



Jenison Upper Elem - Remaining Trades
Bid Pkg #02
Project Cost Approval - Recap
Thursday, April 23, 2026

Bid Day Contractor Cost	Buyout Cost + Allowances
BP #02 Subcontractor Bid Day	\$ 45,594,088
Owner Furnished Cylinders and Cores	\$ 75,000
Ottawa County Road Commission Right-of-Way / Agency Requirements Allowance	\$ 50,000
Landscape / Site Restoration / Seeding Beyond Limits Allowance	\$ 50,000
Misc. Paving / Concrete Sidewalk Replacements Allowance	\$ 100,000
Building Pad Overexcavation for Unsuitable Soils Allowance	\$ 550,000
Material Price Escalation Allowance	\$ 1,000,000
Winter Conditions/Extreme Weather Allowance - Concrete, Masonry, etc.	\$ 150,000
Temp Heat Allowance	\$ 100,000
MEP / Temperature Controls System Balance Allowance	\$ 80,000
Total Cost of the work	\$ 47,749,088
Construction Support & Contingency	
GC's / Const. Support / Insurance / Permits / Safety / Cleanup / Dumpsters / Barricades / Field Staff	\$ 6,303,069
Construction Contingency - BP #02	\$ 2,300,000
Design Contingency	\$ 1,500,000
Owner Contingency	\$ 1,475,000
Sub Total	\$ 11,578,069
BID PKG #02 CONSTRUCTION COST	\$ 59,327,157
BOE Recommendation to Award \$ 59,327,157	
JENISON UPPER ELEM - UTILITY RELOCATIONS BID PKG #01 - BOARD APPROVED ON	
FEB. 16, 2026	\$1,815,700
FUTURE BID PACKAGES	
E-Rate - Fiber Feed from High School & Structured Cabling in Building - BUDGET VALUE - Future Bid Package	\$ 350,000
Asphalt Paving - BUDGET VALUE - Future Bid Package - 2027 & 2028 Work	\$ 700,000
Precast Plank - BUDGET VALUE - Future Bid Package	\$ 1,071,081
	\$ 2,121,081
TOTAL PROJECTED CONSTRUCTION COST:	\$ 63,263,938

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BID TABULATION



BID DATE:	4/23/2026												
CLIENT:	Jenison Public Schools												
CM:	Triangle Associates Inc.												
ARCH.	GMB Architecture + Engineering												
WORK CATEGORY NUMBER	WORK CATEGORY TITLE	APPARENT LOW BIDDER	ACKNOWLEDGED ALL ADDENDA (Y/N)	BASE BID	ALTERNATE A-1	ALTERNATE A-2	ALTERNATE A-3	ALTERNATE A-4	ALTERNATE C-1	ALTERNATE G-1	ALTERNATE M-1	ALTERNATE E-1	NOTES
					Add for integral color additive at polished concrete areas	Add for AWI certified casework and finish carpentry	Add alternate to change ACT2 to LW2 in Extended Learning areas in Units 'C' & 'D'	Add alternate for glass operable partitions at classroom breakouts in Units 'C' & 'D'	Add heavy duty pavement at parking lot loop	Add for snowmelt pumps and equipment	Humidity control for music room	Add alternate for exterior facade lighting	
033	CONCRETE	PROLINE CONCRETE	Y	\$ 3,373,218.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
042	MASONRY	BURGGRABE MASONRY	Y	\$ 5,710,115.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
051	STRUCTURAL STEEL	VAN DELLEN STEEL	Y	\$ 3,410,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
061	CARPENTRY & GENERAL TRADES	JKB CONSTRUCTION	Y	\$ 4,158,000.00	\$ -	\$ -	\$ -	\$ 223,600.00	\$ -	\$ -	\$ -	\$ -	\$ -
074	METAL WALL PANELS	ARCHITECTURAL METALS	Y	\$ 1,237,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
075	MEMBRANE ROOFING	ACTION ROOFING AND SHEET METAL	Y	\$ 1,150,490.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
079	SEALANTS	PREMIER CAULKING	Y	\$ 269,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
088	ALUMINUM GLASS AND GLAZING	LAKESHORE GLASS	Y	\$ 1,454,975.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
092	DRYWALL AND RELATED INTERIOR TRADES	RITSEMA ASSOCIATES	Y	\$ 2,732,030.00	\$ -	\$ -	\$ 234,563.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
096	FLOORING	JOHNSON COMMERCIAL INTERIORS	Y	\$ 848,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
097	WOOD FLOORING	KUHN SPECIALTY FLOORING	Y	\$ 235,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
099	PAINTING AND WALLCOVERINGS	ECKHOFF & DEVRIES	Y	\$ 444,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
105	LOCKERS	LG2	Y	\$ 154,444.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
114	FOOD SERVICE EQUIPMENT	STAFFORD SMITH	Y	\$ 650,934.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142	ELEVATORS	SCHINDLER	Y	\$ 128,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
210	FIRE PROTECTION	GRAND RAPIDS FIRE PROTECTION	Y	\$ 528,132.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
230	PLUMBING AND MECHANICAL	DHE PLUMBING	Y	\$ 10,504,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,400.00	\$ 54,000.00	\$ -	\$ -
235	TESTING AND BALANCING	CSI	Y	\$ 29,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700.00	\$ -	\$ -	\$ -
260	ELECTRICAL	ALLIED ELECTRIC	Y	\$ 4,999,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905.00	\$ -	\$ 86,800.00	\$ -
310	SITE, BUILDING EARTHWORK AND UTILITIES	ADVANCED EXCAVATING	Y	\$ 2,209,985.00	\$ -	\$ -	\$ -	\$ -	INCLUDED	\$ -	\$ -	\$ -	\$ -
323	FENCING	FENCE CONSULTANTS	Y	\$ 20,596.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
329	LANDSCAPING	LANDSCAPE DESIGN SERVICES	Y	\$ 1,029,836.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS				\$ 45,278,055.00	\$ 6,500.00	\$ -	\$ 234,563.00	\$ 223,600.00	\$ -	\$ 74,005.00	\$ 54,000.00	\$ 86,800.00	

