New High School Construction Project Status Report



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FLINT COMMUNITY SCHOOLS

Flint Community Schools – New High School

20-Day Look Ahead & Schedule Overview

FEBURARY 2 – FEBURARY 13

- Finalize Phase II amendment to MTC. Complete Phase II environmental report.
- Advisory Group Design Upcoming Sessions:

  Athletics — Community Education

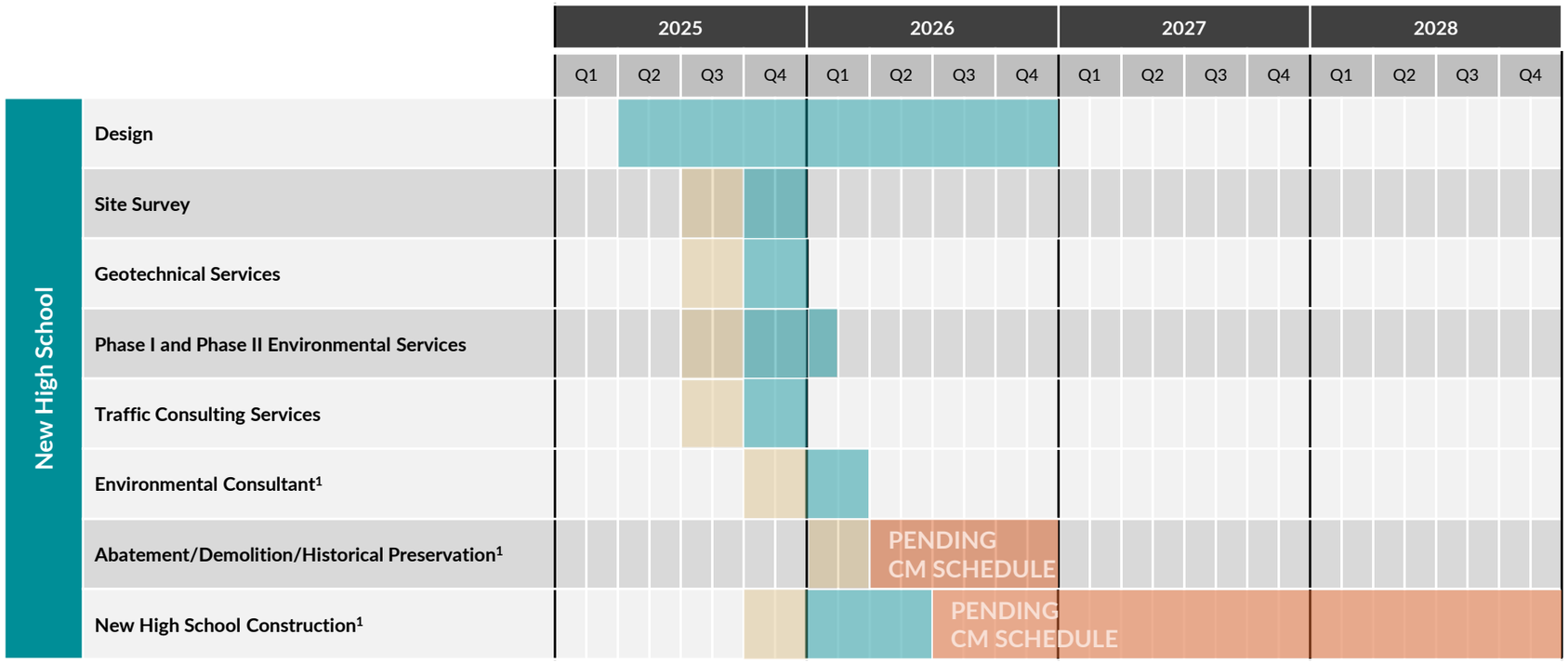
  Academics — MEP & Food Service

  Safety and Security — Arts & Theater

  High School and District Admin Offices
- Finalize SD construction estimate and value engineering tracking log.
- Prepare bid pack #1, for demolition, bidding to begin by February 12.
- Meeting with Mott to review design suggestions.
- Determine community engagement/codesign plan

FEBURARY 16 – FEBURARY 27

- Continue Design Development feedback.
- Review and respond to bidder questions and attend pre-bid meetings as necessary.
- Conduct various contractor outreach activities.
- Public bidding for bid pack #1, prepare final recommendations to committee by March 6 for review prior to March 18 BOE meeting.



