

BOARD WORKSHOP MINUTES – BOARD OF EDUCATION
REDFORD UNION SCHOOLS, DISTRICT NO. 1
September 26, 2022

Board Workshop
9/26/2022

A Board Workshop of the Redford Union Board of Education was held September 26, 2022, at the Redford Union High School (Library), 17711 Kinloch, Redford Twp., MI 48240

President Pridemore called the meeting to order at 5:30 PM.

Call to Order

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

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 Board Workshop Meetings

None.

Call to the Audience: Public
Participation Regarding
Board Workshop

Adoption of Agenda as Presented

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It was moved by Member Osowski, seconded by Member Gray, to adopt the agenda of September 26, 2022, Board Workshop as presented.

Yes: 6 No: 0 Motion: Carried

Workshop:

Workshop

2021 Capital Bond Project Bid Response Update: District Auditorium, RUHS Auto-shop, and the Old Schoolhouse Exterior

2021 Capital Bond
Project

The presenters were Lamberto Smigliani of Plante Moran CRESA, Charles Marchetti, French Associates, Robert Spiegel, Christman, Dan Davis, Christman and Joe Luther, Christman.

Handouts were provided.

There were no questions regarding the District Auditorium.

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There were questions and answers regarding the RUHS Auto-Shop.

There were questions and answers regarding the Old Schoolhouse Exterior ramp and parking lot paving on Interfaith Relief section.

it would be pretty expensive to make the ramp look like part of the building.

Superintendent Witt will reach out to Interfaith Relief about the parking lot aspect.

The ramp will be solid concrete. There is a lot of disrepair of the wall like the water tables. With the Water table there stone and it is all cracked along the corner and in order to save costs they are putting the ramp in front of that area.

The scope to fix the inside of the Old Schoolhouse is down the road.

Mr. Smigliani give you a quick overview of the Bid process. He said on or about August 3rd, the French team completed their contract documents for those three areas. Those areas were then released to a bidders list and a bunch of bidders through Christmas teams. Over the next few weeks, there were various Walkthroughs. On August 20, 4th all those bids were received and opened in a public forum within the district offices. The following week and a half, the Christman team spent time in post bid interviews scoping, evaluating those proposals as they came in.

Details of the Award recommendation letters, and other Bid information were explained.

Secretary Gubachy questioned why there was double the cost of what was estimated? She asked to see what drove the cost of the designs change to double the cost.

Superintendent Witt said that they could get her that information. He said that one of the reasons they wanted to meet tonight was in part to see what questions the Board had, because now they have a period until October 10th to get some of those questions answered before they bring back the information as an action item.

Ms. Smigliani asked that any questions the Board had, if they could get those to their team within a week or so, to give them a chance to respond to those and get those back to the Board so that the Board would have chance to digest the response as well. They could have some dialogue on the 10th and hopefully the team would have answered some of your questions in advance or detail that the Board wish to see about those two instances they spoke of tonight.

Superintendent Witt said that the Board could send those questions either directly to him or to Mr. Mike Beltinck, Chief Financial Officer.

Trustee Bailey asked if the Old Schoolhouse ramp would have a façade on the concrete.

The answer was no, the budget does not allow for that work.

Vice-President Osowski asked what the budget for the Old Schoolhouse was because they never set dollar and cents 100%.

The Team will provide the Board with alternate numbers for a brick facade on the ramp.

Trustee McKee shared that she did not care how the ramp looks. However, they figured it out for them to do what they do. She said that the District inherited the cost to maintain that building and she would like for it to be done as cheap as possible. She stated that the Board was wasting their time trying to get new designs. Whatever the will of the Board, the majority support.

Treasurer Gray agreed. She has a problem with the concrete design the way it is shaped around the building, she did not see the point. She asked what was the original budget set forth for the amount from the bond dollars that we were going to put towards the old schoolhouse?

The total amount was around \$500,000.

Treasurer Gray rephrased her question to what the comparison between the three projects. Was the original 4.2 million reflective of sort of the bond dollars originally put towards those three projects?

The answer was yes.

Treasurer Gray asked what it would look like to be able to bring the cost back down.

Mr. Smigliani said that those areas are very small budgets. Meaning that there is not a lot of change that they could do on the scope. They are not taking the entire auto shop out. They are being very minimalistic in the approach of the auto shop. The auditorium is a bigger approach, but the amount of work that is required to get that accessibility in and the new seat that fortunately a lot of the things came in better, like the seating number came in better than they anticipated at the Bond onset. But then some of the work requires increased. Mr. Smigliani said it would be harder to say that you could cut down to getting closer to 4.3 or 4.2, whatever the number was. It would be harder to get there because it is not simply scrubbing scope, because he feels like the scope is pretty tight. That would be his general guidance.

Superintendent Witt said that they are having these discussions to move these projects forward, but they are also having lots of discussions to move future projects forward and then the discussion of those future projects that take on a larger scale involving much more square footage and things like that is where they are having a lot of discussions about what their must haves versus want to have are and in some cases, they are even talking about what are the must haves, and let's do those now and put some of the wanted haves on a list and maybe revisit those later if there's anything left over.

Superintendent Witt will send the Board an electronic copy of the presentation handouts.

The information will also be added to the SharePoint.

President Pridemore clarified her comment about the ramp. She was not interested in spending more money on it either, she is more interested in spending money on our students than that building. She had some questions on the clarifications on the assumptions page which read "Christman has excluded all abatement and has assumed that all ACM has been removed prior to start of construction. Any costs associated with removal of asbestos, including delays to schedule is excluded." President Pridemore said that they have talked about the potential to run into asbestos issues in our auditorium. She knows there would be a huge cost involved if they do that and disrupt that in any way, the district would be in trouble. She wanted to make sure that the bidders are clear on that.

Mr. Smigliani responded "Yes." They have a separate abatement category budget. So that the current team is not bidding that work. That work is done through the district environmental consultant, Arch environmental. Arch Environmental has done their studies and they provided their preliminary analysis of the entire Secondary campus, and therefore, that will be handled in a separate budget category. He said that they have had some very positive news for the auditorium, and they feel that there is a lot less abatement issues tracking. He said that it looks like from what their initial findings were that we do not have any of the challenges we were going to have. The scope of work is avoided, and it sounds like any scope of work that might have had abatement issues has even been further reduced. Also, the curtains and rigging will be replaced.

Adjournment:

Adjournment

It was moved by Member McKee, seconded by Member Osowski to adjourn the meeting at 6:14 PM.

Yes: 6 No: 0 Motion: Carried

Respectfully Submitted,

Lisa Gubachy
Secretary
Redford Union Schools
Board of Education