

Redford Union Schools

Capital Improvement Program

June 10, 2025





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01

Introductions



Presenters



Chuck Marchetti, AIA, NCARB, LEED AP
Senior Associate



Suzanne Carlson, AIA, LEED AP
Vice President



Dan Jerome, AIA, ALEP, LEED AP
Vice President



Jessica Walter
Interior Designer



Lentz Becraft, PE
Principal
Ignyte



Jon Rumohr, PE
Principal
Ignyte

02

About French



French



50+ YEARS

DESIGNING
ACADEMIC
FACILITIES



STATEWIDE
K-12

LOCAL
EXPERTISE



PLANNED or RE-DESIGNED

400

SCHOOLS

80+

DISTRICTS



300,000+

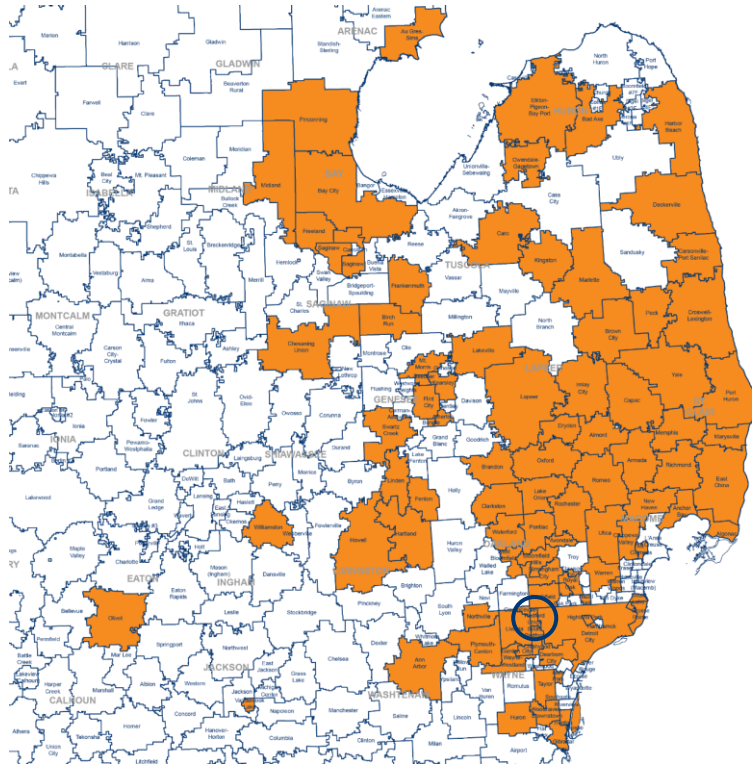
STUDENTS ENTER A FACILITY
SHAPED BY OUR EFFORTS



