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

October 31, 2024

RE: City of Rochester Hills Fire Station 1 Renovations Project

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 Fire Station 1 Renovations project.

The George W. Auch Company has completed our review and evaluation in conjunction with the City's consultants for the Fire Station 1 Renovations project proposals received on October 9, 2024. 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.

The Fire Station 1 Renovations project proposed established Guaranteed Maximum Price is **\$3,159,626** for the work including allowances, contingency, Construction Management Services and fee. Based on the specifications dated 06/10/2024, drawings dated 06/10/2024, addendum #1 dated 09/25/2024, and addendum #2 dated 10/04/2024. We have provided an attached summary of the cost breakdown of allowances, general conditions and work by trade categories including associated Alternate 1 New LED Lighting and Owner Installation of Lockers Alternate.

We anticipate the date of substantial completion per the attached schedule of the Fire Station 1 Renovations project on December 12, 2025 upon the approval to proceed by the Owner on November 11, 2024 for the proposed Guaranteed Maximum Price.

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

Sincerely,

**GEORGE W. AUCH COMPANY**

Scott Oswald  
Sr. Project Manager  
Enclosures

October 31, 2024

City of Rochester Hills

Fire Station 1 Renovations Project

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 and furniture to be moved out of the 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. Plan review and Permit Fees will be waived by the City.
6. Sloped Metal Roofing layer removal not included, Owner Contingency to be utilized if multiple layers of roofing are discovered.
7. Asbestos & Hazardous materials to be contained and removed by Rochester Hills' abatement contractor, not included in Auch GMP.
8. RTU and M&E Equipment Lead times are volatile and subject to change per Manufacturers factory schedules, Auch Schedule dates are based on information available at the time of bid, and may impact construction schedule if lead times change.
9. Roofers will require a section of parking lot for materials staging / storage and areas for hoisting materials to roof

City of Rochester Hills  
**Fire Station #1 Renovations**  
**Budget Summary**



ACCEPTED ALTERNATES  
 (Added/Deducted from Base Bid)

