



**AUCH**

**Auch Construction**

Innovative Planners & Construction Managers

Since 1908

65 University Drive  
Pontiac, Michigan 48342  
P (248) 334-2000  
F (248) 334-3404  
www.auchconstruction.com

Ms. Lisa Cummins, CPPB  
Purchasing Manager  
City of Rochester Hills  
1000 Rochester Road  
Rochester Hills, Michigan 48309

January 3, 2022

RE: City of Rochester Hills Innovation Hills Park Ranger Station

Dear Ms. Lisa Cummins,

The George W. Auch Company would like to take this opportunity again to express our appreciation to the City of Rochester Hills for selecting our firm to provide Construction Management Services for the Innovation Hills Park Ranger Station project.

The George W. Auch Company has completed our review and evaluation in conjunction with the City's consultants for the Innovation Hills Park Ranger Station proposals received on December 9, 2021. Based on this review we are recommending to the City approval of the awards for the trade contracts, which are based on the on the low responsive complete bid, the contractor's qualifications, their proposal and their ability to meet the schedule requirements with the following clarifications:

The 2<sup>nd</sup> bidder is being recommended for Proposals Concrete Foundations & Stoops and Proposal L Painting due to the low bidders having incomplete scopes of work. Please find attached the tabulation of the recommended contractors by proposal.

The Innovation Hills Park Ranger Station proposed established Guaranteed Maximum Price is **\$757,387** for the work including an allowances, contingency, Construction Management Services and fee. Based on the specifications dated 6/11/2021, drawings dated 10/29/2021, addendum #1 dated 12/6/2021, and addendum #2 dated 12/9/2021. We have provided an attached summary of the cost breakdown of allowances, general conditions and work by trade categories.

We anticipate the date of substantial completion per the attached schedule of the Innovation Hills Park Rangers Station around the end of July 1, 2022 upon the approval to proceed by the Owner on February 7, 2022 for the proposed Guaranteed Maximum Price.

Please do not hesitate to contact me if you have any questions.

Sincerely,

**GEORGE W. AUCH COMPANY**

  
Aaron St. Dennis

Sr. Project Manager

Enclosures



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January 3, 2022

City of Rochester Hills

Innovation Hills Park Ranger Station

Clarifications and assumptions to the GMP

1. Access will be provided to allow the contractors to field measure and confirm actual conditions prior to start of construction.
2. All utility costs including utility usage during construction to be paid by City of Rochester Hills.
3. Third party testing & special inspections to be completed by City of Rochester Hills testing agent and paid by City of Rochester Hills.
4. All existing equipment to be moved out of way of construction to be by City of Rochester Hills.
5. Plan review and/or engineering comments received following the bidding process and not included in the bid documents or Addendum are excluded. Owner's contingency shall be accessed if changes are required.
6. Unforeseen rubble/debris removal & fill. Owner's contingency shall be accessed if required.
7. Asbestos & Hazardous materials to be contained and removed by Rochester Hills' abatement contractor.

**INNOVATION HILLS OFFICE, CITY OF ROCHESTER HILLS**

Bid Pack No.	Item Description	Sub Contractor	BP1 Bid Amount	Comments
<b>TRADE CONTRACTORS</b>				
A	SITework, UTILITIES & LANDSCAPING	Cortis Brothers Trucking & Exc.	\$ 131,500	
B	SITE CONCRETE & INTERIOR FLATWORK	Brenca Contractors Inc.	\$ 17,400	
C	CONCRETE FOUNDATIONS & STOOPS	ELS Construction	\$ 33,195	
F	ROUGH & FINISH CARPENTRY	ANM Construction Co.	\$ 78,195	
G	DOORS, FRAMES & HARDWARE	Gamalski Building Specialties Inc.	\$ 2,800	
H	ALUMINUM, GLASS & GLAZING	Glasco Corporation	\$ 28,346	
I	SECTIONAL DOORS	KVM Door Systems	\$ 3,085	
J	ROOFING & GUTTERS	JD Candler Roofing Co.	\$ 99,900	
K	FLOORING	Conventional Carpet Inc.	\$ 1,010	
L	PAINTING	Accurate Painting	\$ 4,000	
O	PLUMBING	Mills Mechanical	\$ 19,400	
P	HVAC, TEMPERATURE CONTROLS, BALANCING	Contrast Mechanical	\$ 34,000	
Q	ELECTRICAL	Wade's Electrical Contracting Inc.	\$ 42,000	
<b>TOTAL TRADE.....</b>			<b>\$ 494,832</b>	
	TEMPOARY STONE & RESTORATION	ALLOWANCE	\$ 5,000	
	BUILDING LAYOUT	ALLOWANCE	\$ 5,000	
	DTE/CONSUMERS	ALLOWANCE	\$ 20,000	
	CM REIMBURSABLES & GC'S		\$ 117,184	
	CONSTRUCTION CONTINGENCY 10%		\$ 64,202	
	PERMITS		\$ -	
	BONDS 1.00%		\$ 7,062	
	CM FEE 3.5%		\$ 24,965	
	BUILDER'S RISK INSURANCE		\$ 7,500	
	OWNER'S PROTECTIVE LIABILITY		\$ 7,500	
	INSURANCE PROGRAM 0.55%		\$ 4,143	
<b>SUB-BURDEN CONSTRUCTION COSTS.....</b>			<b>\$262,555</b>	
<b>TOTAL BUILDING CONSTRUCTION.....</b>			<b>\$757,387</b>	

