

January 7, 2026



Mr. Michael Kapolka, Superintendent
Chelsea School District
500 Washington St.
Chelsea, MI 48118

Re: Chelsea School District – 2019 Bond Program and Sinking Fund
Bid Release #9 - North Creek Elementary Y5s Renovation and Athletic Fields – Summer 2026
Contract Award Recommendations

Dear Mr. Kapolka,

On December 9th, 2025, competitive bids were received for the above referenced projects. Post-bid interviews with apparent low bidders were later conducted by Clark Construction Company, Kingscott Associates, Inc., and Chelsea School District. We have received assurance from each Contractor listed below that they are committed to meeting the requirements of the contract documents. Each Contractor listed has also completed Clark Construction Company's prequalification process. Upon thorough evaluation of the two lowest bidders from categories 031A and 032E, it was determined that bids from the second lowest firms were in alignment with the project documents and provided the greatest value to the district. Clark is therefore recommending that contracts be issued to the second lowest bidder of each of these categories.

In summary, Clark Construction Company recommends Chelsea School District enter into a contract with the Contractors outlined below:

BID CATEGORY & DESCRIPTION	CONTRACTOR	LOCATION	BID AMOUNT
002A – Abatement and Selective Demolition	Blue Star, Inc.	Warren, MI	\$131,125
003D – Site Concrete (Athletic Fields Only)	Albanelli Cement Contractors, Inc.	Livonia, MI	\$176,800
006A – General Trades	Phoenix Contractors Inc.	Dexter, MI	\$1,347,000*
009A – Metal Framing, Gypsum Board, Ceilings	Great Lakes Ceiling & Carpentry, Inc.	Ann Arbor, MI	\$174,346
009B – Painting and Wallcovering	Lenco Painting Inc.	Adrian, MI	\$21,300
009C – Floor Coverings and Base	Premier Tile Design Inc.	Detroit, MI	\$132,100



023B – Plumbing and HVAC	A.J. Miller Mechanical Inc.	Wixom, MI	\$595,995
026A – Electrical and Fire Alarm	Superior Electric Tri County, LLC	Saline, MI	\$488,175*
031A – Earthwork	MRM Construction LLC	Brighton, MI	\$1,960,129
032E – Synthetic Turf	Astroturf Great Lakes	Novi, MI	\$1,852,228

Trade Contractor Award Total (includes Base Bid and Accepted Alternate A-1*)
\$6,879,198

*Accepted bid alternate included in Total Trade Contractor Cost:
Alternate 01: Add motorized roller shades at north elevation of roof monitor

In addition to direct Trade Contractor costs, Clark Construction Company recommends including a Construction Contingency budget amount of 7% (\$481,544) for unforeseen conditions and a General Condition budget amount of 3% (\$206,376) related to items such as building permits, temporary utilities, etc. Costs from these funds will not be committed without prior approval of the District Administration for each item. Total project cost breakdown is as follows:

Trade Contractor Award Total (see above)	\$6,879,198
Construction General Conditions 3% (Clark Construction)	\$206,376
Chelsea School District Construction Contingency 7%	\$481,544
TOTAL AMOUNT TO BE APPROVED BY BOARD OF EDUCATION	\$7,567,118

If approved, the total cost will be funded by both the 2019 Bond and the Sinking Fund as follows:

- \$5,941,012 from 2019 Bond Program
- \$1,626,106 from Sinking Fund

Enclosed is the bid tabulation for a summary of bids received.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Robyn Ames".

Egnyte Sign - 163fa4a09d

Assistant Project Manager
CLARK CONSTRUCTION COMPANY

Bid Package Lead: Chris Martin (cmartin@clarkcc.com)

Project Location: Chelsea, MI, United States of America

002A : Abatement and Selective Demolition

Base Bid

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Blue Star, Inc.	\$131,125		
	\$239,480		
Unit	Qty	Unit Cost	Total Cost
			\$131,125
n/a		NO	
n/a			
			\$0
Asbestos Abatement Inc.	\$239,480		
Unit	Qty	Unit Cost	Total Cost
			\$239,480
n/a		NO	
n/a			
			\$0

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America

Bid Package Lead: Chris Martin (cmartin@clarkcc.com)

Project Location: Chelsea, MI, United States of America

003D: Site Concrete

Base Bid

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Albanelli Cement Contractors, Inc.

\$176,800

Unit	Qty	Unit Cost	Total Cost
		\$176,800	

NO

Not Applicable

Not Applicable

\$0

Leavitt & Starck Excavating, Inc.