Description	Contractor Awarded	Alternate :			
		Base Bid	Alternate : LED Lighting	Owner Install Lockers	Contract Award
Proposal 02.1 - Selective Demolition	Comet	\$ 72,800			\$ 72,800
Proposal 06.1 - Carpentry / Gyp / Acoustic	DSC	\$ 139,985		\$ (13,120)	\$ 126,865
Proposal 07.1 - Roofing	Candler	\$ 338,000			\$ 338,000
Proposal 09.1 - Hard Tile	Continental Contr	\$ 105,700			\$ 105,700
Proposal 09.2 - Painting	Furnari	\$ 8,590			\$ 8,590
Proposal 21.1 - Fire Suppression	Absolute	\$ 29,336			\$ 29,336
Proposal 22.1 - Plumbing	JM Sons	\$ 139,000			\$ 139,000
Proposal 23.1 - HVAC Mechanical	KS Ventrures	\$ 1,139,730			\$ 1,139,730
Proposal 26.1 - Electrical	KS Ventrures	\$ 292,035	\$ 96,270		\$ 388,305
<b>Subtotal</b>		<b>\$ 2,265,176</b>			<b>\$ 2,348,326</b>
Insulation & Intumescent Coating Patching Allowance		\$ 7,500			\$ 7,500
Masonry wall Opening / patching Allowance		\$ 5,000			\$ 5,000
Floor Protection Install & Removal Allowance		\$ 20,000			\$ 20,000
Roof Blocking / Decking / Nailer Allowance		\$ 5,000			\$ 5,000
Final Cleaning Allowance		\$ 10,600			\$ 10,600
Adhesive Attachment Roofing Allowance		\$ 10,000			\$ 10,000
Heavy Floor Prep - Allowance		\$ 5,000			\$ 5,000
Above Ceiling M/P/FP/E relocation Allowance		\$ 25,000			\$ 25,000
Temp Locker trailer M&E Hookup Allowance		\$ 15,000			\$ 15,000
Temp Separation / Dust Control Allowance		\$ 10,600			\$ 10,600
<b>Subtotal</b>		<b>\$ 2,378,876</b>	<b>\$ 96,270</b>	<b>\$ (13,120)</b>	<b>\$ 2,462,026</b>
General Conditions		\$ 279,125			\$ 279,125
CM Staff & Reimbursables		\$ -			\$ -
<b>Subtotal</b>		<b>\$ 2,658,001</b>	<b>\$ 96,270</b>	<b>\$ (13,120)</b>	<b>\$ 2,741,151</b>
Estimating Contingency 0%		\$ -			\$ -
Project Contengency (AUCH) 10%		\$ 265,800.10	\$ -		\$ 265,800
<b>Subtotal</b>		<b>\$ 2,923,801</b>	<b>\$ 96,270</b>	<b>\$ (13,120)</b>	<b>\$ 3,006,951</b>
Testing		\$ 5,000			\$ 5,000
Utility Permits & Fees		\$ -			\$ -
<b>Subtotal</b>		<b>\$ 2,928,801</b>	<b>\$ 96,270</b>	<b>\$ (13,120)</b>	<b>\$ 3,011,951</b>
Permits		\$ -			\$ -
<b>Subtotal</b>		<b>\$ 2,928,801</b>	<b>\$ 96,270</b>	<b>\$ (13,120)</b>	<b>\$ 3,011,951</b>
Bond 1.05%		\$ 30,752	\$ 1,011	\$ (138)	\$ 31,625
<b>Subtotal</b>		<b>\$ 2,959,554</b>	<b>\$ 97,281</b>	<b>\$ (13,258)</b>	<b>\$ 3,043,577</b>
CM Fee 3.0%		\$ 88,787	\$ 2,918	\$ (398)	\$ 91,307
<b>Subtotal</b>		<b>\$ 3,048,340</b>	<b>\$ 100,199</b>	<b>\$ (13,655)</b>	<b>\$ 3,134,884</b>
G/L Insurance Program 0.55%		\$ 16,765.87	\$ 551.10	\$ (75.11)	\$ 17,242
Builders Risk		\$ -			\$ -
Owners Protective Liability		\$ 7,500.00			\$ 7,500
<b>AUCH Construction GMP Amount Subtotal</b>		<b>\$ 3,072,606</b>	<b>\$ 100,750</b>	<b>\$ (13,731)</b>	<b>\$ 3,159,626</b>
A/E Fee (Contract previously Approved Separately)		\$ -			\$ -
<b>Subtotal</b>		<b>\$ 3,072,606</b>	<b>\$ 100,750</b>	<b>\$ (13,731)</b>	<b>\$ 3,159,626</b>
Owner Allowance = Lockers (Furnish and Install)		\$ 140,000.00			\$ 140,000
Owner Allowance = Moving / relocation		\$ -			\$ -
Owner Allowance = Furniture / Fixtures / Equipment		\$ -			\$ -
Owner Allowance = Appliances		\$ -			\$ -
Owner Allowance = Temp Lockerroom Trailer		\$ 15,000.00			\$ 15,000
Owner Allowance = Temp Public Restrooms		\$ 3,600.00			\$ 3,600
Owner Allowance = IT / Data		\$ -			\$ -
Owner Allowance = PA / Speakers		\$ -			\$ -
Owner Allowance = Fire Alarm (in trades above)		\$ -			\$ -
Owner Allowance = Security / Access Controls		\$ -			\$ -
Owner Allowance = Abatement Testing (no removals)		\$ 15,500.00			\$ 15,500
Owner Allowance = Contingency		\$ 50,000.00			\$ 50,000
		\$ -			\$ -
<b>Total</b>		<b>\$ 3,296,706</b>	<b>\$ 100,750</b>	<b>\$ (13,731)</b>	<b>\$ 3,383,726</b>

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### SECTION 00 01 10 - TABLE OF CONTENTS

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23 05 13 - Common Motor Requirements for HVAC Equipment

23 05 16 - Expansion Fittings and Loops for HVAC Piping

23 05 19 - Meters and Gauges for HVAC Piping

23 05 29 - Hangers and Supports for HVAC Piping and Equipment

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23 05 93 - Testing, Adjusting, and Balancing for HVAC

23 07 00 - HVAC Insulation

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END OF SECTION



**SECTION 00 01 15 - LIST OF DRAWINGS**

**SECTION 00 01 15 - LIST OF DRAWINGS**

AN INDEX OF DRAWINGS APPEARS ON THE DRAWING TITLE SHEET G0.01.