UPDATED: 1/19/26

1/Pending Future Approvals

BIDDING/PROCUREMENT

PROFESSIONAL SERVICES SCOPE OF WORK

CONSTRUCTION

FLINT COMMUNITY SCHOOLS

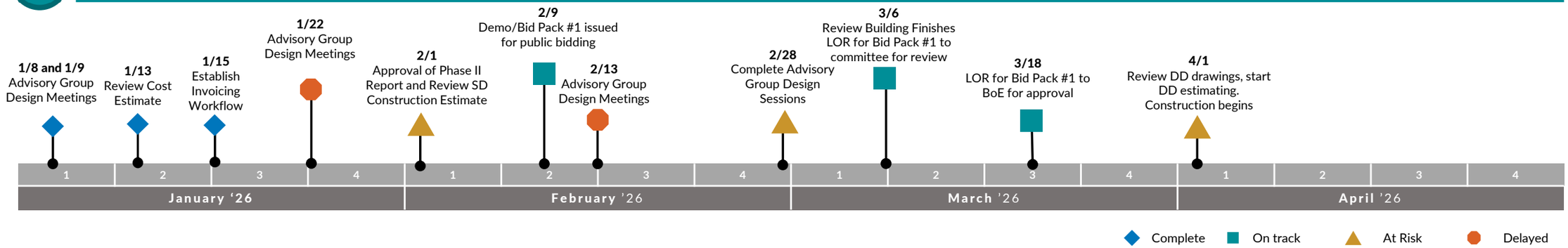
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Milestone Schedule



Workstream Updates

	Owner Rep. ■	Community Engagement ■	Academics ■	Design ▲	CONSTRUCTION MANAGER ▲
Key Updates	1. Environmental work continues site, testing results are expected the end of January. 2. Aligning overall project budget 3. Attendance to ongoing advisory group meetings.	1. Working on larger strategy for the entire district which includes the high school, K-8, playgrounds this would capture co-design in certain components of the high school building.	1. Outreach has initiated across various stakeholder groups. 2. Tours of buildings for K-8 pilot program. 3. Team will continue to work with the design team to inform the classroom design.	1. Advisory group design sessions are delayed. 2. Demo drawings are in progress for bid pack #1 3. SD construction estimate under review	1. Continued validation of the SD estimate in progress 2. Development of Value Engineering ideas and pricing. 3. Preparation for bid pack #1 and site mobilization.
Risks	1. SD estimate and overall project budget. 2. Design input meeting delays 3. Abatement and Hazardous material removal costs.	1. What will the community have input on?		1. Impacts from classroom scheduling and Mott design ideas. 2. Value Engineering ideas 3. Total SF designed to date.	1. Impacts from classroom scheduling and Mott design ideas. 2. EGLE review of demo plan 3. Abatement and Hazardous material removal costs.
To-Do's	1. Schedule SD estimate review with District 2. Update overall project budget based on SD estimate.	1. Develop a plan for next engagements.	1. Continue scheduling outreach meetings.	1. Continue providing pricing and scope feedback to Clark for estimate. 2. Develop updated Advisory Group meeting plan	1. Conduct meeting with District to review demo plan and process. 2. Continue meetings with AHJ's.

Phase II Environmental Study

As part of the standard due diligence process for construction projects, the district had engaged Stantec to facilitate the initial step of a Phase 1 Environmental Study. The district received the report in December 2025, and the results indicate that further investigation is required. Examples of what will need further verification:

- Remaining contamination from underground storage tank
- Previous auto shop hoist area
- Coal storage area
- Various barrels, buckets and transformers scattered throughout the property

The next step in this due diligence process is a Phase 2 Environmental Study, which necessitates more sampling. Depending on the test results of these samples, it is possible that we will need to proceed to the final step, known as a Due Care Plan. However, this will not be known until April 2026.

