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March 10, 2017

Stephanie Fox, County Administrator  
Ionia County Courthouse  
100 W. Main Street  
Ionia, MI 48846

Re: **Ionia County  
Court Facility Project**

Dear Stephanie,

Attached we have prepared the following documents for the Ionia County Court Facility project:

1. Recommendations for Contract Awards
2. Contract Recaps
3. A list of cost saving measures that were included in the contract recommendations.
4. Bid Comparisons for the Masonry and Flooring Divisions.

Please review this information and give me a call if you have any questions.

Sincerely,

**Beckering Construction, Inc.**

A handwritten signature in blue ink that reads 'David J. Beckering' with a stylized flourish at the end.

David J. Beckering, President

/DJB

Cc: Bob Van Putten  
Scott De Ruischer  
Greg Kraft



<b>BID DIVISION</b>		<b>CONTRACTOR</b>	<b>AMOUNT</b>
A.	Site Work	CL Trucking & Excavating	157,300.00
B.	Paving	No Contract at this Time	N/A
C.	Concrete	Choice Concrete	449,678.00
D.	Masonry	Burggrabe Masonry	666,809.00
E.	Structural Steel and Metals	F.C.C. Inc.	423,000.00
F.	General Trades	Beckering Construction	541,320.00
G.	Membrane Roofing / Sheet Metal	Arrow Roofing	111,593.00
H.	Aluminum / Glass / Glazing	Lakeshore Glass & Metals	77,900.00
I.	Drywall / Acoustical	Schepers Brothers Inc.	405,780.00
J.	Flooring & Tiling	Ritsema Associates	139,450.00
K.	Painting	H&H Painting Company Inc.	84,868.00
L.	Hydraulic Elevators	Schindler Elevator Inc.	167,000.00
M.	Fire Suppression	Total Fire Protection	61,390.00
N/O.	Plumbing / HVAC	DHE Plumbing & Mechanical Inc.	664,050.00
P.	Electrical	Lumen Electric Inc.	389,859.00
Q.	Access Control	Presidio Inc.	252,546.16
<b>Total Proposed Contract Awards</b>			<b>\$ 4,592,543.16</b>

<b>CONSTRUCTION FUNDS RECAP</b>	
Total Funds Available	\$ 5,600,000.00
A/E Fees	(206,900.00)
CM Fees / Reimbursables	(260,300.00)
PLM Bond Allowance	(30,000.00)
Permit Allowance	(25,000.00)
Boiler Project	(141,740.00)
Jail Building Abatement / Demolition	(58,045.00)
Contingency	(250,000.00)
Subtotal	\$ 4,628,015.00
Proposed Contracts	(4,592,543.16)
<b>Surplus</b>	<b>\$ 35,471.84</b>



<b>A Site Work - CL Trucking &amp; Excavating</b>		
Base Bid	Site Work	217,000.00
	Alt #3 - Delete New Parking Lot	(59,000.00)
	Delete Concrete Walk @ North Side of Washington St.	(300.00)
	Delete Basement Elect/Data Rm #002	(400.00)
	<b>Total Contract Amount</b>	<b>\$ 157,300.00</b>
<p>Heiler Excavating was the apparent low bidder for the Site Work Division but they have no history with Beckering Construction or Ionia County so we chose to recommend CL Trucking &amp; Excavating. CL Trucking &amp; Excavating is a well know local firm with a solid financial statement.</p>		
<b>B Paving - No Contract at this Time</b>		
<b>C Concrete - Choice Concrete</b>		
Base Bid	Concrete	460,700.00
	Alt #3 - Delete New Parking Lot	(4,900.00)
	Delete Concrete Walk @ North Side of Washington St.	(1,122.00)
	Delete 2" Offset of Veneer Masonry Work & 2" of Basement	
	Wall Thickness	(3,480.00)
	Delete 4" Slab for Elect/Data Rm #002	(1,520.00)
	<b>Total Contract Amount</b>	<b>\$ 449,678.00</b>
<b>D Masonry - Burggrabe Masonry</b>		
Base Bid	Masonry	697,440.00
	Use Alternative Supplier for Stone Sills	(11,711.00)
	Delete Split Face Block Veneer at Ramp Walls	(5,065.00)
	Revise Spray Insulation from 2" to 1.5"	(6,000.00)
	Delete the Brick Salvage Allowance	(5,000.00)
	Delete Masonry Walls at Elect/Data Rm #002	(2,005.00)
	Delete 2" Offset of Veneer Between Brick & Stone Veneer	(850.00)
	<b>Total Contract Amount</b>	<b>\$ 666,809.00</b>
<p>TL Masonry was the apparent low bidder for the Masonry Division but when you consider the PLM Bond cost then Burggrabe Masonry becomes the low bidder. Both TL Masonry and Burggrabe Masonry are based in Ionia County. Burggrabe Masonry is the largest masonry contractor in the State and they have an excellent reputation. See attached Masonry Comparison.</p>		
<b>E Structural Steel - F.C.C.</b>		
Base Bid	Structural Steel	425,000.00
	Revise the Alternating Tread Ladder to a Standard Wall	
	Mount Ladder	(2,000.00)
	<b>Total Contract Amount</b>	<b>\$ 423,000.00</b>



