



STEERING COMMITTEE KICK-OFF

November 15, 2022



CLAWSON

Public Schools

Learning Today, Leading Tomorrow

SETTING THE STAGE

- Thank You for Serving
- 2021 Bond Proposal
- Looking to the Future





ON TAP TONIGHT

- Introductions
- Guiding Principles
- Construction Update
- Explore Options
- Next Steps

A black and white photograph of several track and field athletes in the starting blocks of a race on a track. The athletes are in various stages of starting, with some leaning forward and others beginning to push off. The track has white lane markings. In the background, there are trees and a building.

INTRODUCTION OF PARTNERS

- Architect: Wakely Associates, Inc.
- Construction Manager: The Christman Company



ROUND ROBIN SELF INTRODUCTIONS

- Name
- Connection to District



GUIDING PRINCIPLES

Survey Says!

WEB BROWSER:

**[PollEv.com/
Christmanco](http://PollEv.com/Christmanco)**

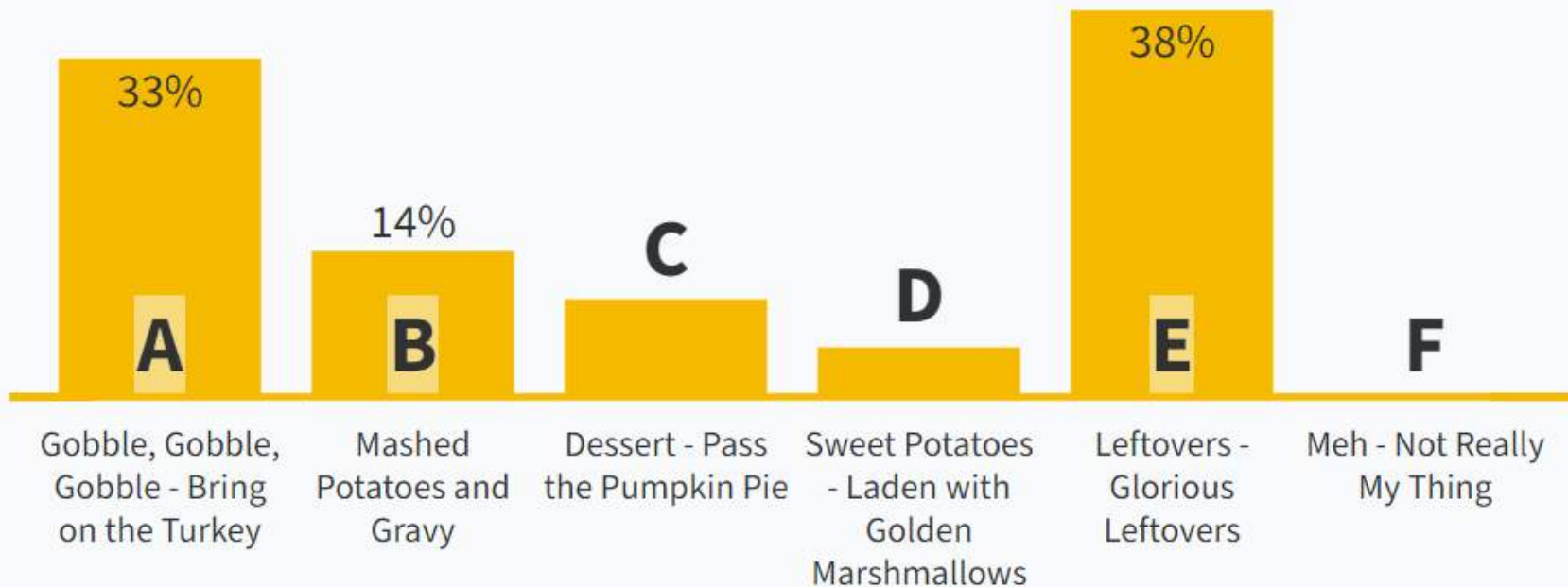
TEXT TO: 22333

**Then type
CHRISTMANCO
(Use “All Caps”)**

Respond at Pollev.com/christmanco

Text **CHRISTMANCO** to **22333** once to join, then **A, B, C, D, E...**

What's your favorite Thanksgiving dish?



