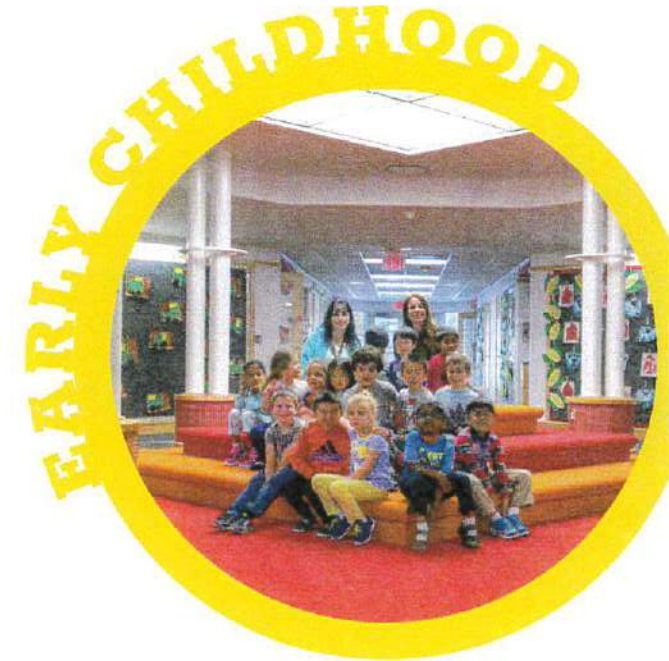
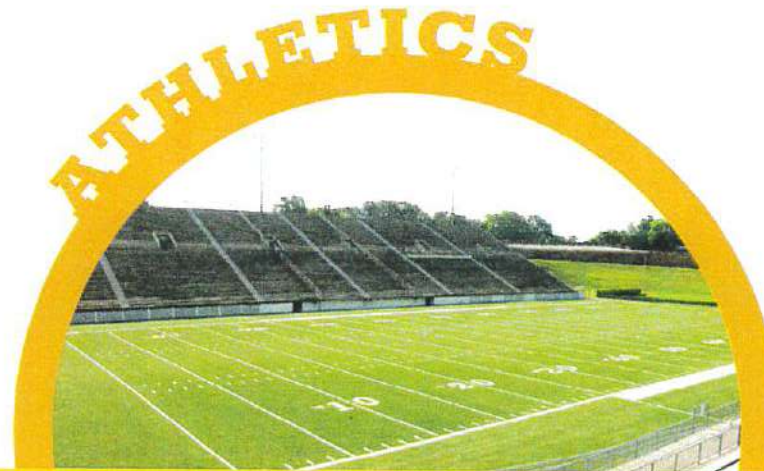




# 2021 BOND PROGRAM UPDATE

**Presented to:  
Redford Union  
School District  
January 10, 2022**



 **plante moran**  
cresa

 **FRENCH**associates

 **CHRISTMAN**  
SINCE 1894

**TRADITION-RICH, FUTURE-FOCUSED**

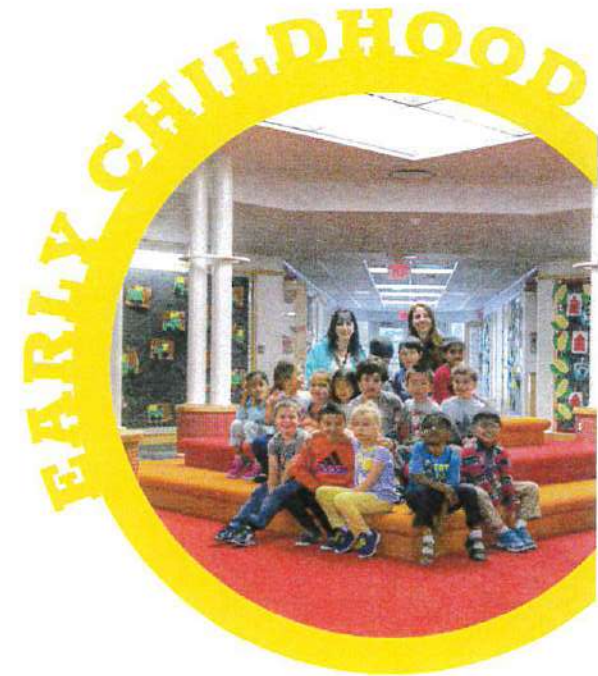
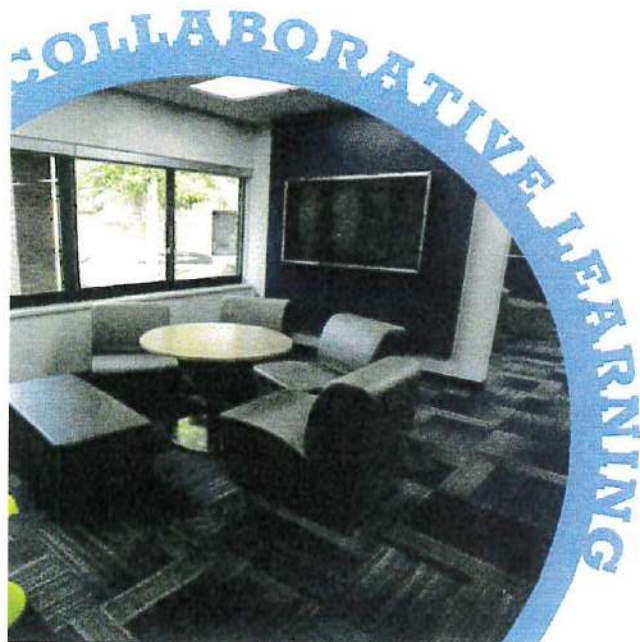




# 2021 BOND PROGRAM UPDATE

## 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**

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CENTRALIZING DISTRICT PROGRAMS  
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**VOTE TUESDAY, MAY 4, 2021**

