



Centreville Public Schools

MS/HS Multi-Purpose Addition Project Cost Approval

Tuesday, January 13, 2026

Bid Day Contractor Cost	Buyout Cost
Subcontractor Bid Day	\$ 4,734,615
Construction Inspection (Watermain Install)	\$ 8,100
Ceiling Work Existing Ceiling Corridor Replacement	\$ 4,000
Material Testing	\$ 7,000
PCI Plan Review/Inspections	\$ 9,000
Owner Purchased Cylinders and Cores	\$ 1,000
Sanitary Tap Fee's	\$ 12,000
Asphalt Patching/Landscaping Allowance	\$ 10,000
Storage Room 208 Allowance	\$ 10,000
	\$ -
Total Cost of the work	\$ 4,795,715

Construction Support, Contingency & Owner Allowances

GC's / Const. Support / Insurance / Permits / Safety / Cleanup / Dumpsters/	
Field Staff	\$ 294,770
Field Staff	\$ 294,171
Design/AE Contingency	\$ 40,000
Construction Contingency	\$ 160,000
Owner Contingency	\$ 30,000
Sub Total	\$ 818,941

TOTAL CONSTRUCTION COST	\$ 5,614,656
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Bond Budget for Cost of Work	\$ 5,617,350
Difference	\$ 2,694

Under Budget

BOE Recommend to Award \$ \$ 5,614,656

Excludes AE Cost.

Client: Centreville Public Schools
 Project: MS/HS Multi-Purpose Addition
 Location: CENTREVILLE, MI
 Architects: TOWER PINKSTER

AWARD & COST ANALYSIS OF CONTRACTORS

TRIANGLE ASSOCIATES, INC.
 Construction Managers
 Triangle Associates, Inc.

WC #	WORK CATEGORY TITLE	LOW BIDDER & APPARENT LOW BIDDER	ACCEPTANCE 1 = YES 0 = NO	UNIT COST	ACCEPTED COST	PROPOSED CONTRACT AMOUNT	NOTES & COMMENTS	
033	BUILDING CONCRETE Base Bid REQUIRED ALTERNATES ALT. 01 FOUNDATION WALL VOLUNTARY ALTERNATES Reduce to 15mil vapor barrier Eliminate Islands (Remove Concrete) Eliminate Curb Toward Football Field Eliminate SW Parking Lot Curb	PROLINE CONCRETE	1 1 1 1 0	277,000 11,000 (2,500) (8,600) (2,200) (5,928)	\$ 277,000 \$ 11,000 \$ (2,500) \$ (8,600) \$ (2,200) \$ -	\$ 274,700	Includes concrete footings, foundation, interior flatwork and site concrete. Change foundation wall from masonry to concrete. Revise 20mil vapor barrier to 15mil Eliminate Parking Lot Islands & Pave/Stripe Eliminate Curb For Drive Going to Softball/Baseball Alternate not taken due to storm water treatment	
042	MASONRY Base Bid VOLUNTARY ALTERNATES ALT. 01 FOUNDATION WALL Eliminate VUV 412 (Weight Room Cooling) VUV 404A & B (Med Occupation RM)	BRACY & JAHR	1 1 1	872,500 (27,600) (4,461)	\$ 872,500 \$ (27,600) \$ (4,461)	\$ 840,439	Included all masonry walls, insulation and flashing. Deduct foundation wall block system go to conc. Remove masonry scope at louver to eliminated VUV	
051	STRUCTURAL STEEL Base Bid	DYNAMIC STEEL TECH.	1	255,000	\$ 255,000	\$ 255,000	Furnish & install structural steel.	

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061	GENERAL TRADES Base Bid REQUIRED ALTERNATES Site Furnishings Batting Cage VOLUNTARY ALTERNATES Eliminate Matt Hoist Eliminate 4 Backstops Sign Post Revision	MAX HAASE & SON CUSTOM BUILDERS	1 1 0 0 1	314,000 (15,692) (17,565) (23,090) (23,668) (3,400)	\$ 314,000 \$ (15,692) \$ (17,565) \$ - \$ - \$ (3,400)	\$ 277,343	Includes wood doors, hardware, wood blocking, overhead doors, and casework. Remove all site furnishings from project scope. Remove (2) batting cages from project scope. Eliminate matt hoist from project. Eliminate 4 basketball backstops from project. Substitute standard galvanized steel post for square aluminum	
075	MEMBRANE ROOFING Base Bid VOLUNTARY ALTERNATES Fully Fastened System/Edge Metal Revision	DIVISION 7	1 1	328,850 (15,000)	\$ 328,850 \$ (15,000)	\$ 313,850	Furnish & install EPDM roofing & insulation included roof accessories. Mechanically Fasten All Roofing Layers/Revise edge metal to 24ga.	
088	ALUMINUM GLASS AND GLAZING Base Bid	GRAND VALLEY GLASS	1	116,990	\$ 116,990	\$ 116,990	Furnish & install aluminum framing, glazing, doors & hardware.	