CONSTRUCTION UPDATE

- Current Activities:
 - Classroom and Corridor Masonry Walls
 - Mechanical and Electrical In-wall Rough-in
 - Elevator Core Fully Erected
 - Classroom Door Frame Installation
- Upcoming Activities and Tasks:
 - BP 4 (Middle School to Elementary School Conversion) Mechanical Equipment Procurement
 - Continuing Classroom & Corridor Masonry Walls
 - Make Ready Work for 2nd Floor Slab



	2022												2023												2024												2025																			
	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												J F M A M J J A S O N D																			
	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	J	F	M	A	M	J	J	A	S	O	N	D												
BP 01 - Pool Demo / Critical HS	■	■	■	■	■																																																			
BP 02 - New MS Addition	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																																					
BP 03 - Gym Addition																																																								
BP 03 - Critical HS																																																								
BP 04 - Elementary Renovation																																																								
BP 04 - Site Work																																																								
BP 05 - Kenwood Renovation, Kenwood Site Work																																																								

CONSTRUCTION TIMELINE

HIGH LEVEL SCHEDULE

Key:

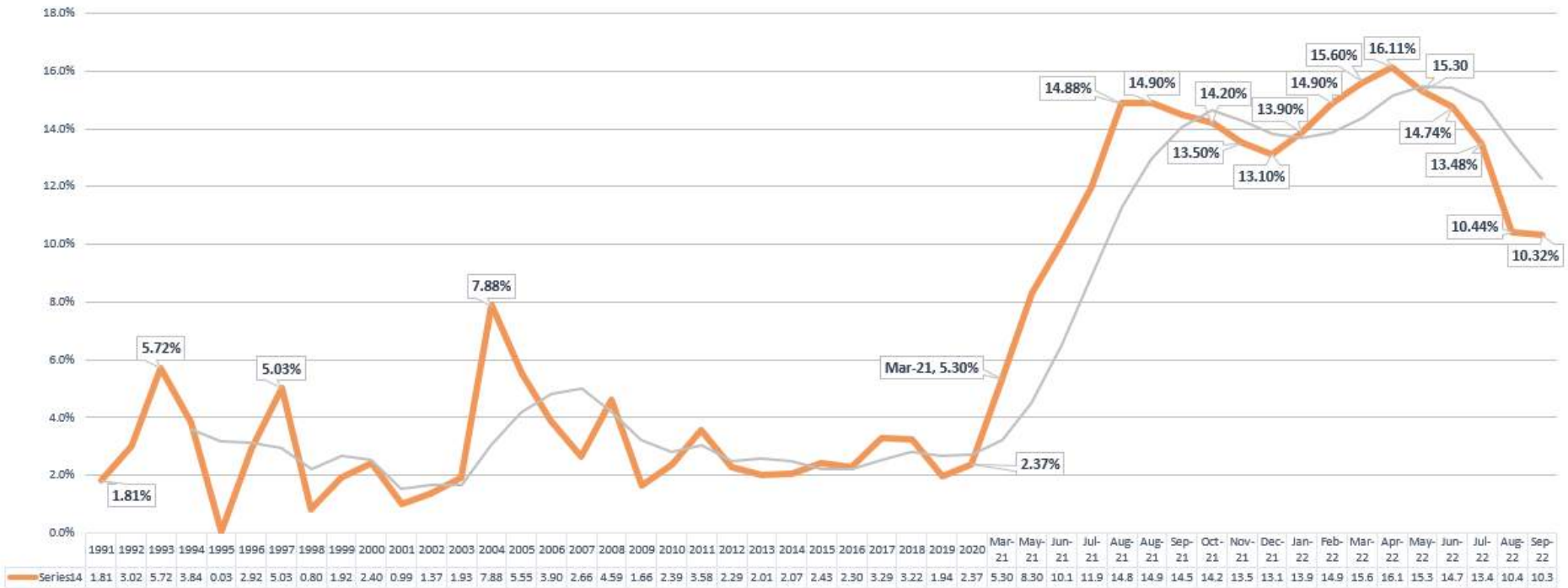
- Pre Bond
- Design
- Bidding
- Procurement
- Construction
- Punchlist, Final Clean
- Furniture, Equipment, Move-In