PRE-BOND
APPROVAL

SUBJECT
MATTER
EXPERTS

Sample of Michigan K-12 Clients



Livonia Public Schools – 2013/\$108 million bond proposal

Midland Public Schools – 2015/\$121 million bond proposal

Rochester Community Schools – 2016/\$185 million bond proposal

Waterford School District – 2020/\$100 million bond proposal

West Bloomfield School District – 2017/\$120 million bond proposal

Gibraltar Community Schools – 2022/\$40 million bond proposal

Waterford School District – 2020/\$150 million bond proposal

Bloomfield Hills Public Schools – 2020/\$200 million bond proposal

Southfield Public Schools – 2022/\$345 million bond proposal

Anchor Bay Schools – 2022/\$170 million bond proposal

Romeo Community Schools- 2020/\$50 million bond proposal

Gibraltar Community Schools – 2017/\$20 million bond proposal

Linden Community Schools– 2020/\$30 million bond proposal

Atherton Community Schools – 2020/\$11 million bond proposal

Imlay City Community Schools – 2019/\$37 million bond proposal

Harbor Springs Public Schools – 2022/\$41 million bond proposal

Williamston Community Schools – 2025/\$30 million bond proposal

Swartz Creek Community Schools – 2025/\$35 million bond proposal

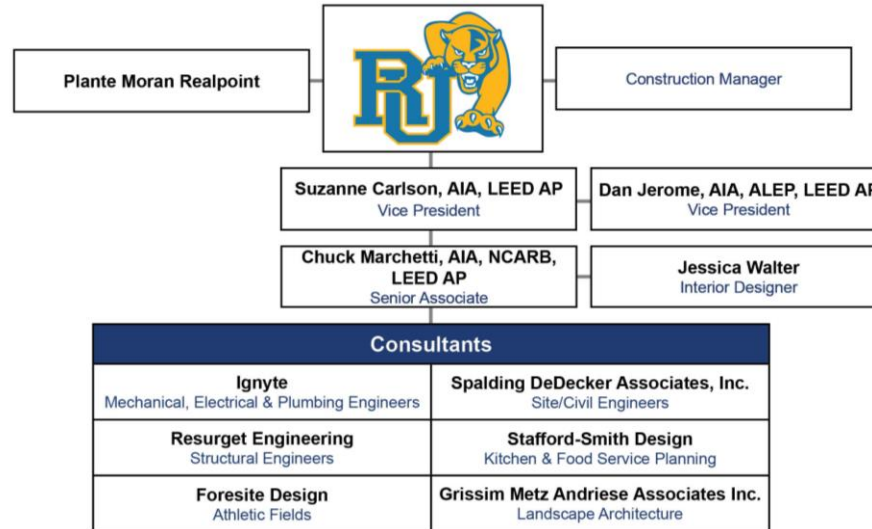
Kearsley Community Schools – 2022/\$21.6 million bond proposal

03

Meet the Team



Assembling the Right Team



IGNYTE

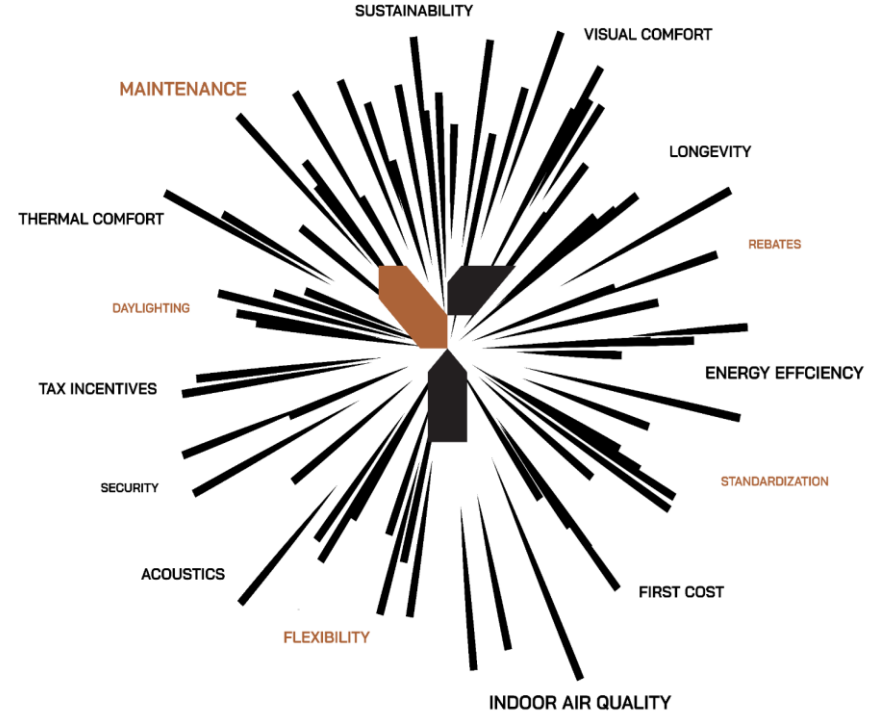
MECHANICAL + ELECTRICAL DESIGN

IGNYTE
THE
DIFFERENCE.