END OF SECTION

**Rochester Hills - Fire Station 1 Renovations**

**A3C Project No. 23092**

**DRAWINGS LIST**

SHT. #	SHEET NAME
<b>GENERAL</b>	
G0.01	TITLE SHEET
G0.10	CODE SHEET
<b>STRUCTURAL</b>	
S0.1	STRUCTURAL NOTES AND TYPICAL DETAILS
S1.0	ROOF FRAMING PLAN
<b>ARCHITECTURAL</b>	
A1.01	OVERALL FLOOR PLAN
A1.02	ROOF PLAN
A1.11	ENLARGED DEMOLITION PLANS
A1.12	ENLARGED NEW WORK PLANS
A2.21	ROOM FINISH SCHEDULE
A3.61	ROOF DETAILS
A5.11	INTERIOR ELEVATIONS
A5.12	INTERIOR ELEVATIONS
A6.01	OVERALL REFLECTED CEILING PLAN - NEW WORK
A6.11	ENLARGED REFLECTED CEILING PLANS - NEW WORK
A8.11	INTERIOR DETAILS
<b>MECHANICAL</b>	
M0.00	MECHANICAL SYMBOLS LIST, INDEX & NOTES
MD1.01	MECHANICAL DEMOLITION PLAN
MD1.02	MECHANICAL ROOF DEMOLITION PLAN
MD1.11	ENLARGED PLUMBING DEMOLITION PLAN
M1.01	MECHANICAL NEW WORK PLAN
M1.02	MECHANICAL ROOF NEW WORK PLAN
M1.11	ENLARGED MECHANICAL NEW WORK PLANS
M2.01	HVAC PIPING NEW WORK PLAN
M3.01	MECHANICAL SCHEDULES
M3.02	MECHANICAL SCHEDULES
M4.01	MECHANICAL DETAILS
M4.02	MECHANICAL DETAILS
M4.03	MECHANICAL DETAILS
M5.01	TEMPERATURE CONTROL DETAILS
FP1.01	FIRE PROTECTION PLAN
<b>ELECTRICAL</b>	
E0.00	ELECTRICAL LEGEND, SHEET INDEX, TABLES & GENERAL NOTES
E0.10	ELECTRICAL ONE - LINE DIAGRAM
E0.20	ELECTRICAL SCHEDULES
ED1.01	DEMOLITION FLOOR PLAN - ELECTRICAL
E2.01	FLOOR PLAN - LIGHTING
E3.01	FLOOR PLAN - ELECTRICAL
E3.11	ROOF PLAN - POWER
E5.00	ELECTRICAL DETAILS



