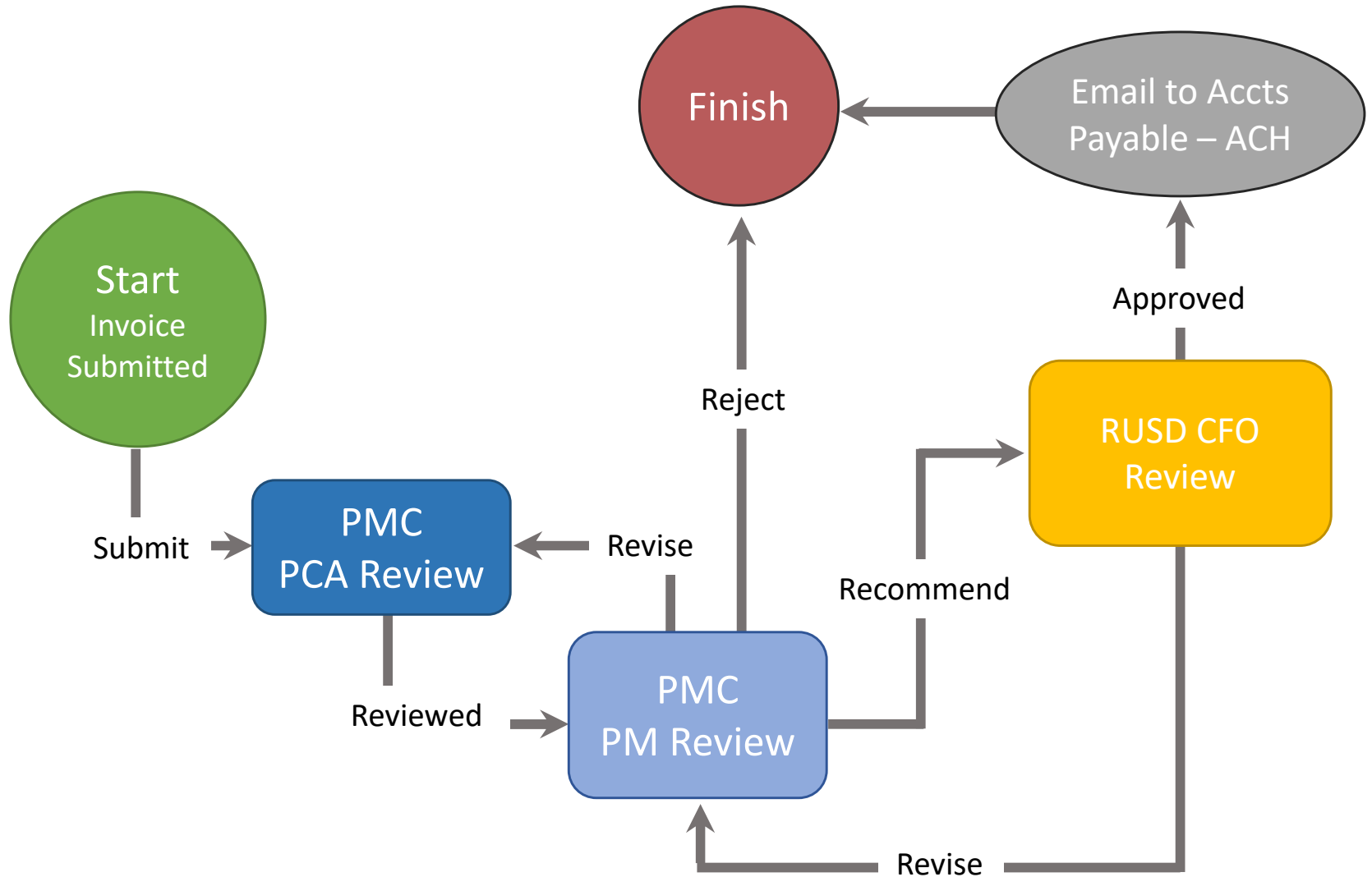


# GUARANTEED MAXIMUM PRICE (GMP) PROCESS

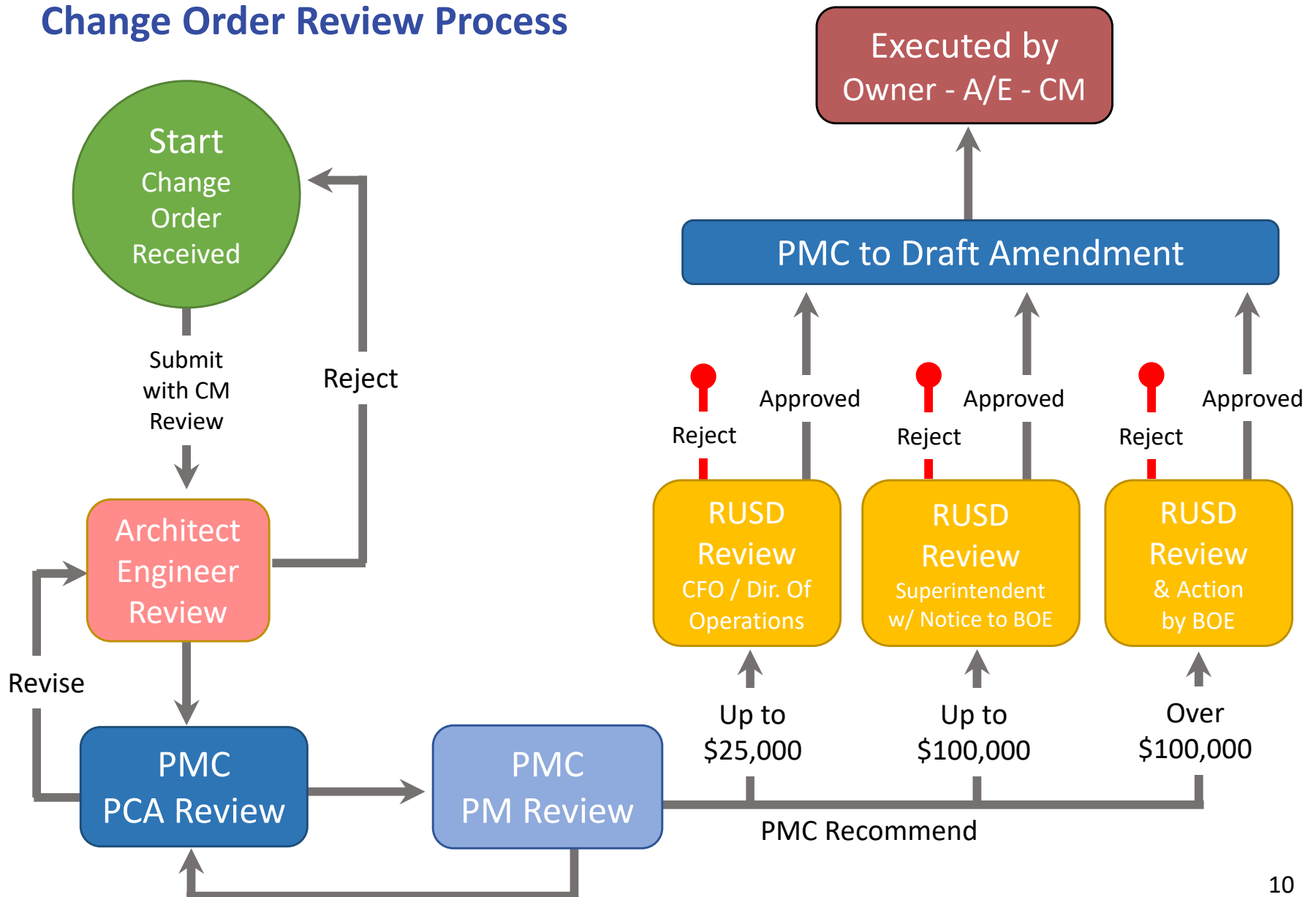
## Guaranteed Maximum Price (GMP) Review Process



## Invoice Processing Flow Chart



## Change Order Review Process







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# PROGAM OVERVIEW BY SCHOOL

## Secondary Campus HS/MS

- Building Addition of Classroom, Support, and Athletic Spaces
- Relocation of Central Administrative Offices
- Technology Upgrades
- 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)
- 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 Middle School