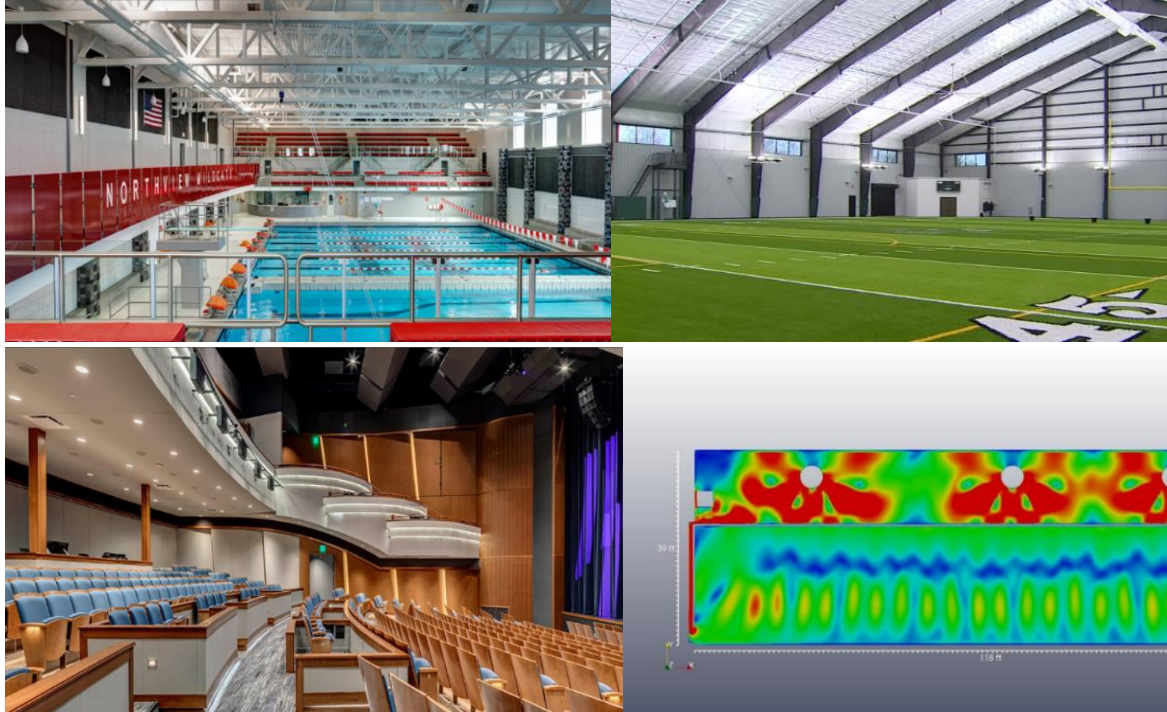


K-12 ENGINEERING EXPERTISE

- 360 Degree Approach (Listen and Analyze)
- Educational Learning Spaces
- Critical Environment Requirements
- Sustainability Goals



IGNYTE K-12 ENGINEERING EXPERTISE



IGNYTE

MECHANICAL • ELECTRICAL DESIGN

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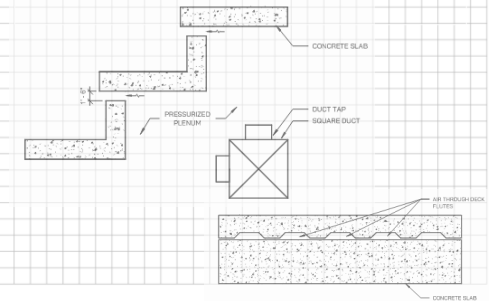
Project: _____

NATATORIUMS

- Northview High School
- Kalamazoo College
- Western Michigan University - HVAC Renovations
- Ferris State University - Full Renovations
- Otsego Public Schools
- Byron Center High School - HVAC Renovations
- Zeeland Public Schools - HVAC Renovations
- Kalamazoo Valley Community College - HVAC Renovations