Reviewed with the subcommittee the following:
1. **Efficiency:** MTC is already approved (as of December 2025) for other required environmental consulting services, and a portion of this scope would be utilized in the development of this next report.
2. **Cost:** MTC's services are proposed for $10K (versus $25K by AKT).
3. **Simplicity:** Continued comprehensive project oversight and cross-coordination between environmental services scopes of work under one firm.

Design – Advisory Group Discussions Recap

Executive Summary Design Development Schedule

Design Development (DD) Phase: is a stage in the architectural and construction process where initial schematic concepts are refined into detailed drawings and specifications, with input from stakeholders and consultants, to ensure the design meets project goals and is ready for final documentation and cost estimating.

FCS – Champion: is the designated lead responsible for guiding discussions and coordinating progress within a specific category / Topic of the Flint Community Schools project.

FCS Advisory Group (AG): The FCS Advisory Group is a smaller stakeholder committee that reviews design progress and provides feedback to ensure community perspectives are integrated into the project.

Community Co-Design Group (CCOD): is a collaborative team composed of project stakeholders, consultants, and community members who work together through structured sessions to review design drawings, provide feedback, and ensure that community perspectives are integrated into the Flint Community Schools project's development process

Plante Moran: advisory services to support the Flint Community Schools project, helping ensure effective planning, budgeting, and execution throughout the design and construction phases

Stantec & Consultants: developing detailed design development drawings, coordinating with stakeholders, and incorporating feedback throughout the design development phase to ensure the Flint Community Schools project meets its goals and requirements.

Clark Construction: Clark Construction acts as the Construction Manager, collaborating with the design team and stakeholders to provide cost estimating, constructibility reviews, site logistics planning, scheduling input, and to ensure the evolving design aligns with budgetary and scheduling goals.

Design Development (DD) Session Structure Per Category:

FCS Advisory Group Workshop Day: To complete all Session #1 and #3 meetings, two days are needed, with each category or topic scheduled for a 1½ to 2-hour time slot.

Community Co-Design Workshop Day: Session #2 and #4 meetings are held on Thursdays, requiring each category or topic allotted a 1½ to 2-hour time slot.

Design Development Category / Topic:
1. Athletics – Outdoor and Indoor.
2. Community Education / Activity & Academics
3. Academies (5+1), Education Plan, Technology (AV)
4. Maintenance Facilities: MEP systems, Food Service, Landscaping, Historic / Legacy Conservation
5. Arts Department (Fine Arts, Theater), Technology (AV)
6. High School Administrative Offices
7. Safety and Security
8. District Administrative Office
9. City of Flint Planning and Building Department, EGLE, Police and Fire Department

Approach to Design Development Engagement

Collaboration and stakeholder engagement are central to the Flint Community Schools high school development project, ensuring every voice is heard and community priorities are reflected. The FCS Champions lead focused FCS Advisory Committee for each project category, driving detailed work and together guiding decision-making. The FCS Advisory Group brings together diverse stakeholders for broader review and engagement with Community Co-Design , making the process inclusive and responsive. Together with project consultants Stantec, PMR and Clark Construction, these groups foster a rigorous, community-driven approach to design development.

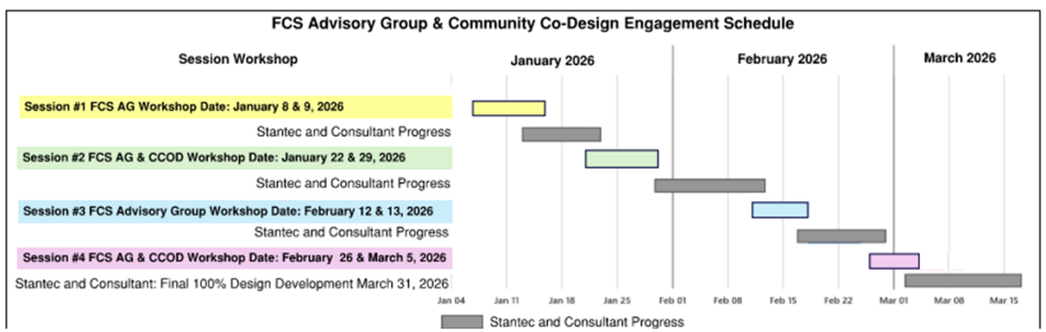
The design development (DD) process unfolds through a series of structured sessions for each project category Below:

Session #1: FCS Advisory Group: Initial Meeting to Review drawings and gather detailed information.