BIDDING/BUDGET UPDATE - BUILDING COST INDEX

HOW ENR BUILDS THE INDEX: 68.38 hours of skilled labor at the 20-city average of bricklayers, carpenters and structural ironworkers rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board ft of 2 x 4 lumber at the 20-city price.



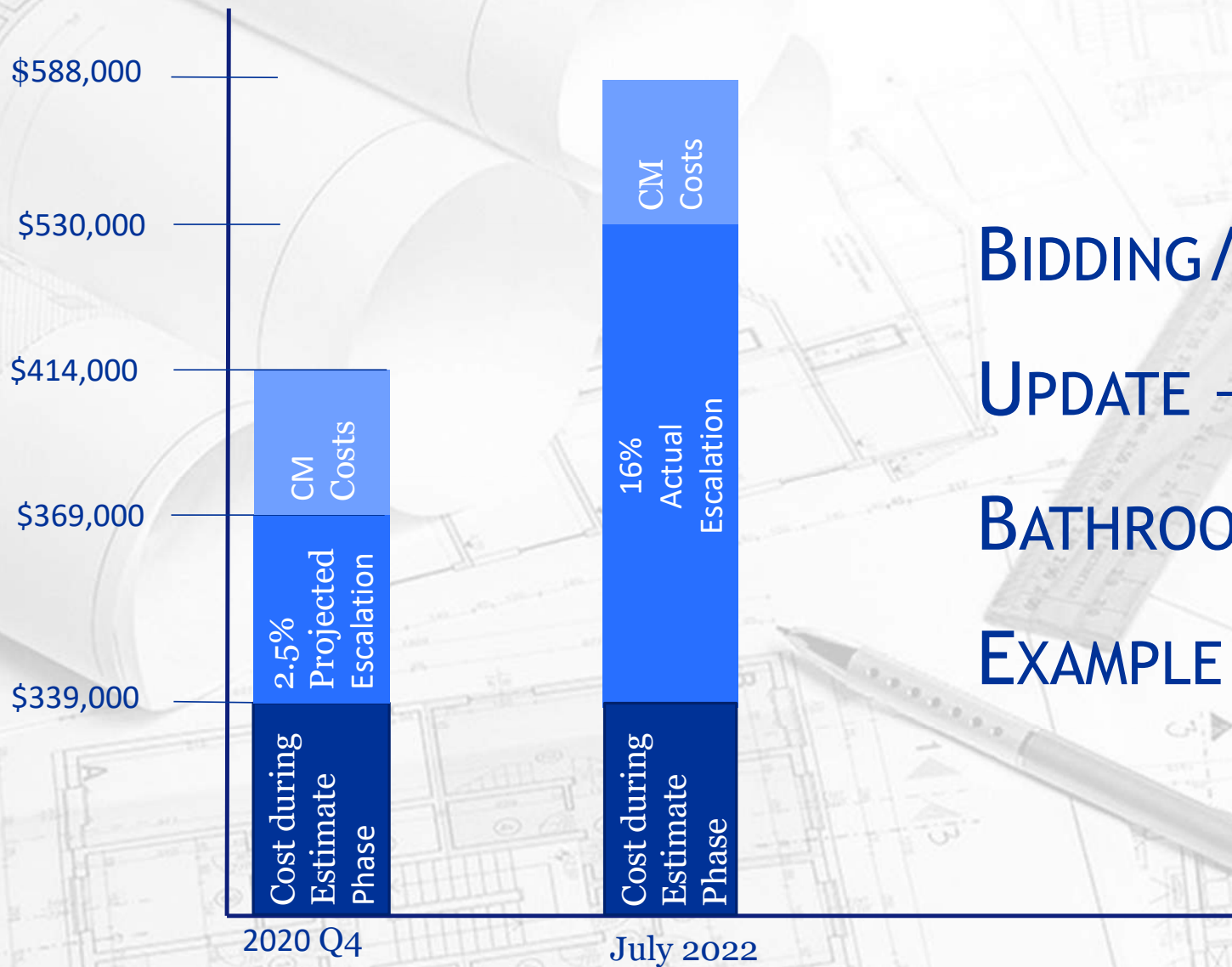
National Building Cost Index (BCI) - % Change Annually