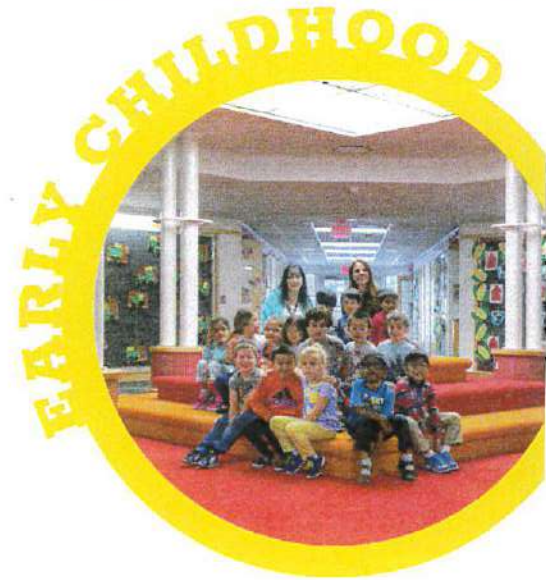
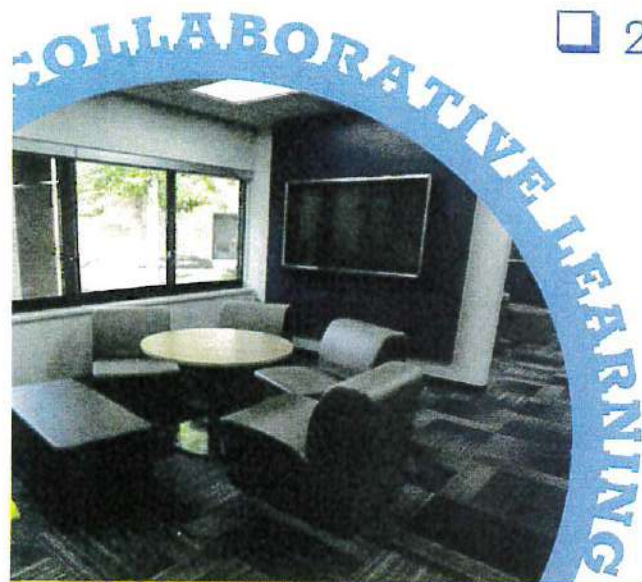




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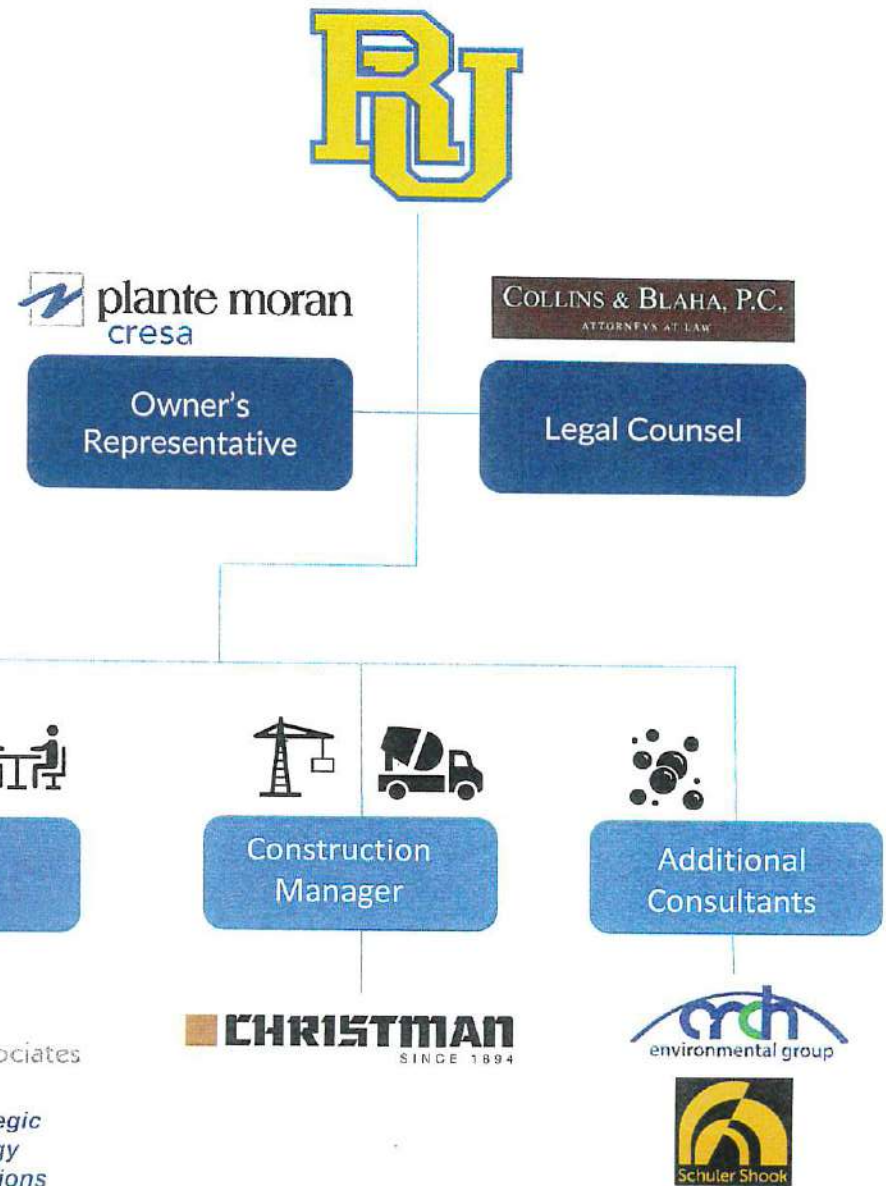


## BOND SALE

- 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
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## PROGRAM VERIFICATION

- District and ad hoc committees formed and have been meeting
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# SUMMARY OF 2022 PROJECT SERIES 1 PROJECTS