Session #2: Community Co-Design & FCS Advisory Group (Thursdays): Present updated drawings from Session #1 and gather feedback from a broader stakeholder group.

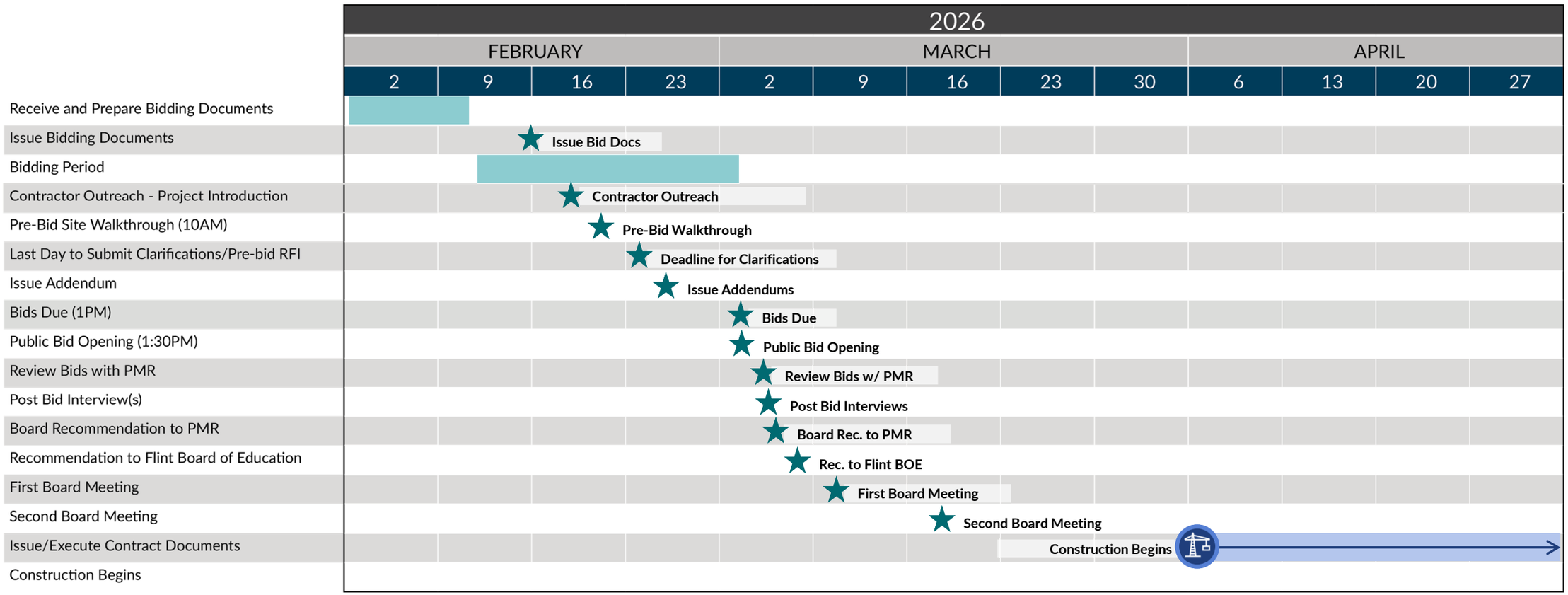
Session #3: FCS Advisory Group: Final review of DD to for 100% DD; gather final feedback for the DD set.

Session #4: Community Co-Design & FCS Advisory Group (Thursday): Final DD Review updated drawings incorporating Session #3 feedback and align on steps toward 100% Design Development completion.



