

BOND  **2019**

**BUILDING,
INFRASTRUCTURE,
& EQUITY**

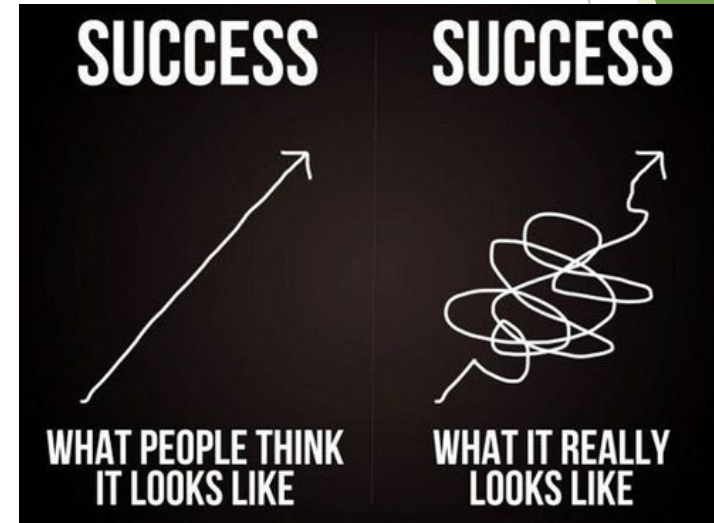


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2019 Bond

- ▶ Project Drivers and Limitations
- ▶ Project Planning and Steps
- ▶ Construction Schedule Considerations
- ▶ Project Milestones
- ▶ WLCSD Project Construction Schedule