- Convert from Middle School to Elementary School (PK-5)
- New Track Resurfacing
- 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 pavement, traffic flow improvement, signage)
- Exterior Door Replacement
- 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

## MacGowan School

- Career Technical Education, Alternative Education, Hard of Hearing Program Offices
- Install (2) ball fields & dugouts
- Site Improvements (drainage)
- Exterior Door Replacement
- Interior Renovation (flooring, doors, window treatments)
- Classroom Renovation (flooring, casework, ceilings, technology)
- Restroom Upgrades
- Re Imagine Media Center
- HVAC, Plumbing Upgrades
- Electrical Upgrades
- Secure Vestibule Entry
- Furniture Upgrades

## Keeler School – Central Office

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

## Transportation Garage Lot

- Parking Lot Improvements

## Old School House

- Exterior Renovations
- Interior Renovations
- HVAC, Plumbing Upgrades





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## **Series I Projects**

- Spring-Fall 2022
  - Beech Renovations
  - Keeler Renovations
  - Transportation Parking Lot
  - Hilbert Track
- Winter –Spring 2023
  - MacGowan Renovations
  - Old Schoolhouse Exterior



- Spring-Fall 2023
  - Hilbert Playground
- Winter –Spring 2023
  - RUHS Auto Shop / Auditorium Renovations



## **Series II Projects**

- Start Summer 2023 Complete Fall of 2024
  - RUHS Addition
  - RUHS Interior Renovations
  - RUHS Football Field
- Spring-Fall 2024
  - Hilbert Renovations
- Summer 2024
  - Old Schoolhouse Interior





