



**Manchester Community  
School District**



**Luther C. Klager  
Elementary Building**



**Manchester Athletic  
Complex Improvement**

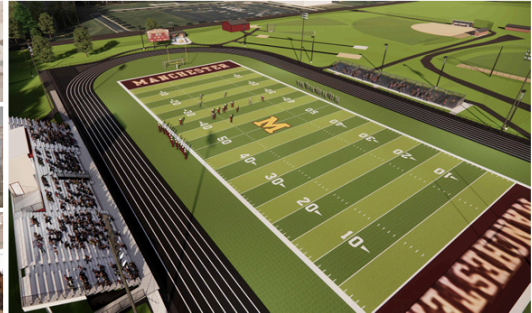


**Welcome to  
Manchester Flying  
Dutchmen Athletics**



**THANK YOU, COMMUNITY**  
**FOR YOUR SUPPORT OF THE 2023 BOND**

**Great Education  
Made Personal**



**Wednesday, July 16th, 2025**

**4:00 p.m.**

**Manchester Jr./Sr. High School Media Center**

**Call to Order: 4:00 p.m.**

**Members Present: Heather Place, Melissa Yekulis, John Hinkley, Steve Head, Shannon Cajic, Sandra Wiitala, Widad Luqman, and Michael Tindall.**

**Meeting Adjourned: 5:01pm**

1. Check-In and General Questions from the CIC
2. Manchester Athletic Complex Construction Update
  - a. Progress Report-Discussion was held around an update to drainage issue at NW corner of football field. We have applied for a permit from EGLE which can take up to 90 days for approval. In the meantime, pumps are being used as needed to keep water drainage efficient. Drainage work completed otherwise.
    - i. Work on track progressing with 1st layer of asphalt complete, and 2nd layer to be completed next week. Rubber surfacing will follow.

- ii. Work continues at the ticket booth, paving paths, and wrapping up of work with bleachers.
- 3. Luther C. Klager Elementary Construction Update
  - a. Progress Report
    - i. Roofing completed in Zone A, continuing in Zones B and C.
    - ii. Roof draining issues being worked on currently.
    - iii. Case work continues to be set, flooring being installed, along with polished concrete areas.
    - iv. Painting continues in classrooms, gym floor close to completion.
    - v. Playground sets being installed and path ready for completion
- 4. Riverside Intermediate Design- Discussion was held around Design phase of Riverside, including new playground area and traffic issues.
- 5. Other

**Next Meeting: Wednesday, August 13, 2025: 4:00 p.m.: Manchester Jr./Sr. High School Media Center**



## **ATHLETIC TRACK IMPROVEMENTS CONSTRUCTION PROGRESS REPORT JULY 16, 2025**

### **Current Activities:**

- ✓ Earthwork: Continue working on drainage and grading.
- ✓ General Trades: Work at ticket booth
- ✓ Bleachers: Wrapping up work at bleachers
- ✓ Electrical: Scoreboard installation

### **Upcoming Activities:**

- ✓ Asphalt removal and preparation for new
- ✓ Electrical at ticket booth

- ✓ Paving at paths and playground
- ✓ Track top coat



## **LUTHER C. KLAGER ELEMENTARY CONSTRUCTION PROGRESS REPORT JULY 16, 2025**

### **Current Activities:**

- ✓ General Trades: Casework and CMU infills
- ✓ Roofing: Working on Areas A, B & C, clerestory and parapet framing
- ✓ Walls & Ceilings: Interior metal framing, ceiling grid
- classrooms in Area A, B & C ✓ Flooring: Gym floor wrapping up, installing classroom flooring
- ✓ Painting: Working in all areas
- ✓ Playground: Equipment being installed
- ✓ Mechanical: Installing hydronic piping, unit ventilators, ductwork, setting sinks
- ✓ Electrical: Pulling wire, installing lights, fire alarm, branch power and lighting circuit supports

### **Upcoming Activities:**

- ✓ Continuing all activities above
- ✓ Polished concrete in entry and art room
- ✓ Media center breakout rooms aluminum storefront installation
- ✓ Corridor flooring



## ATHLETIC TRACK IMPROVEMENTS CONSTRUCTION PROGRESS REPORT

May 14, 2025

### Current Activities:

- ✓ Bleacher footings underway
- ✓ Storm Structures and Drainage Piping
- ✓ Field Event Grade Preparation

### Upcoming Activities:

- ✓ Track Demo
- ✓ Continue Drainage Piping
- ✓ Continue Underground Utilities
- ✓ Ticket Booth Foundations
- ✓ Continue Site Grading



Klager:

- Permit received
- 2<sup>nd</sup> shift electrical work is ongoing
- 2<sup>nd</sup> shift T&M work is ongoing when crew size allows



## LUTHER C. KLAGER ELEMENTARY CONSTRUCTION PROGRESS REPORT

May 14, 2025

### Current Activities:

- ✓ Electrician roughing in main power and lighting distribution, 2<sup>nd</sup> Shift

### Upcoming Activities:

- ✓ Electrician roughing in main power and lighting distribution, 2<sup>nd</sup> Shift
- ✓ Groundbreaking Ceremony – Friday May 30, 8:30 AM



6. Riverside Schematic Design Presentation
7. Dr. Bezeau, along with Dina Mekawy from the GMB Architecture Team, and Heath Place from the Moore Trosper Construction Management Team presented the initial Schematic Design (SD) planning and cost estimates for the

Riverside Schematic Design Cost Estimate. The Capital Improvement Committee and the full MCS Board of Education will also have approval and final approvals at the Design Document (DD) and Construction Document (CD) phases of design. The Capital Improvement Committee supported the following update and the starting point for design and budget for the Riverside Intermediate School Bond Project, knowing that further reductions in project scope will have to be made to meet the PQ Application Budget of \$15,301,438.

- a. Preliminary Qualifying Application: \$15,301,438
  - b. Schematic Design Estimate: \$17,763,333
  - c. Initial Over Budget: \$2,461,895
    - i. Initial Reductions in Scope
      1. Sitework Reductions in Scope \$796,000
      2. Classroom Carpet vs. LVT Plan \$23,301
      3. Classroom Technology Scope Reduction: \$70,000
        - a. = \$1,572,742
        - b. Design Contingency \$1,183,992
        - c. Construction Contingency \$1,183,922
        - d. = \$2,367,984
      - 4.
8. The Capital Improvement Committee further discussed the various potential redesigns and reductions in scope to meet the budget.