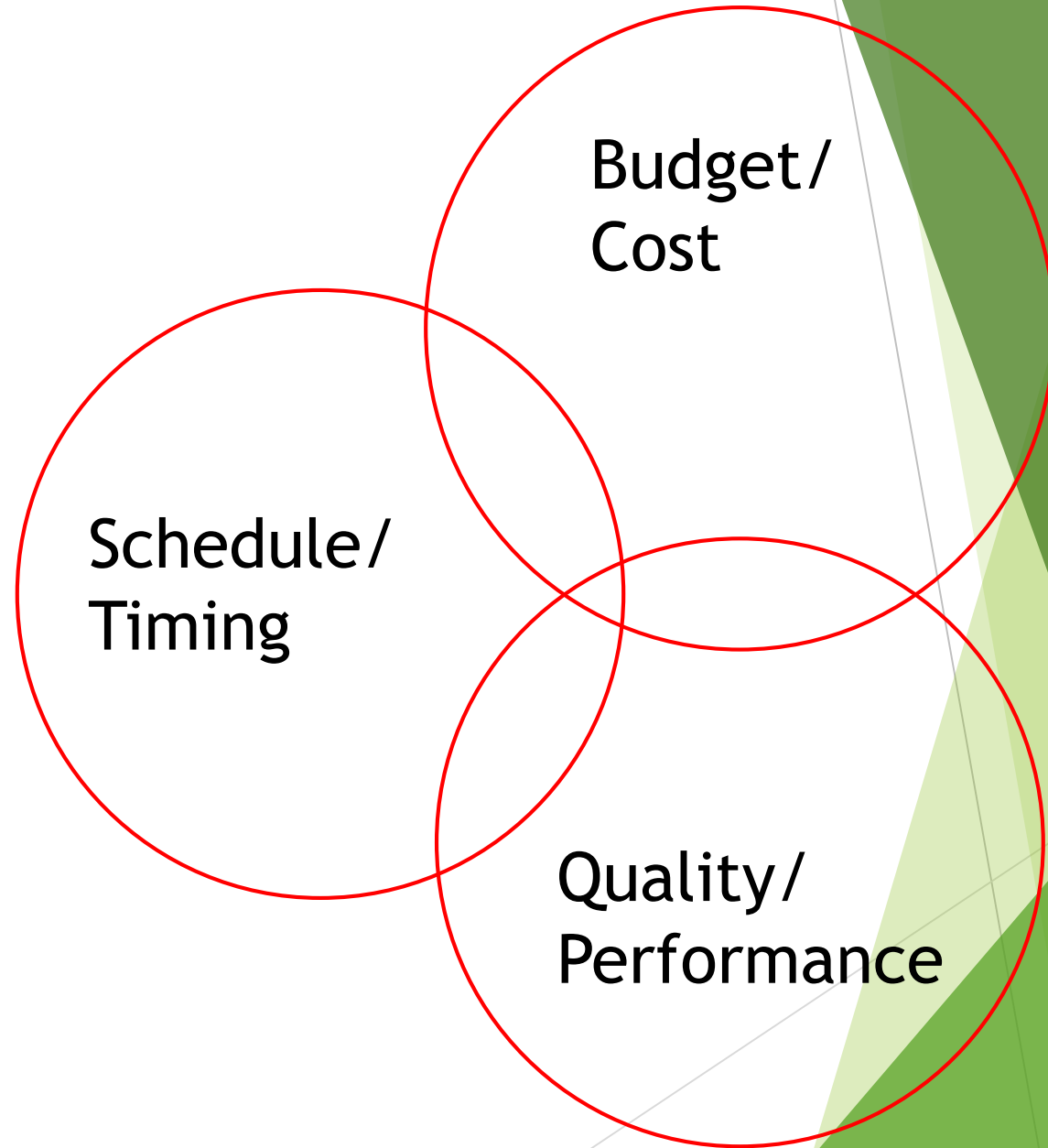
\$316,000,000

Third largest School Bond in State history

**Available Bond funds excluding Western,
Dublin and Early Childhood Center -
\$182,000,000**

Project Drivers

Every project is driven by one and only one of these factors



Walled Lake Schools?



- ▶ Schedule
- ▶ Budget
- ▶ Performance

Typical Project Schedule - begin with the end in mind

- ▶ Start School
- ▶ Finish Construction - 2 weeks before school starts
- ▶ Schedule Inspections and obtain Occupancy permit
- ▶ Start Construction - as soon as school is out
- ▶ Order Materials, Equipment, Furniture, etc. - 4-12 weeks before needed
- ▶ Issue Contracts - after Board approves bids
- ▶ Board Awards Contracts - first Thursday of the month
- ▶ Recommendation to Board - one week before Board meeting
- ▶ Interview low bidders and conduct reference checks - prior to recommendation
- ▶ Open Bids - two to three weeks after advertising
- ▶ Advertise Bids - after specifications have been complete
- ▶ Develop Project Specifications - one to ten months depending on scope of project
- ▶ Conduct Planning Meetings - first step in design process - months or years prior

Construction Schedule Considerations

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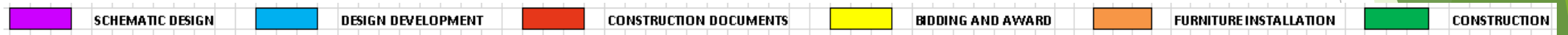
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- ▶ Complete buildings with similar equipment in same year (i.e. univents)
- ▶ Provide access for myriad of summer programs

Project Definitions



SCHMATIC DESIGN

Data gathering, conceptual planning, visioning, customer feedback.

DESIGN DEVELOPMENT

First steps at creating vision. Assess feasibility and limitations. First cost estimate prepared.

CONSTRUCTION DOCUMENTS

Development of plans and specifications based on understanding of customer priorities, budget, schedule.

BIDDING AND AWARD

Sending final plans and specifications to contractors for pricing in preparation of construction.

FURNITURE INSTALLATION

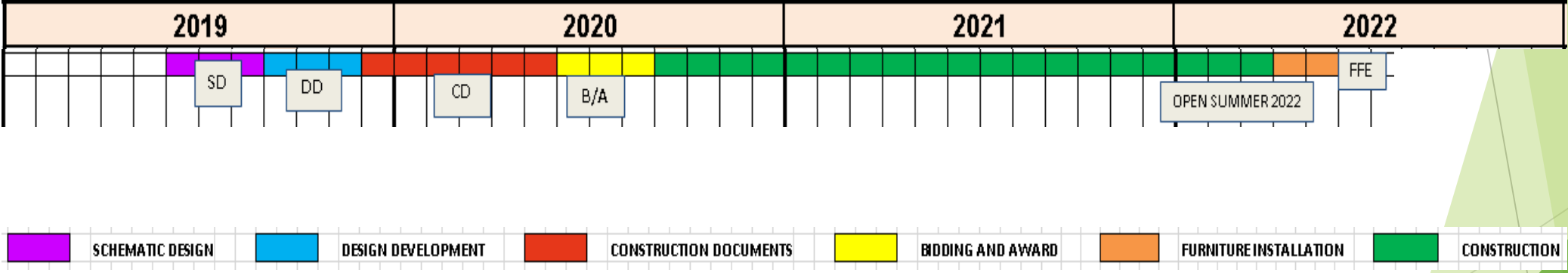
Long lead time process often completed in phases. Important to complete before school.

CONSTRUCTION

Only after a great deal of planning. Vacating school necessary. May involve some moving.