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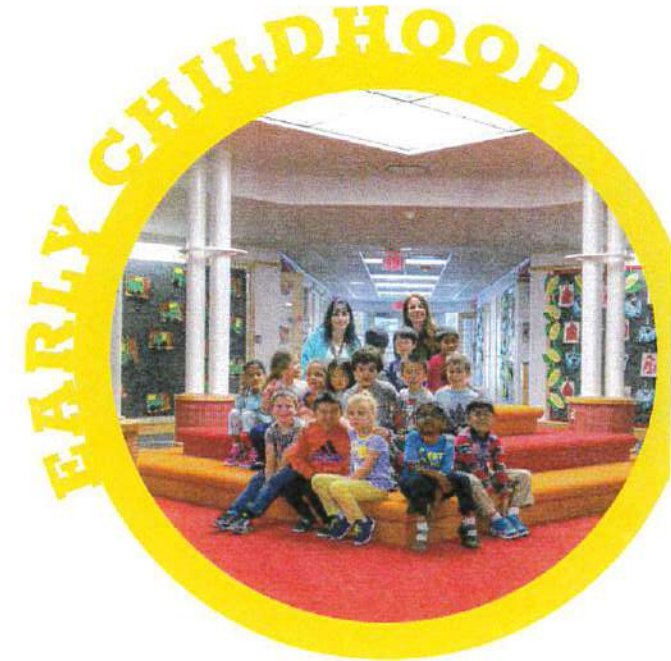
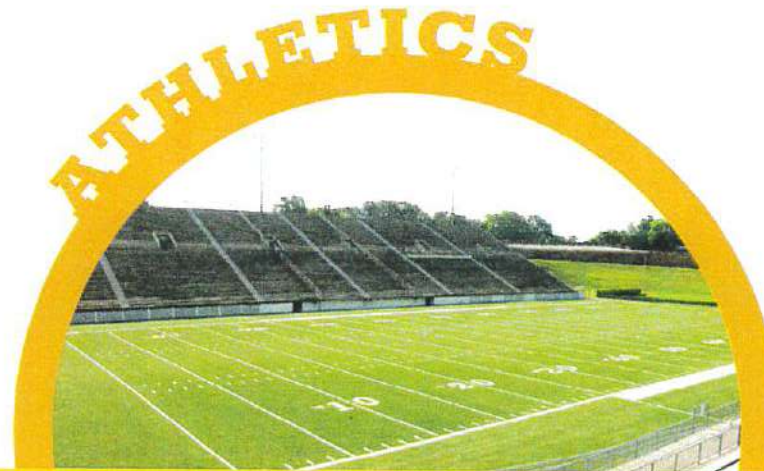






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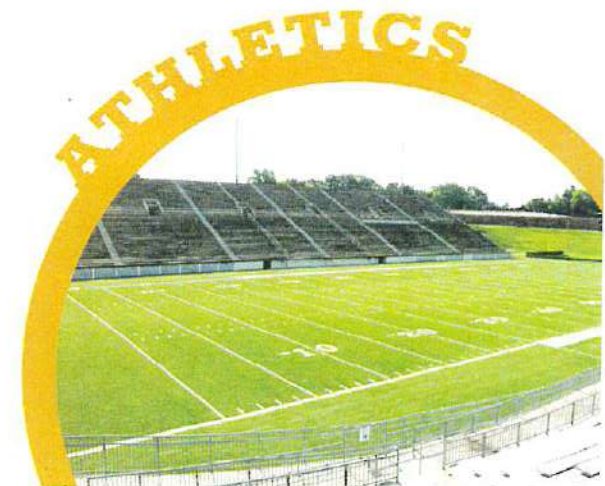
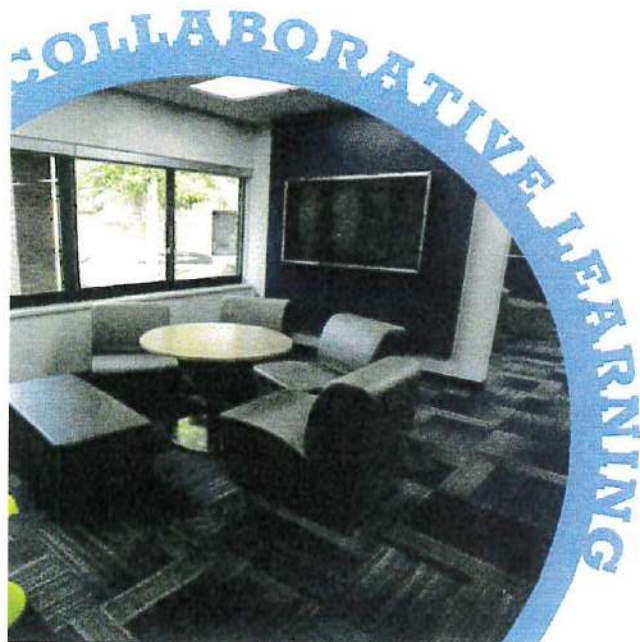




