



**Miller Davis**

1029 PORTAGE STREET, KALAMAZOO, MI 49001 | MILLER-DAVIS.COM

April 10, 2025

Ms. Lisa Anderson, Deputy Superintendent  
Gull Lake Community Schools  
10100 E. D Avenue  
Richland, MI 49083

RE: Storage Additions  
Project No. 24-4085

Dear Ms. Anderson:

Bids were received for the Gull Lake Community Schools Storage Additions project on April 1, 2025.

Please see the following attachments for your review and Board approval.

- Exhibit A – Summary of Construction Costs, dated April 1, 2025
- Exhibit B – Trade Contractor Bid Tabulation, dated April 1, 2025
- Exhibit C – Clarifications, dated April 1, 2025

Please note the Cost Summary and Award Recommendation include the following:

· Total Construction Costs	\$ 1,283,968
· Fees & Reimbursables	\$ <u>158,188</u>
· Subtotal	\$ 1,442,156
· Alternate No. 1 PAC Addition: Mezzanine	\$ 45,900
· Alternate No. 2 Maintenance Addition: Concrete	\$ <u>30,987</u>
· Total Award Amount	\$ 1,519,043

Feel free to contact me with any questions or concerns.

Sincerely,

Miller Davis Company

Howard Williams, Project Executive

CC: Dan Coffman, Miller Davis Company  
Robert Atkins, Kingscott



# Miller Davis

CONSTRUCTION SERVICES

## EXHIBIT A - SUMMARY OF CONSTRUCTION COSTS

Job Number: 24 4085

Project Name: Storage Additions

Owner: Gull Lake Community Schools

Location: Richland, MI

Bid Date: April 1, 2025

Bid Category Sort	Bid Package	Total Trade Cost	Recommended Contractor
Construction Support Services	BP-2	\$ 78,192	
03-0000 Concrete	BP-2	\$ 82,800	Earley & Associates, inc.
05-0000 Structural Steel	BP-2	\$ 77,357	Division 5 Metalworks
06-0000 General Trades	BP-2	\$ 612,150	Schweitzer inc
07-4000 Roofing	BP-2	\$ 65,157	Sherriff-Goslin Co.
09-9000 Painting	BP-2	\$ 14,573	Bouma-Betten Constuction, Inc
21-0000 Fire Suppression	BP-2	\$ 28,708	Total Fire Protection, Inc.
23-1000 Mechanical (Plumbing & HVAC)	BP-2	\$ 19,817	A-1 Refrigeration Sales & Service
26-0000 Electrical	BP-2	\$ 58,000	Union Electric Inc.
31-0000 Earthwork, Asphalt & Site Utilities	BP-2	\$ 123,500	James E Fulton

SUBTOTAL OF BIDS (INCLUDING BONDS) & SUPPORT SERVICES: \$ 1,160,254

### Alternates - Cost NOT included above in Trade Contractor Bids

Alt No. C1 (Gravel in Lieu of HMA at Maintenance)	No	\$	-
Alt No. C2 (HD Concrete in Lieu of HMA at Maintenance)	Yes	\$	45,900
Alt No. A1 (Mezzanine at PAC)	Yes	\$	30,987
Value of Accepted Alternates to be Added to Trade Contractor Bids:			\$76,887

### Construction Contingency and Allowances

Construction Contingency	10.0%	\$116,025
Contingency on Alternates	10.0%	\$7,689
Subtotal of Construction Contingency & Allowances:		\$123,714

TOTAL CONSTRUCTION COSTS: \$ 1,360,855

### CM Fee and Reimbursables

CM Fee and Reimbursables	Lump Sum	\$158,188
Subtotal of CM Fee and Reimbursable:		\$158,188

TOTAL CONSTRUCTION COST: \$1,519,043

Funds Available	\$3,400,000
Funds Approved for Bid Pack 1: Additional Improvements	\$1,796,894
Variance - Under / (Over):	\$84,063
Percent Variance - Under / (Over):	2.5%