New Construction Projects

- ▶ Early Childhood Center (ECC)
 - ▶ Completion by summer 2022



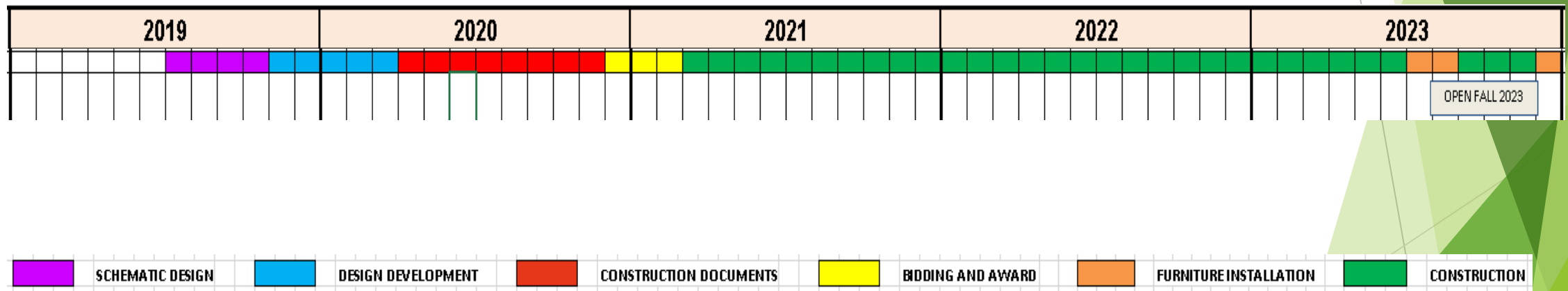
New Construction Projects



► Dublin

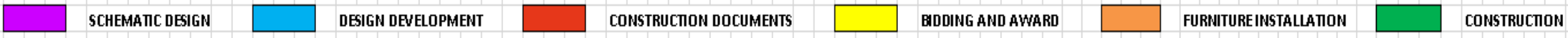
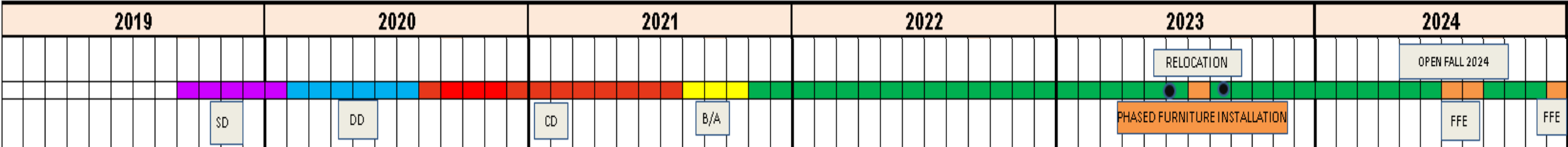
► Completion by fall 2023

► Demo and site work complete by 2024



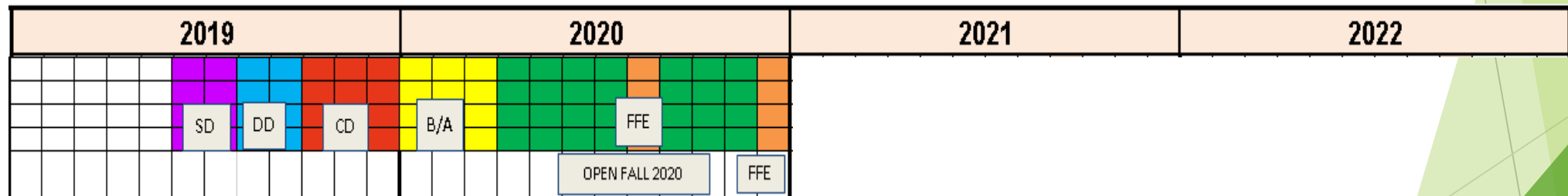
New Construction Projects

- ▶ Western
 - ▶ Phase 1 completion by fall 2023
 - ▶ Phase 2 completion by fall 2024



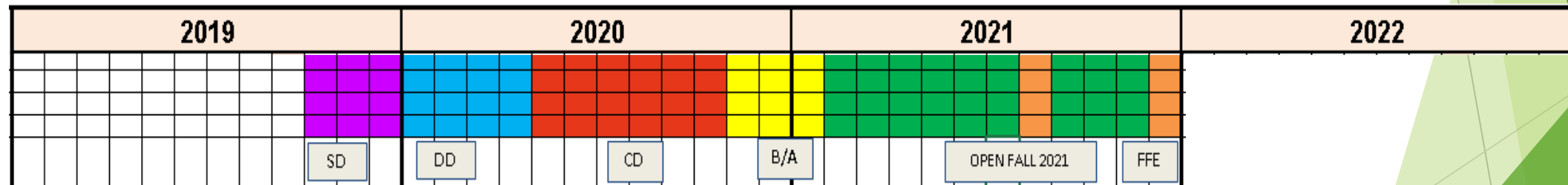
Year 1 (Projects completed by August-ish 2020)