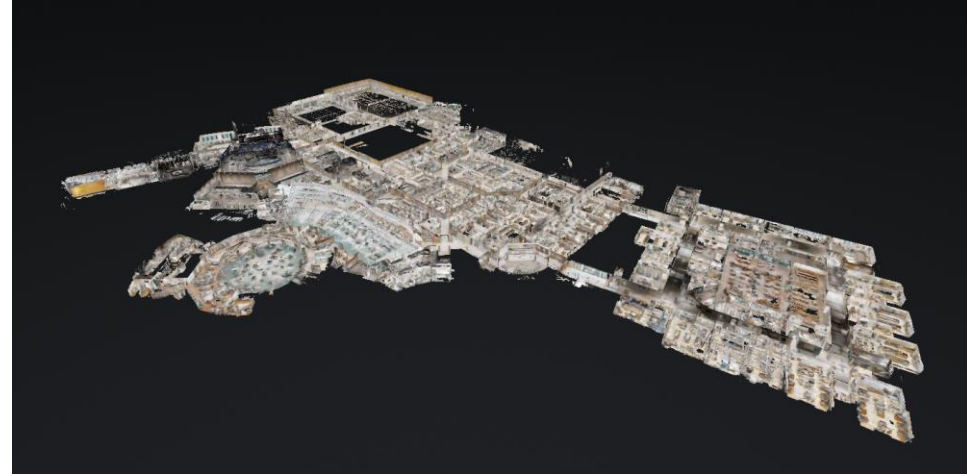
AUDITORIUMS

- Great Lakes Center for the Arts - Bay Harbor
- Fruitport High School
- Grand Rapids Public Schools - Union High School
- Grand Rapids Public Schools - Innovation Central High School
- Thornapple-Kellogg Public Schools
- Fredrik Meijer Gardens - Grand Ballroom Renovation



IGNYTE K-12 ENGINEERING EXPERTISE

- Field Investigation
- 3D Scanning
- Building Information Modeling
- Real-Time Coordination and Collaboration
- Novi High School
- Wayne RESA



IGNYTE



ABOVE AND BEYOND

- 179D EAct : TAX DEDUCTIONS FOR LIGHTING, HVAC, BUILDING ENVELOPE PROJECTS
- INFLATION REDUCTION ACT
- ALTERNATIVE ENERGY CREDITS

Building Square Footage`	Minimum Deduction Level (\$2.68 Per Square Foot)	Maximum Deduction Level (\$5.36 Per Square Foot)
50,000	\$ 134,000	\$ 268,000
100,000	\$ 268,000	\$ 536,000
250,000	\$ 670,000	\$ 1,340,000
500,000	\$ 1,340,000	\$ 2,680,000
1,000,000	\$ 2,680,000	\$ 5,360,000

Alternative Energy Credits

Technology	Base Credit	Max Credit
<ul style="list-style-type: none">• Solar Technologies• Wind Technologies	6%	70%
<ul style="list-style-type: none">• Microturbines	2%	30%
<ul style="list-style-type: none">• Ground Source Heat Pump• Combined Heat & Power• Microgrid Controller• Standalone Energy Storage• Thermal Energy Storage• Fuel Cell• Geothermal• Bio-gas• Waste Energy Recovery• Interconnection Property• Electromagnetic Glass	6%	50%

04

Project Approach



Project Process

Schematic Design

- Developing basic concepts and layouts for the project, such as floor plans, site plans, and elevations to establish the project's overall look, feel, and functional layout, with structural, mechanical, and electrical considerations.

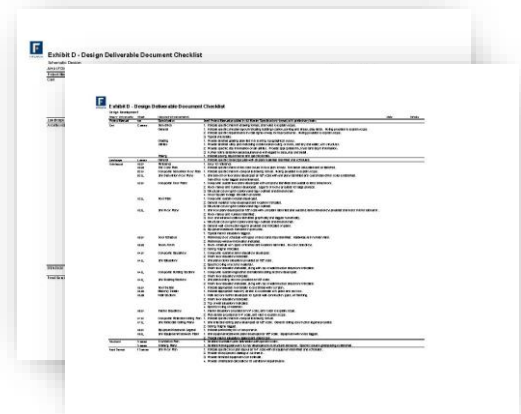
Design Development

- Refining the design, incorporating feedback, and making necessary adjustments. More detailed versions of the building design are developed, incorporating structural, mechanical, and electrical systems.