<b>F General Trades - Beckering Construction</b>		
Base Bid	General Trades	547,890.00
	Delete (2) Site Benches	(3,500.00)
	Delete (1) Flagpole	(1,800.00)
	Delete Elect/Data Rm Door #002	(1,270.00)
	<b>Total Contract Amount</b>	<b>\$ 541,320.00</b>
<b>G Membrane Roofing / Sheet Metal - Arrow Roofing</b>		
Base Bid	Roofing & Sheet Metal	112,292.00
	Alt #1 - Upgrade Membrane to 60 mil	1,348.00
	Revise Roof Hatch from 36" x 72" to 36" x 36"	(2,047.00)
	<b>Total Contract Amount</b>	<b>\$ 111,593.00</b>
<b>H Aluminum / Glass / Glazing - Lakeshore Glass &amp; Metals</b>		
Base Bid	Aluminum / Glass / Glazing	77,900.00
	<b>Total Contract Amount</b>	<b>\$ 77,900.00</b>
<b>I Drywall / Acoustical - Schepers Brothers Co.</b>		
Base Bid	Drywall / Acoustical	406,171.00
	Revise Ceiling Tile AC-3 to AC-1 @ Rooms #131 & #205	(2,192.00)
	Revise Entry Canopy to a Direct Finish System	1,801.00
	<b>Total Contract Amount</b>	<b>\$ 405,780.00</b>
<b>J Flooring &amp; Tiling - Ritsema Associates</b>		
Base Bid	Flooring	149,850.00
	Delete Epoxy Grout at all Wall Tile Locations.	(3,000.00)
	Delete All Wall Tile Except Wet Walls at Rms 123, 210, 214 & 228	(3,200.00)
	Use Vinyl Base at Carpet 3 vs. Carpet Base	(1,000.00)
	Delete Final Cleaning/Waxing of Floors	(1,500.00)
	Delete Epoxy Grout at all Floor Tile except Public Toilets	(1,000.00)
	Revise LVT to VCT at Stair #1 Landing 1st Floor	(700.00)
	<b>Total Contract Amount</b>	<b>\$ 139,450.00</b>
Sobie Company was the apparent low bidder for the Flooring & Tiling Division but after the value engineering was complete then Ritsema Associates became the low bidder.		
<b>K Painting - H &amp; H Painting</b>		
Base Bid	Painting	91,568.00
	Delete Wall Paint at (9) Rooms in Basement	(4,900.00)
	Revise Masonry Wall Paint from Alkyd Satin to Latex Semi-Gloss	(1,800.00)
	<b>Total Contract Amount</b>	<b>\$ 84,868.00</b>



<b>L</b>	<b>Elevator - Schindler</b>		
	Base Bid	Elevator	170,000.00
		Delete PLM Bond	(3,000.00)
		<b>Total Contract Amount</b>	<b>\$ 167,000.00</b>
<b>M</b>	<b>Fire Suppression - Total Fire Protection</b>		
	Base Bid	Fire Suppression	78,300.00
		Use Wet System in Lieu of Preaction at (3) Rooms	(16,910.00)
		<b>Total Contract Amount</b>	<b>\$ 61,390.00</b>
<b>N/O</b>	<b>Plumbing / HVAC - DHE Plumbing &amp; Mechanical</b>		
	Base Bid	Plumbing & HVAC	698,900.00
		Add Insulation for Horizontal Storm Drains	5,500.00
		Revise the Specified Mifab Oil Separator to a Schier Brand Oil Separator	(7,750.00)
		Revise the Specified Aaon RTU's to Carrier RTU's without Dual Point Power	(32,600.00)
		<b>Total Contract Amount</b>	<b>\$ 664,050.00</b>
<b>P</b>	<b>Electrical - Lumen Electric</b>		
	Base Bid	Electrical	420,278.00
		Alt #3 Delete New Parking Lot	(9,700.00)
		Revise the Wiring for the RTU's so 50% run on Generator Power in Lieu of 100%	(2,129.00)
		Alternate Voice/Data Cable Quote	(7,900.00)
		Delete (1) Flogpole Light	(225.00)
		Delete Elect/Data Rm #002	(465.00)
		Delete (2) Decorative Pole Fixtures but install Rough-In Wiring and Bases	(10,000.00)
		<b>Total Contract Amount</b>	<b>\$ 389,859.00</b>
	<p>Van Haren Electric was the apparent low bidder for the Electrical Division but we discovered that they missed the data cabling so we disqualified their bid. Lumen Electric was the second low bidder and their package was complete.</p>		
<b>Q</b>	<b>Access Control - Presidio Inc.</b>		
	Base Bid	Access Control	277,546.16
		Revisions per Meeting of 3/6/2017	(25,000.00)
		<b>Total Contract Amount</b>	<b>\$ 252,546.16</b>