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092	DRYWALL Base Bid VOLUNTARY ALTERNATES Deduct Acoustical Wall Panels Ceiling in Locker Room Bathroom ALLOWANCE	RITSEMA ASSOCIATES	1 1 1	51,000 (15,754) 8,000	\$ 51,000 \$ (15,754) \$ 8,000	\$ 43,246	Furnish & install drywall, metal studs and acoustical ceilings. Eliminate acoustical wall panels from gym Add ceiling in locker room bathrooms.
096	FLOORING Base Bid VOLUNTARY ALTERNATES Option #1, use Tarkett Omnisports Plus Option #2 use Tarkett Omnisports Multi-Use	RITSEMA ASSOC.	1 1 0	152,235 (10,910) (17,205)	\$ 152,235 \$ (10,910)	\$ 141,325	Furnish & install carpet, and athletic flooring.
099	PAINTING AND WALLCOVERINGS Base Bid	INSIDE OUT PTG.	1	42,895	\$ 42,895	\$ 42,895	Includes all painting for addition and renovation.
210	FIRE PROTECTION Base Bid	BRIGADE FIRE PROTECTION	1	31,394	\$ 31,394	\$ 31,394	Includes design, furnish and install of fire protection systems for multi-purpose space.
230	MECHANICAL Base Bid VOLUNTARY ALTERNATES Eliminate VUV 412 (Weight Room Cooling) Eliminate VUV 404A & B	JERGEN PIPING	1 1 1	1,242,000 (24,937) (49,874)	\$ 1,242,000 \$ (24,937) \$ (49,874)	\$ 1,167,189	Furnish & install all piping, mechanical units, ductwork, temperature controls and plumbing. Remove VUV, Condensing Unit, Piping, Controls Remove VUVs, Condensing Units, Piping, Controls

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TITLE								
235	TESTING AND BALANCING Base Bid	CONTROL SOLUTIONS	1	4,205	\$ 4,205	\$ 4,205	Test & balance system after mechanical & electrical work is complete.	
260	ELECTRICAL Base Bid VOLUNTARY ALTERNATES Use Alum Feeder wire Eliminate Gym Audio System Eliminate Scope for New Cameras Eliminate Cooling at Weight RM and Occ. Med Rm.	UNION ELECTRIC	1 1 1 1 1	805,000 (24,950) (18,950) (9,950) (2,675)	\$ 805,000 \$ (24,950) \$ (18,950) \$ (9,950) \$ (2,675)	\$ 748,475	Furnish & install all power, lighting, access control, audio visual & security. To be reviewed Defer gym audio system to future. Eliminate new camera scope, remove and reinstall existing cameras to remain in scope. Remove power requirements for eliminated VUV's	
310	EARTHWORK AND SITE UTILITIES Base Bid VOLUNTARY ALTERNATES Eliminate Islands (Add Prep) Move Watermain South of Power Pole	LOUNSBURY EXCAVATING	1 1 0	374,400 1,500 (2,550)	\$ 374,400 \$ 1,500 \$ -	\$ 375,900	Includes earthwork, site utilities & site demolition. Eliminate Parking Lot Islands & Pave/Stripe Move Water Main South	
321	ASPHALT PAVING Base Bid VOLUNTARY ALTERNATES Eliminate Islands (Add 1,686sqft Asphalt) Eliminate South Drive Asphalt (Deduct 2,153sqft Asphalt)	WYOMING ASPHALT	1 1 0	97,650 4,014 (5,124)	\$ 97,650 \$ 4,014 \$ -	\$ 101,664	Includes asphalt paving. Eliminate Parking Lot Islands & Pave/Stripe South drive asphalt is not necessary if water main moves south.	
	TOTAL					\$ 4,734,615		

Centreville Public Schools BID TABULATION

BID DATE:	1/13/2025						
LOCATION:	Centreville, MI						
CM JOB#:	24002-0B						
ARCH. JOB#:	22-177.02						
WORK CATEGORY NUMBER	WORK CATEGORY TITLE	APPARENT LOW BIDDER	ACKNOWLEDGED ALL ADDENDA (Y/N)	BASE BID	ALTERNATE ALT. 01	NOTES	
					FOUNDATION WALL		
033	BUILDING CONCRETE	PROLINE CONCRETE	Y	\$ 277,000.00	\$ 11,000.00	\$ -	
042	MASONRY	BRACY & JAHR	Y	\$ 872,500.00	\$ (27,600.00)	\$ -	
051	STRUCTURAL STEEL	DYNAMIC STEEL TECH.	Y	\$ 255,000.00	\$ -	\$ -	
061	GENERAL TRADES	MAX HAASE & SON CUSTOM BUILDERS	Y	\$ 314,000.00	\$ -	\$ -	
075	MEMBRANE ROOFING	DIVISION 7	Y	\$ 328,850.00	\$ -	\$ -	
088	ALUMINUM GLASS AND GLAZING	GRAND VALLEY GLASS	Y	\$ 116,990.00	\$ -	VOLUNTARY ALT.	
092	DRYWALL	RITSEMA ASSOCIATES	Y	\$ 51,000.00	\$ -	\$ -	
096	FLOORING	RITSEMA ASSOC.	Y	\$ 152,235.00	\$ -	\$ -	
099	PAINTING AND WALLCOVERINGS	INSIDE OUT PTG.	Y	\$ 42,895.00	\$ -	\$ -	
210	FIRE PROTECTION	BRIGADE FIRE PROTECTION	Y	\$ 31,394.00	\$ -	\$ -	
230	MECHANICAL	JERGEN PIPING	Y	\$ 1,242,000.00	\$ -	\$ -	
235	TESTING AND BALANCING	CONTROL SOLUTIONS	Y	\$ 4,205.00	\$ -	\$ -	
260	ELECTRICAL	UNION ELECTRIC	Y	\$ 805,000.00	\$ -	\$ -	
310	EARTHWORK AND SITE UTILITIES	LOUNSBURY EXCAVATING	Y	\$ 374,400.00	\$ -	\$ -	
321	ASPHALT PAVING	WYOMING ASPHALT	Y	\$ 97,650.00	\$ -	\$ -	
TOTALS				\$ 4,965,119.00	\$ (16,600.00)	\$ -	