

Noor International Academy
Authorized by: Central Michigan University

EXHIBIT A

(General Description of Program & Project)
March 23, 2022

MISSION STATEMENT

The mission of **Noor International Academy** is to provide its students with quality education that focuses on the Michigan core curriculum and international cultures, including the study of a language, culture, and history different from one's own. The Academy shall provide an education that will enable the various ethnic traditions, values, and experiences of students to enrich and nurture one another. Moreover, the Academy shall provide an education of the whole child by integrating the different aspects of children's learning and lives to make them more meaningful. The Academy will prepare its students to be independent lifelong learners and productive working members of a global society through acquired diverse knowledge, experiences and skills. The Academy shall provide an environment that encourages students to become upright responsible decision-makers, reflective of equity, respect and understanding, maximizing each individual's intellectual, physical, psychological and moral self by utilizing a unique safe and orderly environment that is conducive to learning to meet the challenges of this ever-changing world.

PURPOSE & VISION

The purpose of the Public School Academy is to enable the various ethnic traditions, values and experiences of their diverse student bodies to enrich and nurture one another. The educational program and activities, shaped by American educational principles and practices, will greatly contribute to discipline the instincts and desires of the students, building their character on a foundation of rationalism of mind, tolerance of heart, and a commitment to the preservation of the moral values of the family, welfare of the American society, and humanity at large.

SCHOOL HIGHLIGHTS

- Grades Pre-k -6th
- Full Day Pre Kindergarten and Kindergarten
- College Preparatory Program
- State Certified & Qualified Staff
- Michigan Core Curriculum -- all Subjects
- Foreign Language & Cultures include:
Arabic & Middle Eastern Studies
- Computer Technology & Internet Access
- Excellent Physical Education Program
- Creative Arts & Music Program
- Special Programs for At-Risk Students
- Free Tutoring & Homework Service
- Bilingual Program for Bilingual Students
- Special Education Team Available
- National Standardized Testing
- National Honor Society
- Small Student-Teacher Ratio
- Creative Hands-on Instruction
- Excellent Positive Moral Environment
- School Uniform & dress code
- Enrollment Open to All Students living anywhere in Michigan
- Free & Reduced Lunch Program to Qualified Students
- NO TUITION: Free Public School Academies

Program & Instruction

First School Year:	September 2010-11
Authorized By:	Central Michigan University
Founded By:	Mrs. Nawal Hamadeh
Number of Staff:	Approximately 15
Years of Existence:	12 years
Current Enrollment:	163 students

CONTACT INFORMATION: Dr. Ali Bazzi, Superintendent of Schools of

(313) 724-8990, fax: (313) 724-8995, email: abazzi@hesedu.com

School Contact Information: (586) 365-5000, F. (586) 365-5001
37412 Dequindre Rd., Sterling Heights, MI 48210

Website: www.niapsa.org

PRELIMINARY FACILITY PLANS



1. **FACILITY:** Currently located at 37412 Dequindre Rd., Sterling Heights, MI 48310
Future facility will be located at: 4050 Coolidge Highway, Troy, MI 48098
Total land is approximately 3.16 acres
Troy Public School District
Major Cities Surrounding the Site:
Sterling Heights, Birmingham, Rochester, Clawson, Rochester Hills,
Auburn Hills, Berkley, Pontiac
2. The construction of approximately 36,000 square foot new school building to relocate the existing students from the current Sterling Heights site to the City of Troy to include approximately 18 classrooms plus offices and restrooms through the construction, furnishing, and equipping the new building to be used by the Noor International Academy (NIA) which current building is located at 37412 Dequindre Rd., Sterling Heights in 10-classroom school building (Pre--6) which are owned by Noor International Academy that has been renovated in 2011 and purchased in May 2018 with financing totaling at almost \$1 million dollars and consists of approximately 11,000 square foot building.

USAGE: The future Pre-K-8 school facility will be approximately 36,000 sq..ft. of space to include 18 classrooms; as well as offices, gymnasium/cafeteria, Atrium, & other rooms upon completion.