Item	Description	Cost
1	Alt #1 - Add 60 mil roof membrane.	1,348.00
2	Alt #3 - Delete North Parking Lot.	(73,600.00)
3	Delete Schindler PLM Bond.	(3,000.00)
4	Revise fire suppression in (3) Electrical/Data Rooms from pre-action to wet.	(16,910.00)
5	Use alternate supplier for stone sills.	(11,711.00)
6	Delete split-face block work at ramp walls.	(5,065.00)
7	Revise spray insulation from 2" to 1.5".	(6,000.00)
8	Delete the brick salvage allowance.	(5,000.00)
9	Delete (2) site benches.	(3,500.00)
10	Delete (1) flagpole and light.	(2,025.00)
11	Revise Ceiling Tile #3 to Tile #1 at Rms 131 and 205.	(2,192.00)
12	Delete wall paint at Basement Rms 002, 003, 004, 005, 007, 008, 009, 142 and 241.	(4,900.00)
13	Revise roof hatch to 3' x 3' with a standard mount ladder.	(4,047.00)
14	Revise the Entry Canopy to a DEFS finish.	1,801.00
15	Delete epoxy grout at all floor tile except public toilets.	(1,000.00)
16	Delete epoxy grout at all wall tile locations.	(3,000.00)
17	Delete all wall tile expect wet walls at Rms 123, 210, 214 and 228.	(3,200.00)
18	Install vinyl base in lieu of carpet base at Carpet #3.	(1,000.00)
19	Delete specified final cleaning and waxing of tile work.	(1,500.00)
20	Delete Basement Electrical/Data Room #002.	(5,660.00)
21	Delete concrete walk at North side of Washington Street.	(1,422.00)
22	Delete the 2" offset of veneer masonry work and reduce concrete wall thickness by 2".	(4,330.00)
23	Revise LVT to VCT at Stair #1 First Floor Landing.	(700.00)
24	Revise masonry wall paint from Alkyd Satin to Latex Semi Gloss.	(1,800.00)
25	Add insulation on horizontal storm grains.	5,500.00
26	Revise the specified Mifab oil separator to a Schier brand unit.	(7,750.00)
27	Revise the specified Aaon RTU's to Carrier RTU's without dual point power.	(34,729.00)
28	Use as alternate cabling contractor.	(7,900.00)
29	Delete (2) decorative pole fixtures but install rough-in wiring and bases.	(10,000.00)
30	Access Control revisions per Meeting of 3/6/17.	(25,000.00)
Total Cost Savings		<b>\$ (238,292.00)</b>



<b>Masonry Division Comparison</b>		
	<u><b>Burggrabe Masonry</b></u>	<u><b>TL Masonry</b></u>
Base Bid	697,440.00	696,126.00
PLM Bond Cost	4,664.00	8,500.00
Alternate Supplier for Stone Sills	(11,711.00)	No Bid
Revise Spray Foam Insulation from 2" to 1.5"	(6,000.00)	No Bid
Delete Brick Salvage Allowance	(5,000.00)	No Bid
Delete Horizontal Offset in Brick Veneer	(850.00)	(1,500.00)
Delete Split-Face Block Veneer at Ramp	(5,065.00)	(4,000.00)
Delete Masonry Walls at Room 002	(2,005.00)	(3,000.00)
<b>Total</b>	<b><u>671,473.00</u></b>	<b><u>696,126.00</u></b>

<b>Flooring Division Comparison</b>		
	<u><b>Ritsema Associates</b></u>	<u><b>Sobie Company</b></u>
Base Bid	149,850.00	144,812.00
Delete Epoxy Grout at all Wall Tile	(3,000.00)	No Bid
Delete Epoxy Grout at all Floor Tile Except Public Toilets	(1,000.00)	(900.00)
Delete all Wall Tile except Wet Walls at Rms 123, 210, 214 & 228	(3,200.00)	(2,995.00)
Install Vinyl Base #1 at Carpet #3 in lieu of Carpet Base	(1,000.00)	No Bid
Revise LVT to VCT at Stair #1 1st Floor Landing	(700.00)	(800.00)
Delete Specified Final Cleaning and Waxing of Tile Floors	(1,500.00)	-
<b>Total</b>	<b><u>139,450.00</u></b>	<b><u>140,117.00</u></b>