Project: **Jenison Upper Elem - Remaining Trades**

Client: **Jenison Public Schools**

Location: **Jenison, MI**

Architects: **GMB Architecture + Engineering**

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
033	CONCRETE Base Bid	PROLINE CONCRETE	1	3,373,218	\$ 3,373,218	\$ 3,379,718	Footings, Foundations, Flatwork, Interior Concrete Floors, Polished Finish Systems
	REQUIRED ALTERNATES Add for integral color additive at polished concrete areas		1	6,500	\$ 6,500		Accepted
	VOLUNTARY ALTERNATES Stoop Option B in lieu of Base Bid Option A		0	(12,000)	\$ -		Not accepted at this time.
	Eliminate miter cut for radius trench drain. Polishing with Extreme in lieu of Burgess.		0	(7,000)	\$ -		Not accepted
			0	(80,000)	\$ -		Not accepted
042	MASONRY Base Bid	BURGRABE MASONRY	1	5,710,115	\$ 5,710,115	\$ 5,718,995	Masonry Footing Walls, Bearing & Interior Walls, Exterior Finish Systems Brick, Burnished, Spray Insulation, Metal Flashing, Bond Beams, Lintels, Winter Conditions
	VOLUNTARY ALTERNATES Install Post-Applied Sealer on Groundface CMU - (2) Coats		1	8,880	\$ 8,880		Accepted
	Alternate Brick Option #01 - Norman brick 3-5/8 x 2-1/4 x 11-5/8 with a 1/3 bond pattern.		0	(245,917)	\$ -		Pending review - Not accepted at this time.
	Alternate Brick Option #02 - Ambassador brick 3-5/8 x 2-1/4 x 15-5/8 with a 1/2 bond pattern.		0	(173,498)	\$ -		Pending review - Not accepted at this time.
051	STRUCTURAL STEEL Base Bid	VAN DELLEN STEEL	1	3,410,000	\$ 3,410,000	\$ 3,410,000	All Structural Steel Products, Joist & Deck Systems Complete
	VOLUNTARY ALTERNATES Stoop Option B in lieu of Base Bid Option A - Furnish Metal Deck		0	1,700	\$ -		Not accepted at this time.
061	CARPENTRY & GENERAL TRADES Base Bid	JKB CONSTRUCTION	1	4,158,000	\$ 4,158,000	\$ 4,158,000	Rough Carpentry, Wood Blocking Interior and Roof Systems, Casework, Bathroom Accessories, Misc. Systems & Equipment - Bleachers, Gymnasium Equipment, etc.
	REQUIRED ALTERNATES Add for AWI certified casework and finish carpentry		0	0	\$ -		No longer applicable
	Add alternate for glass operable partitions at classroom breakouts in Units 'C' & 'D'		0	223,600	\$ -		TBD - May be accepted at a later date.

