

Attachment # \_\_\_\_\_  
Supt. Approval \_\_\_\_\_

## **BOARD ACTION REQUEST FORM**

**DATE OF BOARD MEETING:** January 14, 2026

**ITEM:** CERC, Partial Demolition and Site Circulation

**AGENDA LOCATION** (please check one)

- ☐ Consent (*Expenditures, Donations, Field Trips, Most Bid Awards*)
- ☐ Presentation (*Student or Staff Presentations, Recognitions*)
- ☒ Action (*Items requiring the board to vote or take action, including resolutions*)
- ☐ Report (*Items requiring background information, updates to the board*)
- ☐ Discussion (*Items where board interaction/discussion is needed*)
- ☐ Information (*Items of interest to the board such as meeting dates or other general information items*)

### **EQUIPMENT DESCRIPTION**

**ADMINISTRATOR SUBMITTING ITEM:** Wes Goodman, Director of Operations

### **BACKGROUND INFORMATION:**

Lake Orion Community Schools requested bids for bond projects listed on the approved bond list approved on Nov 6, 2018. Architect, GMB and Construction Manager, Frank Rewold and Sons, wrote the bids according to the standards and specifications of the district. The bids were advertised in the local newspaper, the Sigma website, and the district website. Bids were received on November 26, 2025, and December 18, 2025. The projects as presented are within the 2018 bond budget.

### **FUNDING SOURCE & ACCOUNT NUMBER:**

The projects will be funded with our Series 3A and 3B Bond resources.

### **RECOMMENDED ACTION:**

It is the recommendation of Administration that the Board of Education approve and authorize Administration to finalize and execute the contracts listed in Bid package 1 and 2 for the CERC partial-demolition and site circulation in the amount of \$4,789,787.00 and allowances and contingencies of \$695,079.00. **For a Total recommendation of \$5,484,866.00**



January 6, 2026

Mr. Wes Goodman  
Executive Director, Operations  
Lake Orion Community Schools  
455 E. Scripps Road  
Lake Orion, MI 48362

**RE: 2018 Bond Program/LOCS Sinking Fund  
Contract Award Recommendations**

Dear Mr. Goodman:

Frank Rewold & Sons Inc. is pleased to present the attached contract recommendation for the Lake Orion Community Schools Partial CERC Demolition and Site Circulation project. These contract recs include both Bid Packages 1 and 2 but do not include the Team Building.

The project was publicly bid according to the State of Michigan and Lake Orion Community Schools requirements. A total of 70 bids were received for the 17 contracts to be issued on this project.

The total contract awards of \$4,789,787.00, plus the additional professional services, allowance and contingency costs of \$695,079.00, will be funded with the 2018 bond and applicable sinking fund budgets.

If there are any questions on the contract recommendations, please contact me at (248) 618-0220.

Sincerely,

**FRANK REWOLD & SONS INC.**

A handwritten signature in black ink, appearing to read 'Mike Gagnon', is positioned below the company name.