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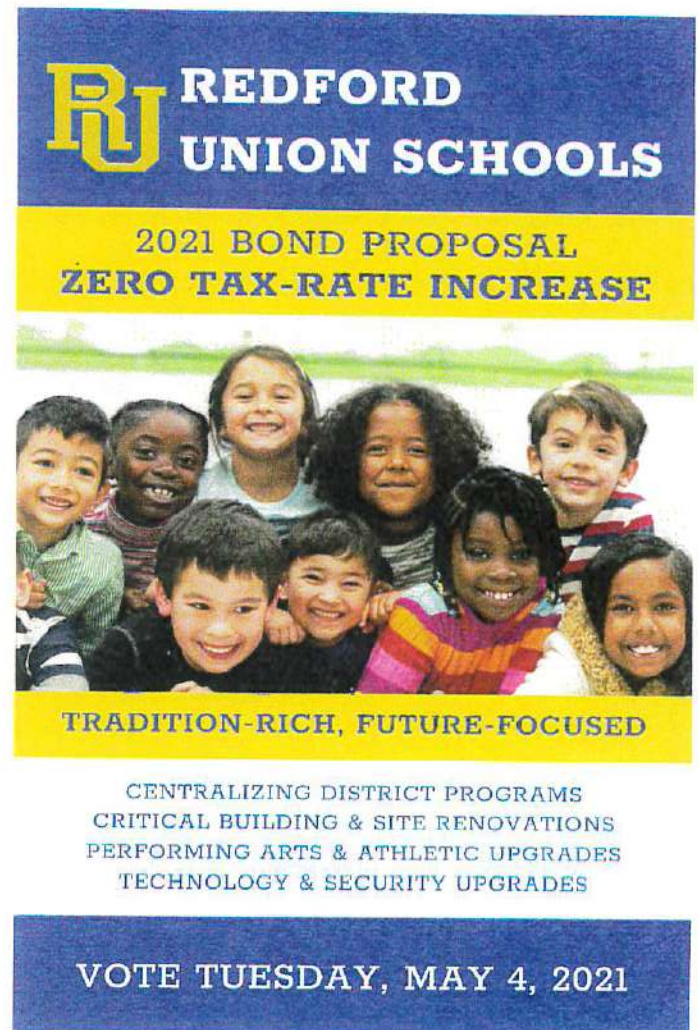
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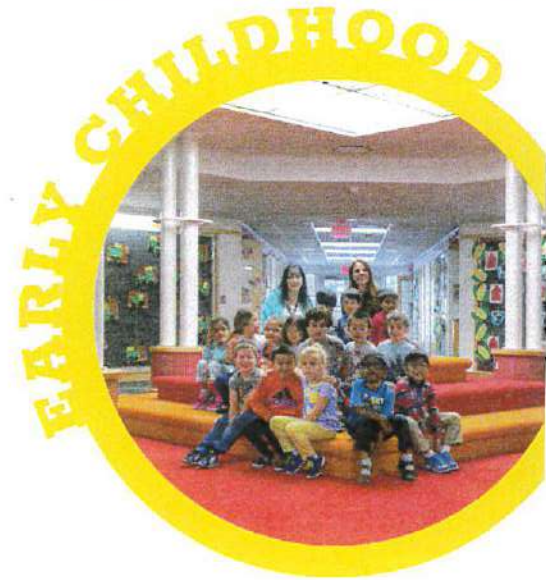
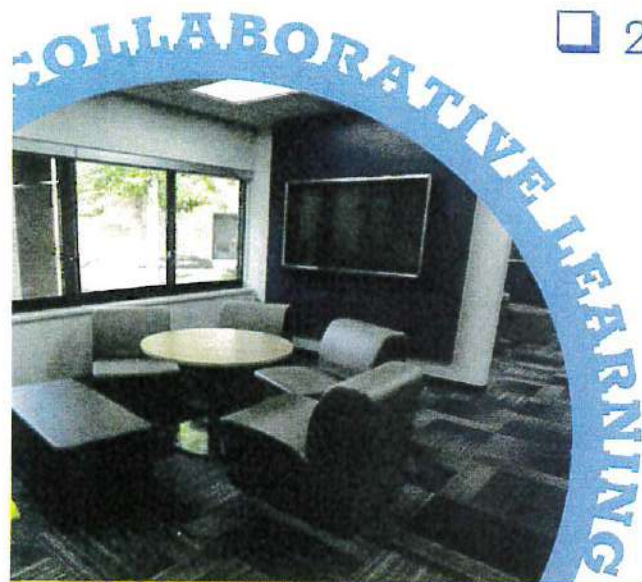




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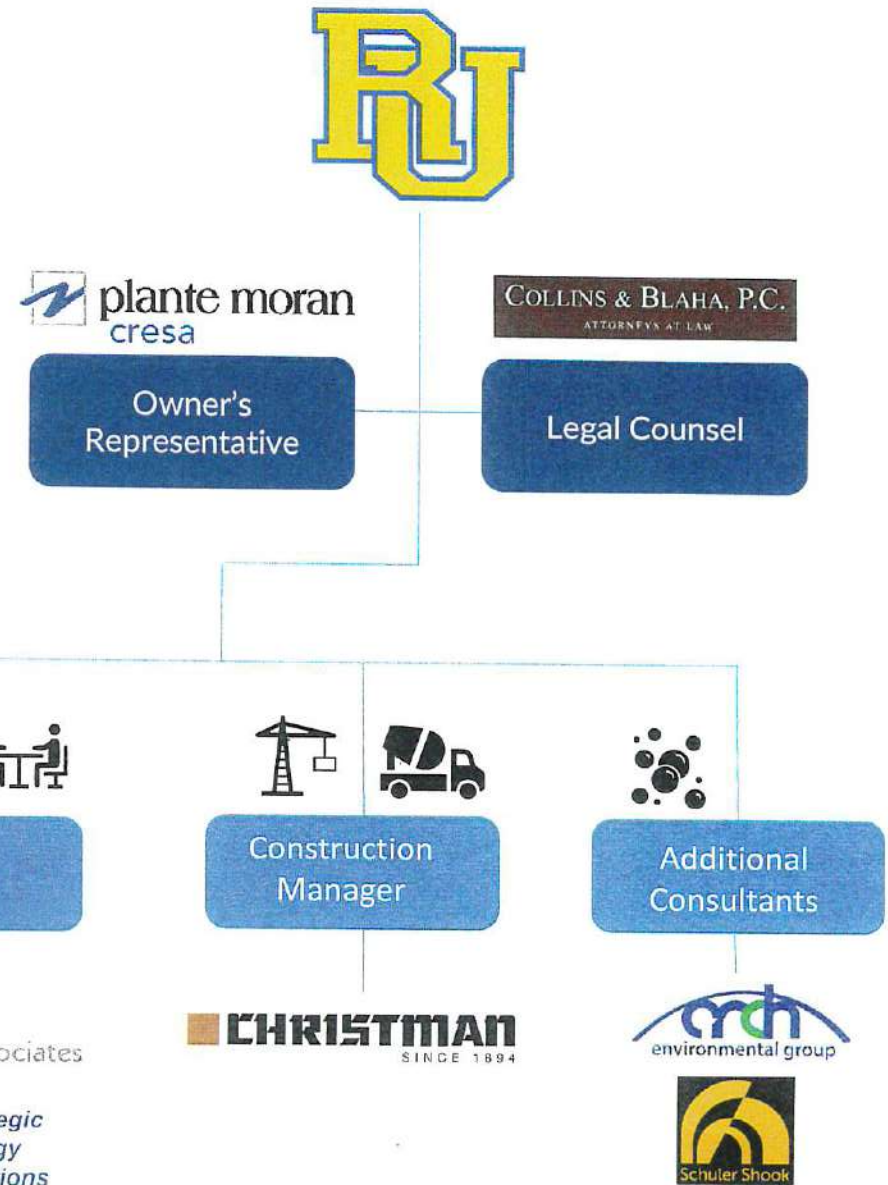


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## BOND IMPROVEMENT BUDGET



### Redford Union School District

#### Bond Effort

Redford, Michigan

					Bond Amount
<b>Quantifiable Trade Cost</b>					
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.