- ▶ Commerce
- ▶ Glengary
- ▶ Walled Lake El
- ▶ Wixom



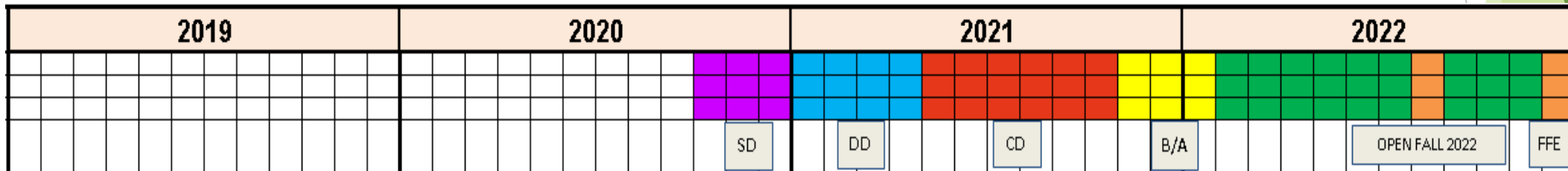
Year 2 (Projects completed by August 2021)

- ▶ Guest
- ▶ Smart
- ▶ Banks
- ▶ Creek



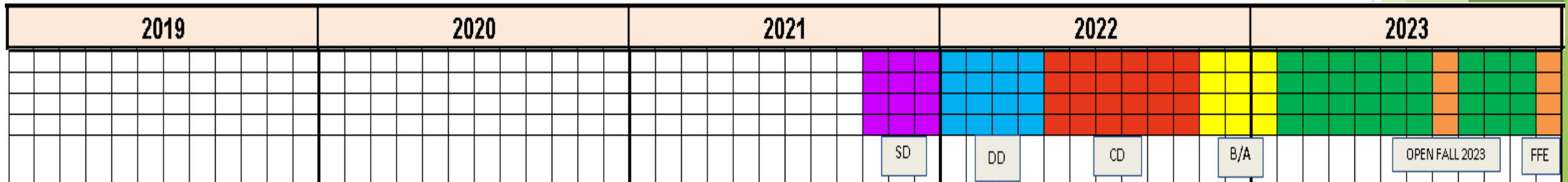
Year 3 (Projects completed by August 2022)

- ▶ Keith
- ▶ Loon Lake
- ▶ Oakley Park



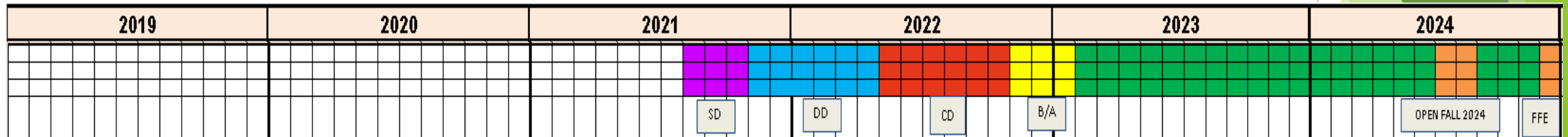
Year 4 (Projects completed by August 2023)

- ▶ Pleasant Lake
- ▶ Meadowbrook
- ▶ Hickory Woods
- ▶ Geisler



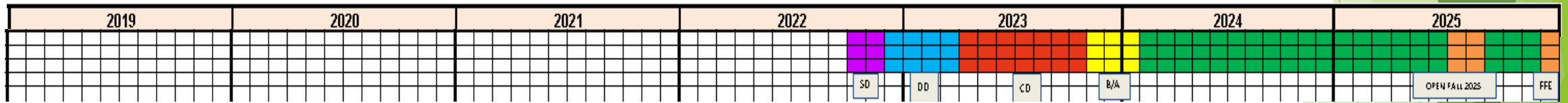
Year 5 (Projects completed by August 2024)

- ▶ Central
- ▶ Outdoor Center
- ▶ Twin Sun



Year 6 (Projects completed by August 2025)

- ▶ Northern
- ▶ ESC
- ▶ Operations



THE END

▶ Questions?