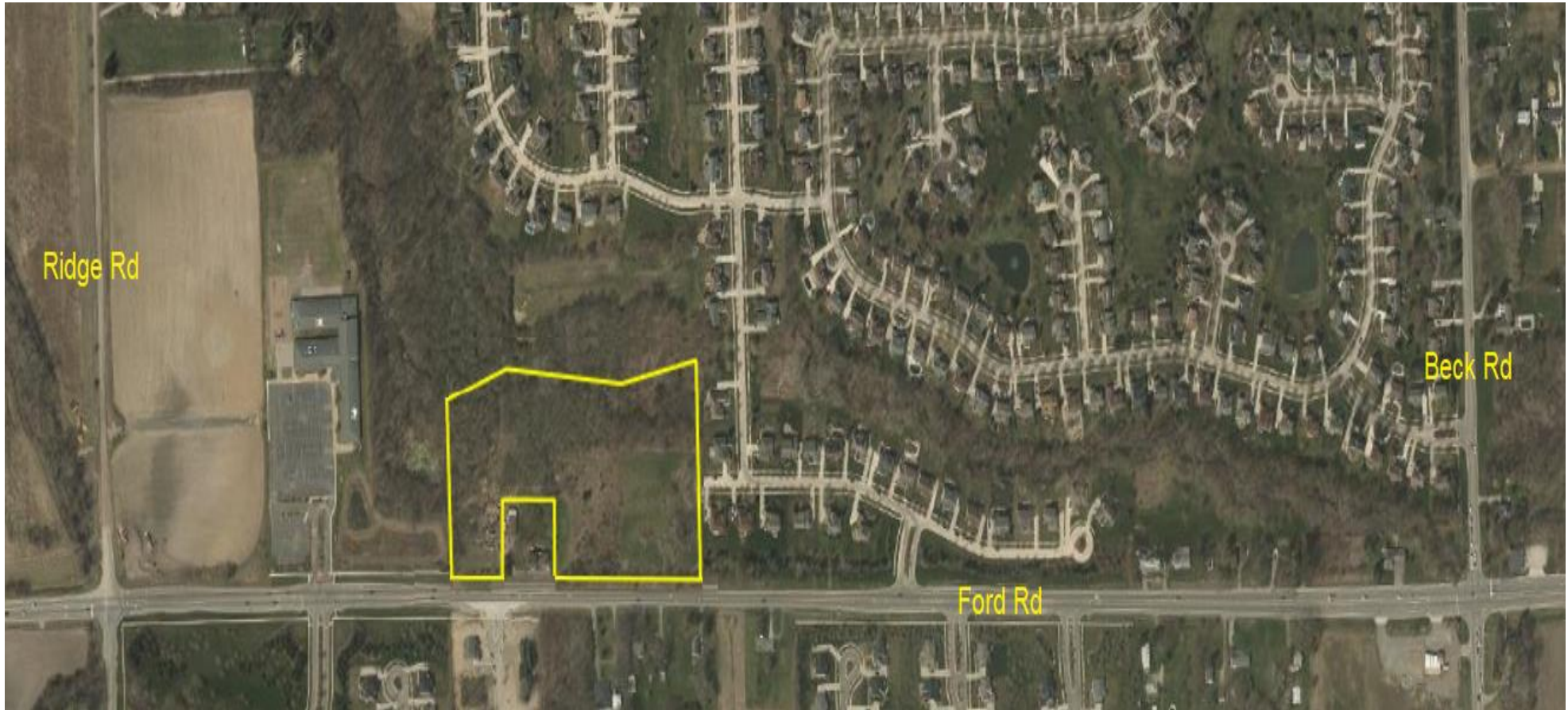
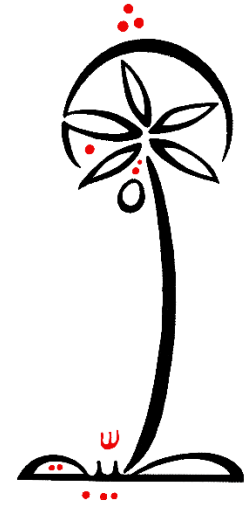


