



Ionia ISD Office Renovation Project

Bid Pkg. #02

Project Cost Approval

Thursday, September 24, 2026

Bid Day Contractor Cost	Buyout Cost	
Subcontractor Bid Day	\$	371,146
Mechanical & Electrical Design Build Services	\$	522,588
Owner Purchased Cylinders and Cores Allowance	\$	1,000
Protect Floor Systems - Allowance	\$	1,500
Road & Parking Lot asphalt patching - Construction traffic - Owner Allowance	\$	1,500
Landscaping repairs - damage from construction eq. - Owner Allowance	\$	3,000
Concrete Floor Trench Patch Allowance	\$	6,000
Misc Exist Bldg Paint Touch up - Owner Allowance area outside of bid doc's	\$	3,000
Pre & Post Air/Water Balance Test	\$	4,900
	\$	-
Total Cost of the work	\$	914,634
Construction Support & Contingency		
CM Services (Precon-Estimating/Bidding/Office Staff)	\$	108,145
GC's / Const. Support / Insurance / Permits / Safety / Cleanup / Dumpsters / Barricades / Field Staff	\$	229,100
Construction Contingency	\$	50,000
Owner Contingency	\$	10,000
Sub Total	\$	397,245
TOTAL CONSTRUCTION COST	\$	1,311,879
BOND BUDGET		
Construction Total Cost	\$	1,311,879

Architects: **Pure AE**

WC #	WORK CATEGORY TITLE	LOW BIDDER & APPARENT LOW BIDDER	ACCEPTANCE 1 = YES 0 = NO	UNIT COST	ACCEPTED COST	PROPOSED CONTRACT AMOUNT	SCOPE OF WORK COMMENTS
061	GENERAL TRADES Base Bid	Mugen Const	1	204,021	\$ 204,021	\$ 197,638	Rough Carpentry, Wood Blocking Interior and Roof Systems Casework, Bathroom Accessories, Misc. Systems, Demo Systems,
	REQUIRED ALTERNATES				\$ - \$ -		
	VOLUNTARY ALTERNATES						
	Convert window systems from HM frame to Aluminum Dark Bronze Finish		1	2,500	\$ 2,500		Final Price to be verified. Via Addendum #2
	Add 3 more wood doors for tech office and bathrooms - all wood doors are to be factory finish with hand/kick plate		1	3,317	\$ 3,317		Approved
	Reduce Masonry Allowance to \$8K		1	(2,000)	\$ (2,000)		CM Approved
	Delete the Roof Penetration Allowance - not needed.		1	(2,000)	\$ (2,000)		Approved by mech - no new penetrations.
	Credit Demo of door hardware - owner has already removed all that they want to save.		1	(500)	\$ (500)		Approved
	Reduce Glass Glazing per Owner direction - Glass in wood doors vs side lights.		1	(1,500)	\$ (1,500)		Final Price / credit to be verified. Via Addendum #2
	Remove side lites / borrowed lights complete around all Doors. Increase Drywall systems by WC092		1	(6,000)	\$ (6,000)		Approved
	Remove Signage Demo = Owner performed this work.		1	(200)	\$ (200)		Approved
092	DRYWALL Base Bid	Trumble Group	1	99,645	\$ 99,645	\$ 101,845	Metal Studs, Drywall & Finish Systems, Ceiling Systems, Bulkheads, Specialty Metal Finishes
	REQUIRED ALTERNATES				\$ - \$ -		
	VOLUNTARY ALTERNATES						
	All new grid and pads in base bid plan.		1	0	\$ -		In Base Bid. Approved process per AE/CM.
	Add metal studs and drywall at locations of removed HM side lights.		1	2,200	\$ 2,200		Pricing is in process and will be added in the first CO.
096	FLOORING Base Bid	River City Flooring	1	40,963	\$ 40,963	\$ 39,963	Floor Prep, Carpeting, Vinyl Systems, LVT's, Walk-Off Carpet Systems
	REQUIRED ALTERNATES				\$ - \$ -		
	VOLUNTARY ALTERNATES						
	Credit adjustment to Flooring Allowance - Carry \$4K Allowance		1	(1,000)	\$ (1,000)		CM/AE/Owner approved reduction.
	Contractor has included a LVT Area Skim Coat installation process in base bid.		1	0	\$ - \$ -		No additional cost to Owner.

Project: Ionia ISD Office Renovation Project Client: Ionia ISD Location: Ionia MI Architects: Pure AE AWARD & COST ANALYSIS OF CONTRACTORS 							
WC #	WORK CATEGORY TITLE	LOW BIDDER & APPARENT LOW BIDDER	ACCEPTANCE 1 = YES 0 = NO	UNIT COST	ACCEPTED COST	PROPOSED CONTRACT AMOUNT	SCOPE OF WORK COMMENTS
099	PAINTING AND WALLCOVERINGS Base Bid REQUIRED ALTERNATES VOLUNTARY ALTERNATES Delete sidelight and borrowed light kits and change to drywall per Owner Direction = NO CHANGE IN COST. Reduction of Misc Paint Allowance - Contractor carried \$6000	Halligan Painting	1	31,700	\$ 31,700	\$ 31,700	Painting All Surfaces, Wall Prep, Wall Paper Systems Approved. Approved. Adjustment carried in the base bid documents.
	TOTAL CONTRACTORS BID DAY					\$ 371,146	
230	MECHANICAL Base Bid REQUIRED ALTERNATES Per Owner Add Chiller Unit replacement Owner Directed, Demo Fintubing and cap systems. Per Final Room layout - adjust duct HVAC runs - increase length run. Owner Directed, Rework temp controls South half of the bldg. VOLUNTARY ALTERNATES	DHE	1	197,400	\$ 197,400	\$ 339,288	Design Build System complete: Mechanical, Plumbing, HVAC Systems Complete. Demo Existing as required, install New Systems & Equipment, Insulations, Temp Controls, HVAC Equipment, Boilers, Pumps, Tanks, Water Heaters, Circulation Pumps, Ductwork, Piping..... Approved - Owner requested. Owner Approved Reduction in scope of work. Estimated value - DHE to confirm fianl value. Owner requested extra work = entire bldg updated controls.
260	ELECTRICAL Base Bid REQUIRED ALTERNATES Per Owner Add Chiller Unit replacement - power feed estimate Allowance VOLUNTARY ALTERNATES	Van Haren	1	179,300	\$ 179,300	\$ 183,300	Design Build Complete systems: Demo existing power systems / relocate panels / salvage and reuse existing lights / new lights / light controls / plenum rated feeders and branch wiring for renovated space/ ew paging system / new bldg fire alarm system complete / data & tech systems / full testing and performance training all systems. Allowance Value - Bill T to confirm.
	TOTAL MEP DESIGN BUILD					\$ 522,588	