Mike Gagnon  
Project Executive

Attachments

c: Andrea Curtis, LOCS  
Tom VanDeGriend, GMB

## LOCS CERC Partial Demolition and Site Circulation

## Contract Recommendations Summary

Bid Package	Contractor	Contract Amount
Bid Package A - Building Demolition	Blue Star, Inc.	\$ 173,700
Bid Package B - Concrete Foundations	Poured Brick Walls, Inc	\$ 29,044
Bid Package C - Concrete Flatwork	Metropolitan Concrete	\$ 12,027
Bid Package D - Masonry	Connolly Masonry	\$ 94,150
Bid Package E - Structural Steel and Misc. Metals	Cass Erectors and Fabricators	\$ 12,525
Bid Package F - Carpentry	Huron Acoustic Tile Company, Inc.	\$ 8,815
Bid Package G - Membrane Roofing	WM Molnar Roofing	\$ 12,795
Bid Package H - Metal Siding	Silverline Contracting LLC	\$ 65,500
Bid Package I - Joint Sealants and Firestopping	NA	NA
Bid Package J - Aluminum Glass and Glazing	NA	NA
Bid Package K - Painting	NA	NA
Bid Package L - Resinous Flooring	NA	NA
Bid Package M - Signage	NA	NA
Bid Package N - Toilet Partitions and Accessories	NA	NA
Bid Package O - Markerboards	NA	NA
Bid Package P - Lockers	NA	NA
Bid Package Q - Roller Shades	NA	NA
Bid Package R - Plumbing	Dickerson Mechanical, Inc.	\$ 4,500
Bid Package S - HVAC	SysTemp Corporation	\$ 7,574
Bid Package T - Electrical	Summit Electric, Inc	\$ 35,300
Bid Package A - Earthwork and Site Utilities	Simone Construction Services	\$ 2,992,300
Bid Package B - Asphalt Ppavement and Concrete Curbs	Nagle Paving Company	\$ 848,435
Bid Package C - Landscaping and Irrigation	Dalco Services LLC	\$ 113,240
Bid Package D - Fencing and Gates	Kimberly Fence	\$ 76,627
Bid Package E - Site Concrete	Metropolitan Concrete	\$ 262,930
Bid Package F - Signage	Metro Signs and Lighting	\$ 40,325
<b>Total Contract Awards</b>		<b>\$ 4,789,787</b>
Owner Consultant Bids / Allowances		\$ 47,000
Allowances and Contingencies		\$ 648,079
<b>Total Contract Recommendations</b>		<b>\$ 5,484,866</b>

**Lake Orion Community Schools**  
**CERC Demolition and Team Building Site Work**

Contract Recommendations		Subtotals	Totals
<b>Bid Package 1</b>			
<u>Bid Package A - Building Demolition</u>			
Blue Star, Inc.	Base Bid	\$ 171,100	
21950 Hoover Road			
Warren, MI 48089			
	Performance and Labor Bond	2,600	
	Contract Recommendation		\$ 173,700
<u>Bid Package B - Concrete Foundations</u>			
Poured Brick Walls, Inc	Base Bid	\$ 146,684	
8001 Park Place	Additional CERC basement footing	\$ 5,025	
Brighton, MI 48116	Winter concrete service	\$ 10,268	
	Delete Team Building	\$ (132,933)	
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 29,044
<u>Bid Package C - Concrete Flatwork</u>			
Metropolitan Concrete	Base Bid	\$ 43,345	
6581 Metro Parkway	To add thickened slabs	\$ 5,205	
Sterling Heights, MI 48312	To add CERC infill	\$ 12,027	
	Delete Team Building	\$ (48,550)	
	Performance and Labor Bond		
	Contract Recommendation		\$ 12,027
<u>Bid Package D - Masonry</u>			
Connolly Masonry	Base Bid	\$ 429,400	
9706 Andersonville Road	Delete Team Building	\$ (339,800)	
Clarkston, MI 48346			
	Performance and Labor Bond	4,550	
	Contract Recommendation		\$ 94,150
<u>Bid Package E - Structural Steel and Misc. Metals</u>			
Cass Erectors and Fabricators	Base Bid	\$ 162,330	
12779 Stark Road	Delete Team Building	\$ (149,805)	
Livonia, MI 48150			
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 12,525

<u>Bid Package F - Carpentry</u>			
Huron Acoustic Tile Company, Inc.	Base Bid	\$ 128,725	
51410 Milano Drive, Suite 114	Alt A-1 To add K-13 Acoustic Spray	\$ 17,950	
Macomb, Twp., MI 48042	Delete Team Building	\$ (137,860)	
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 8,815
<u>Bid Package G - Membrane Roofing</u>			
WM Molnar Roofing	Base Bid	\$ 88,895	
22201 Pennsylvania Road	Delete Team Building	\$ (76,100)	
Brownstown Twp., MI 48193			
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 12,795
<u>Bid Package H - Metal Siding</u>			
Silverline Contracting LLC	Base Bid	\$ 171,800	
233 Brighton Road	Alt A-2 To use Metal Roofing	Not Used	
Howell, MI 48843	Delete Team Building	\$ (109,800)	
	Performance and Labor Bond	3,500	
	Contract Recommendation		\$ 65,500
<u>Bid Package I - Joint Sealants and Firestopping</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA
<u>Bid Package J - Aluminum Glass and Glazing</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA
<u>Bid Package K - Painting</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA
<u>Bid Package L - Resinous Flooring</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA

<u>Bid Package M - Signage</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA
<u>Bid Package N - Toilet Partitions and Accessories</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA
<u>Bid Package O - Markerboards</u>			
NA	Base Bid		
	Performance and Labor Bond		
	Contract Recommendation		NA
<u>Bid Package P - Lockers</u>			
NA			
	Contract Recommendation		NA
<u>Bid Package Q - Roller Shades</u>			
NA			
	Contract Recommendation		NA
<u>Bid Package R - Plumbing</u>			
Dickerson Mechanical, Inc.	Base Bid	\$ 137,700	
415 W. Rising Street	Delete Team Building	\$ (133,200)	
Davison, MI 48423			
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 4,500
<u>Bid Package S - HVAC</u>			
SysTemp Corporation	Base Bid	\$ 102,774	
3355 Bald Mountain Road	Delete Temp Controls	\$ (2,181)	
Auburn Hills, MI 48326	Delete Team Building	\$ (93,019)	
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 7,574
<u>Bid Package T - Electrical</u>			
Summit Electric, Inc	Base Bid	\$ 336,354	
2544 Acacia	Delete Team Building	\$ (301,054)	
Troy, MI 48083			
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 35,300

<b>Bid Package 2</b>			
<u>Bid Package A - Earthwork and Site Utilities</u>			
Simone Construction Services	Base Bid	\$ 2,972,000	
51268 Fischer Park Drive	To use ADS HP Pipe for storm	\$ (8,000)	
Shelby Twp., MI 48316			
	Performance and Labor Bond	28,300	
	Contract Recommendation		\$ 2,992,300
<u>Bid Package B - Asphalt Ppavement and Concrete Curbs</u>			
Nagle Paving Company	Base Bid	\$ 908,890	
39525 West 13 Mile Road, Suite 300	To use 21AA Crushed Concrete	\$ (65,000)	
Novi, MI 48377			
	Performance and Labor Bond	4,545	
	Contract Recommendation		\$ 848,435
<u>Bid Package C - Landscaping and Irrigation</u>			
Dalco Services LLC	Base Bid	\$ 169,000	
59187 North Avenue	To delete baseball field work	\$ (65,260)	
Ray, MI 48096	To add watering and maintenance	5,750	
	Performance and Labor Bond	3,750	
	Contract Recommendation		\$ 113,240
<u>Bid Package D - Fencing and Gates</u>			
Kimberly Fence	Base Bid	\$ 74,758	
6470 E 9 Mile Road			
Warren, MI 48091			
	Performance and Labor Bond	1,869	
	Contract Recommendation		\$ 76,627
<u>Bid Package E - Site Concrete</u>			
Metropolitan Concrete	Base Bid	\$ 259,930	
6581 Metro Parkway			
Sterling Heights, MI 48312			
	Performance and Labor Bond	3,000	
	Contract Recommendation		\$ 262,930
<u>Bid Package F - Signage</u>			
Metro Signs and Lighting	Base Bid	\$ 38,225	
11444 Kaltz Ave.	To add 3 ped crossing signs	\$ 2,100	
Warren, MI 48089			
	Performance and Labor Bond	NA	
	Contract Recommendation		\$ 40,325