Source: ENR

— - 4 term moving average

BIDDING / BUDGET UPDATE - BATHROOMS EXAMPLE



2021 BOND BUDGET

	Bond Amount	Bond Amt w/ Escalation/Latest Estimate/Final Bid	VARIANCE	Costs to Date 10/11/22	BALANCE	Estimate Date
Quantifiable Trade Cost						
Bid Pack #1 - Trojan Hall Pool Demo	\$ 1,194,861	\$ 1,252,806	\$ 57,945	\$ 1,138,749	\$ 114,057	1/10/22 Post Bid
Bid Pack #2 - New MS	\$ 9,110,251	\$ 9,076,725	\$ (33,526)	\$ 1,013,589	\$ 8,063,136	4/12/22 Post Bid
Bid Pack #3 - HS Work	\$ 12,395,257	\$ 9,410,217	\$ (2,985,040)	\$ -	\$ 9,410,217	9/27/22 Bids (w/ Future Re-Bid of WC 11A, 20, 23)
Bid Pack #4 - MS to Elementary Conversion	\$ 11,127,619	\$ 14,133,657	\$ 3,006,037	\$ -	\$ 14,133,657	SD Estimate dated 10/3/22
Bid Pack #5 - Kenwood	\$ 5,880,125	\$ 6,309,481	\$ 429,356	\$ -	\$ 6,309,481	Bond App w/ Escalation and Deferred/Rejected Scope removed (11/3/22)
Bid Pack #6 - Deferred Scope	\$ -	\$ 6,883,549	\$ 6,883,549	\$ -	\$ 6,883,549	Cost reflects deferred bond scope from all packages (11/15/22).
Construction Costs/Design and Bid Contingencies Subtotal:	\$ 39,708,114	\$ 47,066,435	\$ 7,358,321			
Construction Contingency:	\$ 1,073,192	\$ 1,173,192	\$ 100,000	\$ 262,412	\$ 910,780	
Construction Trade Costs Total:	\$ 40,781,306	\$ 48,239,627	\$ 7,458,321			
Christman Staff/GCs:	\$ 1,576,820	\$ 1,696,473	\$ 119,653	\$ 473,784	\$ 1,222,689	
Christman Fee:	\$ 917,579	\$ 917,579	\$ -	\$ 217,835	\$ 699,744	
Wakely Fee:	\$ 2,283,753	\$ 2,283,753	\$ -	\$ 462,763	\$ 1,820,990	
Design Reimbursables:	\$ 176,600	\$ 176,600	\$ -	\$ 85,224	\$ 91,376	
Design/CM Fees Total:	\$ 4,954,752	\$ 5,074,405	\$ 119,653			
Commissioning:	\$ 158,484	\$ 158,484	\$ -	\$ -	\$ 158,484	
Abatement:	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	
Builder's Risk:	\$ 236,532	\$ 30,000	\$ (206,532)	\$ -	\$ 30,000	
Appliances/Kitchen Equipment Allowance:	\$ 168,926	\$ 168,926	\$ -	\$ -	\$ 168,926	
Moving Costs:	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000	
Additional Classroom Furniture Allowance:	\$ 500,000	\$ 1,980,000	\$ 1,480,000	\$ -	\$ 1,980,000	
Total Owner Managed Costs:	\$ 1,138,942	\$ 2,662,410	\$ 1,523,468			
Technology:	\$ 5,600,000	\$ 5,600,000	\$ -	\$ 753,920	\$ 4,846,080	
Buses:	\$ 600,000	\$ 404,820	\$ (195,180)	\$ 404,820	\$ -	
Instruments:	\$ 200,000	\$ 141,593	\$ (58,407)	\$ 141,593	\$ 0	
Other School Equipment TBD:	\$ 800,000	\$ 300,000	\$ (500,000)	\$ 113,686	\$ 186,314	
Bond Proceeds:	\$ -	\$ 805,000	\$ (805,000)	\$ -	\$ 805,000	
Bond Interest:	\$ -	\$ 900,000	\$ (900,000)	\$ -	\$ 900,000	
Misc. Owner Costs:	\$ -	\$ 75,000	\$ (75,000)	\$ 23,534	\$ 51,466	
Other Bond Costs Total:	\$ 7,200,000	\$ 8,226,413	\$ (2,533,587)			
Total Project Costs	\$ 54,075,000	\$ 64,202,856	\$ 6,567,855			12%