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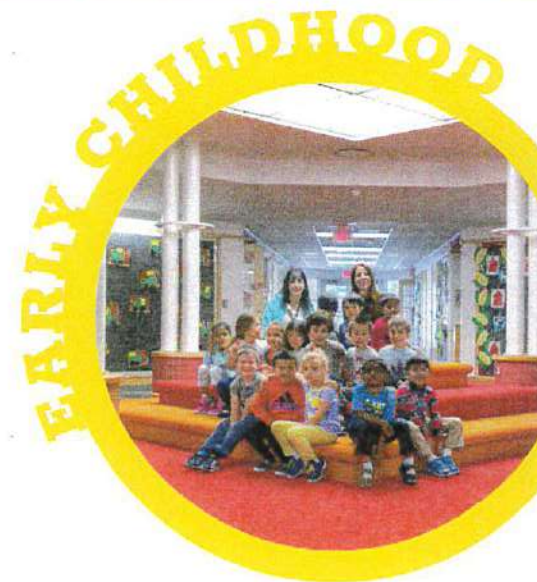
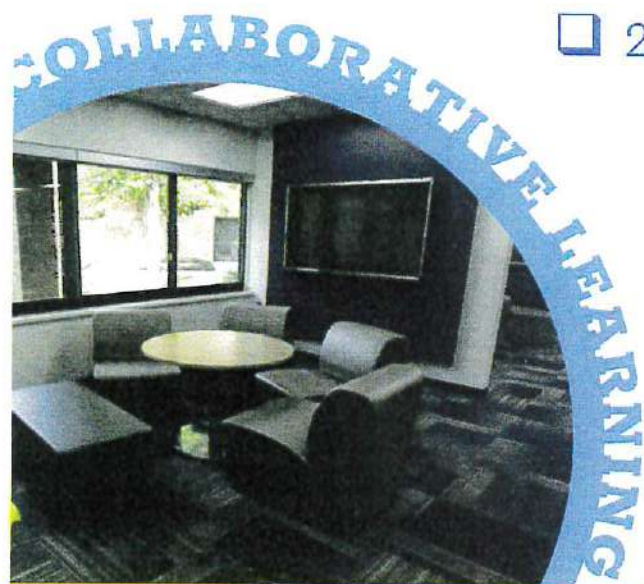




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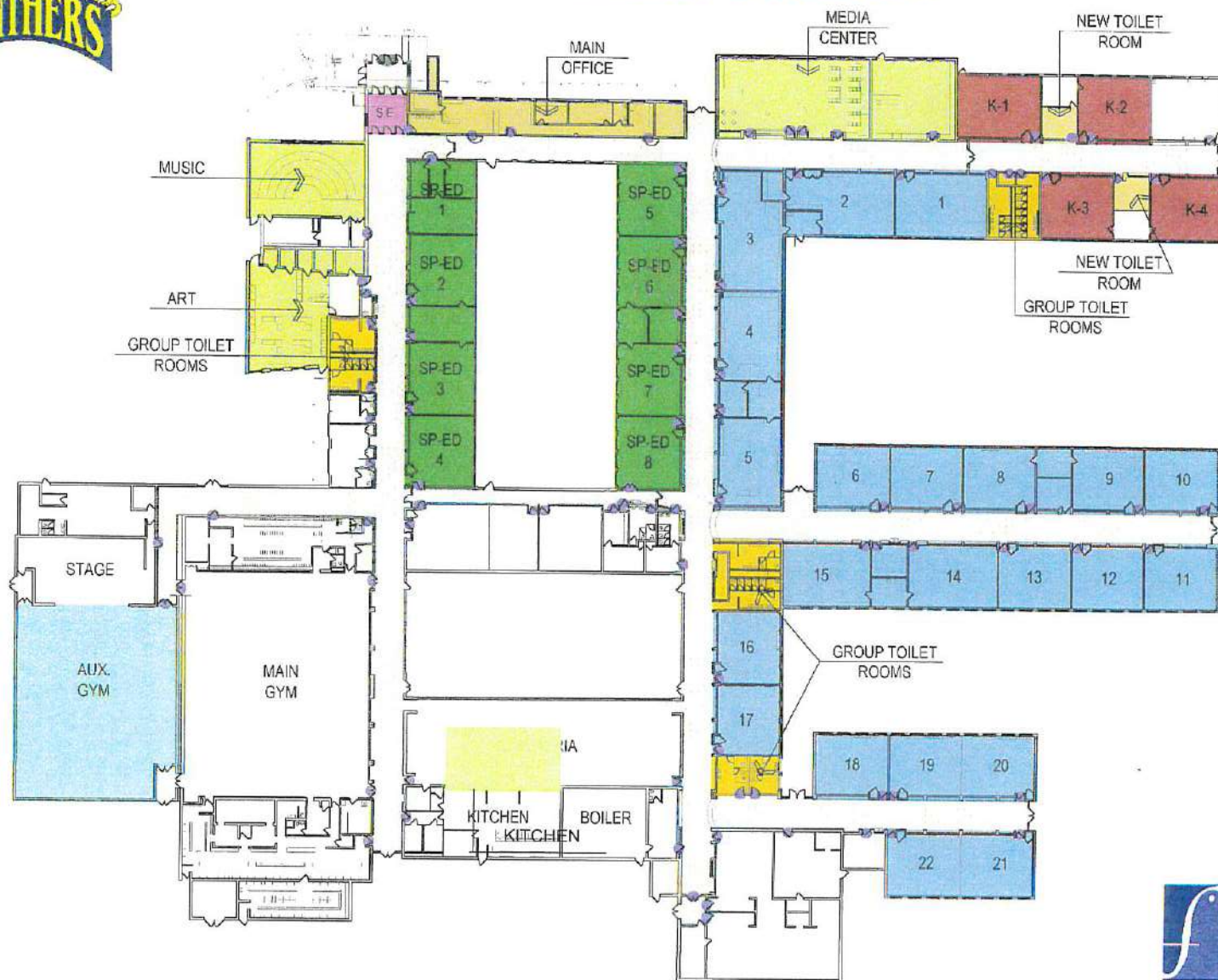
TRADITION-RICH, FUTURE-FOCUSED



