

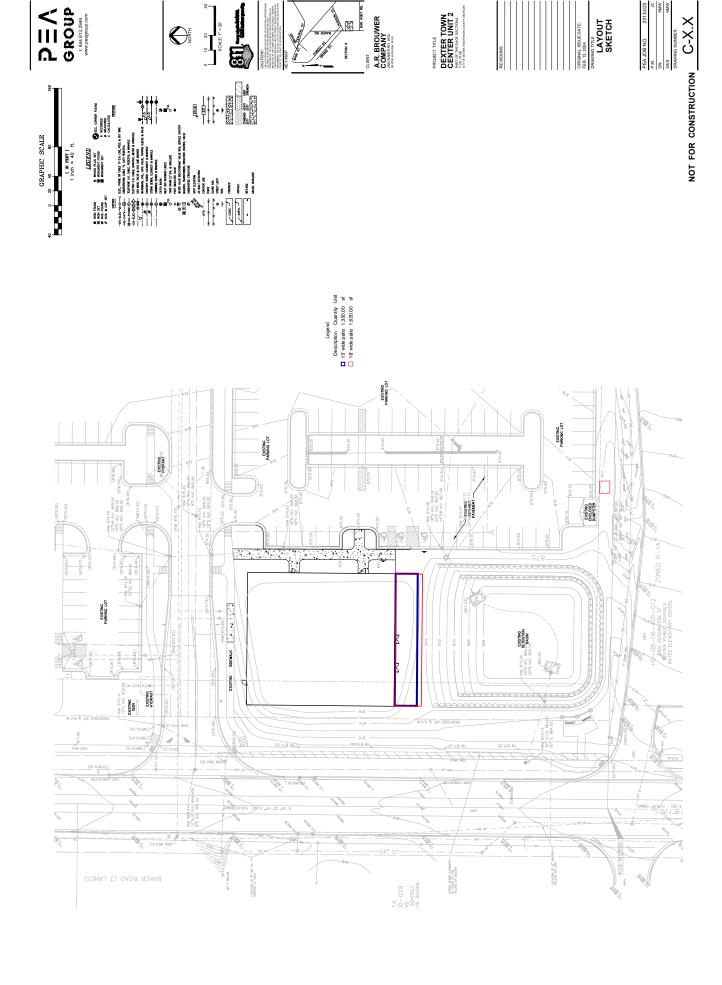


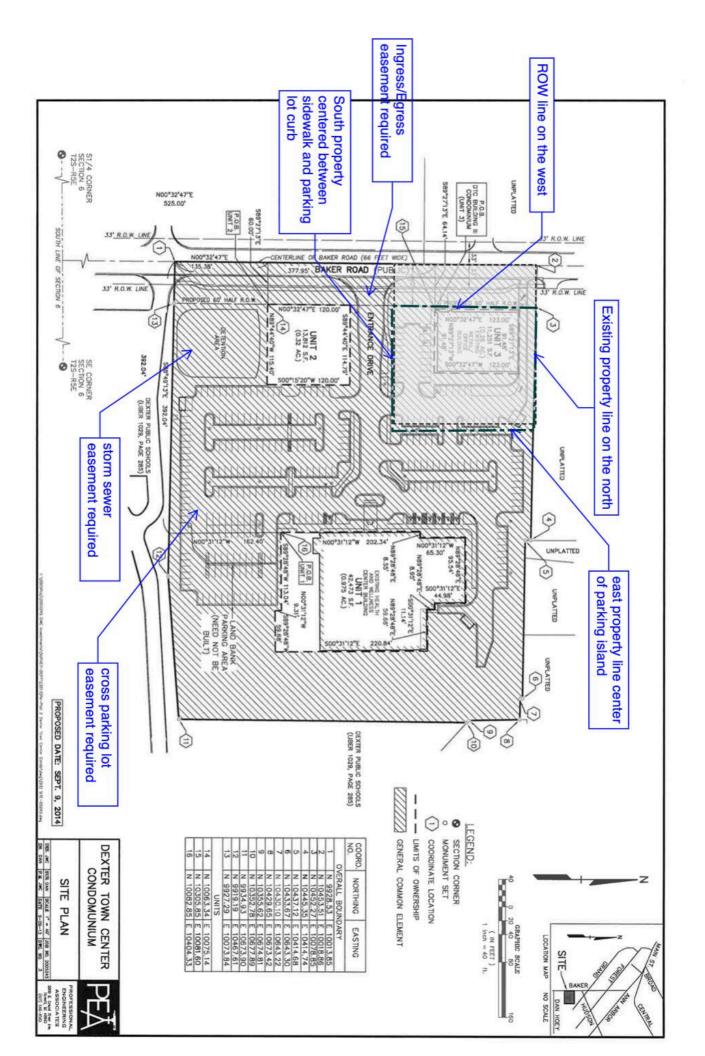
EAST ELEVATION

DEXTER SENIOR GENTER
DEXTER:

CONTRACTOR
A.R. BROUWER CO., LIC
2830 BAKER RD. SUITE 100
DEXTER, MICHIGAN 48130

WAH YEE ASSOCIATES
ARCHITECTUS, F.I.A.IVIETES
ACCHITECTUS, F.I.A.IVIETES
ACCHITECTUS, F.I.A.IVIETES
ACCOUNTED SIGNATURE
ACCHITECTUS, F.I.A.IVIETES
ACCHITECT







February 19, 2024

Ms. Sharon Raschke Dexter Community Schools 2704 Baker Rd. Dexter, MI 48130

RE: Dexter Senior Center - Building Addition

Dear Sharon,

Pursuant to your request, we have prepared a budget proposal based on the preliminary drawing P2.1 prepared by Wah Yee Associates dated February 19, 2024, to construct a new 9,094 SF building for the Dexter Senior Center.

The work to be completed is as follows:

### Site Earthwork

Site & Utilities

The site will be cut, filled and balanced by moving on-site materials and rough and fine graded as necessary. All excess materials will be hauled to the landfill for proper disposal.

### Site Utilities

New storm sewer piping will connect the roof conductors to the existing storm sewer system.

New sanitary sewer piping will connect to the existing sanitary sewer in the driveway.

The new water piping will connect to the existing domestic and fire protection water lines in the driveway.

### **Asphalt Pavement**

A \$20,000 allowance is included to repair the existing parking lot after construction.

### Landscaping

A \$30,000 allowance is included for plant material, lawn restoration and an irrigation system.