\$216,000

Unit	Qty	Unit Cost	Total Cost
		\$216,000	

NO

N/A

N/A

\$0

DSP Constructors

\$255,325

Unit	Qty	Unit Cost	Total Cost
		\$255,325	

NO

N/A

N/A

\$0

Moore Trosper Construction Company

\$292,720

Unit	Qty	Unit Cost	Total Cost
		\$292,720	

NO

N/A

N/A

\$0

Mccarthy Construction Company

\$464,977

Unit	Qty	Unit Cost	Total Cost
		\$464,977	

NO

0

0

\$0

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America
 Bid Package Lead: Chris Martin (cmartin@clarkcc.com)
 Project Location: Chelsea, MI, United States of America

006A: General Trades

Base Bid

ALTERNATES

Alternate 01: Add motorized roller shades at north elevation of roof monitor

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Phoenix Contractors Inc			
\$1,344,000			
Unit	Qty	Unit Cost	Total Cost
		\$3,000	
			\$1,344,000

Moore Trosper Construction Company			
\$1,452,500			
Unit	Qty	Unit Cost	Total Cost
		\$3,500	
			\$1,452,500

Spence Brothers			
\$1,567,900			
Unit	Qty	Unit Cost	Total Cost
		\$3,100	
			\$1,567,900

A Z Shmina			
\$1,587,000			
Unit	Qty	Unit Cost	Total Cost
		\$3,000	
			\$1,587,000

Clark Contracting Services			
\$1,657,400			
Unit	Qty	Unit Cost	Total Cost
		\$5,900	
			\$1,657,400

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America

Bid Package Lead: Chris Martin (cmartin@clarkcc.com)

Project Location: Chelsea, MI, United States of America

009A: Metal Framing, Gypsum Board, and Ceilings

Base Bid

ALTERNATES

Alternate 01: Add motorized roller shades at north elevation of roof monitor.

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Great Lake Ceiling & Carpentry

\$174,346

Unit	Qty	Unit Cost	Total Cost
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\$760
\$174,346

Clark Contracting Services

\$230,700

Unit	Qty	Unit Cost	Total Cost
------	-----	-----------	------------

\$0
\$230,700

Pontiac Ceiling and Partition Co., LLC

\$256,450

Unit	Qty	Unit Cost	Total Cost
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\$0
\$256,450

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America

Bid Package Lead: Chris Martin (cmartin@darkcc.com)

Project Location: Chelsea, MI, United States of America

009B: Painting and Wall Coverings

Base Bid

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Lenco Painting Inc.

\$21,300

Unit	Qty	Unit Cost	Total Cost
			\$21,300

NO

n/a

\$0

Niles Construction Services

\$45,513

Unit	Qty	Unit Cost	Total Cost
			\$45,513

YES

09B

Painting

\$45,513

Laci Painting LLC

\$53,500

Unit	Qty	Unit Cost	Total Cost
			\$53,500

YES

009B

Painting

\$53,500

AP Improvement, LLC.

\$135,000

Unit	Qty	Unit Cost	Total Cost
			\$135,000

NO

NA

NA

\$115,000

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America
 Bid Package Lead: Chris Martin (cmartin@clarkcc.com)
 Project Location: Chelsea, MI, United States of America

009C : Floor Coverings and Base

Base Bid

ALTERNATES

Alternates: Deduct cost of moisture mitigation work for floor coverings/coatings.

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Premier Tile Design Inc.

\$132,100

Unit Qty Unit Cost Total Cost

\$15,000
\$132,100

Unit Qty Unit Cost Total Cost

\$6,105
\$147,895

Unit Qty Unit Cost Total Cost

\$8,000
\$159,300

Unit Qty Unit Cost Total Cost

\$17,945
\$164,700

Unit Qty Unit Cost Total Cost

\$13,987
\$179,000

Unit Qty Unit Cost Total Cost

NA
NA

0
0

NO
NO

\$0
\$0

Y 009C
FLOOR COVERINGS AND BASE

NO
NO

009C
Floor Coverings and Base

\$0
\$164,700

Integrity Interiors, Inc

\$147,895

Unit Qty Unit Cost Total Cost

\$6,105
\$147,895

Unit Qty Unit Cost Total Cost

\$8,000
\$159,300

Unit Qty Unit Cost Total Cost

\$17,945
\$164,700

Unit Qty Unit Cost Total Cost

NA
NA

0
0

NO
NO

\$0
\$0

Y 009C
FLOOR COVERINGS AND BASE

NO
NO

009C
Floor Coverings and Base

\$0
\$164,700

Unit Qty Unit Cost Total Cost

NA
NA

NO
NO

\$0
\$0

Trist Creek Flooring, Inc.