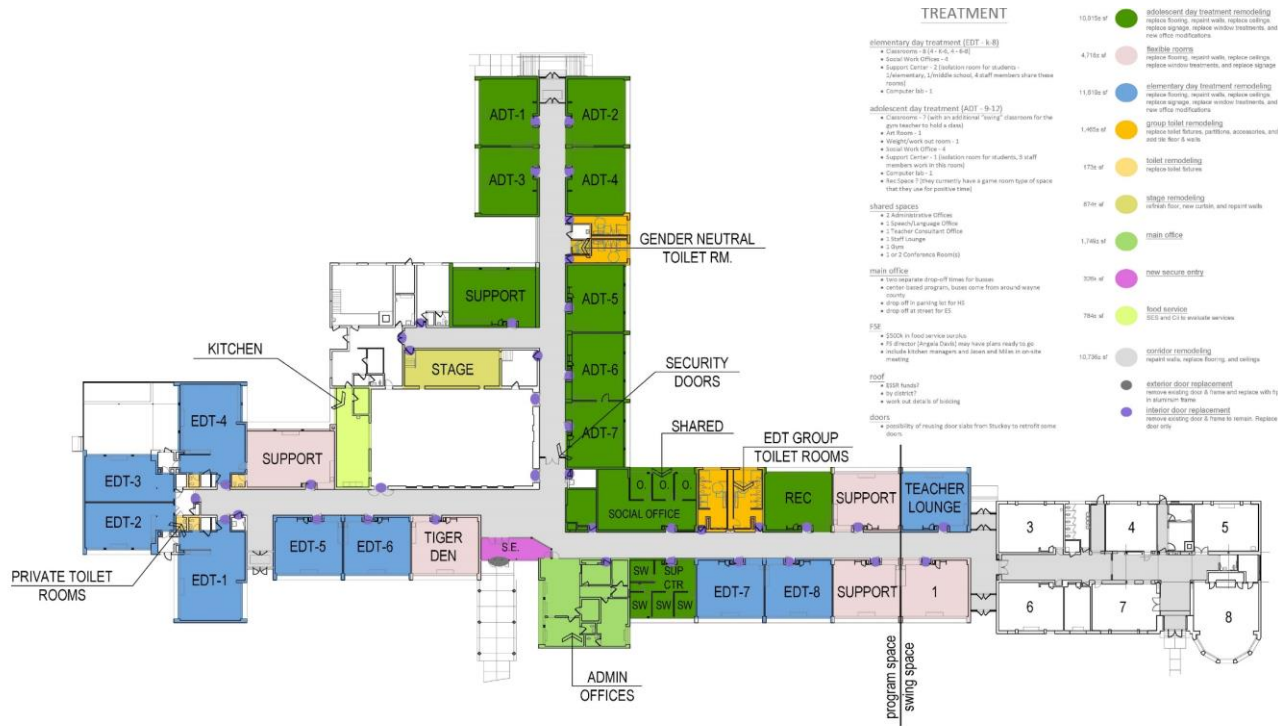
Page turn review

Construction Documents

- Create detailed technical drawings and specifications for construction. These documents serve as a guide for builders, ensuring the project is built according to the design.







Keeler Administration Building



Redford Union Secondary Campus



Hilbert Elementary School

LEGEND:

office
replace main office network

1,125 sf

multi-purpose room
replace flooring (new sports flooring), replace signage, remove existing tables and chairs, and remove curtains and decorative elements

2,895 sf

classrooms - veritas
replace flooring, repair walls, replace ceiling tiles (lights and grid to remain), relocate ceiling fans, remove classroom/doorframes, paint corridor side walls, replace signage, replace doorhardware, remove chalk boards, remove lock boards above backdrops, replace visual display boards, and remove window treatments/curtain solar film

7,550 sf

classrooms - head start program
replace flooring, repair walls, replace ceiling tiles (lights and grid to remain), relocate ceiling fans, replace classroom/doorframes, "Painted line work", "Fixed line work", paint corridor side of dark, replace signage, replace doorhardware, remove chalk boards, remove lock boards above backdrops, replace visual display boards, and remove window treatments/curtain solar film

8,425 sf

offices
new carpet, repair walls, remove existing ceilings and paint exposed structure, new lighting, rehang ceiling fans (confer room), remove casework, replace signage, replace doorhardware, remove chalk boards and lock boards, remove lock boards above backdrops, replace visual display boards, and remove window treatments/curtain solar film

7,585 sf

individual toilet rooms
new fixtures (new sink and toilet) - (old toilet)

75 sf

group toilet remodeling
replace lock of fixtures, new partitions, provide sufficient space to take existing existing signs accessories, and add tie floor & walls

2,885 sf

staff toilet room remodeling
replace floor flooring

812 sf

stage
strip/paint/finish wood flooring, remove front presentation curtain (line side options to remain)

5312 sf

new secure entry

2254 sf

new head start entry
new supported stairs for ADA accessibility

875 sf

media center remodeling
re-configure - replace flooring, closed ceiling, new lighting, remove ceiling fans, paint, remove corridor side mirrors (confer with janitor), new white boards, and remove window treatments/curtain solar film