Division: 1. Elementary & Middle School

New School project is expected to be ready for full operation as a school by August 2023.

Budget Project: Approximately 6.5 million dollars **Completion by:** August 2023

Projected Student Count & Grades for NIA:

Year 1, 2021-22: 163 students (Pre-k-6)
Year 2, 2022-23: 184 students (Pre-k-7)
Year 3, 2023-24: 272 students (Pre-k-8)
Year 4, 2024-25: 332 students (Pre-k-8)
Year 5, 2025-26: 372 students (Pre-k-8)

Projected Homerooms for NIA

Pre-Kindergarten	2	Fourth:	2
Kindergarten:	2	Fifth:	2
First:	2	Sixth:	1
Second:	2	Seventh:	1
Third:	2	Eighth:	1

TOTAL 17 and 1 Resource Room = 18

Special Features of Future Facility:

- Complete Elementary and Middle School Facility (Pre-k-8) of approx. 36,000 sq. ft.
- Two-story Building with an Elevator.
- One All purpose room for gymnasium, locker area, & cafeteria.
- Separate rooms for Special Education, Bilingual Education & Nurse Aide
- Beautifully designed atrium that provides an inviting positive learning environment
- Complete Communication System (PA, phone, synchronized clocks, bell and paging system).
- New Fire Alarm and sophisticated security, camera and burglar system.
- Fully networked facility with voice, data, & video drops.
- USF Funding for technology administration and services with Voice, Data, & Video drops.
- Censored lights, self-flushing toilet systems and faucets.
- New acoustic system in building.

Special Features of Proposed Expansion Project:

- Parking area to include approximately 100 car spaces.
- Building of 18 classrooms with an approximate size of 650 sq. ft. each. Away from existing building.
- Two story building with Kindergarten and First grades on first floor.
- Offices to include at least 2 on each floor
- At least 2 Boys and 2 Girls restroom on each floor and per code.
- At least 1 unisex restroom, 1 male restroom and 2 female restrooms for staff on each floor and per code.
- The addition of 1 male restroom and 1 female restroom for staff on 2nd floor.
- Fully networked classrooms with partial funding by USF, with voice, video and data drops.
- New communication, security, and fire systems.
- Specifications will be per existing building specifications for all construction items.

Project/Land Status:

- Alta Survey has been completed by PEA.
- Preliminary plans will begin as soon as a signed agreement with an Architect is received will be completed by approx. June 30, 2022.
- Building Architect & Engineering plans will begin afterwards and will be completed by August 2023.
- A Pre-construction company will be selected between Now and April 26, 2022.
- A Construction contract will be proposed to the Board of Directors of Noor International Academy and will be negotiated with a potential company during the planning period.
- Environmental Study Phase I & II has been completed and is ready to use.
- Technology service provider has been identified for the current network and administration services and may continue to provide the same services for the new site.
- Plans to relocate from the current site in Sterling Heights to the Troy site will be finalized by Hamadeh Educational Services as soon as a certificate of occupancy has been issued and when the Authorizer CMU and MDE approve the relocation.

Noor International Academy
Facility Description
(Wish List)

Item	Elementary & Middle School Prek-8
Approx. Student Count	600
Administrative Offices	6 (TOTAL)
Secretary/Admin. Ass't.	1
Principal	1
Assistant Principal	1
Counselor	1
Social Worker & School Psychologist	1
Nurse Station	1
Staff Lounge	1
Teacher's Work Room	Shared
Conference Room	Shared
Atrium	1
Staff Restroom	1 M/ 2 F
Students Restrooms	2 B / 2 G
Classrooms	18
Foreign Language Classrooms	Shared
Art Room	Included
Music Room	Shared
Bilingual Room	1
Special Education	1
Activity Room	Shared
Technology Labs	1 with 30 computers
Gymnasium w/Lockers, & Restrooms	1
Cafeteria w/Kitchen & all purpose Room	Shared with Gym
Main Frame Room - Shared	For servers, PA, etc (1)
Custodian Room & closet	2
Storage – equipment & books	1
Mechanical Room	1
Library	1
Auditorium	Cafeteria/Gymnasium