\$159,300

Unit Qty Unit Cost Total Cost

\$8,000
\$159,300

Unit Qty Unit Cost Total Cost

\$17,945
\$164,700

Unit Qty Unit Cost Total Cost

NA
NA

0
0

NO
NO

\$0
\$0

Y 009C
FLOOR COVERINGS AND BASE

NO
NO

009C
Floor Coverings and Base

\$0
\$164,700

Unit Qty Unit Cost Total Cost

NA
NA

NO
NO

\$0
\$0

Superior Floor Coverings LLC

\$164,700

Unit Qty Unit Cost Total Cost

\$17,945
\$164,700

Unit Qty Unit Cost Total Cost

NA
NA

0
0

NO
NO

\$0
\$0

Y 009C
FLOOR COVERINGS AND BASE

NO
NO

009C
Floor Coverings and Base

\$0
\$164,700

Unit Qty Unit Cost Total Cost

NA
NA

NO
NO

\$0
\$0

Lansing Tile & Mosaic, Inc.

\$179,000

Unit Qty Unit Cost Total Cost

\$13,987
\$179,000

Unit Qty Unit Cost Total Cost

NA
NA

0
0

NO
NO

\$0
\$0

023B : Plumbing and HVAC	A.J. Miller Mechanical, Inc.	MDL Mechanical Contracting	John Darr Mechanical Inc.	Robertson Morrison Inc.	Monroe Plumbing and Heating Company	Boone & Darr Inc.
Base Bid	\$595,995					\$921,400
Base Bid Total		Unit Qty Unit Cost Total Cost		Unit Qty Unit Cost Total Cost		Unit Qty Unit Cost Total Cost
		\$595,995		\$729,900		\$883,000
COMBINED BIDS						
Combined Bids of two (2) or more Bid Categories. The sum of the individual Bids for each Bid Category included in a combined Bid will result in the total combined Bid.						
Bid Category Numbers	YES		NO		NO	
Bid Category Descriptions	Division 22 and 23 Plumbing and HVAC		023B Plumbing and HVAC		NA NA	
For the Lump-Sum Base Bid of	\$595,995			\$773,300		\$921,400

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America
 Bid Package Lead: Chris Martin (cmartin@clarkcc.com)
 Project Location: Chelsea, MI, United States of America

031A: Earthwork
Base Bid
Base Bid Total
COMBINED BIDS
Combined Bid of Two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.
Bid Category Numbers
N/A
Bid Category Descriptions
N/A
For the Lump Sum Base Bid of
50

Water Management Specialist, Inc.			
\$1,461,107			
Unit	Qty	Unit Cost	Total Cost
			\$1,461,107
NO			

MRM Construction			
\$1,960,129			
Unit	Qty	Unit Cost	Total Cost
			\$1,960,129
YES			

Eagle Excavation, Inc.			
\$2,314,000			
Unit	Qty	Unit Cost	Total Cost
			\$2,314,000
YES			

Leavitt & Starck Excavating, Inc.			
\$2,988,000			
Unit	Qty	Unit Cost	Total Cost
			\$2,988,000
YES			

E.T. Mackenzie Company			
\$4,852,485			
Unit	Qty	Unit Cost	Total Cost
			\$4,852,485
NO			

19-2835: Chelsea School District - North Creek Elementary-Y5 Renovation / Athletic Fields Renovation

Prepared by Clark Construction Company - 3535 Moores River Drive, Lansing, MI 48911, United States of America

Bid Package Lead: Chris Martin (cmartin@clarkcc.com)

Project Location: Chelsea, MI, United States of America

032E: Synthetic Turf

Base Bid

Base Bid Total

COMBINED BIDS

Combined Bids of two (2) or more Bid Categories may be submitted. Separate Bids for each Bid Category included in a combined Bid are required.

Bid Category Numbers

Bid Category Descriptions

For the Lump Sum Base Bid of

Sprinturf, LLC

\$1,730,140

Unit	Qty	Unit Cost	Total Cost
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AstroTurf Great Lakes (Rhino Sports Construction)

\$1,852,228

Unit	Qty	Unit Cost	Total Cost
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FieldTurf, USA, Inc.

\$2,001,510

Unit	Qty	Unit Cost	Total Cost
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Eagle Excavation, Inc.

\$2,103,000

Unit	Qty	Unit Cost	Total Cost
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NO

NO

NO

NO

No Combined Bid

N/A

032E

Synthetic Turf Athletic Fields

032E

Synthetic Turf

\$0

\$1,852,228

\$2,001,510

NO

031A and 032E

Earthwork & Synthetic Turf

\$4,397,000