Activity Name	Original Duration	Start	Finish	2025												2026									
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>City Of Rochester Hills, Fire Station No. 1 Renovation 2024</b>																									
<b>Bidding / Pre-Construction</b>																									
Advertisement for Bids	0	09-17-24*		◆ Advertisement for Bids																					
Pre-Bid Walk-Through	1	09-23-24	09-23-24	Pre-Bid Walk-Through																					
Bid RFI's Due	2	10-01-24	10-02-24	▮ Bid RFI's Due																					
Bid Opening	1	10-09-24	10-09-24	Bid Opening																					
Post Bid Scope of Work Reviews / Interviews	1	10-10-24	10-10-24	Post Bid Scope of Work Reviews / Interviews																					
Recommendation Letter to Rochester Hills	1	10-11-24	10-11-24	Recommendation Letter to Rochester Hills																					
Board Meeting for Project Approval	1	11-11-24	11-11-24	Board Meeting for Project Approval																					
AUCH Issues Project Contracts	3	11-12-24	11-14-24	▮ AUCH Issues Project Contracts																					
New 150KW Generator Procurement (submittal,order,deliver-36wk's)	180	11-15-24	08-01-25																						
Construction Kick-Off Meeting with Contractors	2	12-03-24	12-04-24	▮ Construction Kick-Off Meeting with Contractors																					
RTU-1 Through RTU-7 Procurement (submittals,order,delivery-20wk')	70	12-10-24	03-19-25																						
<b>Phase 1-RTU-7 Replacement, Mech. Rm, Roofing</b>																									
Mechanical Room MEP Prep.	20	01-30-25	02-26-25																						
Remove Salvaged Ceiling Tile and Grid with Phase 1 Area	5	02-10-25	02-14-25																						
Above Ceiling Mechanical Piping & Demo / New Ductwork	20	02-17-25	03-14-25																						
New Light Fixtures / Switches	15	03-10-25	03-28-25																						
Full Roofing Replacement with 6 Inch Insulation	5	03-17-25	03-21-25																						
Remove Existing RTU/Curb & New Curb install	2	03-20-25	03-21-25																						
Modify Roof Opening for New RTU-7	2	03-24-25	03-25-25																						
Steel Support for New RTU-7	2	03-26-25	03-27-25																						
Set New Curb and RTU-7	1	03-28-25	03-28-25																						
Above Ceiling MEP Inspections	2	03-31-25	04-01-25																						
Final RTU-7 Ductwork Connections	2	03-31-25	04-01-25																						
Spray Insulation Below Metal Roof Deck	1	04-02-25	04-02-25																						
RTU-7 Start-Up & Commissioning	1	04-02-25	04-02-25																						
RTU-7 Final Air and Hydronic Test, Adjust, and Balance Report	1	04-03-25	04-03-25																						
Re-Install Acoustical Ceiling Grid / Tiles	5	04-08-25	04-14-25																						
Final Clean-up and Owner Turnover	2	04-15-25	04-16-25																						
<b>Phase 2-RTU-6 Replacement &amp; Roofing</b>																									
Owner Temporary Rebcate Staff	5	04-17-25	04-23-25																						
Remove Salvaged Ceiling Tile and Grid with Phase 2 Area	2	04-24-25	04-25-25*																						
Above Ceiling MEP Demo & New Work	15	04-28-25	05-16-25																						
Disconnect Power & Remove RTU-6	2	05-12-25	05-13-25																						
Modify Roof Opening for New RTU-6	1	05-14-25	05-14-25																						
Steel Support for New RTU-6	2	05-15-25	05-16-25																						
Set New Curb and RTU-6	2	05-19-25	05-20-25																						
Full Roof Replacement	3	05-19-25	05-21-25																						
Final RTU-6 Ductwork Connections	2	05-21-25	05-22-25																						
Above Ceiling Inspections	1	05-23-25	05-23-25																						
RTU-6 Start-Up and Commissioning	2	05-23-25	05-27-25																						



