

EARLY CHILDHOOD CENTER VISIONING UPDATE



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November 4, 2021

PROCESS SUMMARY - *UNCHANGED*

- ▶ Vision
- ▶ Building Information
- ▶ Construction Schedule
- ▶ Construction Estimate



*Shared at the
May 6, 2021
Board Meeting*

VISION - *UNCHANGED*

- ▶ Move all early childhood programs into one building
- ▶ Create a building with one floor
- ▶ Allow some room for expansion
- ▶ Flexibility in design (e.g. all classrooms are the same)



*Shared at the
May 6, 2021
Board Meeting*

BUILDING INFORMATION - *UNCHANGED*

	Parking Spaces	Outdoor Play Area (sf)	Floor Area (sf)	Classroom count	Student Capacity
Existing Stepanski ECC & Leggett (ECC)	145	50,000	54,200	25	487
Proposed New Early Childhood Center	180	88,000	67,703	31*	617
Change	35	38,000	13,503	6	130

* Count includes the sensory and breakout rooms, which are three additional spaces that could be converted to classroom use.

Originally shared at the May 6, 2021 Board meeting; updated info shared at the Oct. 7 Board Meeting

VISION – CHOOSING A SITE - *UNCHANGED*

- ▶ Reviewing the site for the new Early Childhood Center
 - ▶ Good access within the District
 - ▶ Easy to get in and out of
 - ▶ Not too close to a main road like M-59 or Dixie Highway
 - ▶ Building design trends
 - ▶ Parking lots in front of the building,
 - ▶ Allows programs can continue in the existing building while the new building is constructed

*Shared at the
Oct. 7, 2021
Board Meeting*

BUILDING INFORMATION – LAYOUT - *UNCHANGED*

- ▶ The ECC Core Team
 - ▶ Determined the current uses of the ECC building
 - ▶ Determined the future space needs of the various programs
 - ▶ Refined the needs to fit within the budgeted square footage
- ▶ The ECC Stakeholder Team
 - ▶ Gave ideas, input and feedback on the Core Team's list of needs
 - ▶ Determined a functional layout with the updated list of needs
 - ▶ Refined initial draft of the site plan

*Shared at the
Oct. 7, 2021
Board Meeting*

3-D renderings of the new building



WATERFORD COMMUNITY SCHOOLS
stepanski early childhood center

FRENCH ASSOCIATES

main entrance view
July 2021



WATERFORD COMMUNITY SCHOOLS
stepanski early childhood center

FRENCH ASSOCIATES

courtyard view
July 2021



Shared August 19, 2021
Board Meeting

SURVEY OF COLOR OPTIONS - *NEW*

Option	Color	Number
1	Red & Tan	8
2	Red & Grey	6
2b	Red & Grey	3
3	Taupe & Green	11
4	Grey & Grey	1
5	Red & Blue	6
6	Taupe & Blue	10

French Associates will now create renderings with the top two color choices.



Color option –
Taupe & Green

Color option –
Taupe & Blue



BUILDING INFORMATION – FIELD TRIPS - *UNCHANGED*

▶ Places

- ▶ Lake Orion Early Childhood Center – August 11, 2021
- ▶ Troy Early Childhood Center – August 12, 2021
- ▶ Farmington Early Childhood Center – August 19, 2021

▶ Objectives

- ▶ See design elements
- ▶ Materials used
- ▶ Building and classroom layouts and furniture



*Shared at the
August 19, 2021
Board Meeting*

LAKE ORION ECC



FARMINGTON ECC

*Shared at the
Oct. 7, 2021
Board Meeting*

TROY ECC



BUILDING INFORMATION – SITE PLAN DESIGN - *UNCHANGED*

- ▶ The site plan of the building includes:
 - ▶ Playground
 - ▶ Equipment
 - ▶ Instructional Space
 - ▶ Public Space
 - ▶ Vehicle & People traffic
 - ▶ Walking Lanes/Sidewalks
 - ▶ Parking Lot
 - ▶ Bus Loop
 - ▶ Access from Airport and Hatchery Roads