## INDEX

### TITLE PAGE

#### **Division 01 – General Requirements**

- 01 10 00 – General Requirements
- 01 10 04 – H2A Electronic Transfer Policy
- 01 10 06 – RFI Form
- 01 33 01 – Submittal Summary
- 01 33 03 – Permits and Special Inspections
- 01 78 39 – Project Record Documents

#### **Division 02 – Existing Conditions**

- 02 31 01- Soil Investigation Data

#### **Division 03 – Concrete**

- 03 30 00 – Cast-in-Place Concrete

#### **Division 06 – Wood, Plastics, and Composites**

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- 06 16 00 – Sheathing
- 06 20 00 – Finish Carpentry

#### **Division 07 – Thermal and Moisture Protection**

- 07 19 00 – Impregnating Water Repellent Concrete Sealer
- 07 21 00 – Thermal Insulation
- 07 25 00 – Weather Barriers
- 07 41 13.16 – Standing Seam Metal Roof
- 07 42 13.13 – Formed Metal Wall Panels
- 07 62 00 – Sheet Metal Flashing & Trim
- 07 92 00 – Joint Sealants

#### **Division 08 – Openings**

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- 08 14 16 – Flush Wood Doors
- 08 17 43 – FRP Flush Doors
- 08 31 13 – Access Doors and Frames
- 08 36 13 – Sectional Doors
- 08 52 13 – Metal Clad Wood Windows
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#### **Division 10 – Specialties**

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#### **Division 20 – Mechanical**

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- 20 05 13 – Common Motor Requirements for Equipment
- 20 05 23 – General Duty Valves for Piping
- 20 05 29 – Hangers & Supports
- 20 05 53 – Mechanical Identification
- 20 05 93 – Testing, Adjusting & Balancing
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- 22 11 16 – Domestic Water Piping
- 22 11 19 – Domestic Water Piping Specialties

- 22 13 16 – Sanitary Waste & Vent Piping
- 22 13 19 – Sanitary Waste & Vent Specialties
- 22 33 00 – Electric Domestic Water Heaters
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- 23 34 23 – HVAC Power Ventilators
- 23 37 13 – Diffusers, Registers & Grilles
- 23 55 13 – Electric Duct Heaters
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- 23 82 40 – Propeller Unit Heaters

**Division 26 – Electrical**

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- 26 05 19 – Electrical Power Conductors & Cables
- 26 05 26 – Grounding & Bonding for Electrical Systems
- 26 05 29 – Hangers & Supports for Electrical Systems
- 26 05 33 – Raceways & Boxes for Electrical Systems
- 26 05 53 – Identification for Electrical Systems
- 26 09 23 – Lighting Controls
- 26 24 16 – Panelboards
- 26 27 26 – Wiring Devices
- 26 28 16 – Enclosed Switches
- 26 51 19 – Led Interior Lighting

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- 31 22 00 – Earthwork
- 31 22 11 – Rough Grading
- 31 22 14 – Roadway Excavation, Backfill, & Compaction
- 31 22 20 – Soil Erosion & Sedimentation Control
- 31 23 15 – Utility Trenching, Backfill, & Compaction
- 31 23 36 – Horizontal Directional Drilling (Water Main)
- 31 25 20 – Concrete Paving
- 31 25 21 – Alkali-Silica Reactivity (ASR) In Concrete
- 31 25 30 – Concrete Curb & Gutter
- 31 26 60 – Water Main Systems (General)
- 31 26 62 – High Density Polyethylene (HDPE) Water Main Pipe
- 31 29 08 – Exploratory Excavation & Utility Locating
- 31 29 29 – Seeding
- 31 29 30 – General Landscape Materials & Final Grading
- 31 29 70 – Landscape Maintenance & Guarantee Standards

**DRAWINGS**

The following drawing and this Project Manual form the Construction Documents:

- G001 TITLE SHEET
- C-1 OVERALL UTILITY AND SESC PLAN
- C-2 DETAILED GRADING AND UTILITY PLANS
- C-3 ELECTRICAL SITE PLANS
- C-4 ELECTRICAL DETAILS
- C-5 8" WATER MAIN PLAN AND PROFILE
- C-6 HDPE WATER MAIN DETAILS
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- 1of2 CITY OF ROCHESTER HILLS – WATER MAIN STANDARD DETAILS
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A101 FLOOR PLAN, CLERESTORY PLAN, REFLECTED PLAN, ROOF PLAN, AND SCHEDULES  
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A104 DETAILS  
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M-2 MECHANICAL AND PLUMBING FLOOR PLANS  
M-3 MECHANICAL AND PLUMBING DETAILS  
M-4 MECHANICAL AND PLUMBING SCHEDULES

E-1 ELECTRICAL SHEET INDEX SYMBOL LIST, POWER RISER DIAGRAM AND LIGHTING  
FIXTURE SCHEDULE  
E-2 ELECTRICAL FLOOR PLANS  
E-3 DETAILS AND DIAGRAMS

**END OF SECTION**

Activity Name	Start	Finish	2022								
			Mar	Apr	May	Jun	Jul	Aug	Sep		
<b>City Of Rochester Hills, Innovation Hills Park Ranger Station</b>											
<b>Construction</b>											
Local Frost Laws	2-21-22	3-21-22									
Site Work	3-22-22	3-31-22									
Foundation / Underground / Flatwork	4-1-22	4-29-22									
Building	5-2-22	5-31-22									
Finishes	6-1-22	6-14-22									
Punch List and Final Inspections	6-15-22	6-30-22									
Certifications of Occupancy		7-1-22*									

**City Of Rochester Hills, Innovation Hills Park Ranger Station**

<b>Construction</b>
Local Frost Laws
Site Work
Foundation / Underground / Flatwork
Building
Finishes
Punch List and Final Inspections
Certifications of Occupancy