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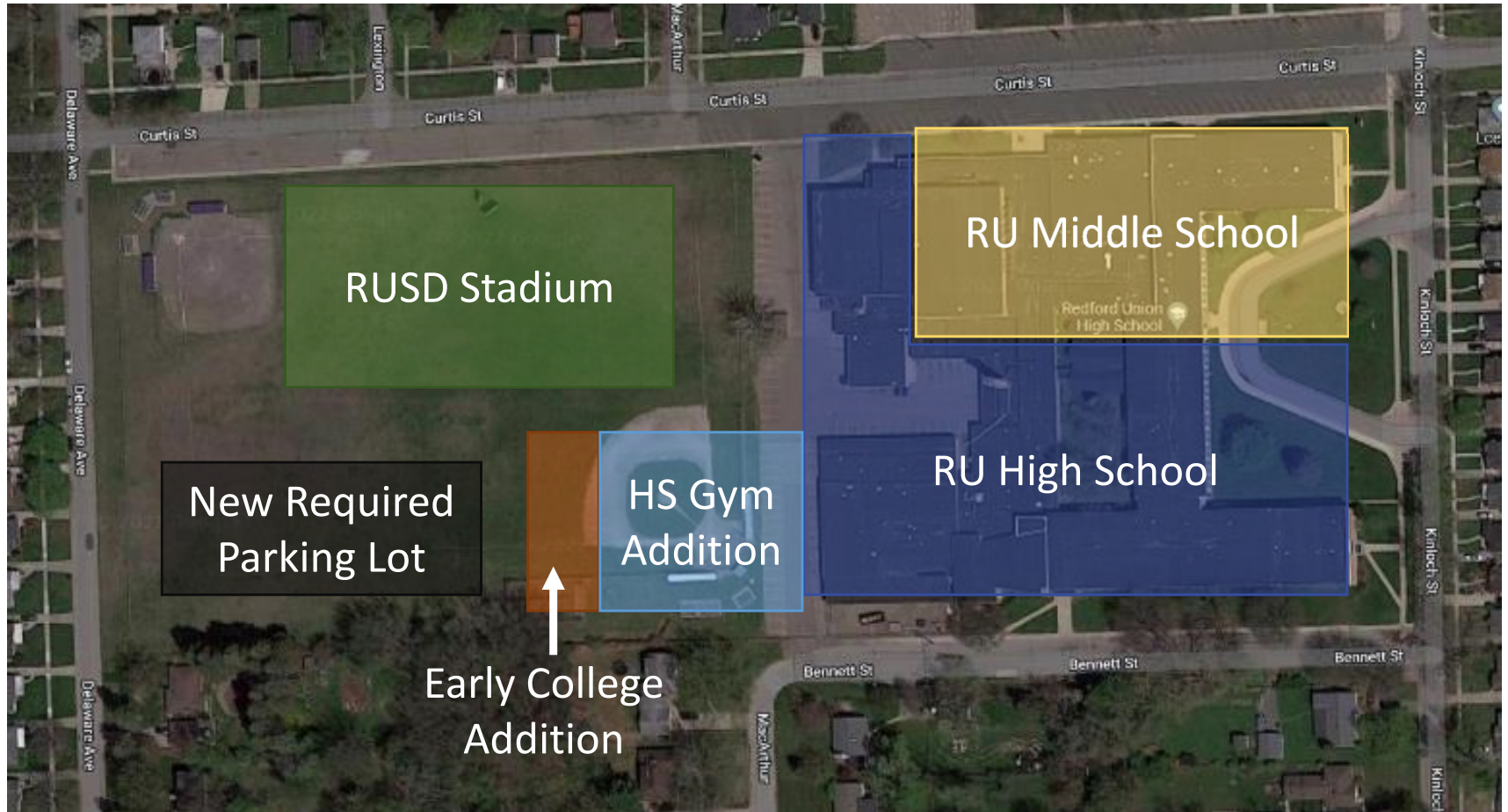
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