### <u>Foundations</u>

### Structure

Reinforced concrete footings will be provided at 3'-6" below finish grade. The soil is assumed to be of sufficient cohesiveness to permit the footings to be soil formed.



### Flatwork

The building floor slab will consist of a 4" thick concrete reinforced with wire mesh.

### **Exterior Concrete**

The exterior concrete will include 4" thick concrete sidewalk along the north and east sides of the building and concrete curb along the parking lot.

### **Masonry**

The exterior masonry will consist of load bearing masonry walls, brick and precast stone to emulate the Pharmacy building. The block cores will be filled with insulating foam and 2" of spray foam will be applied to the exterior face of the block.

### Structural System

The structural system will be conventional steel including the columns, beams, joists and miscellaneous iron.

### Rough Carpentry Interiors

The rough carpentry will include the roof nailers, the interior, steel stud partitions, setting the hollow metal door frames, hanging the doors and installing the toilet accessories.

### Millwork

The millwork will include 12 LF of base cabinets and solid surface countertops in the Great Room, 27 LF of coat rack and shelf, and 111 LF of solid surface window sills.

### Roofing

The roof will be a 60 mil fully adhered EPDM roof with two (2) layers of 2.6" thick isocyanurate and metal cap flashing around the parapet.

### **Caulking**

High quality caulking will seal joints between different building materials.

### Hollow Metal and Wood Doors

Hollow metal doors, wood doors, hollow metal frames and finish hardware will be provided.