2021 BOND BUDGET **WITHOUT** BID PACK #6

	Bond Amount	Bond Amt w/ Escalation/Latest Estimate/Final Bid	VARIANCE	Costs to Date 10/11/22	BALANCE	Estimate Date
Quantifiable Trade Cost						
Bid Pack #1 - Trojan Hall Pool Demo	\$ 1,194,861	\$ 1,252,806	\$ 57,945	\$ 1,138,749	\$ 114,057	1/10/22 Post Bid
Bid Pack #2 - New MS	\$ 9,110,251	\$ 9,076,725	\$ (33,526)	\$ 1,013,589	\$ 8,063,136	4/12/22 Post Bid
Bid Pack #3 - HS Work	\$ 12,395,257	\$ 9,410,217	\$ (2,985,040)	\$ -	\$ 9,410,217	9/27/22 Bids (w/ Future Re-Bid of WC 11A, 20, 23)
Bid Pack #4 - MS to Elementary Conversion	\$ 11,127,619	\$ 14,133,657	\$ 3,006,037	\$ -	\$ 14,133,657	SD Estimate dated 10/3/22
Bid Pack #5 - Kenwood	\$ 5,880,125	\$ 6,309,481	\$ 429,356	\$ -	\$ 6,309,481	Bond App w/ Escalation and Deferred/Rejected Scope removed (11/3/22)
Construction Costs/Design and Bid Contingencies Subtotal:	\$ 39,708,114	\$ 40,182,886	\$ 474,772			
Construction Contingency:	\$ 1,073,192	\$ 1,300,000	\$ 226,808	\$ 262,412	\$ 1,037,588	
Construction Trade Costs Total:	\$ 40,781,306	\$ 41,482,886	\$ 701,580			
Christman Staff/GCs:	\$ 1,576,820	\$ 1,696,473	\$ 119,653	\$ 473,784	\$ 1,222,689	
Christman Fee:	\$ 917,579	\$ 933,365	\$ 15,786	\$ 217,835	\$ 715,530	
Wakely Fee:	\$ 2,283,753	\$ 2,323,042	\$ 39,289	\$ 462,763	\$ 1,860,279	
Design Reimbursables:	\$ 176,600	\$ 176,600	\$ -	\$ 85,224	\$ 91,376	
Design/CM Fees Total:	\$ 4,954,752	\$ 5,129,480	\$ 174,728			
Commissioning:	\$ 158,484	\$ 200,914	\$ 42,430	\$ -	\$ 200,914	
Abatement:		\$ 250,000	\$ 250,000	\$ -	\$ 250,000	
Builder's Risk:	\$ 236,532	\$ 30,000	\$ (206,532)	\$ -	\$ 30,000	
Appliances/Kitchen Equipment Allowance:	\$ 168,926	\$ 168,926	\$ -	\$ -	\$ 168,926	
Moving Costs:	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000	
Additional Classroom Furniture Allowance:	\$ 500,000	\$ 1,980,000	\$ 1,480,000	\$ -	\$ 1,980,000	
Total Owner Managed Costs:	\$ 1,138,942	\$ 2,704,840	\$ 1,565,898			
Technology:	\$ 5,600,000	\$ 5,600,000	\$ -	\$ 753,920	\$ 4,846,080	
Buses:	\$ 600,000	\$ 404,820	\$ (195,180)	\$ 404,820	\$ -	
Instruments:	\$ 200,000	\$ 141,593	\$ (58,407)	\$ 141,593	\$ 0	
Other School Equipment TBD:	\$ 800,000	\$ 300,000	\$ (500,000)	\$ 113,686	\$ 186,314	
Bond Proceeds:	\$ -	\$ 805,000	\$ (805,000)	\$ -	\$ 805,000	
Bond Interest:	\$ -	\$ 900,000	\$ (900,000)	\$ -	\$ 900,000	
Misc. Owner Costs:	\$ -	\$ 75,000	\$ (75,000)	\$ 23,534	\$ 51,466	
Other Bond Costs Total:	\$ 7,200,000	\$ 8,226,413	\$ (2,533,587)			
Total Project Costs	\$ 54,075,000	\$ 57,543,620	\$ (91,381)			0%

