

May 22, 2023

John Hood  
Superintendent  
Okemos Public Schools  
4406 Okemos Rd.  
Okemos, MI 48864

**RE: Guaranteed Maximum Price (GMP) Amendment for BP #1 and #2**

Dear Mr. Hood:

The Christman Company is pleased to present this GMP Amendment for Construction Management (CM) Services for the 2022 Okemos Public Schools Bond Program, Bid Packages #1 and #2.

1. The 2022 Okemos Public Schools Bond Program as defined in the Application for Preliminary Qualification of Bonds that was voted on November 8, 2022. The construction scope included in these bid packages is defined in Design Documents produced by Tower Pinkster and listed in the Attachment A herein, and summarized to include secure vestibule renovations to Edgewood Early Childhood Center, Bennett Woods Elementary School, Cornell Elementary School, and Central Montessori Elementary School, and pressing needs renovations at Central Montessori Elementary School and Okemos High School athletics facilities. The GMP includes only work which is specifically identified in the Design Documents or identified within this GMP Amendment or its associated attachments.
2. Clarifications and Assumptions:
  - a. Edgewood Elementary Fire rated assemblies 545A and 545B are quoted as 1-hour frames under Work Category 20.
  - b. High School Athletics banner material and bases are not included in Work Category 02's base bid.
  - c. Work Category 18 scope of work is based on the door/window frame elevations instead of the door/window schedule where there is a conflict on the drawings.
  - d. Does not include professional services for:
    - i. Hazardous Material Testing
    - ii. Hazardous Material Abatement
    - iii. Construction Material Testing
    - iv. Geotechnical Investigation and Reporting
    - v. Commissioning Agent
  - e. No Owner Fixtures, Furnishes & Equipment (FFE) have been included.
3. Statement of GMP for BP #1 and #2:
  - a. The value of this GMP Amendment is \$5,304,370.
  - b. Detailed information for the GMP value is listed in Attachment B.
4. Anticipated dates:
  - a. Commencement of Construction Phase: June 1, 2023.
  - b. Substantial Completion: December 31, 2023.

- 5. Acceptance date for GMP
  - a. This GMP Amendment must be accepted by the Owner by June 5, 2023.
- 6. Preconstruction and Construction Phase Staff Billing Rates:

Position	Rate (\$/hr)	Position	Rate (\$/hr)
Project Director	\$148	Project Accountant	\$65
Project Executive	\$125	Safety Manager	\$95
Senior Project Manager	\$119	Project Planning Director	\$130
Project Manager	\$111	Lead Estimator	\$115
Assistant Project Manager	\$92	MEP Estimator	\$95
Project Engineer	\$81	ASC Support Estimator	\$87
Superintendent, Lead	\$122		
Superintendent	\$111		
Intern	\$30		

**Attachments:**

- A – List of Drawings and Specifications
- B – GMP Summary Spreadsheet
- C – Contract Award Recommendation Letter to OPS BoE, Dated 5/8/2023
- D – Schedule

Signed on Behalf of:

The Owner – **Okemos Public Schools**

Signature: \_\_\_\_\_

Title: John Hood, Superintendent

Date: \_\_\_\_\_

The Construction Manager – **The Christman Company**

Signature:  \_\_\_\_\_

Title: Robert Crowe, Vice President

Date: 5/22/2023 \_\_\_\_\_

**Okemos Public Schools**  
**Bid Package 1 & 2**

Okemos, Michigan

Date: **May 22, 2023**

Rev:



Project Planning Group

**GMP SUMMARY**

TCC Proj #: 221126

SQFT: 2,688

GMP ITEMS				
TCC	WC	Description	Value	Awarded To / Notes
02		Earthwork & Site Utilities	679,500	Woodhull Construction Co., Inc.
05		Concrete	741,700	Angelo lafrate Construction Co.
07		Fencing	190,000	Trois Amis Corp. DBA Dewitt Fence Co.
08		Landscaping	152,540	Anderson-Fischer & Associates, Inc.
11		Masonry	136,800	Leidel & Hart Mason Contractors, Inc.
18		Glass/Glazing & Aluminum Entrances	285,855	Aaron Glass Company, Inc.
20		Carpentry & General Trades	512,000	Dobie Construction, Inc.
21		Walls & Ceilings	47,300	William C. Reichenbach Co.
22		Flooring & Hard Tile	51,750	Integrity Interiors, Inc.
24		Painting	96,150	R&L Painting, LLC
27		Mechanical & Plumbing Systems	257,430	Pleune Service Company
28		Electrical and Security	1,115,000	Superior Electric of Lansing, Inc.
<b>Subtotal:</b>			<b>4,266,025</b>	
<b>Subtotal Construction:</b>			<b>4,266,025</b>	
CM Risk/Construction Contingency: 5.00%			213,301	
<b>Subtotal Const. w/CM Contingency:</b>			<b>4,479,326</b>	
<b>CM Services:</b>				
		Preconstruction Phase Staff: LSUM	102,518	Includes portion of program preconstruction staff cost.  Reimbursable Allowance per A133 § 14.3.1.6.1.  Reimbursable Allowance Reimbursable Allowance
		Construction Phase Staff: LSUM	309,651	
		CM Fee: 2.92%	124,568	
		Commercial General Liability Insurance: 0.75%	39,375	
		Builders Risk Insurance: 0.20%	8,532	
		Subcontractor Default Insurance: 1.20%	51,192	
		P&P Bonds: LSUM	39,470	
		Permit(s): 1.01%	43,087	
		General Conditions: 2.50%	106,651	
<b>Subtotal CM Services and General Conditions:</b>			<b>825,044</b>	
<b>TOTAL CONSTRUCTION GMP VALUE:</b>			<b>5,304,370</b>	

Project: 2022 Bond Program, Bid Packages 1 & 2  
 Job No.: 221126  
 Client: Okemos Public Schools  
 Date: Monday, May 8, 2023

**Secure Vestibules, Pressing Needs, High School Athletics (2023 Phase)**

**I. Budget and Scope Overview**

- a. Total Project Phase Budget: \$6,387,109
- b. Trade Contractor Budget: \$4,711,368
- c. Facilities Included:
  - i. Edgewood – Secure Vestibule
  - ii. Cornell – Secure Vestibule
  - iii. Bennett Woods – Secure Vestibule
  - iv. Central Montessori – Secure Vestibule, Pressing Needs, Toilet Rooms
  - v. High School Athletics – Pressing Needs at Stadium
- d. Bid Results:
  - i. Work Categories: 12
  - ii. Bids Received: 26 (two proposals rejected because incomplete or not as specified)
  - iii. Average Bids Per Category: 2.2

**2. Contract Award Recommendations**

<b>Work Category</b>	<b>Bidder</b>	<b>Address</b>	<b>Proposal Amount</b>
02 – Earthwork & Site Uts.	Woodhull Construction Co., Inc.	9609 E. Price Rd., Laingsburg, MI	\$679,500.00
05 – Concrete	Angelo Iafrate Construction Co.	26300 Sherwood, Warren, MI	\$741,700.00
07 – Fencing	Trois Amis Corp. DBA Dewitt Fence Co.	3236 West St. Joseph, Lansing, MI	\$190,000.00
08 – Landscaping	Anderson-Fischer & Associates, Inc.	225 E. Kipp Rd., Mason, MI	\$152,540.00
11 – Masonry	Leidal & Hart Mason Contractors, Inc.	12100 Globe St., Livonia, MI	\$136,800.00
18 – Glass/Glazing & Aluminum Entrances	Aaron Glass Company, Inc.	2421 N. Larch St., Lansing, MI	\$285,855.00
20 – Carpentry & General Trades	Dobie Construction, Inc.	15733 S. Hinman Rd., Eagle, MI	\$512,000.00
21 – Walls & Ceilings	William C. Reichenbach Co.	2869 Jolly Rd., Okemos, MI	\$47,300.00
22 – Flooring & Hard Tile	Integrity Interiors, Inc.	622 Cesar Chavez Ave., Lansing, MI	\$51,750.00
24 – Painting	R & L Painting, LLC	0220 West Herbison Rd. Eagle, MI	\$96,150.00
27 – Mechanical & Plumbing Systems	Pleune Service Company	4302 S. Creyts Rd., Lansing, MI	\$257,430.00
28 – Electrical Systems	Superior Electric of Lansing, Inc.	212 W. Sheridan Rd., Lansing, MI	\$1,115,000.00
<b>Total</b>			<b>\$4,266,025.00</b>

