

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,


Egnyte Sign - 163fa4a09d

Assistant Project Manager
CLARK CONSTRUCTION COMPANY

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

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

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$131,125 |

NO

n/a

n/a

\$0

Asbestos Abatement Inc.

\$239,480

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$239,480 |

NO

n/a

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 | Phoenix Contractors Inc | | | | Moore Trosper Construction Company | | | | Spence Brothers | | | | A Z Shmina | | | | Clark Contracting Services | | | |
| Base Bid | \$1,344,000 | | | | \$1,452,500 | | | | \$1,567,900 | | | | \$1,587,000 | | | | \$1,657,400 | | | |
| | Unit | Qty | Unit Cost | Total Cost | Unit | Qty | Unit Cost | Total Cost | Unit | Qty | Unit Cost | Total Cost | Unit | Qty | Unit Cost | Total Cost | Unit | Qty | Unit Cost | Total Cost |
| ALTERNATES | | | | | | | | | | | | | | | | | | | | |
| Alternate 01: Add motorized roller shades at north elevation of roof monitor. | \$3,500 | | | | \$3,500 | | | | \$3,500 | | | | \$3,000 | | | | \$5,900 | | | |
| Base Bid Total | \$1,344,000 | | | | \$1,452,500 | | | | \$1,567,900 | | | | \$1,587,000 | | | | \$1,657,400 | | | |
| 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. | NO | | | | YES | | | | NO | | | | NO | | | | YES | | | |
| Bid Category Numbers | 06A | | | | N/A | | | | N/A | | | | 006A | | | | BC 006A & BC 008A | | | |
| Bid Category Descriptions | General Trades | | | | N/A | | | | N/A | | | | General Trades | | | | General Trades & Metal Studs, Gypsum Board, Ceilings | | | |
| For the Lump Sum Base Bid of | \$1,344,000 | | | | \$0 | | | | \$0 | | | | \$1,587,000 | | | | -\$5,000 | | | |

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

009A: Metal Framing, Gypsum Board, and Ceilings

Base Bid

ALTERNATES

Alternate U1: 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 |
|------|-----|-----------|------------|
|------|-----|-----------|------------|

\$760

\$174,346

NO

NA

NA

\$0

Clark Contracting Services

\$230,700

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

\$0

\$230,700

NO

BC 006A and BC 009A

General Trades & Metal Framing, Gypsum Board, Ceilings

-\$5,000

Pontiac Ceiling and Partition Co., LLC

\$256,450

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

\$0

\$256,450

NO

na

na

\$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@clarkcc.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

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

Alternate 02: 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 |
|------|-----|-----------|------------|
|------|-----|-----------|------------|

\$16,000

\$132,100

NO

0

0

\$130,100

Integrity Interiors, Inc

\$147,895

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

\$9,100

\$147,895

NO

NA

NA

\$0

Trist Creek Flooring, Inc.

\$159,300

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

\$9,000

\$159,300

NO

Y 009C

FLOOR COVERINGS AND BASE

\$0

Superior Floor Coverings LLC

\$164,700

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

\$17,945

\$164,700

NO

009C

Floor Coverings and Base

\$164,700

Lansing Tile & Mosaic, Inc.

\$179,000

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

\$13,987

\$179,000

NO

NA

NA

\$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/Proposal/Request: Create Master (cmrmbid@clarkco.com)

Project Location: Chelsea, MI, United States of America

023B : Plumbing and HVAC

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

A.J. Miller Mechanical, Inc.

\$595,995

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$595,995 |

YES

Division 22 and 23

Plumbing and HVAC

\$595,995

MDL Mechanical Contracting

\$728,900

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$728,900 |

NO

0

0

\$0

John Darr Mechanical Inc.

\$773,300

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$773,300 |

NO

023B

Plumbing and HVAC

\$773,300

Robertson Morrison Inc

\$821,100

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$821,100 |

NO

N/A

N/A

\$0

Monroe Plumbing and Heating Company

\$883,000

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$883,000 |

NO

NA

NA

\$0

Boone & Darr Inc.

\$921,400

| Unit | Qty | Unit Cost | Total Cost |
|------|-----|-----------|------------|
| | | | \$921,400 |

NO

023B

Plumbing & HVAC

\$921,400

For the Lump Sum Base Bid of

\$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@clarkco.com)

Project Location: Chelsea, MI, United States of America

| 031A: Earthwork | Water Management Specialist, Inc. | MRM Construction | Eagle Excavation, Inc. | Leavitt & Starck Excavating, Inc. | E.T. Mackenzie Company |
|--|-----------------------------------|----------------------------------|------------------------------|-----------------------------------|----------------------------------|
| Base Bid | \$1,461,107 | \$1,960,129 | \$2,314,000 | \$2,988,000 | \$4,852,485 |
| | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost |
| Base Bid Total | \$1,461,107 | \$1,960,129 | \$2,314,000 | \$2,988,000 | \$4,852,485 |
| 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. | NO | YES | YES | YES | NO |
| Bid Category Numbers | N/A | 031A | 031A & 032E | 03D & 31A | 031A |
| Bid Category Descriptions | N/A | Earthwork (Athletic Fields Only) | Earthwork and Synthetic Turf | Site Concrete & Earthwork | Earthwork (Athletic Fields Only) |
| For the Lump Sum Base Bid of | \$0 | \$1,960,129 | \$4,397,000 | \$2,938,000 | \$4,852,485 |

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@clarkco.com)

Project Location: Chelsea, MI, United States of America

| | | | | |
|--|----------------------------|---|----------------------------|----------------------------|
| 032E: Synthetic Turf | Sprinturf, LLC | AstroTurf Great Lakes (Rhino Sports Construction) | FieldTurf, USA, Inc. | Eagle Excavation, Inc. |
| Base Bid | \$1,730,140 | \$1,852,228 | \$2,001,510 | \$2,103,000 |
| | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost | UnitQtyUnit CostTotal Cost |
| Base Bid Total | \$1,730,140 | \$1,852,228 | \$2,001,510 | \$2,103,000 |
| 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 | NO | NO | NO | NO |
| Bid Category Descriptions | No Combined Bid | 032E | 032E | 031A and 032E |
| For the Lump Sum Base Bid of | N/A | Synthetic Turf Athletic Fields | Synthetic Turf | Earthwork & Synthetic Turf |
| | \$0 | \$1,852,228 | \$2,001,510 | \$4,397,000 |