EXHIBIT B - TRADE CONTRACTOR BID TABULATION

Project: GLCS Storage Additions

Job Number: 24 4085

Owner: Gull Lake Community Schools

Construction Manager: Miller-Davis Company

Bid Date: 04/01/25

Report Date: 04/01/25

BID CAT NUMBER	BID CATEGORY DESCRIPTION	BIDDER	BASE BID INCL BOND	ALT NO. 1 MAINT: GRAVEL	ALT NO. 2 MAINT: CONCRETE	ALT NO. 1 PAC: MEZZANINE
03-0000	Concrete	Earley & Associates, Inc.	\$ 82,800	\$ -	\$ 45,900	\$ -
		Schepers Concrete Construction	\$ 112,395	\$ -	\$ 30,455	\$ -
		Teunissen Concrete LLC	\$ 122,743	\$ -	\$ 34,997	\$ -
		TWC Concrete Services	\$ 182,184	\$ 5,000	\$ 33,100	\$ 5,900
05-0000	Structural Steel	Division 5 Metalworks	\$ 77,357	\$ -	\$ -	\$ 18,674
		Veneklasen Construction	\$ 77,692	\$ -	\$ -	\$ 19,806
		FCC	\$ 81,000	\$ -	\$ -	\$ 26,000
		Westshore Service	\$ 96,743	\$ -	\$ -	\$ -
06-0000	General Trades	Schweitzer, Inc.	\$ 612,150	\$ -	\$ -	\$ 5,500
07-4000	Roofing	Sherriff-Goslin	\$ 65,157	\$ -	\$ -	\$ -
		Hoekstra Roofing Co.	\$ 71,270	\$ -	\$ -	\$ -
		Versatile Roofing Systems	\$ 90,660	\$ -	\$ -	\$ -
09-9000	Painting	H&H Painting	\$ 11,500	\$ -	\$ -	\$ 2,300
		Bouma Betten Construction	\$ 14,573	\$ -	\$ -	\$ 1,563
		West Michigan Painting	\$ 14,693	\$ -	\$ -	\$ 540
21-0000	Fire Suppression	Total Fire Protection	\$ 28,708	\$ -	\$ -	\$ 1,750
		Harroun Fire Protection	\$ 32,389	\$ -	\$ -	\$ 1,500
23-1000	Mechanical	A-1 Refrigeration	\$ 19,817	\$ -	\$ -	\$ -
		DHE Plumbing	\$ 28,400	\$ -	\$ -	\$ -
26-0000	Electrical	Union Electric	\$ 58,000	\$ -	\$ -	\$ 3,500
		Oswalt Electric	\$ 81,700	\$ -	\$ -	\$ -
		Homestate Electric	\$ 81,970	\$ -	\$ -	\$ 1,900
		J&L Electric	\$ 84,400	\$ -	\$ -	\$ 2,000
		Hi-Tech Electric	\$ 95,200	\$ -	\$ -	\$ 3,700
		Buist Electric	\$ 97,900	\$ -	\$ -	\$ 1,500
31-0000	Earthwork, Asphalt & Utilities	J Allen & Co.	\$ 15,800	\$ 7,900	\$ -	\$ -
		A-1 Asphalt	\$ 21,910	\$ 9,770	\$ -	\$ -
		James E. Fulton	\$ 123,500	\$ (7,500)	\$ -	\$ -
		Balkema Sitework & Development	\$ 133,400	\$ (7,900)	\$ (7,650)	\$ -
		Kalamazoo Excavation	\$ 133,594	\$ 69,800	\$ -	\$ -
		Cripps Fontaine Excavating	\$ 166,410	\$ (8,250)	\$ (12,050)	\$ -



**Miller Davis**

CONSTRUCTION SERVICES

## EXHIBIT C - CLARIFICATIONS

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Job Number: 24 4085

Project Name: Storage Additions

Owner: Gull Lake Community Schools

Location: Richland, MI

Bidding Phase

April 1, 2025

We have EXCLUDED Any inspection, assessment, identification, testing, worker health medical evaluations and personal protective equipment, removal, disposal or any other work related in any way to hazardous materials that may be found on this project including, but not limited to, lead, asbestos and PCB's.

We have excluded the items below:

- Maintenance Building
- Soil remediation associated with fuel tank relocation
- Fire Suppression
- Plumbing and HVAC
- New security cameras and associated rough-ins
- Fire Alarm
- Alternate No. C1 (Gravel in Lieu of HMA)

Performing Arts Center

- HVAC, other than thermostat relocation