



January 16, 2024

Bid Pack #8 Hilbert Elementary Bid Summary Update

Redford Union School District



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SECTION 1

Design Recap



Design Recap



1st Floor Plan

Design Recap

LEGEND: 1st Floor Plan

	<u>light remodel - corridors</u> painting, replace vct flooring insets *district to replace ceiling pads		<u>moderate remodel - staff lounge</u> remove peninsula cabinets, new flooring *district to paint, ceiling pads		<u>light remodel - locker room</u> remove lockers
	<u>heavy remodel - toilet rooms</u> remove doors, new exhaust, epoxy floor, tile/paint walls, paint ceiling		<u>light remodel - general ed classrooms</u> new HUVs, new flooring at carpeted areas only, paint casework on corridor wall *district to paint, ceiling pads		<u>light remodel - locker room</u> remove lockers, infill doors to south gym alternate: add thru-wall exhaust fan (not rtu) for dry storage
	<u>heavy remodel - toilet rooms</u> create two restrooms out of one remove doors, new exhaust, epoxy floor, tile/paint walls, paint ceiling		<u>moderate remodel - general ed classrooms</u> work in progress new HUVs alt: ceiling pads and paint		<u>light remodel - lobby</u> alt: ceiling pads
	<u>heavy remodel - toilet rooms</u> new restroom at existing plumbing location		<u>moderate remodel - general ed classrooms</u> new HUVs, remove island counter, install new counter w/ sink in adjacent storage, paint casework on corridor wall *district to paint, ceiling pads		<u>light remodel - office</u> new carpet, new ceiling pads
	<u>heavy remodel - toilet rooms</u> work in progress		<u>moderate remodel - general ed classrooms</u> new HUVs, remove island counter and replace w/ new small counter including sink, paint casework on corridor wall *district to paint, ceiling pads		<u>light remodel - office</u> new carpet, paint, new ceiling pads
	<u>stage</u> owner project		<u>new access to playground</u> work completed		<u>heavy remodel - alt. serving</u> investigate construction cost new serving line and food service equipment, epoxy floor, paint walls, paint ceiling
	<u>restroom</u> owner project		<u>playground</u> work in progress		<u>light remodel - new storage</u> new wall, paint
	<u>new secure entry - SE</u> work in progress		<u>light remodel - out building</u> polished concrete floor, paint walls, paint exposed ceiling, new lighting, new HUVs		<u>light remodel - passage</u> adding separation wall and door, lighting *district finish space
	<u>north gymnasium</u> paint, provide new hvac as required		<u>light remodel - out building</u> polished concrete floor, paint walls, new ceiling pads, new HUVs		<u>interior door replacement</u> remove existing door & frame to remain. Replace door only
	<u>light remodel - out building</u> paint columns and canopy at covered walk		<u>light remodel - out building</u> new overhead door in existing wall *district to add ramp to adjacent room and close off adjacent room to be used as storage		

Design Recap



2nd Floor Plan

Design Recap

LEGEND: 2nd Floor Plan



light remodel - corridors

painting, replace vct flooring insets
*district to replace ceiling pads



heavy remodel - toilet rooms

remove doors, new exhaust, epoxy floor, tile/paint walls,
paint ceiling



heavy remodel - toilet rooms

create two restrooms out of one
remove doors, new exhaust, epoxy floor, tile/paint walls,
paint ceiling



light remodel - general ed classrooms

new HUVs, new flooring at carpeted areas only, paint casework on
corridor wall
*district to paint, ceiling pads