1,952 sf

art room remodeling
relocate ceiling fans, paint, replace classroom/doorframes (head line work), remove corridor side classroom/doorframe (confer with janitor), and remove window treatments/curtain solar film

1,372 sf

teacher's lounge remodeling
replace flooring, paint, and remove window treatments/curtain solar film

885 sf

corridor remodeling
replace flooring, take off carpets, repair walls, replace ceiling tiles (lights and grid to remain), replace signage, and replace existing floorboards

5,945 sf

exterior door replacement
replace entry doors with T1

1,000 sf

interior door replacement
remove existing door - frame to remain. Replace doorhardware only

1,000 sf

site
• replace asphalt (not included)
• selective sidewalk and curb replacement (will defer to future bid pack)
• improve site drainage (will defer to future bid pack)
• replace site lighting (flag pole and building lighting to be addressed in alternate B1)
• replace movement sign (will defer to future bid pack)

1,000 sf

playground
• playground upgrade (will defer to future bid pack)

1,000 sf

exterior walls
• initial exterior paint - \$20,000 allowance
• selective masonry restoration - \$20,000 allowance

1,000 sf

windows
• replace window treatments (solar film)
• label all egress windows

1,000 sf



MacGowan Elementary School



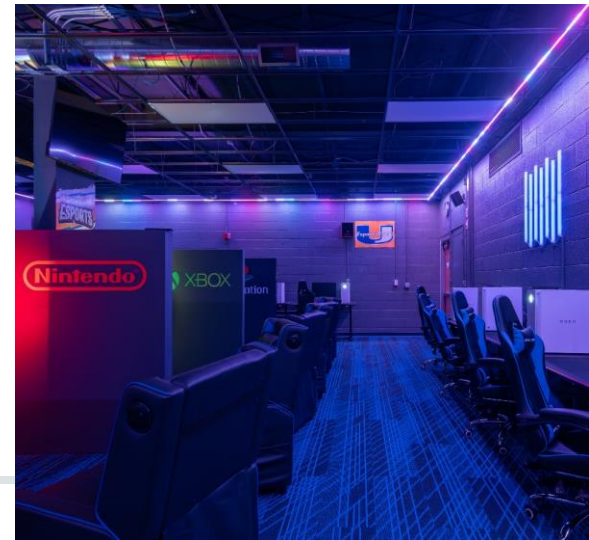
Your list is just like ours...

- Roof replacement
- Update/replace finishings
- Update/replace technology
- Replace doors/windows
- Locker room updates
- Mechanical updates/replacements
- Plumbing updates/replacements
- Toilet room updates
- Lighting updates
- Replace/update parking



05

Fees and Compensation



Fees and Compensation

Total Cost Summary

Redford Union Schools, District No. 1	2025-2026	Notes	2027-2028	Notes	2029-2030	Notes
1	Series I		Series II		Series III	
Proj. #	\$ 12,500,000		\$ 14,500,000		\$ 17,375,000	
Beech Elementary School	\$ 7,425,000	Beech ES (scope less roof)	\$ 2,800,000	Beech Roof		
Hilbert Elementary School			\$ 5,000,000	Hilbert (less roof)	\$ 2,000,000	Hilbert (roof)
Redford Union Junior High/High School	\$ 4,750,000	Secondary Interiors / AV (less HVAC)	\$ 2,500,000	Secondary HVAC	\$ 7,645,000	Secondary (remaining scope)
MacGowan			\$ 3,000,000	MacGowan (less roof)	\$ 2,100,000	MacGowan (remaining scope)
Keeler Administration Offices			\$ 1,200,000	Keeler (Toilets/Plumbing)	\$ 5,213,000	Keeler (remaining scope)
Old School House					\$ 46,425	Old School (AV)
Transporation					\$ 46,425	Tran (AV)
Beck					\$ 325,000	Demo Beck
Stuckey	\$ 325,000	Demo Building				

The French scope of services will be governed by an Owner/Architect Agreement with a fee based on a percentage of the construction cost.

- Renovation: 5.90%

06

In Summary

Why French?

- Deep experience working with Redford Union Schools
- Unparalleled K-12 expertise
- Your list is our list
- Strong working relationship with project participants
- Riveted on you – our client

We look forward to continuing our long-term partnership!