*Shared at the
Oct. 7, 2021
Board Meeting*

STEPANSKI ECC OUTDOOR PLAY AREA

*Shared at the
Oct. 7, 2021
Board Meeting*



CONSTRUCTION SCHEDULE - *UNCHANGED*

- ▶ A new building requires 16 – 20 months of typical build time
- ▶ Build time is being increased 20 -25%
 - ▶ Issues with getting materials, labor, and seasonal work schedule
- ▶ Solid opening date is September 2024
 - ▶ Significant completion by June, 2024
 - ▶ Licensing process completed by August, 2024
 - ▶ Existing building dismantled by August, 2024

Shared at the
May 6, 2021
Board meeting

CONSTRUCTION ESTIMATE – *UNCHANGED*

- ▶ Initial budget estimate is 10% over budget
 - ▶ Overage is within the expected range at this stage
 - ▶ Includes
 - ▶ Added square footage for extra classrooms
 - ▶ COVID costs related to materials and labor
 - ▶ Labor costs are 10 % - 20% higher due to shortages (**NEW**)
 - ▶ Dismantling costs for existing building
- ▶ Next step is Value Engineering, a 2-3% cost reduction
- ▶ Bidding can also reduce the cost by 2-3%

*Shared at the
Aug. 19, 2021
Board Meeting &
updated at the
Oct. 7, 2021
Board meeting*

CONSTRUCTION ESTIMATE - *UNCHANGED*

- ▶ Value Engineering
 - ▶ Did NOT get any significant cost reductions
- ▶ Next Steps:
 - ▶ Review plan for any other adjustments
 - ▶ Determine if any building elements can be done later
 - ▶ e.g. bus canopy or reduce size or number of initial plantings
 - ▶ Find other sources of available funds
 - ▶ Move 2020 projects to use available funds in 2016 Bond

*Shared at the
Oct. 7, 2021
Board Meeting*

CONSTRUCTION ESTIMATE - NEW

Item		Amount
Building (incl site work)		\$20,146,506
Extra square footage	(2,700 sf * estimated cost/sf)	949,293
Labor/material increases	(due to COVID)	2,706,901
Reduce office/corridor	(main corridor reduced from 12' to 11')	(170,000)
Steel increase 10/27/21	(switch from steel joints to steel beams and use tectum decking)	740,000
Total Other Items	(abatement, technology device and infrastructure, furniture, contingency, and design/CM fees)	8,021,337
Reduction from Other Items	(abatement estimate, technology refresh furniture, contingency)	(1,805,268)
Total		\$30,588,769
Budget		28,167,843
Budget Shortfall		(\$2,420,926)

CONSTRUCTION ESTIMATE - *NEW*

Options for funding the Stepanski ECC shortfall

- ▶ \$1.6M - remaining 2016 Bond funds
- ▶ \$1.2M - use the Building Maintenance fund

Future Caution

- ▶ The current market conditions may require some 2020 Bond projects to be reduced in scope or not completed. Any changes in scope, or projects to be completed, will be brought to the Board before changes are made.

PROGRESS SINCE 8/19/21 BOARD MEETING - *UNCHANGED*

- ▶ Core Team – meetings in August and September
 - ▶ Review field trips - *done*
 - ▶ Review value engineering options - *done*
 - ▶ Start furniture design process - *started*
 - ▶ Start playground design process - *started*
- ▶ Stakeholder Team
 - ▶ 10/6/21- Meet and update process

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*Shared at the
Oct. 7, 2021
Board Meeting*

NEXT STEPS - *UPDATED*

- ▶ Core Team:

- ▶ Design process: classroom, furniture, technology, playground

- ▶ Stakeholder Team:

- ▶ TBD – continue with updates and input for design process

- ▶ French Assoc (FA)/ Barton Malow (BMB):

- ▶ Site work (for construction) - bid package *due* this week
 - ▶ Design Development – BMB does another cost estimate on FA's more detailed drawings (*early November*)

*Shared at the
Oct. 7, 2021
Board Meeting*

QUESTIONS ?