# 2022 PROJECTS OVERVIEW - SERIES 1



## BEECH ELEMENTARY SCHOOL



### LEGEND:

- 1. SP-ED 1 through 8: Special Education rooms
- 2. K-1 through K-4: Kitchen rooms
- 3. NEW TOILET ROOM: New Toilet Room
- 4. GROUP TOILET ROOMS: Group Toilet Rooms
- 5. MEDIA CENTER: Media Center
- 6. MAIN OFFICE: Main Office
- 7. MUSIC: Music room
- 8. ART: Art room
- 9. STAGE: Stage
- 10. AUX. GYM: Auxiliary Gym
- 11. MAIN GYM: Main Gym
- 12. KITCHEN: Kitchen
- 13. BOILER: Boiler room
- 14. SE: Small room
- 15. 1 through 22: Classrooms
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- 18. NEW TOILET ROOM: New Toilet Room
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- 20. MEDIA CENTER: Media Center
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REDFORD UNION SCHOOL DISTRICT  
beech elementary school building

architectural planning solutions

september 2021



# 2022 PROJECTS OVERVIEW - SERIES 1

## BEECH ELEMENTARY SCHOOL MEDIA CENTER RENDERING





# 2022 PROJECTS OVERVIEW - SERIES 1

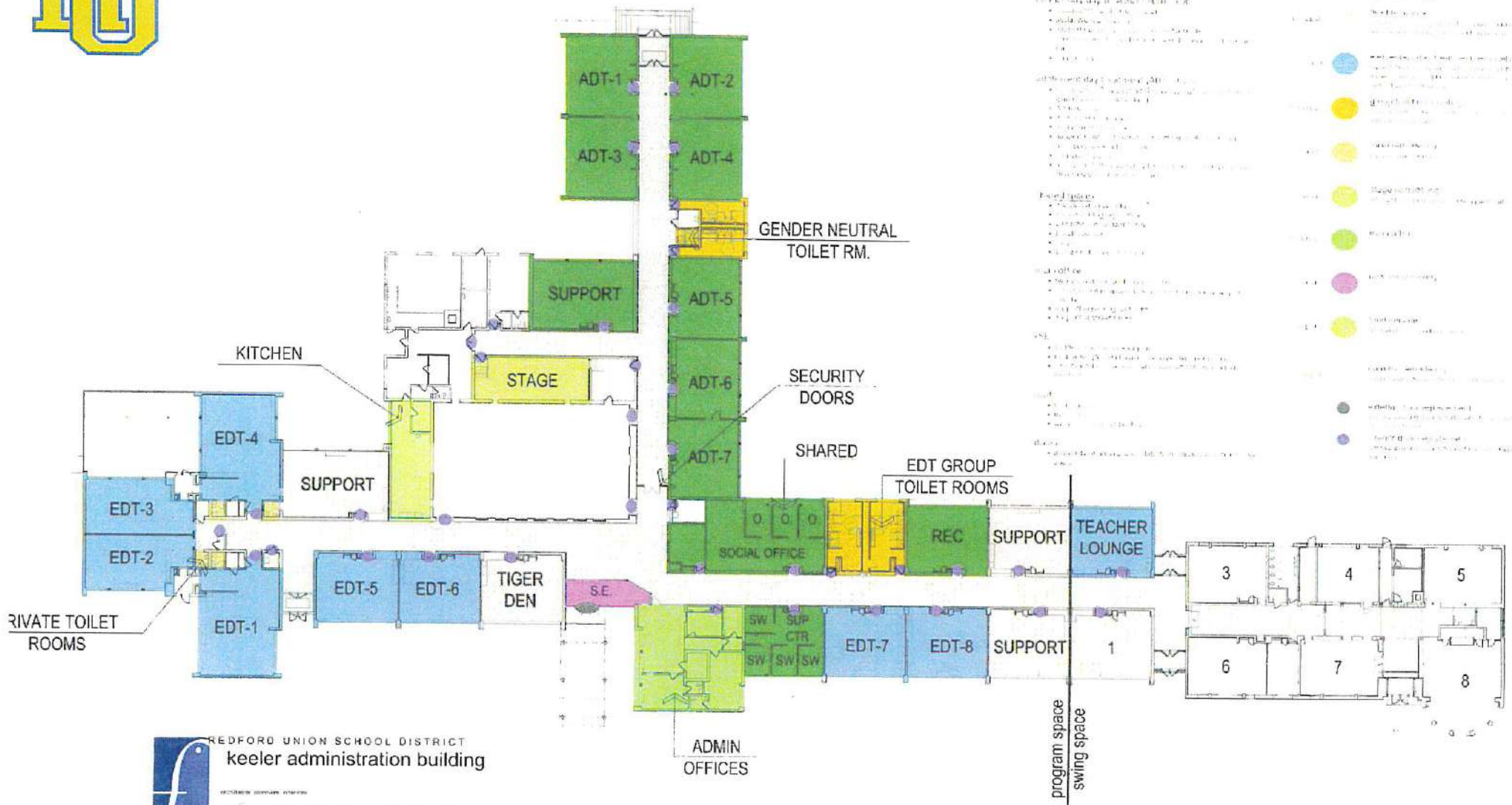


**KEELER**

## REDFORD UNION DAY TREATMENT

## LEGEND

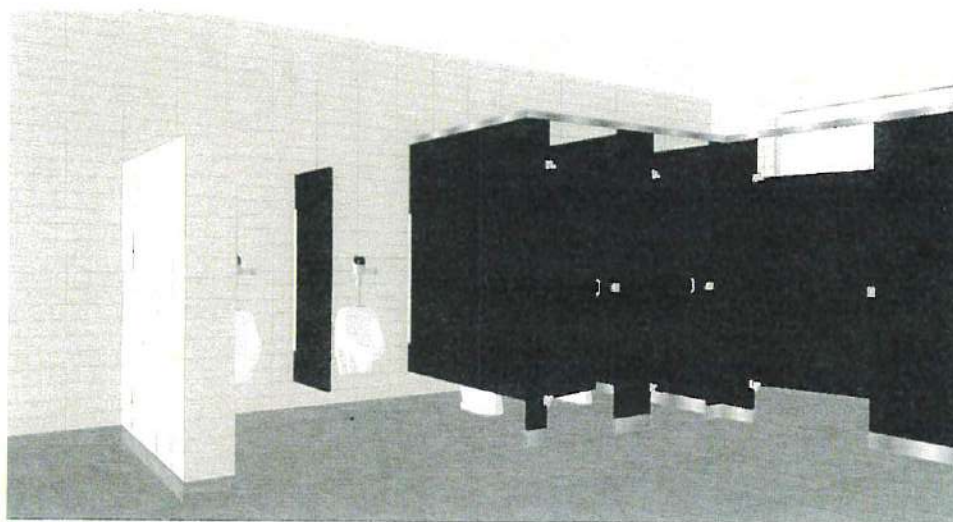
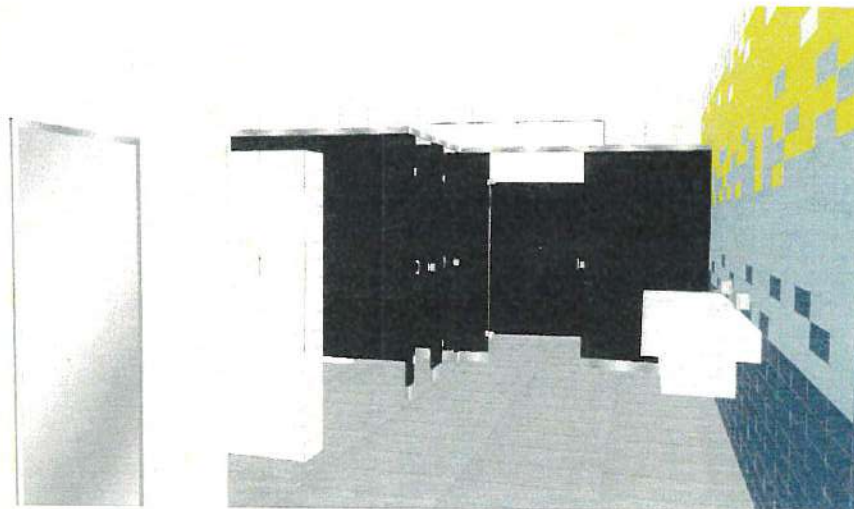
- Red: Redford Union Day Treatment