alt: re-imagined - media center

new lvt, paint, paint structure/ceiling clouds, new lighting, new HUVs



light remodel - office

*district project: new carpet, paint, new ceiling pads



light remodel - office

new HUVs
alternate: paint, new ceiling pads, lights
owner: flooring



restroom

owner project



interior door replacement

remove existing door & frame to remain. Replace door only

Design Recap

Corridor Layout with Existing Terrazzo Flooring



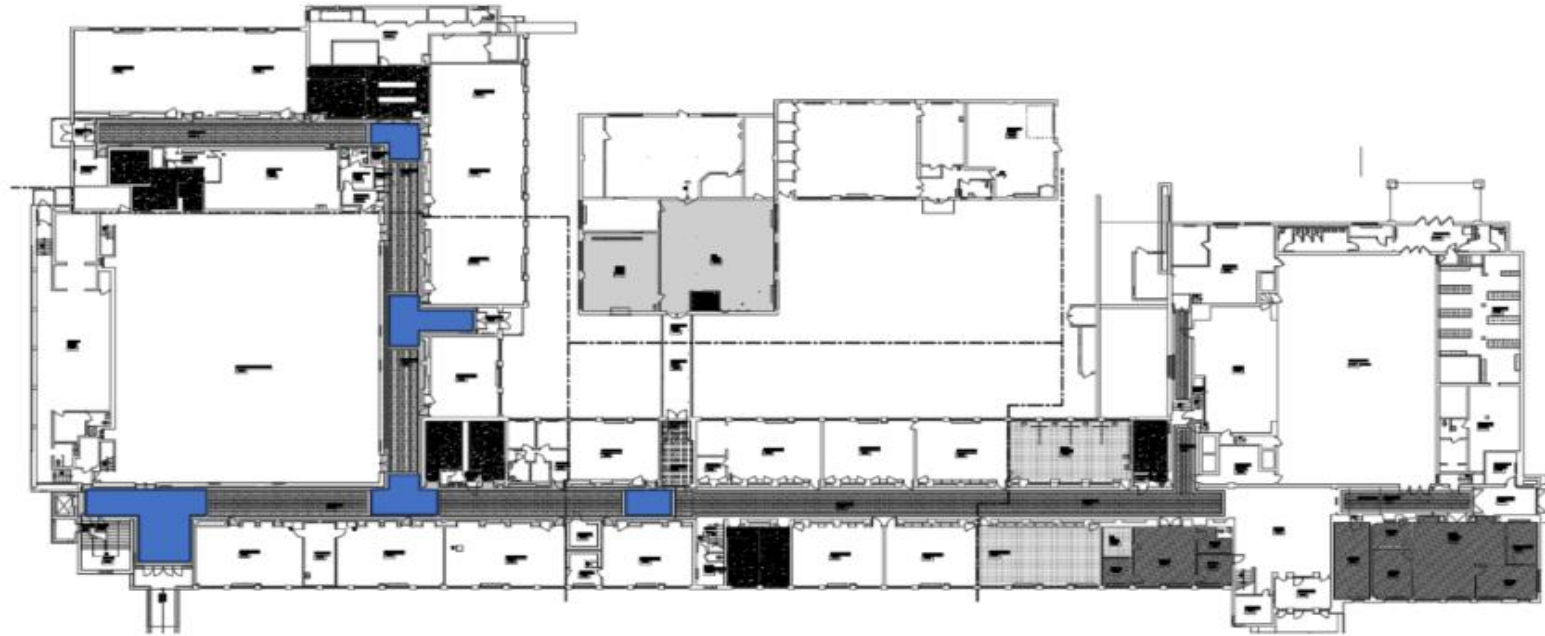
Design Recap

Corridor Layout without Terrazzo Flooring

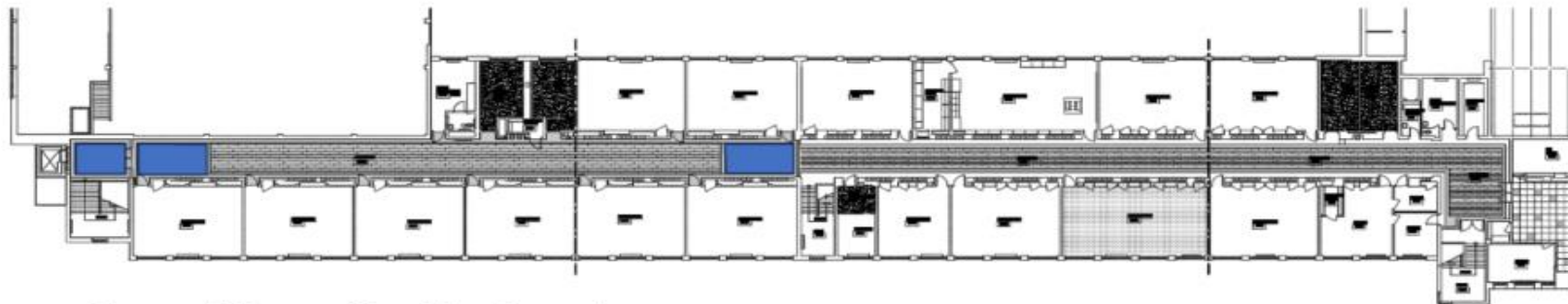


Design Recap

Corridor Accent Locations



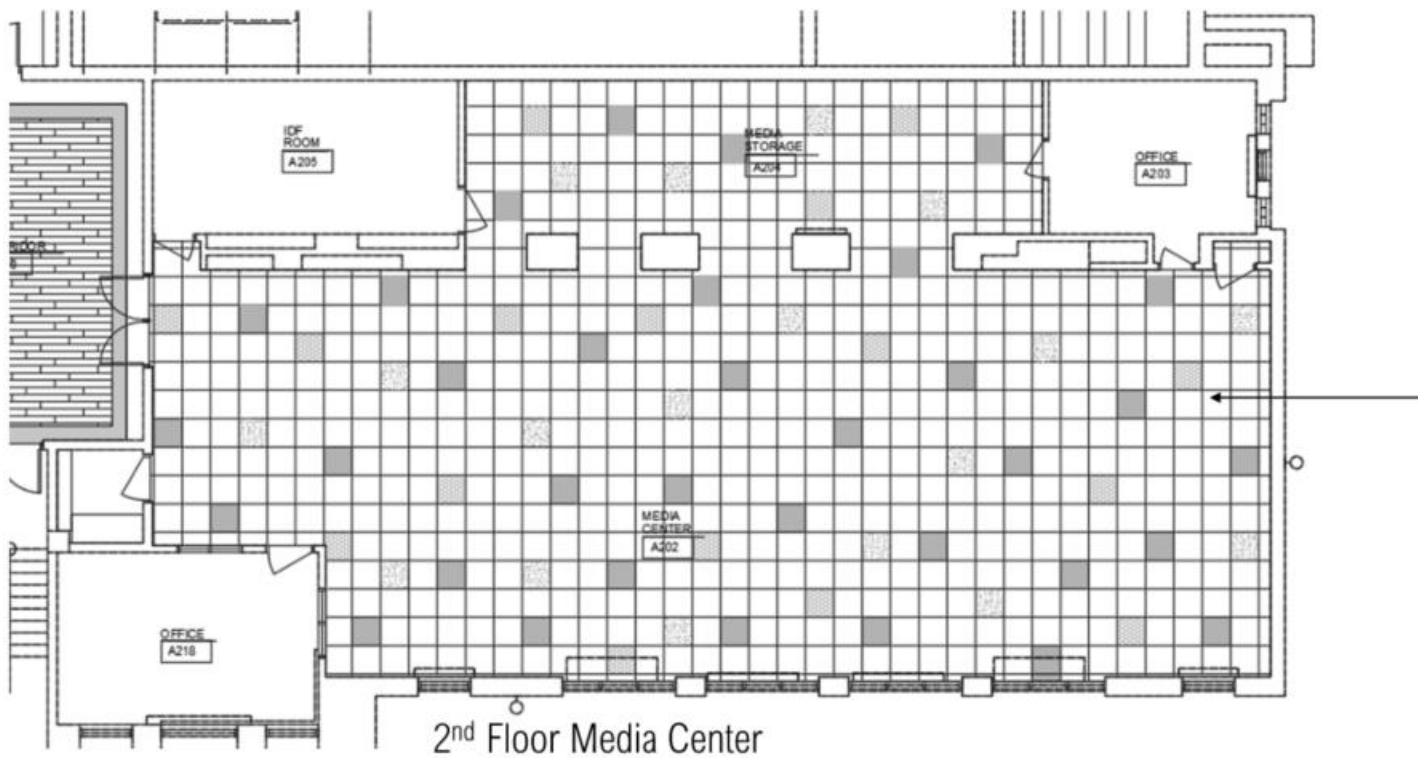
First Floor – Corridor Accents



Second Floor – Corridor Accents

Design Recap

Media Center – Luxury Vinyl Tile Pattern



Floor Pattern

Design Recap

Book Nook



Design Recap

Corridor Door Paint





SECTION 2

Schedule Update

Schedule

Receive Bids for Subcontractors	January 3, 2024
Post-Bid Interviews	January 5 - 11, 2024
Board of Education Update	January 16, 2024
Finalize Award Recommendation	January 17, 2024
Board Award Recommendation Presented for Approval	January 23, 2024
Issue Subcontracts	January 26, 2024
Submittal Review Period	February – March, 2024
Material Procurement Period	March – August, 2024
Construction Start On-Site	June 17, 2024
Construction Substantial Completion	August 20, 2024
First Day of School (<i>TENTATIVE</i>)	August 26, 2024
Construction Final Completion	September 23, 2024



