



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

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WC #	WORK CATEGORY TITLE	LOW BIDDER & APPARENT LOW BIDDER	ACCEPTANCE 1 = YES 0 = NO	UNIT COST	ACCEPTED COST	PROPOSED CONTRACT AMOUNT	NOTES & COMMENTS
092	DRYWALL	RITSEMA ASSOCIATES	1	51,000	\$ 51,000	\$ 43,246	Furnish & install drywall, metal studs and acoustical ceilings.
	Base Bid						
	VOLUNTARY ALTERNATES						
	Deduct Acoustical Wall Panels		1	(15,754)	\$ (15,754)		Eliminate acoustical wall panels from gym
	Ceiling in Locker Room Bathroom ALLOWANCE		1	8,000	\$ 8,000		Add ceiling in locker room bathrooms.
096	FLOORING	RITSEMA ASSOC.	1	152,235	\$ 152,235	\$ 141,325	Furnish & install carpet, and athletic flooring.
	Base Bid						
	VOLUNTARY ALTERNATES						
	Option #1, use Tarkett Omnisports Plus		1	(10,910)	\$ (10,910)		
	Option #2 use Tarkett Omnisports Multi-Use		0	(17,205)			
099	PAINTING AND WALLCOVERINGS	INSIDE OUT PTG.	1	42,895	\$ 42,895	\$ 42,895	Includes all painting for addition and renovation.
	Base Bid						
210	FIRE PROTECTION	BRIGADE FIRE PROTECTION	1	31,394	\$ 31,394	\$ 31,394	Includes design, furnish and install of fire protection systems for multi-purpose space.
	Base Bid						
230	MECHANICAL	JERGEN PIPING	1	1,242,000	\$ 1,242,000	\$ 1,167,189	Furnish & install all piping, mechanical units, ductwork, temperature controls and plumbing.
	Base Bid						
	VOLUNTARY ALTERNATES						
	Eliminate VUV 412 (Weight Room Cooling)		1	(24,937)	\$ (24,937)		Remove VUV, Condensing Unit, Piping, Controls
	Eliminate VUV 404A & B		1	(49,874)	\$ (49,874)		Remove VUVs, Condensing Units, Piping, Controls

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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	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)	\$ -