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074	METAL WALL PANELS Base Bid	ARCHITECTURAL METALS	1	1,237,400	\$ 1,237,400	\$ 1,237,400	Metal Wall Panels and Flashing Systems, Standing Metal Roof Systems, Insulation Systems. Pending review - Not accepted at this time.
	VOLUNTARY ALTERNATES 24 Gauge Imark Allura 6" Reveal Panel in Lieu of Basis of Design - Parallel CB-6		0	(238,600)	\$ -		
075	MEMBRANE ROOFING Base Bid	ACTION ROOFING AND SHEET METAL	1	1,150,490	\$ 1,150,490	\$ 1,235,510	New Insulation, New Rubber Systems, Fascia Metal Systems Not accepted Accepted Not accepted
	VOLUNTARY ALTERNATES Shop Fabricated, Field Mitered, 24 Gauge Edge Metal w/ 22 Gauge Cleat in Lieu of Specified		0	(36,720)	\$ -		
	Install HD Coverboard in Lieu of the specified DensDeck Prime		0	(4,980)	\$ -		
	Install roof to achieve a 25-Year manufacturer warranty in lieu of the specified 20 year warranty		1	85,020	\$ 85,020		
	Install roof to achieve a 30-Year manufacturer warranty in lieu of the specified 20 year warranty		0	238,530	\$ -		
079	SEALANTS Base Bid	PREMIER CAULKING	1	269,600	\$ 269,600	\$ 269,600	Caulking of Materials, Interior and Exterior Systems, Fire Caulking, Masonry Caulking, Concrete Control Joints, Window Systems, Casework.
088	ALUMINUM GLASS AND GLAZING Base Bid	LAKESHORE GLASS	1	1,454,975	\$ 1,454,975	\$ 1,454,975	Window Systems Interior & Exterior, Door Glass Systems, Fire Glass, Curtain Wall Systems, Store Front Systems. Interior and exterior brake metal trims.
092	DRYWALL AND RELATED INTERIOR TRADES Base Bid	RITSEMA ASSOCIATES	1	2,732,030	\$ 2,732,030	\$ 2,966,593	Metal Studs, Drywall & Finish Systems, Ceiling Systems, Bulkheads, Specialty Metal Finishes Accepted
	REQUIRED ALTERNATES Add alternate to change ACT2 to LW2 in Extended Learning areas in Units 'C' & 'D'		1	234,563	\$ 234,563		
096	FLOORING Base Bid	JOHNSON COMMERCIAL INTERIORS	1	848,000	\$ 848,000	\$ 848,000	Floor Prep, Carpeting, Vinyl Systems, LVT's, Walk-Off Carpet Systems, All Tile Surfaces (Walls & Flooring) Complete. Includes Waterproofing, Grout, Trims, etc. Pending review - Not accepted at this time.
	VOLUNTARY ALTERNATES Substitute V8 Double Broadcast in Lieu of Stonhard Epoxy		0	(6,900)	\$ -		