### 3. Overall Bid Results

Work Category	Bidder	Address	Proposal Amount
02 – Earthwork & Site Uts.	Woodhull Construction Co., Inc.	9609 E. Price Rd., Laingsburg, MI	\$679,500.00
02 – Earthwork & Site Uts.	Angelo lafrate Construction Co.	26300 Sherwood, Warren, MI	\$1,228,200.00
05 – Concrete	Angelo lafrate Construction Co.	26300 Sherwood, Warren, MI	\$741,700.00
07 – Fencing	Trois Amis Corp. DBA Dewitt Fence Co.	3236 West St. Joseph, Lansing, MI	\$190,000.00
07 – Fencing	Straight Line Fence	3121 Chicago Dr.SW, Grandville, MI	\$219,700.00
08 – Landscaping	Anderson-Fischer & Associates, Inc.	225 E. Kipp Rd., Mason, MI	\$152,540.00
08 – Landscaping	Lawn Sprinklers Sales Service Design Inc.	16343 S US 27, Lansing, MI	No Bid Bond
11 – Masonry	Leidal & Hart Mason Contractors, Inc.	12100 Globe St., Livonia, MI	\$136,800.00
11 – Masonry	Complete Enclosures Inc.	3651 Toles Rd. Mason, MI	\$202,100.00
18 – Glass/Glazing & Aluminum Entrances	Vos Glass, Inc.	3800 Stahl Dr. SE. Grand Rapids, MI	\$218,000.00 Not Per Specs.
18 – Glass/Glazing & Aluminum Entrances	Aaron Glass Company, Inc.	2421 N. Larch St., Lansing, MI	\$285,855.00
18 – Glass/Glazing & Aluminum Entrances	Lansing Glass Company	330 Baker St., Lansing, MI	\$339,929.00
20 – Carpentry & General Trades	Dobie Construction, Inc.	15733 S. Hinman Rd., Eagle, MI	\$512,000.00
21 – Walls & Ceilings	William C. Reichenbach Co.	2869 Jolly Rd., Okemos, MI	\$47,300.00
21 – Walls & Ceilings	Integrity Interiors, Inc.	622 Cesar Chavez Ave., Lansing, MI	\$55,856.00
22 – Flooring & Hard Tile	Integrity Interiors, Inc.	622 Cesar Chavez Ave., Lansing, MI	\$51,750.00
22 – Flooring & Hard Tile	Superior Floor Coverings, LLC	5411 Enterprise Dr., Lansing, MI	\$58,844.00
22 – Flooring & Hard Tile	Lansing Tile & Mosaic, Inc.	2210 Apollo Dr., Lansing, MI	\$62,532.00
22 – Flooring & Hard Tile	William C. Reichenbach Co.	2869 Jolly Rd., Okemos, MI	\$98,910.00
24 – Painting	R & L Painting, LLC	0220 West Herbison Rd. Eagle, MI	\$96,150.00
24 – Painting	Detroit Spectrum Painters, Inc.	27560 College Park, Warren, MI	\$108,750.00
27 – Mechanical & Plumbing Systems	Pleune Service Company	4302 S. Creyts Rd., Lansing, MI	\$257,430.00
27 – Mechanical & Plumbing Systems	Gunthorpe Plumbing & Heating Inc.	4055 Hunsaker Rd., East Lansing, MI	\$289,000.00
28 – Electrical Systems	Superior Electric of Lansing, Inc.	212 W. Sheridan Rd., Lansing, MI	\$1,115,000.00
28 – Electrical Systems	Centennial Electric, LLC	2206 Lansing Rd, Charlotte, MI	\$1,177,000.00
28 – Electrical Systems	Motor City Electric Co.	9440 Grinnell St., Detroit, MI	\$1,421,000.00