Activity Name	Original Duration	Start	Finish	2025												2026											
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Spray Insulation Below Metal Roof Deck at Disturbed Areas	2	05-27-25	05-28-25																								Spray Insulation Below Metal Roof Deck at Disturbed Areas
RTU-6 Final Air and Hydronic Test, Adjust, and Balance Report	1	05-28-25	05-28-25																								RTU-6 Final Air and Hydronic Test, Adjust, and Balance Report
Re-Install Acoustical Ceiling Grid / Tiles	5	05-29-25	06-04-25																								☐ Re-Install Acoustical Ceiling Grid / Tiles
Final Clean-up and Owner Turnover	2	06-05-25	06-06-25																								Final Clean-up and Owner Turnover
<b>Phase 3-RTU-4, RTU-5, &amp; Locker Renovation</b>																											
Temporary Wall / Doors	2	06-09-25	06-10-25																								Temporary Wall / Doors
Move Owner Salvaged Items	3	06-11-25	06-13-25																								Move Owner Salvaged Items
Plumbing, Mechanical, and Electrical Demolition	15	06-16-25	07-07-25																								▬ Plumbing, Mechanical, and Electrical Demolition
Pre-Air Total Flow Report of Existing Space	2	06-16-25	06-17-25																								Pre-Air Total Flow Report of Existing Space
Turn-Up Fire Protection Heads	2	06-16-25	06-17-25																								Turn-Up Fire Protection Heads
Architectural Demolition (ceilings, floors, walls, cabinetry, etc)	5	06-18-25	06-24-25																								☐ Architectural Demolition (ceilings, floors, walls, cabinetry, etc)
Electrical Temporary Lighting Set-up Throughout	2	06-23-25	06-24-25																								Electrical Temporary Lighting Set-up Throughout
Saw-Cut Concrete Slab for Underground Plumbing	2	06-25-25	06-26-25																								Saw-Cut Concrete Slab for Underground Plumbing
Above Ceiling NEW Plumbing, Mech. & Electrical Work	15	06-25-25	07-16-25																								▬ Above Ceiling NEW Plumbing, Mech. & Electrical Work
Remove Salvaged Ceiling Tile and Grid with Phase 3 Area	3	06-25-25	06-27-25																								Remove Salvaged Ceiling Tile and Grid with Phase 3 Area
Underground Plumbing / Inspection	4	06-27-25	07-02-25																								☐ Underground Plumbing / Inspection
Remove Existing RTU's	2	07-02-25	07-03-25																								Remove Existing RTU's
Slab-on-Grade Concrete Pour	2	07-03-25	07-07-25																								☐ Slab-on-Grade Concrete Pour
Modify Roof Opening for New RTU-4 &RTU-5	2	07-07-25	07-08-25																								Modify Roof Opening for New RTU-4 &RTU-5
Steel Support for New RTU-4 & RTU-5	3	07-09-25	07-11-25																								Steel Support for New RTU-4 & RTU-5
Architectural Finishes (walls, ceilings, Tile, millwork, etc.)	25	07-10-25	08-13-25																								▬ Architectural Finishes (walls, ceilings, Tile, millwork, etc.)
Full Roof Replacement	5	07-10-25	07-16-25																								☐ Full Roof Replacement
Set New Curb and RTU-4 & RTU-5	1	07-14-25	07-14-25																								Set New Curb and RTU-4 & RTU-5
Final RTU-4 & RTU-5 Ductwork Connections	2	07-15-25	07-16-25																								Final RTU-4 & RTU-5 Ductwork Connections
Spray Insulation Below Metal Roof Deck at Disturbed Areas	2	07-17-25	07-18-25																								Spray Insulation Below Metal Roof Deck at Disturbed Areas
RTU-4 & RTU-5 Start-Up and Commissioning	2	07-17-25	07-18-25																								RTU-4 & RTU-5 Start-Up and Commissioning
RTU-4 & RTU-5 Final Air and Hydronic TAB	2	07-21-25	07-22-25																								RTU-4 & RTU-5 Final Air and Hydronic TAB
Re-Install Acoustical Ceiling Grid / Tiles	2	07-21-25	07-22-25																								Re-Install Acoustical Ceiling Grid / Tiles
Plumbing, Mech., and Electrical Finishes	15	07-31-25	08-20-25																								▬ Plumbing, Mech., and Electrical Finishes
Owner Installation of Lockers	20	08-07-25	09-04-25																								▬ Owner Installation of Lockers
Final Inspections & Punch List Period - All Trades	10	08-14-25	08-27-25																								▬ Final Inspections & Punch List Period - All Trades
Final Clean-up and Owner Turn-Over	5	08-28-25	09-04-25																								☐ Final Clean-up and Owner Turn-Over
<b>Phase 4-RTU-1 and RTU-2 Replacement</b>																											
Owner Temporary Relocate from Area	5	09-05-25	09-11-25																								☐ Owner Temporary Relocate from Area
Remove Salvaged Ceiling Tile and Grid with Phase 3 Area	2	09-12-25	09-15-25																								☐ Remove Salvaged Ceiling Tile and Grid with Phase 3 Area
Above Ceiling Demo and New Ductwork for RTU-1/RTU-2	15	09-16-25	10-06-25																								▬ Above Ceiling Demo and New Ductwork for RTU-1/RTU-2
Full Roofing Replacement	5	09-25-25	10-01-25																								☐ Full Roofing Replacement
Remove Existing RTU-1 & RTU-2	2	09-30-25	10-01-25																								Remove Existing RTU-1 & RTU-2
Modify Roof Openings for New RTUs	1	10-01-25	10-01-25																								Modify Roof Openings for New RTUs
Add Support Steel for New RTUs	2	10-01-25	10-02-25																								Add Support Steel for New RTUs
Set New Curbs and RTU-1 and RTU-2	1	10-02-25	10-02-25																								Set New Curbs and RTU-1 and RTU-2
Gas & Electric Final Connection to RTU-1 and RTU-2	2	10-03-25	10-06-25																								☐ Gas & Electric Final Connection to RTU-1 and RTU-2
Final Ductwork Connections for RTU-1 & RTU-2	2	10-03-25	10-06-25																								☐ Final Ductwork Connections for RTU-1 & RTU-2