### Kitchen Shutters

Two (2) manual, coiling, aluminum shutters will be installed at the kitchen counters.

### Glass

The exterior doors and windows will consist of insulated glass and aluminum framing.

### **Flooring**

Ceramic tile will be provided in the vestibule, toilet rooms and warming kitchen. Polished concrete will be utilized throughout the rest of the building.

A 4'-0" high ceramic tile wainscot will be provided on the toilet room and vanity walls.

### **Acoustical Ceiling**

2 x 2 lay-in acoustical ceiling will be installed in the reception area, offices, quiet room, consult rooms, and storage rooms.

2 x 2 lay-in, vinyl-faced gypsum tiles will be installed in the kitchen.

### **Painting**

The interior partitions will receive one coat of primer and two (2) finish coats of paint.

## <u>Fireplace</u>

A \$7,500 allowance is included to furnish and install a gas fireplace in the reception area.

### **Toilet Accessories**

Toilet accessories will be provided in the toilet rooms.

### Fire Protection

### **Building Systems**

The fire protection system will provide a Light Hazard level of protection throughout the building.

### **Plumbing**

The plumbing includes the roof conductors, gas piping, sanitary piping, water piping, plumbing fixtures and water heater.

### **HVAC**

The building will be heated and cooled with rooftop HVAC units. Exhaust fans will be provided for the toilet rooms and the warming kitchen.

### Electrical

A new secondary service will feed a 400 amp, 120/208 volt, three-phase main panel. Lighting will be installed according to the attached lighting plan. Convenience outlets, emergency lights, exit lights, mechanical equipment hookups, etc. will also be provided.

### Architecture/Engineering

### General Conditions

The architectural and engineering services required for building permit application and final construction are included. The drawings will be prepared by registered Architects and Engineers in accordance with applicable laws in the State of Michigan.

### **General Conditions**

On-site supervision, layout, material testing, temporary office, dumpsters, general cleanup, final cleanup, builder's risk insurance, liability insurance and safety program are included.

A \$30,000 allowance is included for the plan review fee, building permit, soil erosion permit and soil erosion inspection fees.

A \$10,000 allowance is included for the DTE fees for natural gas and electrical service.

A \$7,500 allowance is included for the City of Dexter/OHM inspection fees for the site utilities, asphalt paving and site concrete.

### Land

The vacant lot at 2740 Baker Rd is included.

### **Exclusions**

Water and sewer tap fees, winter conditions, unknown soil conditions, on-site stormwater detention, dewatering, exterior signage, kitchen equipment, low voltage wiring, fire alarm system throughout the building, security system and changes required by the City of Dexter, Washtenaw County and the State of Michigan are excluded.

### **Price**

Our price to provide the land and construct the new Dexter Senior Center, as described above, is \$2,851,500.00.

### <u>Alternates</u>

1. Provide a 16' long x 8' high masonry screen wall (8" block with brick on both sides) with a metal cap on the west side of the patio.

Add: \$10,300.00

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Add:

\$26,000.00

2.	Add a stone wall in the pondwith allowance for fencing	Add:	\$11,550.00
3.	Provide a 16' x wide x 90' long, 4" thick concrete patio alo	ong the south si	de of the building.
		Add:	\$11,400.00
4.	Replace the storefront glazing system on the south elevation	on with a foldi	ng glass door wall.
		Add:	\$31,500.00
5.	Furnish and install 28 LF of base cabinets with solid surfa	ce tops in the C	Great Room.
		Add:	\$9,250.00
6.	Furnish and install a Dexter Senior Center sign fabricated entry door.	from brushed	aluminum over the main
		Add:	\$6,150.00
7.	Provide a canopy over the main entrance. Included in the	base bid.	
8.	Replace the polished concrete floor finish with Marmoleur	m.	
		Add:	\$44,000.00
9.	Furnish and install a 400 amp ATS for a future generator of	connection.	
		Add:	\$16,100.00
10.	Furnish and install a generator pad, 60W natural gas generator	and a 400 amp A	ATS.
		Add:	\$77,150.00
11.	Increase the service size to 600 amps and prep for four (4) 30 a east of the building.	mp EV charging	g stations in the parking lot
		Add:	10,900.00
12	Delete the lay-in ceiling in the reception area and office exposed metal deck and spiral ductwork. Replace the lay-	-	

We appreciate this opportunity to be of service to Dexter Community Schools and look forward to working with you on this project.