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097	WOOD FLOORING Base Bid	KUHN SPECIALTY FLOORING	1	235,700	\$ 235,700	\$ 235,700	Furnish and Install New Wood Gym Flooring System
	VOLUNTARY ALTERNATES 2nd and Better Maple in Lieu of 1st Grade Maple		0	(4,000)	\$ -		Not accepted
099	PAINTING AND WALLCOVERINGS Base Bid	ECKHOFF & DEVRIES	1	444,600	\$ 444,600	\$ 444,600	Painting All Surfaces, Wall Prep, Vinyl Wallcoverings, Concrete Sealing
105	LOCKERS Base Bid	LG2	1	154,444	\$ 154,444	\$ 159,014	Furnish and install all metal lockers.
	VOLUNTARY ALTERNATES Interior locker color to match exterior.		1	4,570	\$ 4,570		Accepted
114	FOOD SERVICE EQUIPMENT Base Bid	STAFFORD SMITH	1	650,934	\$ 650,934	\$ 650,934	Kitchen Food Service Systems Complete. Connect into New Utilities and Install Fire Alarm System for Food Service.
142	ELEVATORS Base Bid	SCHINDLER	1	128,000	\$ 128,000	\$ 130,495	Furnish and install new elevator.
	VOLUNTARY ALTERNATES Schindler 4G in Lieu of Hard Phone Line Connection		1	2,495	\$ 2,495		Accepted
210	FIRE PROTECTION Base Bid	GRAND RAPIDS FIRE PROTECTION	1	528,132	\$ 528,132	\$ 528,132	Install Fire Protection Systems, Fire Pump, Flow Valve Systems, include all Alarm Monitoring work with Electrical Fire Alarm Panel Sub.

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230	PLUMBING AND MECHANICAL	DHE PLUMBING				\$ 10,476,400	Mechanical, Plumbing, HVAC Systems Complete. Install New Systems & Equipment, Insulations, Temp Controls, HVAC Equipment, Boilers, Pumps, Tanks, Water Heaters, Circulation Pumps, Ductwork, Piping, Snowmelt Systems, etc.	
	Base Bid			10,504,000	\$ 10,504,000			
	REQUIRED ALTERNATES							
	Add for snowmelt pumps and equipment			72,400	\$ 72,400			Accepted
	Humidity control for music room			54,000	\$ -			Not accepted
				-	\$ -			
VOLUNTARY ALTERNATES								
Eliminate Ductwork Cleaning as DHE Covers All Ductwork Ends During Construction	(20,000)	\$ (20,000)						
Schedule 40 PVC for Above Ground Storm Piping in Lieu of Specified No Hub Cast Iron	(187,000)	\$ -						
Structural Detail 2/S7.04 for Piping in Only Mechanical Rooms & Corridors in Lieu of the Entire Building	(80,000)	\$ (80,000)	Pending review - Not accepted at this time.					
235	TESTING AND BALANCING	CSI				\$ 29,700	Independent Testing of all Air Systems (Fresh and Exhaust Systems), Water Piping Pressure, Balance all Systems.	
	Base Bid			29,000	\$ 29,000			
	REQUIRED ALTERNATES							
	Add for snowmelt pumps and equipment	700	\$ 700	Accepted				
260	ELECTRICAL	ALLIED ELECTRIC				\$ 4,999,905		
	Base Bid			4,999,000	\$ 4,999,000			
	REQUIRED ALTERNATES							
	Add for snowmelt pumps and equipment			905	\$ 905			Accepted
	Add alternate for exterior facade lighting			86,800	\$ -			Not accepted
	-	\$ -						
VOLUNTARY ALTERNATES								
Notifier Fire Alarm System in Lieu of Edwards	(20,360)	\$ -	Not accepted					
310	SITE, BUILDING EARTHWORK AND UTILITIES	ADVANCED EXCAVATING				\$ 2,209,985	Excavate for footings and foundations, Backfill, Demo Asphalt, Concrete Drives, Sidewalks, Curbs; Prep for New Asphalt Drives & Lots, Concrete Curbs, Gutters, Sidewalks, Entrance Approaches, Prep for Landscaping Topsoil & Seeding, added Drive Materials, Safety Road Signage.	
	Base Bid			2,209,985	\$ 2,209,985			
	REQUIRED ALTERNATES							
	Add heavy duty pavement at parking lot loop	INCLUDED	\$ -					

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323	FENCING Base Bid	FENCE CONSULTANTS	1	20,596	\$ 20,596	\$ 20,596	New Fence and Gate Systems Complete
329	LANDSCAPING Base Bid	LANDSCAPE DESIGN SERVICES	1	1,029,836	\$ 1,029,836	\$ 1,029,836	Fine Grade Topsoil, Seed all areas, Plantings, Trees, Rubber mulch, Playground Systems & Surfaces, Bark Systems
	TOTAL					\$ 45,594,088	