- Blue: Blueford Union Day Treatment
- Green: Greenford Union Day Treatment
- Yellow: Yellowford Union Day Treatment
- Purple: Purpleford Union Day Treatment
- Orange: Orangeford Union Day Treatment
- Pink: Pinkford Union Day Treatment
- Grey: Greyford Union Day Treatment
- White: Whiteford Union Day Treatment
- Black: Blackford Union Day Treatment
- Brown: Brownford Union Day Treatment
- Tan: Tanford Union Day Treatment
- Light Blue: Light Blueford Union Day Treatment
- Light Green: Light Greenford Union Day Treatment
- Light Yellow: Light Yellowford Union Day Treatment
- Light Purple: Light Purpleford Union Day Treatment
- Light Orange: Light Orangeford Union Day Treatment
- Light Pink: Light Pinkford Union Day Treatment
- Light Grey: Light Greyford Union Day Treatment
- Light White: Light Whiteford Union Day Treatment
- Light Black: Light Blackford Union Day Treatment
- Light Brown: Light Brownford Union Day Treatment
- Light Tan: Light Tanford Union Day Treatment







## KEELER RESTROOM RENDERINGS

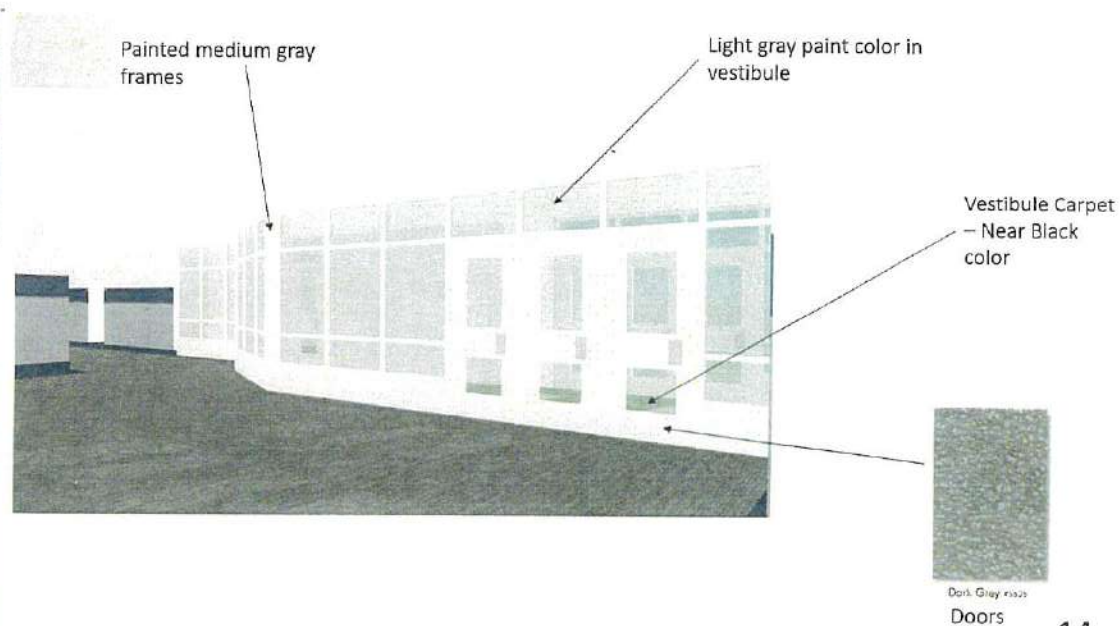
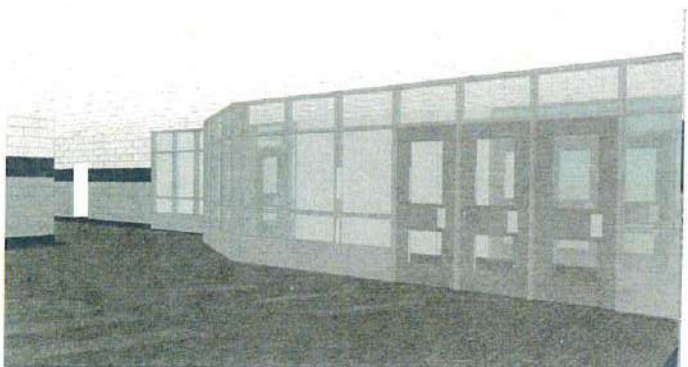
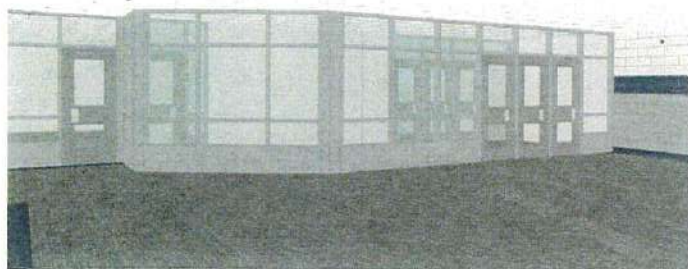
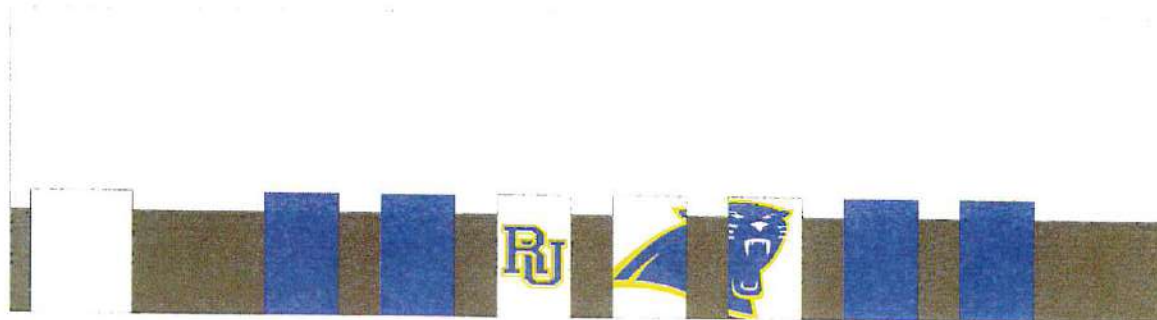