Note: District is developing a larger community engagement strategy.
Highlights from Advisory Group meetings completed to date have been provided in the back up to this presentation.

Path from Bidding to Construction



Construction – Contractor Outreach

- What Contractor Outreach will look like:

    1. Bids posted on FCS webpage - District w/Clark support
    2. Bid notice published in Flint Journal – District w/Clark support
    3. Bid notice set to Builder Plan Rooms - Clark
    4. Bid notice published on State of Michigan webpage - Clark
    5. Building Connected to issue bids (large database of contractors) - Clark
    6. Conduct phone calls to Flint/ Genesee County contractors - Clark/PMR/Stantec

- Clark will host an online Teams meeting on Wednesday, February 17, 2026, at 1:30 PM to introduce the project, describe how to obtain bidding documents, the bidding process, and how to submit a bid.

- Pre-bid questions (RFI's) shall be in writing, and all questions will be answered in written for by Addendum to all potential bidders

- Clark has completed the SD Estimate and is working with PMR and Stantec to validate and reconcile the costs with the design.

Flint Community Schools – New High School

Project Meetings

	ATTENDEES:	CADENCE:
Weekly Leadership and Partners Update	District; Flint Center of Excellence; Stantec; Clark; Mott Foundation; Plante Moran Realpoint	**Weekly** Wednesdays 12:00 pm
Design and Construction Team Meeting	Stantec; Clark; Plante Moran Realpoint; MTC	**Weekly** Mondays 2:30 pm
Advisory Group Meetings Through Design Development Only	District; Stantec; Clark; Plante Moran Realpoint	**Bi-Weekly** As scheduled
Bi-Weekly FBOE Subcommittee Meeting	District; Plante Moran Realpoint	**Bi-Weekly** 4:00pm
Monthly BOE Meeting or COW?		**Monthly** TBD date

Additional Notes

Flint Community Schools – New High School

Design Development Session #1 & #2

1. DD Session #1: Indoor & Outdoor Athletics (Date: 2026-01-08)

- Focus on improving campus access, safety, and event flow with dedicated entry points and secure-access control.
- Gym priorities include added storage, improved court circulation, multi-use flexibility, and upgraded technology (scoreboards, shot clocks).
- Locker rooms and training spaces require modernization with larger lockers, digital features, and support for multiple athletic programs.
- Emphasis on branding, community engagement, future-ready technology, and adaptable program spaces.

Next Steps

- Provide direction on branding color field, graphics, and logo design; begin community engagement for field branding input.

2. DD Session #1: Community Education (Date: 2026-01-08)

- Need for more than one multi-purpose room to serve 35–40 participants across varied programs.
- Dedicated program area needed with a director's office, divisible 50-person classroom, and both adjacent and corridor storage.
- Preference for bright, modern spaces with secure glazing, quality furnishings, ample daylight, and opportunities for historical graphics.
- Technology must be portable; main entry sequence requires redesign for improved security and queuing.

Next Steps

- Review options including use of the Flexible Classroom with folding partition; continue refining multi-purpose and storage needs.
- Explore integration of secure glazing, daylighting strategies, technology preferences, and opportunities for historical recognition and branding.

3. DD Session #1: Academics Classroom (5+1) (Date: 2026-01-08)

- Strong need for additional instructional and book storage, including closets, tall lockable wardrobes, and Chromebook cart space.
- Support for a classroom-pod model with collaboration zones, meeting rooms, teacher restrooms, hoteling stations, and shared storage.
- Technology priorities include flexible STEM-ready features such as mobile smartboards, HDMI, and whiteboards.
- A bright, modern aesthetic preferred; district must review additional program spaces (OT/PT, JROTC, specialized offices) for integration into design

Next Steps

- Review additional program spaces such as OT/PT offices, JROTC, and pod-level offices for Behavior Specialist, Resource Teacher and MTSS Social Worker.