Scope Deferred Due to Market Conditions

Scope	High School	Elementary School	Middle School	Kenwood
Façade Repairs & Maintenance	X	X		X
Replace Classroom Casework	X			X
Replace Flooring	X			
Replace Ceiling Tiles in Classrooms and Corridors	X			
Paint Classrooms and Corridors	X			
Repair/Replace PA and Clock System		X		X
Renovate Bathrooms	X	X		
Gym Addition			X	
Gym Equipment/Bleacher Replacements/Misc. Renovations			X	

Estimated Costs: \$6,800,000

- **Once in a Quarter Century Opportunity**
- **Neighboring Districts Going Back**



Opportunities for the Future

Additional Enhancements from 2020 Bond Planning

Scope	High School	Elementary School	Middle School	Kenwood
Gym Wing Renovations	X			
Gym Team Room Addition			X	
Replace Exterior Windows	X	X		X
Replace Failing Sills/Lintels at Select Locations	X	X		X
Replace Exterior Doors & Frames	X	X		X
Replace Interior & Exterior Lighting with LED	X	X		X
New Generator/ATS	X	X		X

Estimated Costs: \$10,800,000 17

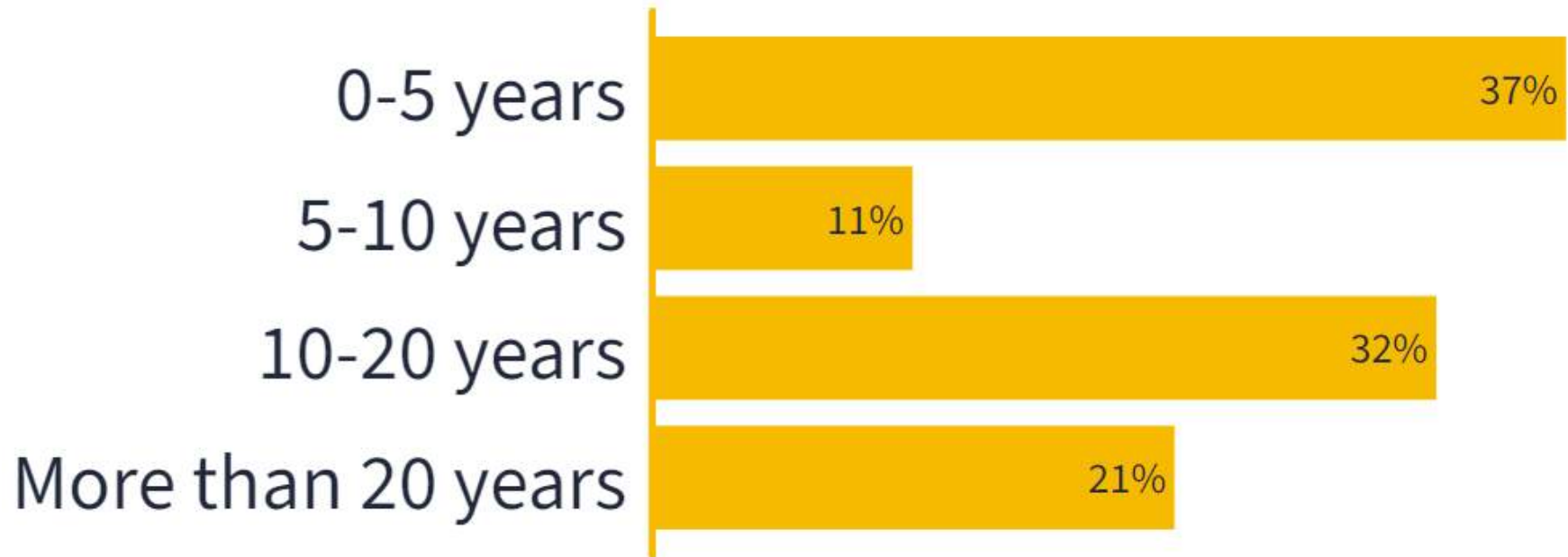


Discussion

🌐 When poll is active, respond at Pollev.com/christmanco

📧 Text **CHRISTMANCO** to **22333** once to join

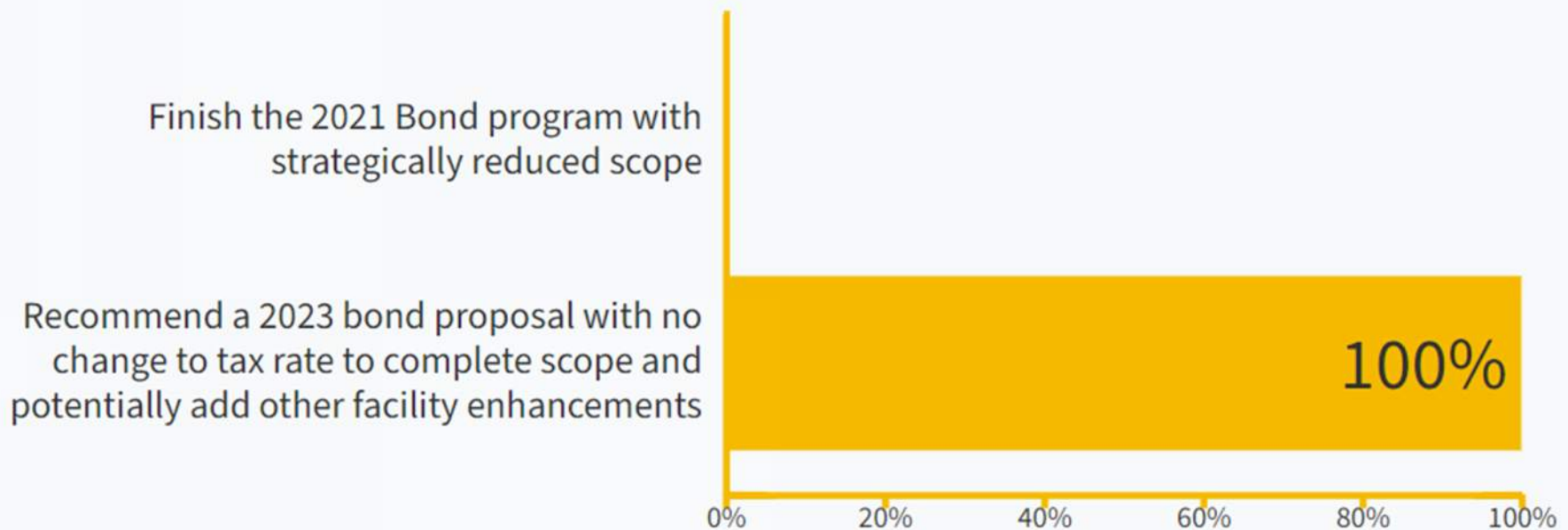
How long have you lived in Clawson?