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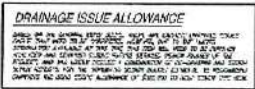


## KEELER RENDERINGS





## TRANSPORTATION BUILDING





# 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

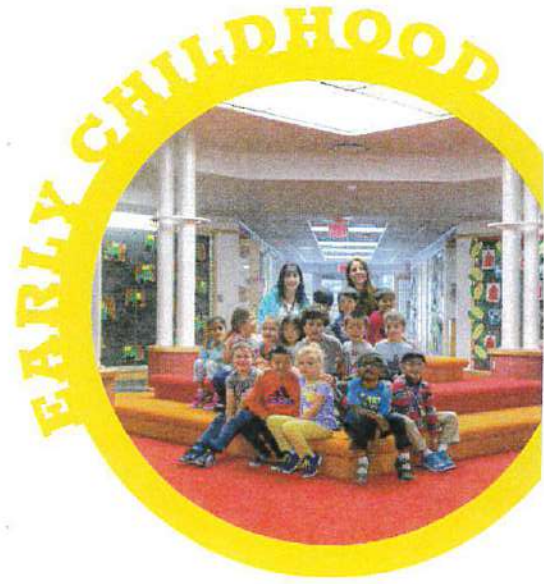
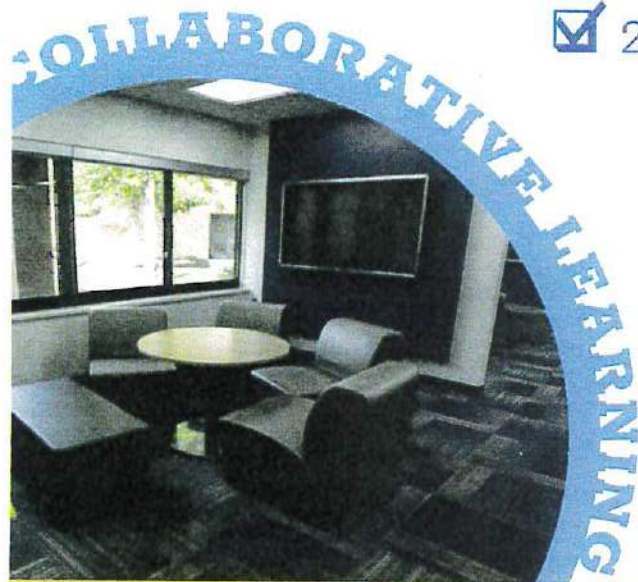




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TRADITION-RICH, FUTURE-FOCUSED



## **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

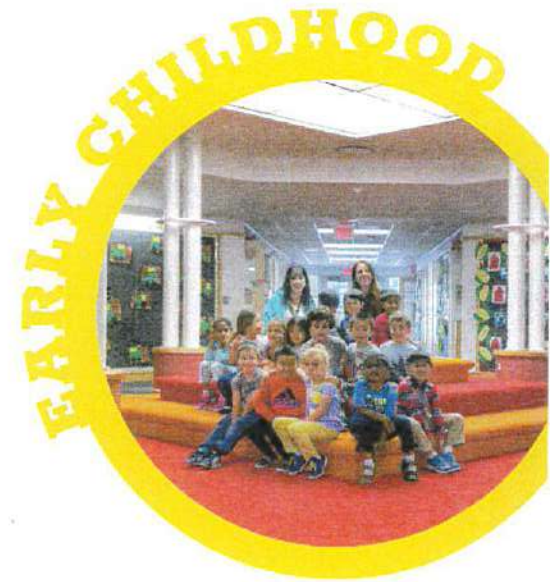




# 2021 BOND PROGRAM UPDATE



## Questions & Discussion



TRADITION-RICH, FUTURE-FOCUSED