4. DD Session #1: MEP & Food Service (Date: 2026-01-09)

- Facilities require defined workspaces: touchdown space for 3–5 staff, secure lockers, BAS control drop, restroom, and fire pump/booster space.
- Waste management requires space for three 8-yard dumpsters and an interior receiving area for full pallet deliveries.
- Food Service needs include flexible dining capacity (250–350 seats) and a high-capacity kitchen serving 3–4 lunch periods plus all-day meals.
- Additional needs include portable technology, staff amenities, streamlined janitorial support, and unresolved questions regarding equipment logistics.

Next Steps

- Address follow-up questions from Food Services; schedule meeting with Chartwells, Chef, and District
- Develop kitchen equipment layout for district review and feedback.

5. DD Session #1: Safety & Security (Date: 2026-01-09)

- Bus and parent drop-off to share one-way loop with right-turn exits; strict vehicle separation required to reduce conflicts and congestion.
- Major entrances require full weapons detection, expanded card access, vape detection, duress alarms, audio/motion detection, glass-break sensors, and improved visitor screening.
- Campus-wide surveillance needed including parking, athletics, and license plate recognition; monitoring from both reception and security liaison desks.
- Additional enhancements include sensored exterior lighting, buzz-in access for office/security, and finalization of system platforms and detection gate locations.

Next Steps

- Schedule follow-up meeting with FCS Advisory Team and AV/Technology Team to refine security system, card readers, and camera locations.

6. DD Session #1: Arts & Theater (Auditorium) (Date: 2026-01-09)

- Dedicated program area needed with a director's office, divisible 50-person classroom, and both adjacent and corridor storage.
- Preference for bright, modern spaces with secure glazing, quality furnishings, ample daylight, and opportunities for historical graphics.
- Technology must be portable; main entry sequence requires redesign for improved security and queuing.

Next Steps

Review feasibility of increasing auditorium capacity to at least 500 seats (approx. +100 seats) to support formal assemblies.

Flint Community Schools – New High School

Design Development Session #1 & #2

7. DD Session #1: New High School Administration (Date: 2026-01-30)

- Entry, Security & Arrival Flow: Arrival is improved with direct athletics entry, a two-tier screening system, a large secure vestibule, and better sightlines using flush doors.
- Administrative Spaces & Flexibility: Fewer enclosed offices are preferred, with more open work areas where possible, selective use of glass/privacy walls, and shared workstations for attendance agents while confidential roles remain in enclosed rooms.
- Family Engagement & Community Interface: Family engagement functions should remain near community rooms and entries, supported by easily accessible meeting spaces and adjacent storage, including a meeting room that may be reconfigured for corridor access.
- Program Distribution & Instructional Integration: Student-facing staff should be embedded closer to active student areas, shared meeting spaces reduce the need for isolated admin rooms, and the Engineering Development Process Studio remains a flexible instructional space used daily.

Next Steps

- Schedule Coordination & Stakeholder Engagement: A virtual meeting will be scheduled with ALA leadership and the high school principal to refine the admin layout while ensuring all principals and key leaders are consistently included in academic planning sessions.
- ALA Integration & Design Verification: The team will continue developing the integrated ALA High School academic model by confirming ALA's footprint, adjacencies, and design needs to support alignment while maintaining its identity.

1. DD Session #2: Indoor & Outdoor Athletics (Date: 2026-01-22)

- Field & Branding: Reviewed center logo options/costs, field graphics, agility ladders, sport markings, and community-driven branding (no rugby/field hockey).
- Game Day & Scoreboard: Covered practice overlays, track mats, future phasing, play clock placement, and scoreboard needs including naming rights, Daktronics options, and audio.
- Track & Field Layout: Evaluated pole vault, long jump, pit spacing, discus cage, pit cover types, ball-stop netting, and confirmed track system, colors, and lane numbering.