NEW BUILDING

	First Floor – KG – 2nd	2nd Floor – Grades 3-8
Classrooms		
Restrooms	3	2
Offices & Storage	3	3
Staff Lounge	0	1
Staff Restrooms	2 M/ 2 F	1 M/F
Student Restrooms	2 B/G	1 B/G
Janitorial Closets	1	1
Parking Area	About 100 Spaces	

SCOPE OF WORK OF PHASE II FACILITY ADDITION

- Elementary and middle school Classrooms, offices and restrooms of approx. 36,000 square feet to be an independent building off Coolidge Highway in the City of Troy- copy of existing design of sister academy, Prek-2 building for Star International Academy in Dearborn Heights.
- *Rooms*: 18 classrooms in a two-story building
- At least 6 offices – 3 on each floor
 - ❖ 2 boys & 2 girls restrooms on each floor
 - ❖ 4 staff restrooms (1M/2F)
 - ❖ Pre-K & Kindergarten classrooms to have their own restrooms.
- *Walls*: Exterior walls to be brick and to match existing building walls.
 - ❖ Bearing walls masonry 80 ft. south – same level as existing building.
 - ❖ Matching material and finishes as existing building which was recently renovated.
 - ❖ Demolish existing Building consistent with EGLE environmental regulations & proper Notices
 - ❖ Columns – follow same existing design and construction.
- *Roof* – per previous CD and existing
 - ❖ metal coping
 - ❖ Single ply – 2” insulation
 - ❖ 4 sumps
- *HVAC*: Installation of a new HVAC system
 - ❖ Units: Roof Top Units (RTU's) per previous CD's.
 - ❖ Ducts
 - ❖ Diffusers & Economizers
- *Electrical*: Installation of electrical service as may be needed.
- Light fixtures inside the building and at the new parking lot.
 - ❖ Emergency fixtures
 - ❖ Outlets
 - ❖ Use sensor switch for lights and exhaust fans in all toilet rooms.
 - ❖ Install auto flush system for all toilets, auto faucets for all sinks, one auto dryer and 2 hand towel dispensers in each student restroom. Staff restrooms 1 hand towel dispenser and no auto dryers. Install tissue dispensers in each bathroom stall.
- *Site Plans*: to be finalized by Civil Engineer and site work by the construction Company:
 - ❖ *Parking lot*
 - Parking spaces approximately 100 spaces
 - Lighting for parking.
 - ❖ provide parking lot drainage as needed
 - ❖ New Utility lines as needed
 - ❖ New Landscaping as needed
- *Fire alarm system*: to be newly installed per new code requirements consistent with the existing system in main building.
- *Fire sprinkler system*: to match existing system.
 - ❖ Tap into existing utilities except as may be required by code.
- *Plumbing*: to include copper piping. Installation of censored lights, toilets flush system, and faucets. Installation of water heaters.
- *Utilities & Storm*: telephone lines, gas, water, electrical, sewer, storms connections to tap from existing unless code and load requires new connections/tapping. Also, an underground retention System.
- *Ceiling grid*: to be installed throughout the building consistent with existing. Rooms such as storage, mechanical and electrical will have exposed ceilings.
- *Painting*: to match existing paint color and finish.
- *Floors* – Carpet/Tile:
 - ❖ Classrooms and instructors offices shall have carpet installed to match existing.
 - ❖ Corridors shall have VCT tile. Restrooms shall have porcelain tile. Carpet and tile selections shall be determined by Owner/Academy.