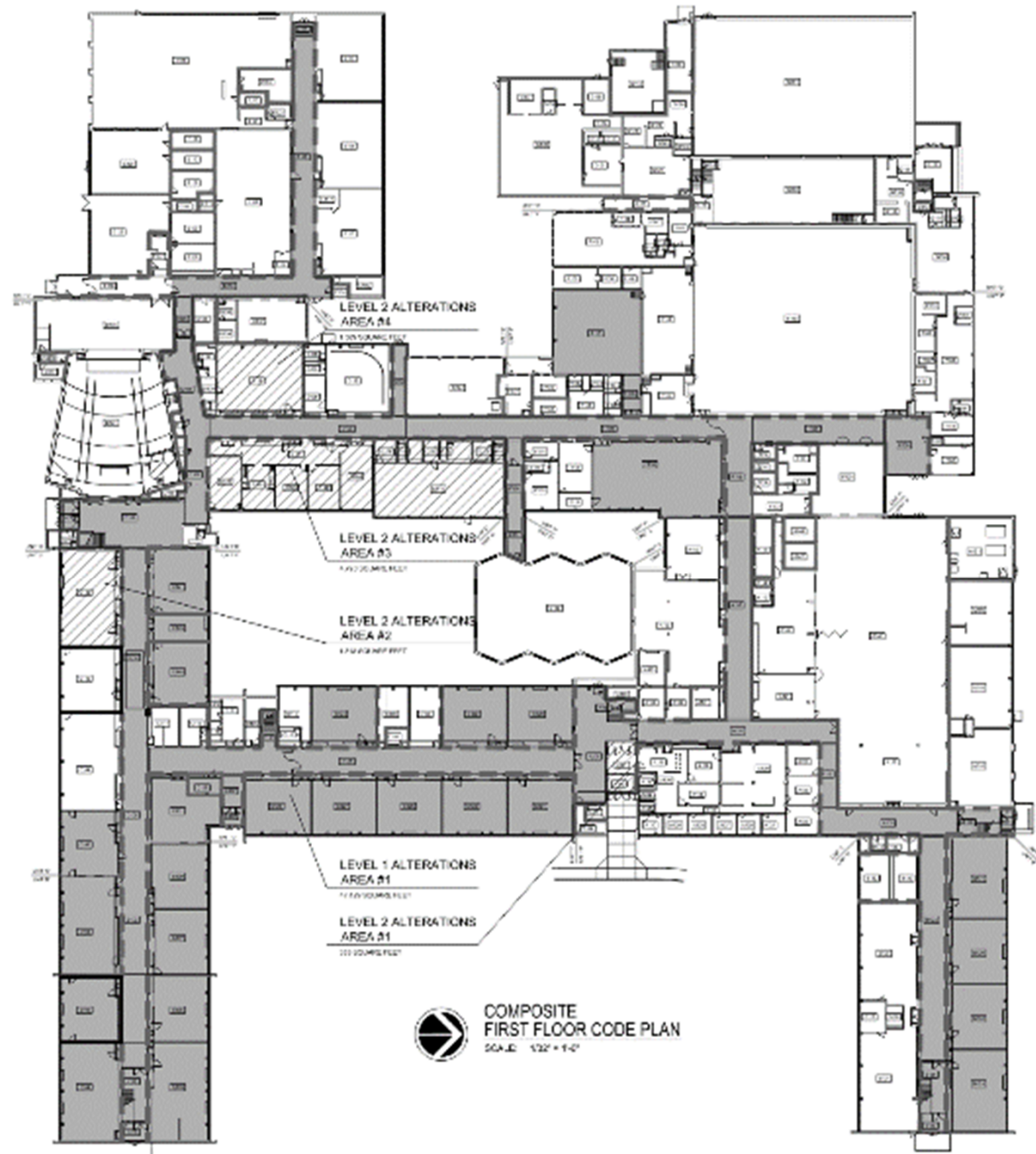
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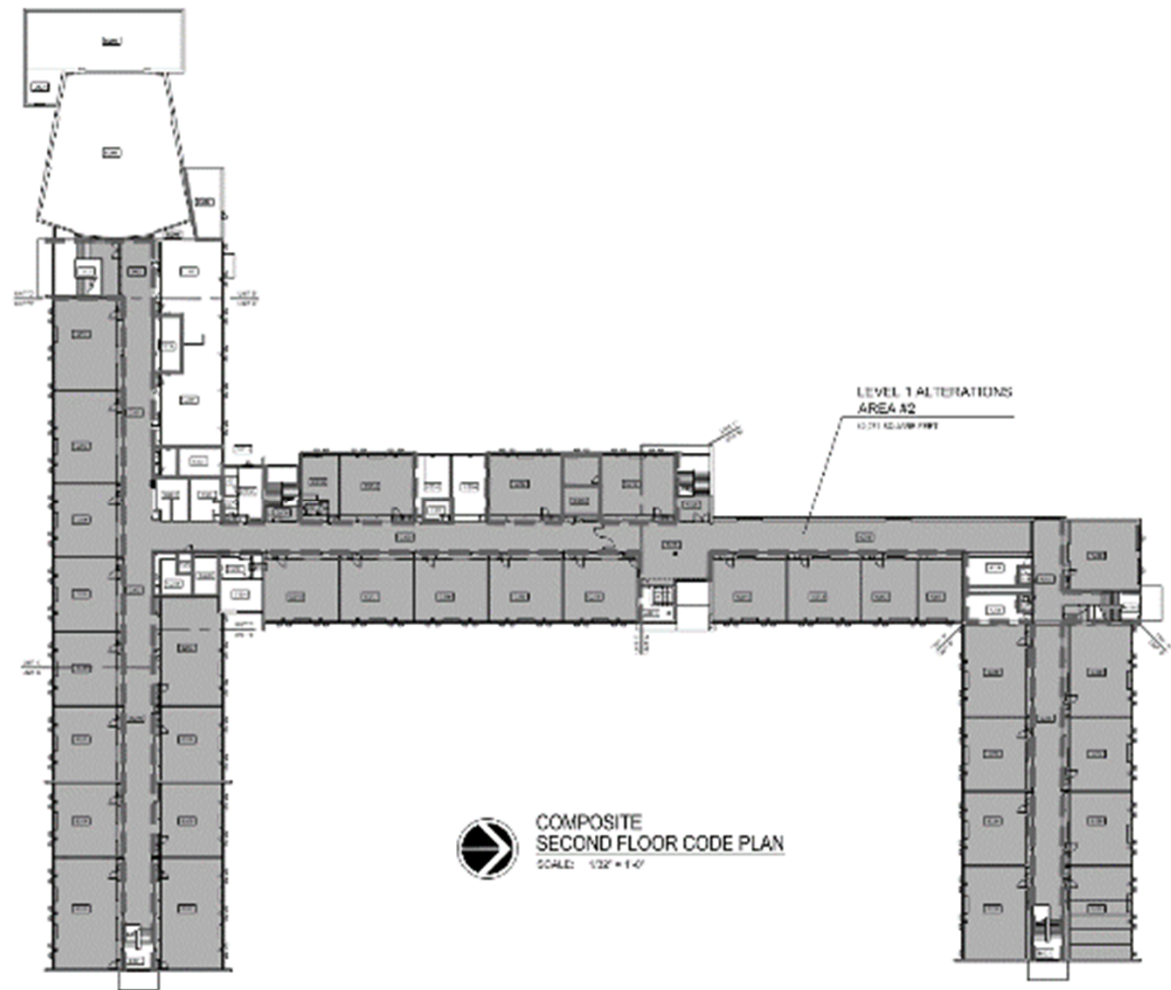
## Secondary Campus Master Plan