Sincerely,

Steve Browner

Steve Brouwer

President

### Line 9 8 7 0 5 4 З 2 6 15 4 $\frac{1}{3}$ 12 二 6 Planning Funding Funding Funding Planning Funding Funding Funding Center Funding Funding Planning Funding Funding Dexter Wellness Negotiate intent for purchase of Dexter Senior "FINAL") quarterly programmatic report Washtenaw County \$754K grant on http://egrams-mi.com/mdhhs MDHHS \$8.5M grant funding submit MDHHS \$8.5m grant Building/Addition Design of Dexter Senior Center New Engage Attorney on legal issues Engage City on Project Scope Community Forums Multigenerational Committee **Dexter Community Schools Board** monthly financial report funding available Washtenaw County \$754K grant MDHHS \$8.5M grant funding final mi.com/mdhhs annual Single Audit on http://egrams-Statement of Work Progress report purchase of DWC (\$5.6m) and request for advance payment for MDHHS \$8.5M grant justification Rheingans Public Announcement of Dexter Wellness Center Washtenaw County \$754K grant Washtenaw County \$754K grant (30 days after completion marked Grant Funding Request (GFR) due MDHHS \$8.5M grant quarterly available MDHHS \$8.5M grant funding Sen Shink, Rep Conlin, Rep Description final financial and programmatic Jul |Aug|Sep|Oct|Nov|DedJan|Feb|Mar|Apr|May|Jun|Jul |Aug|Sep|Oct|Nov|DedJan|Feb|Mar|Apr|May|Jun|Jul |Aug|Sep 7/17/2023 9/14/2023 10/11/2023 11/16/2023 1/18/2024 9/28/2023 10/26/2023 12/1/2023 1/31/02024 2023 10/23/2023-12/31/2024 **Dexter Multigenerational Community Center-Timeline** 12/20/2023 12/28/2023 1/19/2024 12/22/2023 1/4/2024 1/10/2024 1/10/2024 Sr Cn 1/17/2024 zoom 1/15 2/15 3/15 4/15 5/15 6/15 7/15 8/15 9/15 10/15 11/1512/15 1/15 2/1/2024-9/30/2026 **Dexter Community Schools** 4/15/2024 4/15 2024 7/15 7/15 8/31/2024 10/15 10/15 1/15 1/15/2025 1/15 4/15 2025 7/15 8/31/2025