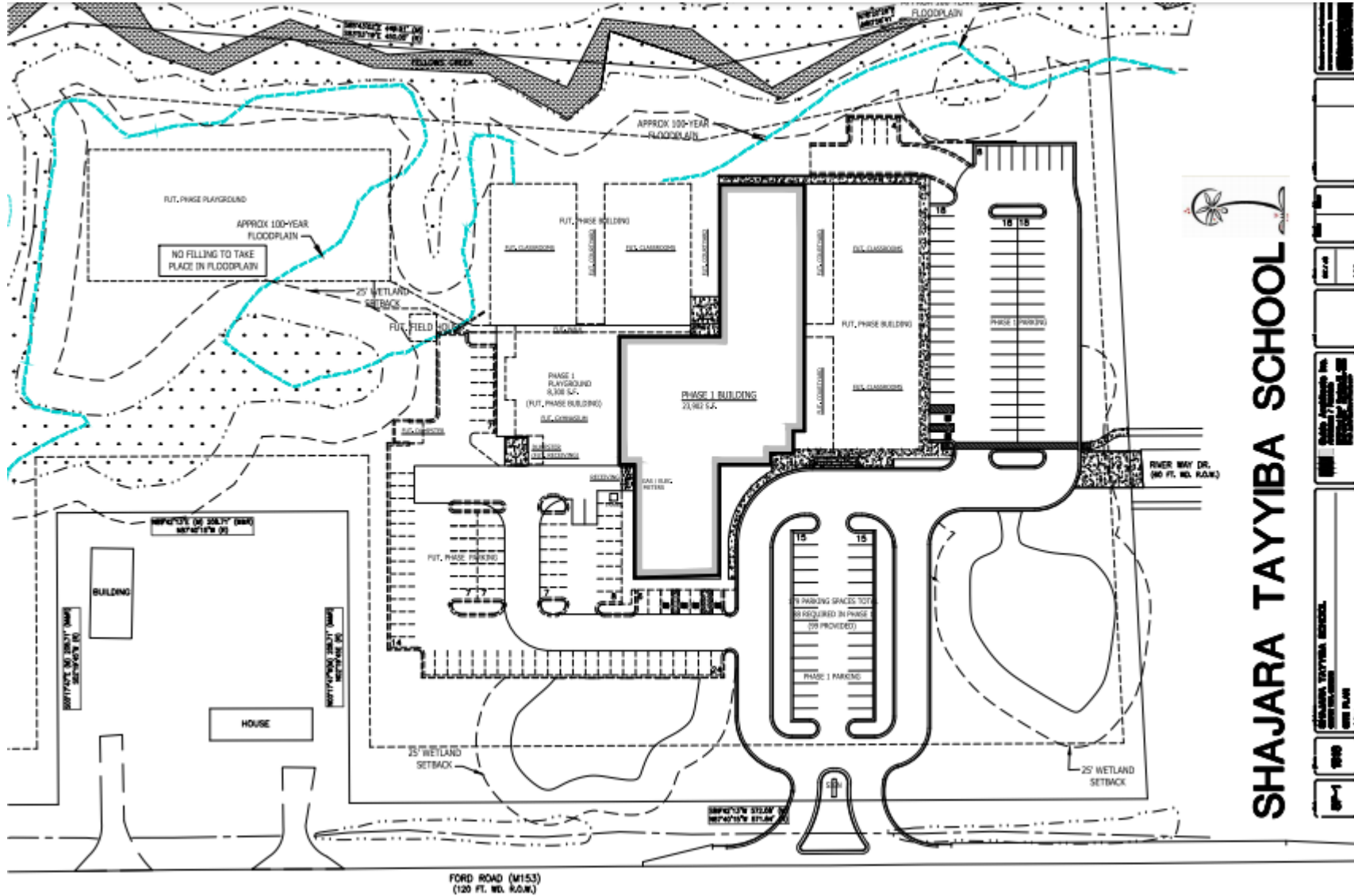
Shajara Tayyiba School Future Campus Project Decemeber 13th, 2019