SECTION 3

Bid Summary

Bid Summary (Base Bid)

Work Category 01 - Demolition	Recommended	
Contractor Name	IDS	CCI
Base Bid	\$ 62,500.00	\$ 107,300.00

Work Category 11 - Masonry	Recommended	
Contractor Name	Leidal & Hart	Brothers & Bricks
Base Bid	\$ 87,500.00	\$ 94,721.00

Work Category 12 - Structural Steel	Recommended		
Contractor Name	Lapeer Steel	Monarch Welding	Douglas Steel
Base Bid	\$ 60,657.00	\$ 36,036.00	\$ 85,000.00

Work Category 20 - General Trades	Recommended		
Contractor Name	Spartan	CCI	NSC
Base Bid	\$ 660,000.00	\$ 790,700.00	\$ 683,000.00

Work Category 21 - Metal Framing	Recommended		
Contractor Name	AM Higley	Turner Brooks	PCP
Base Bid	\$ 128,450.00	\$ 193,214.00	\$ 154,275.00

Work Category 22 - Hard Tile	Recommended			
Contractor Name	Continental Contracting	DF Flooring	Omega	Carlo Tile
Base Bid	\$ 142,600.00	\$ 126,310.00	\$ 146,619.00	\$ 154,425.00

Work Category 23 - Flooring	Recommended	
Contractor Name	DF Flooring	Omega Floors
Base Bid	\$ 224,882.00	\$ 299,400.00

Bid Summary (Base Bid)

Work Category 24 - Painting	Recommended		
Contractor Name	Continental Contracting Company	Conci Painting	Detroit Spectrum Painters
Base Bid	\$ 192,000.00	\$ 175,800.00	\$ 297,500.00

Work Category 27 - Mechanical/Plumbing	Recommended
Contractor Name	Quality Aire
Base Bid	\$ 1,614,000.00

Work Category 28 - Electrical	Recommended	
Contractor Name	EZ Electric	Allied Building
Base Bid	\$ 238,000.00	\$ 274,949.00

Work Category 29 - Food Service Equipment	Recommended	
Contractor Name	Great Lakes Hotel Supply	Allied Building Services
Base Bid	\$ 94,979.00	\$ 93,120.00

Bid Summary (Alternates)

Alternate Total (Low bidder Recommendation)		
Alternate	Description	Value
A-1 Lobby A105	<p>DEMO – Remove existing acoustical ceiling tiles only.</p> <p>NEW CONSTRUCTION – Install new acoustical ceiling tiles.</p>	\$ 5,310.00
A-7 Serving D106, D107, D114	<p>DEMO – Remove existing acoustical ceiling tiles only. Remove portion of existing walls for new openings. Remove existing interior doors and frames. Remove/return existing owner shelving racks and serving equipment.</p> <p>NEW CONSTRUCTION – Install new acoustical ceiling tiles. Install new flooring and paint walls. Install new walls, doors and frames.</p>	\$ 63,015.00
A-8 Media Center/Offices A202 A204	<p>DEMO – Remove existing acoustical ceiling tiles, grid and lighting. Remove existing carpet and wall base. Remove existing bookshelves/casework.</p> <p>NEW CONSTRUCTION – New media center reimagined: Install new ceiling clouds and lighting. Install new flooring and wall base. Paint walls and exposed ceiling.</p>	\$ 93,933.58



SECTION 4

Bond Team Recommendations

Bond Team Recommendation

Hilbert Elementary Budget / Estimate	= \$4,205,740
Food Service Supplemental Funding	= \$ 157,994
Total Project Budget / Estimate	= \$4,363,734
Base Bid Contract Award (<i>Initial</i>)	= \$3,448,457
Recommended Alternates	= \$ 162,259
• A-1 New Ceiling in Lobby = \$5,310	
• A-7 Renovate Serving Line = \$63,015	
• A-8 Reimagine Media Center = \$93,934	
CM GC's, Fees, Allowances, Bonds & Insurance	= \$ 522,733
Total Construction Cost	= \$4,133,449
Project Variance	= \$ 230,285 (under budget)

NOTE:

1. This recommendation is based on the bids received on 01/03/24. Post bid interviews and scope verification is still being conducted. The bid amounts may change depending on the final contractor recommendation.



SECTION 5

Questions & Answers