## Dexter Community Schools Dexter Multigenerational Community Center-Timeline

		<del></del>	Dexter Multigenerational Community Center-Timeline	
Line		Description	2024 2023   2024 2025   2024 2025   2024 2025   2025   2025   2026   202	<b>2025</b> Mar Apr May Juni Jul Aug Sep
		or Center Exercise	_	
	Dexter Senior	Activities move to Bates Rm 105	1/8/2024	
17	Center	(temporary space)		
	Dexter Senior	Evaluate options for construction of		
18	Center	Dexter Senior Center		
		Engage Unit 3 Pharmacy Building		
	Condominium	Owners regarding condominium	1/19/2024	
19	Association	dissolution		
		Engage AKT Peerless in		
	Condominium	Environmental on DTC property	1/23/2024	
20	Association	(from original Phase I II and BEA)		
	Condominium	Engage PE Survey for land division		
21	Association	(from original DTC survey)	1/23/2024	
	Dexter Senior	Design Phase of Dexter Senior		
22	Center	Center with Builder	1/29/2024	
		Dexter Senior Center Board		
		discusses LOI for purchase of	2/21/2024	
	Dexter Senior	Dexter Wellness Center and LOI for		
23	Center	construction of Dexter Senior Center		
		Dexter School Board discusses LOI		
		for purchase of Dexter Wellness	2/26/2024	
		Center, LOI for construction of		
	Dexter School	Dexter Senior Center, dissolution of		
24	Board	condominium association		
		Dexter Town Center Association		
	Condominium	discusses and appoves dissolution	3/1/2024	
25	Association	of condominium association		
		Dexter School Board approves LOI		
		for purchase of Dexter Wellness		
		Center, LOI for construction of	3/4/2024	
	Dexter School	Dexter Senior Center, dissolution of		
26	Board	condominium association		
	Dexter Wellness	_	NCOCC/3/E	
27	Center	Dexter Wellness Center		
	Dexter Senior	Enter into purchase agreement for	2/5/2027	
28	Center	Dexter Senior Center	3/3/2024	
	Dexter Senior	Final Site Plans for Dexter Senior	3/4/2024	
29	Center	Center to City Planning Commisson	4/1/2024	
	7	Final Rite Dians for Devter Region	ACCOLACIE ACCOLA	
3 O	Center Geriloi	Center to City Council	4/8/2024	
Ö		Certies to City Council		
2	Dexter Senior	Permits for Dexter Senior Center to	4/1/2024	
د ۲	Center	County		

# Dexter Community Schools Dexter Multigenerational Community Center-Timeline

Dexter School Board  Board  5HT  5HT  Dexter Senior Center Center Dexter Senior Center Dexter Senior Center Dexter Senior Center Dexter Wellness Center Dexter Senior Center	Line		Description
Board agreement for DWC ATI space.  Wegotate Dexter Senior Center gift In kind" lease to move to DWC ATI  SHT  Wegotate Dexter Senior Center Senior Center  Lease to move to DWC ATI (after  Center  Dexter Senior Dexter Senior Center lease  Board agreement for DWC ATI (after  Center board discusses/approves lease with 5HT  Center Center Board discusses/approves lease with 5HT  Center Dexter Senior Center Board discusses/approves lease with DCS  Center Center Board discusses/approves lease with DCS  Center Dexter Senior Center Board discusses/approves lease with DCS  Center Center Board discusses/approves lease with DCS  Center Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center moves to DWC ATI (feftore sale)  Dexter Senior Center Exercise  Center Wellness Center Mellness Center  Management Contract Floot  Dexter Senior Center Wellness Center  Management Contract Floot  Dexter Senior Center Wellness Center  Management Contract Floot  Dexter Senior Center Senior Center  Management Contract Floot  Dexter Senior Center Senior Center  Management Contract Floot  Dexter Senior Center Floo		Dexter School	Dexter School Board discusses Dexter Senior Center lease
SHT Wegotiate Dexter Senior Center gift 'in kind' lease to move to DWC ATI (prior to sale)  Dexter Senior Center Senior S	32	Board	agreement for DWC ATI space
SHT   (prior to sale)   Negotitate Dexter Senior Center   Senior   Senior Center   Senior   Senior Center   Senior Senior Center   Senior Sen			Negotiate Dexter Senior Center gift "in kind" lease to move to DWC AT
Dexier Senior lease to move to DWC ATI (after Senior Center sale)  Dexier School Board approves  Dexier School Center Board  Dexier School Center Medicase with DCS  Center Dexier School Center Income in the School Center Income Income in the School Center Income Incom	33	5HT	(prior to sale)
Dexter Senior lease to move to DWC At I (after Center sale)  Dexter School Board approves  Dexter Senior Center lease Board Dexter Senior Center lease  Dexter Senior discusses/approves lease with 5HT Center Senior Dexter Senior Center Board  discusses/approves lease with DCS  Center Dexter Senior Center Board  Dexter Senior Center Board  Center Finalize condominium dissolution  documents, reciprocal easements  and related transfer deeds (field in escrow until both purchase  agreements close)  Dexter Senior Center Exercise  Dexter Senior Center Exercise  Dexter Senior Center Exercise  Dexter Senior Center Wellness Center  Management Contract for Pilot  Dexter Wellness Operation of Dexter  Multigenerational Community Center  Multigenerational Community Center  Dexter School Board discusses  Dexter School Board discusses  Dexter School Board discusses  Dexter School Board discusses  Dexter School Board Genter Senior Center  Space Board  322/202  3			Negotiate Dexter Senior Center
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Dexter Senior discusses/approves lease with DCS Center to move to DWC ATI (after sale)  Dexter Senior Dever Senior Center moves to DWC ATI (temporary space)  Finalize condominium dissolution  documents, reciprocal easements and related transfer deeds (held in escrow until both purchase  Legal agreements close)  Dexter Wellness Center Purchase Dexter Wellness Center  Dexter Senior Center Exercise  Dexter Senior Center (temporary space)  Dexter Senior Construction Dexter Wellness Center  Negotiate Dexter Wellness Center  Negotiate Dexter Wellness Center  Management Contract for Pilot Dexter Wellness Operation of Dexter  Management Contract Pilot Dexter Wellness Operation of Dexter  Management Contract Pilot Dexter Wellness Operation of Dexter  Management Contract Pilot Dexter School Board discusses Dexter School agreement for Dexter Senior Center lease			Dexter Senior Center Board
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			Dexter Community Schools  Dexter Multigenerational Community Center-Timeline  2023   2024
Line		Description	<b>J</b> Jan∣Feb∣Mar∣Apr∣May
	Dexter Senior	Dexter Senior Center Board	
46	Center	discusses/approves lease with DCS	
		Dexter School Board approves	
		Dexter Senior Center lease	
	Dexter School	agreement for Dexter Senior Center	11/2024
47	Board	space	
	Dexter Senior	Close on Purchase of Dexter Senior	
48	Center		
		Record condominium dissolution	
		documents and related transfer	_
49	Legal	deeds and easements	
	Dexter Senior	Dexter Senior Center moves to new	

