

BOARD WORKSHOP MINUTES – BOARD OF EDUCATION  
REDFORD UNION SCHOOLS, DISTRICT NO. 1  
February 14, 2022

Board Workshop  
2/14/2022

A Board Workshop of the Redford Union Board of Education was held February 14, 2022, at the Board of Education Administrative Offices (Board Room), 17715 Brady St. Redford, MI 48240.

President Pridemore called the meeting to order at 7:32 PM.

Call to Order

Present: Bailey, Gubachy, Kick, McKee Osowski, and Pridemore  
Absent: Gray

Roll Call

President Pridemore asked everyone to please place their cell phones on silent or vibrate.

President's Remarks

Call to the Audience: Public Participation Regarding Special Meetings

None.

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Adoption of Agenda as Presented

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It was moved by Member McKee, seconded by Member Osowski, to adopt the agenda of February 14, 2022, Board Workshop as presented.

Yes: 6 No: 0 Motion: Carried

Workshop:

Workshop

2021 Capital Bond Project Program Update

Capital Bond Project  
Program Update

Nicole Blocker and Lamberto Smigliani of Plante Moran Cresa gave an update of the Bond Project.

The Steering Team met every two weeks, and the Design Team and Construction Managers (Christman & French) met every two weeks as well. They also had a meeting with the Township last Thursday, February 10, 2022. The Township shared what they would like to see with the project and how involved they would

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like to be with the Bond. Community Development Director Michael Dennis and Building Superintendent Jeff Corbin were in attendance. The Township Supervisor Pat McRae was invited but he was not able to attend. They also met with the Redford Historical Society about the Old School House project.

Vice-President Osowski suggested that PMC reach out to Wayne County due to the changes to the water flow and drainage that would happen with the project.

Ms. Blocker stated that their civil engineer company Spalding DeDecker have reached out to Wayne County. She said that the drawings have been submitted to Wayne County and that they are under review.

Miles Tomasaitis, Director of Athletics, Buildings, Grounds & Transportation gave an update on the meeting with the Historical Society. He said that the Historical Society was excited that they were involved. They have been sending him ideas, pictures, and original documents regarding the Old School House and that he has been forwarding them to the team. They discussed holding meetings in the building and writing grants for other improvements.

The purpose of today's Workshop was to update the Board on the recent bid package for Beech, Keeler, and the Transportation Parking Lot.

The following items were on the Agenda:

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

Due to a change in the original planning, the Day Treatment Program will now be housed in the Keeler Building. Keeler will get extensive interior renovations such as upgraded restrooms, a new secure vestibule, more mechanical, electrical, and plumbing upgrades. The Transportation parking lot will get repairs.

Mr. Lamberto mentioned that the assessments were done back in 2019, pre Covid and the Bond Program was written pre Covid as well. He stated that this is a very strange time in construction and other programs in the State of Michigan are facing a lot of challenges to meet budgets and expectations. He said that they are still trying to make those allowances work to meet the intent of the program and to meet what the voters wanted. He said that the construction team had about thirty meetings scheduled that week with the different vendors, and they are working on validating the scope.

He also mentioned that there were no bids on the electrical system. He said that the Christman Team would check the scope against their internal estimating team. They would go through and validate the pricing and make sure the bid scope is

correct. They would stretch out further to pull potentially more contractors into the market. With electrical, there is just simply not enough hands to help in the State of Michigan. The Christman Team would reach further into their resources.

At the February 28, 2022, Special Board Meeting, there will be a recommendation to the Board to accept and approve the bids.

Joe Luther, Project Manager from Christman highlighted their process. He said that they are going to be busy this week having about thirty meetings with the different vendors.

Mr. Luther paused and Mark Ledent and Steve Vaquera from Christman were introduced to the Board.

Mr. Luther said that they would interview all the bidders. The higher bidders are interviewed first than the lower bidders. The post meeting minutes would be part of the contract with that subcontractor, because that is where a lot of the detail gets flushed out. It would be on the SharePoint.

There were questions about what if a Board member(s) knew some bidders and if that would be a conflict.

Mr. Lamberto said that it was a publicly bid process. There were sealed bids, and those bids were open in a public form. So even if there were someone that a Board member knew, the process was completely public. You would be reacting to a budget prepared by a contractor that you would hire and that was done through an open bidding process.

The service scenarios could be written in the contract.

Ms. Blocker said by law the Open bids are advertised on the State's website and in the local newspaper.

Someone will ask Terry Arriola, Secretary, Business Office which paper the bids are advertised in.

In addition to the public posting. Mr. Ledent personally invited 174 different contractors, reached out and talked with the majority of them.

Ms. Blocker said these are the numbers today without being scoped out. The numbers can go between \$6.0 million and \$7.5 million. The bids will be done all week and the final numbers will be given to the Board on Friday. This evening the Board was shown the best-case scenario and the worst-case scenario.

Trustee Kick asked for the numbers in a timely manner. He would like to have them on Wednesday evening or Thursday morning.

A scope summary for each category and the backup will be put in SharePoint.

Ms. Blocker moved on to slide 15. She said the original Hard Construction budget for Beech, Keeler and the Transportation Parking lot was about \$4.4 million. Add on the Construction Manager fees and contingency that brought the Budget total to \$5.150 million. The initial Bid results with a low bidder was about \$6 million, with the necessary fees and cost that brought the total to \$7 million. A potential variance of about \$2 million. They have done an additional scope, market, and labor.

Superintendent Witt said that some of the driving cost was the upgrades to Keeler, such as the secure vestibule and the restrooms. They have the following potential funding sources to close the variance: Owner Contingency, Cost Escalation, Project Savings based on Procurement Strategy, Additional Reimbursement Funds (Wayne RESA), ESSER Funding for specific project work scope, ACT 18 Capital Improvement Program, Market of District Property for Development. The market of District Property was also discussed with the Township.

There was a discussion about what could be done with some of the properties.

President Pridemore was concerned that they were waiting to long to see what the potential for development of the properties are. She suggested that they look to see what is out there and not wait 2-3 years from now.

Secretary Gubachy said that the properties are an asset of the community and that they need to do their due diligence.

Superintendent Witt said that they could bring forward a resolution to consider whether to move forward with the process or not.

He said that a request for development would be a way to find out what level of interest there are for developing the property.

The sale of any property would go to the General Fund for whatever purpose that the Board would want to use the funds.

Superintendent Witt would recommend that a certain portion would be allocated into a portion of the General Fund that is set aside and designated for capital projects and improvements. It could be 25% or 50% of the sale.

There was a discussion about some eyesores at the buildings.

Superintendent Witt noted that this is Bid project number 1. One of the things that the team has talked about doing was before they look at the complete scope of some of the remaining projects, they will reset the bar by working with Christman and the other partners to put what was originally scoped into today's dollars up front. Before they enter the design process and things like that. They will improve along the way.

Trustee Kick requested a larger size printed design so that he could legible.

There are larger size designs on display and available for view in the Bond Room.

Adjournment:

Adjournment

It was moved by Member McKee, seconded by Member Gubachy to adjourn the meeting at 8:43 PM.

Yes: 6 No: 0 Motion: Carried

Respectfully Submitted,

Lisa Gubachy  
Secretary  
Redford Union Schools  
Board of Education