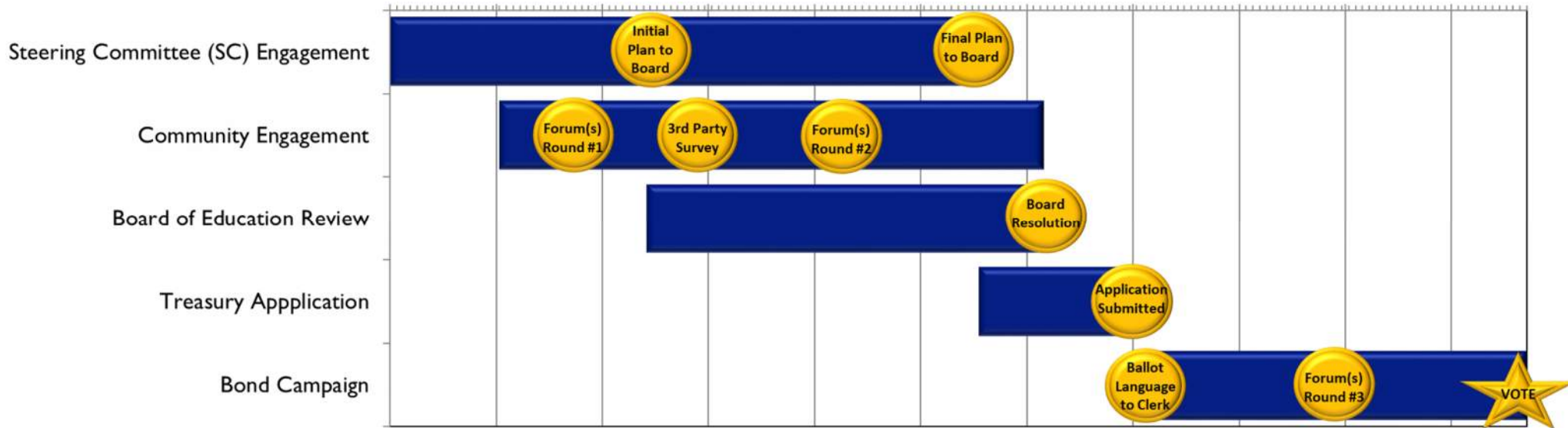


🌐 When poll is active, respond at **Pollev.com/christmanco**

📧 Text **CHRISTMANCO** to **22333** once to join

Moving forward we should:





Key Milestones At-a-Glance

November						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
S	M	T	W	T	F	S
					1	2
					3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Committee Meeting Plan



CLOSING

- Thank You
- Key Contacts
- Next Meeting

For More Information

www.clawsonschools.org/district/bond-proposal

Billy Shellenbarger, Superintendent

Email: Billy.Shellenbarger@clawsonschools.org | Phone: 248-655-4448

Kevin Taratuta, Director of Finance and Business Services

Email: Kevin.Taratuta@clawsonschools.org | Phone: 248-655-4409

Toby Nemyer, Director of Facilities

Email: Toby.Nemyer@clawsonschools.org | Phone: 248-655-4418

Contact Information