permanent space

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		Rheingans Public Announcement of		
_	Funding	MDHHS \$8.5m grant		
		MDHHS \$8.5M grant funding		
2	Funding	available		
		MDHHS \$8.5M grant justification		
		and request for advance payment for		
ω	Funding	purchase of DWC (\$5.6m)		
			1/15/2026 1/15 7/15	_ ת
		ğ	0/15 1/15/2026 4/15 //15 10/15	
4	Funding	on http://egrams-mi.com/mdhhs		
		MDHHS \$8.5M grant funding submit		3
		annual Single Audit on http://egrams-	8/31/2026 +	+ 20.
5	Funding	mi.com/mdhhs		
		MDHHS \$8.5M grant funding final		
		Grant Funding Request (GFR) due		10/:
		(30 days after completion marked		
6	Funding	"FINAL")		
		Washtenaw County \$754K grant		
7	Funding	funding available		
		Washtenaw County \$754K grant		
8	Funding	monthly financial report		
		Washtenaw County \$754K grant	_	
9	Funding	quarterly programmatic report		
		Washtenaw County \$754K grant		
		final financial and programmatic		
10	Funding	report		
<u> </u>	Planning	Dexter Community Schools Board  Multigenerational Committee		
12	Planning	Community Forums		
3	Planning	Engage City on Project Scope		
14	Legal	Engage Attornev on legal issues		
Ĭ	r Senior	Design of Dexter Senior Center New		
15		Building/Addition		
16	Dexter Wellness Center	Negotiate intent for purchase of Dexter Wellness Center		
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			2026	
Line		Description	Oct Nov DedJan Feb Mar Apr May Jun Jul A	Jul AugSepOct
	Dexter Senior	Dexter Senior Center Exercise Activities move to Bates Rm 105		
17	Center	(temporary space)		
	Dexter Senior	Evaluate options for construction of		
18	Center	Dexter Senior Center  Engage Unit 3 Pharmacy Building		
)	Condominium	Owners regarding condominium		
19	Association	dissolution		
	Condominium	Environmental on DTC property		
20	Association	(from original Phase I II and BEA)		
	Condominium	Engage PE Survey for land division		
21	Association	(from original DTC survey)		
	Dexter Senior	Design Phase of Dexter Senior		
22	Center	Center with Builder		
		Dexter Senior Center Board		
	Dexter Senior	Dexter Wellness Center and LOI for		
23	Center	construction of Dexter Senior Center		
		Dexter School Board discusses LOI		
		for purchase of Dexter Wellness		
	Dexter School	Dexter Senior Center, dissolution of		
24	Board	condominium association		
		Dexter Town Center Association		
25	Condominium Association	of condominium association		
		Dexter School Board approves LOI		
		for purchase of Dexter Wellness		
	)	Center, LOI for construction of	-	
5	Dexter School	Dextel Selliol Celltel, dissolution of		
20	Dexter Wellness	Enter into purchase agreement for		
27	Center	Dexter Wellness Center		
)	ſΛ	Enter into purchase agreement for		
28	Center	Dexter Senior Center		
20	Dexter Senior	Center to City Planning Commission		
		Final Site Blans for Dexter Senior		
30	Center	Center to City Council		
	Senior	Permits for Dexter Senior Center to		
31	Center	County		