## Summer 2023 Renovation Work First Floor

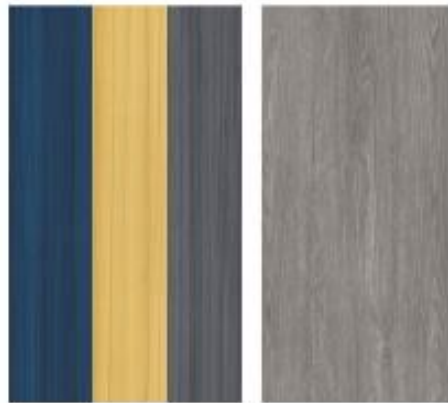
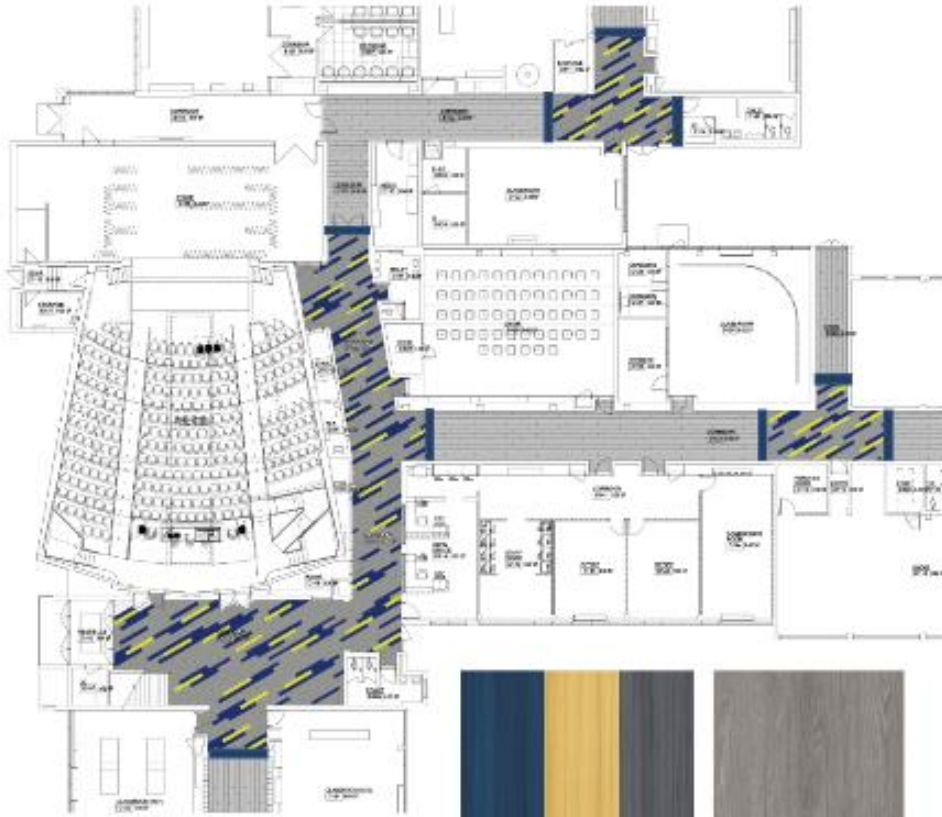


## Summer 2023 Renovation Work Second Floor





## Sample Interior Finishes and Materials







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## Questions & Discussion



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