Next Steps

- Direction Required by FCS: Provide direction on branding color field, graphics, and logo design; begin community engagement for field branding input.
- Power, Timing & Critical Path Items: Identified required power locations, wireless timing needs, play clock alignment, lacrosse netting and Michigan High School Athletic Association confirmations

2. DD Session #2: Safety & Security (Date: 2026-02-03)

- Security & Access Control: Covered card, buzz, and key access needs across all areas, including lobby control, stairwell access, camera coverage, and event-based access modes.
- District Administration L1 & L2: Addressed circulation control, camera placement, and second-floor lobby access, and confirmed key secured areas requiring card access.
- Academic & Student Areas: Reviewed door hardware, classroom window visibility/safety, access into academic wings, and classroom camera requirements.
- Athletics & Mechanical: Discussed field-mode operations, ticketing access, recording booth and press box needs, and fire department access requirements for mechanical spaces

Next Steps

- Follow-Ups: Confirm medication storage, finalize second-floor access, assess scheduling display and ADA needs, and align access zones with Potter & Holmes.
- Mark up drawings with security items, finalize the safety/security set, and schedule the stakeholder review meeting.

3. DD Session #2: MEP & Food Service (Date: 2026-02-03)

- Prep & Cooking: Cold/hot prep areas confirmed with preferred processors, core hot-line equipment, and bakery needs defined.
- Sanitation & Serving: Dishwashing, sanitation capacity, beverage/ice needs, and all serving stations (salad, pizza, deli, entrée, POS) aligned with lunch-period flow.
- Delivery & Storage: Current and future GFS delivery volumes, timing, and storage ratios validated, supporting future growth.

Next Steps

- Prep areas and equipment assumptions approved; mop sink needs noted; follow-ups include slicer choice, ice machine size, equipment specs, delivery assumptions, and station-layout validation.
- Design team to integrate feedback into the next plan update.
- Refine and issue final equipment specifications.

Next DD Sessions #2

- Academics Classroom (5+1) (Date: 2026 02 11)
- Arts & Theater (Auditorium) (Date 2026 02 10)
- New High School Administration – To be scheduled
- Community Education – To be scheduled

Project Updates:

1. Bid Pack 01 Demolition Drawings and Specifications were issued on February 4, 2026. A page-turn review session with the District will be scheduled.

Flint Community Schools – New High School

2/4/26 Lead/Partner Meeting Notes

1. **Review prior weeks meeting minutes**

2. **District Updates** – Superintendent Jones

    a. Strategy meetings continue centered around community engagement and academic planning.

    b. Special meeting Feb. 10 – PMR, Stantec and Clark to provide updates on overall project status, Advisory Group meetings and upcoming bidding activities.

3. **Owner's Rep Update** – Plante Moran Realpoint (PMR)
    a. Demolition drawing and specifications for bidding review.
    b. MTC onsite for environmental work
    c. Phase II Environmental Approval
        a. Committee approved 2/2 – send back up documentation
    d. Review lookahead schedule
    e. Review milestone schedule
    f. Schedule meeting with Mott to review design ideas.
    g. PMR to engage with Design and Construction team to mitigate the site demolition and abatement challenges.

4. **Academic Update** – Dr. Coleman and Dr. Wanda Cook-Robinson
    a. Board update was provided and the team will be presenting work plan and implementation to the board.

4. **Design Update** – PMR and Stantec
    a. Demolition drawing progress and AHJ review
        a. Approved to be issued to begin initial plan reviews.
        b. Team to schedule page turn
    b. Advisory Group Schedule
    c. Advisory Group Design Update (High School Administration Offices)
        a. The outcome of the first meeting was that there are too many office and more thought is needed to align with flexible and benchmarking with other examples to be done.
        b. Principal Dompreh to finalize the list of staff and what type of seat is required for their task (office vs. open).
        c. Academics – scheduling is complete. Dr. Coleman to provide a write up around remaining open concerns. Follow up meeting scheduled for next week.
        d. Develop a design feedback update – etc. topics and outstanding issues – incorporate into the dashboard.

5. **Construction Update** – PMR and Clark Construction
    a. State Review and Permitting
    b. Flint/Genesee County Contractor Outreach (include in 2/10 board update)
        a. Planning a walkthrough pre-bid 2/18
        b. Discuss communication plan to vendors.
    c. Bidding Schedule
        a. Review this with the Board 2/10
    d. Met with fire department to discuss the design and will expect feedback next week.