<u>Owner Consultant Bids / Allowances</u>			
Third Party Inspections	G2 - Allowance	\$ 20,000	
Layout / Surveying	TBD - Allowance	\$ 20,000	
Moving	NA	NA	
Security and Alarm Monitoring	NA	NA	
Final Cleaning	TBD - Allowance	\$ 5,000	
Roof Inspections	Roofing Technology Consultants, LTD	\$ 2,000	
Temperature Controls	Metro Controls, Inc.	NA	
Testing and Balancing	Integra (International Test and Balance)	NA	
Commissioning	Peter Basso & Associates	NA	
Keying	MGSE Security LLC	NA	
Asbestos Abatement	ARCH Environmental Group	By Owner	
	Contract Recommendation		\$ 47,000
	<b>Total Contract Recommendations</b>		<b>\$ 4,836,787</b>

Other Project Costs		Subtotals	Totals
	<u><b>Allowances and Contingencies</b></u>		
	General Contingency 10%	\$ 483,679	
	Project General Conditions	\$ 54,400	
	Temporary Wall at CERC	\$ 15,000	
	Miscellaneous Patching at CERC	\$ 5,000	
	Miscellaneous Structural Items at CERC	\$ 5,000	
	Roof For Existing Basement at CERC	\$ 5,000	
	Painting at CERC	\$ 5,000	
	New Wells	\$ 50,000	
	Power for Irrigation Pumps	\$ 5,000	
	Utility Company Fees	NA	
	Permits and Fees	\$ 20,000	
	<b>Contingency &amp; Allowance Subtotal</b>		<b>\$ 648,079</b>
<b>Total Contract Recs</b>			<b>\$ 5,484,866</b>



Group	Phase	Description	Takeoff Quantity	Labor Cost/Unit	Sub Cost/Unit	Other Cost/Unit	Total Amount	Notes
010000		<b>GENERAL REQUIREMENTS</b>						
	013200	Construction Progress Documentation						
		Printing Construction Progress Documentation	1.00 ls	-	-	2,500.00 /ls	2,500 2,500	Camera
	013500	Special Procedures						
		Safety	6.00 mo	-	-	500.00 /mo	3,000	
		Private Utility Marking	1.00 ls	-	-			See Allowances
		Special Procedures					3,000	
	014500	Quality Control						
		Testing and Inspection Services	ls	-	-	-		See Bond Consultants
	015100	Temporary Utilities						
		Temporary Heating, Cooling and Ventilating	ls	-	-	-		None anticipated
	015200	Construction Facilities						
		Field Offices	6.00 mo	-	-	1,750.00 /mo	10,500	
		Porta John Standard	6.00 mo	-	-	300.00 /mo	1,800	
		Cell Phone	6.00 mo	-	-	200.00 /mo	1,200	
		Tools and Equipment	1.00 ls	-	-	3,000.00 /ls	3,000	
		Construction Facilities					16,500	
	015500	Vehicle Access and Parking						
		Temporary Roads	ls	-	-	-		See Earthwork
	015600	Temporary Barriers and Enclosures						
		Temporary Opening Enclosure	1.00 ls	-	-	5,000.00 /ls	5,000 5,000	
	015800	Project Identification						
		Project Sign	1.00 ea	-	-	800.00 /ea	800	
		Temporary Project Signage	1.00 ls	-	-	2,000.00 /ls	2,000	
		Project Identification					2,800	
	017100	Examination and Preperation						
		Survey/Layout/Staking	ls	-	-	-		See Bond Consultants
	017400	Cleaning and Waste Management						
		Progress Cleaning	208.00 hr	75.00 /hr	-	-	15,600	
		Site Maintenance	6.00 mo	-	-	700.00 /mo	4,200	
		Dumpster Cost	12.00 ea	-	-	400.00 /ea	4,800	
		Final Cleaning	sf	-	-	-		See Bond Consultants
		Cleaning and Waste Management					24,600	
	019900	Project Expediting						
		Overtime	ls	-	-	-		None anticipated
		<b>GENERAL REQUIREMENTS</b>					54,400	