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1/23/2024:Dexter Multigenerational Community Center-Timeline	֡֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜
Community Center-Timeline	
Community Center-Timeline	

		2026
Line		Oct Nov DedJan Feb Mar Apr May Jun Jul Aug Sep Oct
		Dexter School Board discusses
	Dexter School	Dexter Senior Center lease
32	Board	agreement for DWC ATI space
		Negotiate Dexter Senior Center gift
ယ္ထ	5HT	"In kind" lease to move to DWC ATI  (prior to sale)
		Negotiate Dexter Senior Center
	Dexter Senior	lease to move to DWC ATI (after
34		sale)
		Dexter School Board approves
	Dexter School	Dexter Senior Center lease
35	Board	agreement for DWC ATI space
		Dexter Senior Center Board
	Dexter Senior	discusses/approves lease with 5HT
36	Center	To move to DVVC A II (before sale)
	Dexter Senior	discusses/approves lease with DCS
37	Center	to move to DWC ATI (after sale)
	Dexter Senior	Dexter Senior Center moves to
38	Center	DWC ATI (temporary space)
		documents, reciprocal easements
		and related transfer deeds (held in
		escrow until both purchase
39	Legal	agreements close)
40	Dexter Wellness Center	Purchase Dexter Wellness Center
		Dexter Senior Center Exercise
	Dexter Senior	Activities move to Dexter Wellness
41	Center	Center (temporary space)
42	Dexter Senior Center	Construction Dexter Senior Center
		Negotiate Dexter Wellness Center
		Management Contract for Pilot
	Dexter Wellness	Operation of Dexter
43	Center	Multigenerational Community Center
		Management Contract Pilot
	Dexter Wellness	Operation of Dexter
44	Center	Multigenerational Community Center
		Dexter School Board discusses
		Dexter Senior Center lease
	Dexter School	agreement for Dexter Senior Center
45	Board	space

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Line		Description	Oct Nov Dec	Oct Nov DedJan Feb Mar Apr May Jun Jul Aug Sep Oct	Jul AugSep	Oct
	Dexter Senior	Dexter Senior Center Board				
46	Center	discusses/approves lease with DCS				
		Dexter School Board approves				
		Dexter Senior Center lease				
	Dexter School	agreement for Dexter Senior Center				
47	Board	space				
	_	Close on Purchase of Dexter Senior				
48	Center	Center				
		Record condominium dissolution				
		documents and related transfer				
49	Legal	deeds and easements				
	Dexter Senior	Dexter Senior Center moves to new				
50	50 Center	permanent space				