- *Communication system:* Paging, bell, clock and phone; to match existing active systems.
- *Interior Signs:* per code requirements and to match existing.
- *Windows and glass:* Proposed insulated glass, insulated translucent panels, and / or insulated metal panels are to be installed per existing CD's and per main building existing windows and glass.
- *Blinds and Curtains:* as per existing classroom and offices.
- *Lockers:* to be installed per plans and existing at main building.
- *Exterior Doors & Hardware:* Per Existing exterior entrance doors and hardware. All exterior doors will have anodized aluminum frames. Exterior doors to be installed per existing of main building exterior doors.
- *Interior entrance doors and hardware:* to be installed per the existing recently installed ones.
- *Demolition Plans:* TBD by mutual agreement between Owner/Academy and CM.
- *Security System:* Location of Camera and Security/Door Access System by the Exit Door and the Installation of security system to match with existing. All first floor rooms with windows and exits to have motion and burglar sensors.
- *Network:* Provide V4000 raceways from the ceiling downwards to identified locations in the classrooms and offices to network the proposed additional facility with voice, data, & video drops as per the existing facility. Each room will require penetration to create a pathway for the raceways. The penetration point into each room must be cored and sleeved with (2) 4" sleeves.
- *Classroom Boards:* 1 large classroom size (8x4) Dry Erase Boards, 1 (4x6) Bulletin Boards to be installed in each classroom.
- *Millwork:* Installation of millwork as per millwork plans in each classroom.
- *Elevator:* New building elevator to ensure smooth operation.
- *Exterior School Signage:* 3-line Daka Board amber color reading with maximum height of 96" or a maximum sign area of 20 square feet to meet City ordinance. Signage location to be determined.
- *Compliance with permit & approvals of all local/state/federal/EGLE requirements.*
- *Secure all permits and approvals and itemize costs involved.*
- *Will Apply for USF Funding for wiring for Voice, Data, & Video drops.*
- *To check on Existing if can use the existing line. Use new file and email servers.*

Construction Plans & Miscellaneous Items:

- ❖ All CD Plans: Architectural, electrical, structural, and mechanical plans are to be completed by: June 30, 2022
- ❖ Civil Plans will be provided by _____
- ❖ Network: Wiring, cabling and network equipment will be provided by a separate vendor.
- ❖ Classroom and Office furniture, computers and other equipment will be provided by the Owner, not a part of the financing.

TIME LINE SCHEDULE

Milestones

1. RFP developed, faxed & emailed to Vendors
2. Delivery of RFP Responses
3. Bid Opening
3. Evaluation of Offers
4. Vendor Selection & Notification
5. Approval of Architectural & Site Plans
6. Finalize construction contract
7. Finalize Financing Agreement
8. Construction Begins
9. Substantial Completion Date of Construction:
- 10.

Completion Date

March 23, 2022
 April 14, 2022
 April 18, 2022
 April 19-25, 2022
 April 26, 2022
 August 1, 2022
 August 29, 2022
 September 1, 2022
 September 14, 2022
 August 17, 2023

TENTATIVE CONSTRUCTION TEAM & ACTIVITIES

1. Property & Building
 - a. Securing Civil Plans and Soil Boring
 - b. Architectural & Engineering Plans
 - c. Construction Approval
 - d. Construction & Construction Management including procuring full municipality permits & approvals thereby preparing the building to be fully occupy-able.
2. Facility Planning Team
 - a. Staff, Administrators, Technology & Educational Consultants
 - b. Construction Team
 - c. The Board & Authorizer (CMU)
 - d. Owner
3. Legal Services
 - a. Main legal Counsel: Review resolutions, lease and construction contracts
 - b. Bond Issuance, Taxation & Financing Counsel
 - c. Authorizer, MDE Municipalities Approvals
4. Accounting & Financing
 - a. Business Consulting & CPA
 - b. General Accounting & Bookkeeping
 - c. Project Financing: Banking, Building & Equipment
 - d. Five Year Budget Projection & Cash Flow Proforma
5. Construction Team
 - a. Design & Build
 - b. Pre-construction: Architectural, Engineering Services, Permit and bond requirements & Plans
 - c. Construction Management & Project Construction
 - d. Project Management
 - e. Bids & Vendors
6. Equipment & Furnishings: Provide all furniture, equipment and computers as new
7. Technology
8. Recruitment: Enrollment & Employment
9. Maintenance
10. **Bank: Credit Union One**, American Drive Southfield, MI