Land Facts

- 11.14 acres of Prime Land on Ford Road
- West side of Canton, between Ridge and Beck Roads
- Zoned Residential
- Bought by Ansaar Investments in March 2018 for \$600,000
- Bought by Shajara Tayyiba in October 2018 for \$670,000 as installment sale over 4 years
- ST has already paid \$345,000 to Ansaar
- Remaining \$325,000 to be paid in 3 years

Site Plan



Vision for Future Campus, insha Allah

- Finished building will be 56,200 sq. ft.
- Will Accommodate 280+ students (K-8)
- 179+ parking spots
- Possibility for High School
- Large Full Size Gym / Cafetorium (7,600 sq. ft)
with full service Kitchen
- Media Center / Library
- Dedicated Quran Studies & Hifdh Classrooms
- Separate Wings for Boys & Girls
- Dedicated Prayer Spaces
- Large Multi-Purpose Space

- Land left for Further Expansion / Parking etc.
- Afterschool / Weekend Classes / Seminars etc
- Sports Field / Playground
- On site Nature Trail
- Special Events (Fundraisers / Dinners etc)
- Construction to be completed in 2+ phases
 - Phase 1: 3,500 sq ft Gym + 20,402 sq ft Building + 99 parking spaces + 8,300 sq ft playground
 - Future Phases: 32,298 sq. ft + 80 parking spaces + larger playground/sports field

Progress Update Phase 1

- Guido Architects, Boss Engineering and Bergman Associates have been retained to provide architectural, civil engineering and traffic study professional services respectfully.
These firms are providing the necessary drawings, data and studies for submittal to Canton Township for site plan approval only, MDEQ for wetland and floodplain impact approval and MDOT for traffic and street entrance approval.
- Guido Architects has mostly completed the preliminary floor plan and designing exterior elevations of the building for township submission.
- Boss Engineering has completed the preliminary site and civil engineering plans for Township, MDEQ and MDOT submission. The onsite meeting with MDEQ regarding the project's impact on the wetlands was quite positive.
- Bergman Associates has completed the traffic study, models and recommendations for Township and MDOT review.
- Guido Architects to submit a full site plan package including the above work by the end of January 2020.

- Preliminary MDOT approval has been received for a “right turn in / right turn out” only entry drive.
- Once the site plan package is submitted, the Township will then schedule the project for a Special Land Use meeting with the Planning Commission. Typically at the same meeting they could review and act on approval of the Site Plan itself. If not, a site plan approval meeting with the Commission will be scheduled a month later. Revisions and a re-submittal should be expected for either or both.
- Upon site plan approval, the Township will schedule us for the Township Board meeting for final approval. Probably in 2020. Shortly thereafter Guido Architects should be able to provide a more refined construction budget for further consideration before completing all the construction documents for permit to build.
- Then Contractor bidding would begin.
- Estimate construction to be able to start no earlier than the fall of 2020 insha Allah!
- Construction will move forward when funds are available without the use of banks insha Allah.

Financials – Phase 1

Traffic Study – Bergman Associates	\$10,600
Civil Engineering and Landscape – Boss Engineers	\$40,000
Design and Construction Documents – Guido Architects	\$85,000
Site Plan Approval Meetings – Guido Architects	\$2,000
Total	\$137,600

*Note: Not included in costs below. This amount is to be paid as the work progresses. Does not include cost of land. Fees may increase due to revisions or work scope.

Phase 1 Construction Costs (Approximate)

Wetland Mitigation	\$50,000
Township Permit Fees (for building only)	\$30,000
Site Work (including landscaping)	\$875,000
Building Construction Only	\$2,400,000
Construction Manager Fee	\$130,000
Total	\$3,485,000