City Of Rochester Hills, Fire Station No. 1 Renovation 2024



Activity Name	Original Duration	Start	Finish	2025												2026																
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug					
RTU-1 & RTU-2 Start-up and Commissioning	1	10-07-25	10-07-25														RTU-1 & RTU-2 Start-up and Commissioning															
Spray Insulation Below Metal Roof Deck at Disturbed Areas	1	10-07-25	10-07-25														Spray Insulation Below Metal Roof Deck at Disturbed Areas															
Ceiling Grid / Ceiling Tile Re-Install / New Diffusers	4	10-08-25	10-13-25														<input type="checkbox"/> Ceiling Grid / Ceiling Tile Re-Install / New Diffusers															
Final Air and Hydronic TAB Report	2	10-08-25	10-09-25														Final Air and Hydronic TAB Report															
Final Clean-up and Owner Turn-Over	5	10-14-25	10-20-25														<input type="checkbox"/> Final Clean-up and Owner Turn-Over															
<b>Phase 5-RTU-3, Toilet Rms, &amp; Training Room</b>																																
Relocate Owner Staff from Phase 5	2	10-21-25	10-22-25														Relocate Owner Staff from Phase 5															
Full Roof Replacement	5	10-22-25	10-28-25														<input type="checkbox"/> Full Roof Replacement															
Turn-Up Fire Suppression Heads to Make Safe for Demo	1	10-23-25	10-23-25														Turn-Up Fire Suppression Heads to Make Safe for Demo															
Disconnect & Remove Existing RTU-3	2	10-23-25	10-24-25														Disconnect & Remove Existing RTU-3															
Demo Architectural Items (ceiling, floors, wall finishes, etc.)	5	10-24-25	10-30-25														<input type="checkbox"/> Demo Architectural Items (ceiling, floors, wall finishes, etc.)															
Remove and Salvage Ceiling Grid and Tile within Training Area	2	10-24-25	10-27-25														<input type="checkbox"/> Remove and Salvage Ceiling Grid and Tile within Training Area															
Modify Roof Openings for New RTU-3	1	10-27-25	10-27-25														Modify Roof Openings for New RTU-3															
Add Support Steel for New RTU-3	2	10-28-25	10-29-25														Add Support Steel for New RTU-3															
Above Ceiling MEP Work for New RTU-5	10	10-28-25	11-10-25														<input type="checkbox"/> Above Ceiling MEP Work for New RTU-5															
New Above Ceiling MEP Work (Toilet Rooms)	3	10-30-25	11-03-25														<input type="checkbox"/> New Above Ceiling MEP Work (Toilet Rooms)															
Set New Curbs and RTU-3	2	10-30-25	10-31-25														Set New Curbs and RTU-3															
Gas & Electric Final Connection to RTU-3	2	11-03-25	11-04-25														Gas & Electric Final Connection to RTU-3															
Final Ductwork Connections for RTU-3	2	11-03-25	11-04-25														Final Ductwork Connections for RTU-3															
Patch Roof and Flashing for New RTU-3 Curb	2	11-03-25	11-04-25														Patch Roof and Flashing for New RTU-3 Curb															
New Tile Backer Board on Walls and Gyp. Board Ceiling	5	11-04-25	11-10-25														<input type="checkbox"/> New Tile Backer Board on Walls and Gyp. Board Ceiling															
New Lights and Diffusers	5	11-04-25	11-10-25														<input type="checkbox"/> New Lights and Diffusers															
RTU-3 Start-up and Commissioning	1	11-05-25	11-05-25														RTU-3 Start-up and Commissioning															
Spray Insulation Below Metal Roof Deck at Disturbed Areas	1	11-05-25	11-05-25														Spray Insulation Below Metal Roof Deck at Disturbed Areas															
Final Air and Hydronic TAB Report	2	11-06-25	11-07-25														Final Air and Hydronic TAB Report															
Re-Install Acoustical Ceiling Grid / Tiles	3	11-06-25	11-10-25														<input type="checkbox"/> Re-Install Acoustical Ceiling Grid / Tiles															
New Ceramic Tile Floors and Walls (alternate 1 epoxy floor)	10	11-11-25	11-24-25														<input type="checkbox"/> New Ceramic Tile Floors and Walls (alternate 1 epoxy floor)															
New Vanity Sinks	1	11-25-25	11-25-25														New Vanity Sinks															
MEP Finishes	5	11-25-25	12-03-25														<input type="checkbox"/> MEP Finishes															
Toilet Accessories (partitions, hooks, changing tables, etc.)	1	11-25-25	11-25-25														Toilet Accessories (partitions, hooks, changing tables, etc.)															
Prep and Paint Existing Doors and Frames	1	11-26-25	11-26-25														Prep and Paint Existing Doors and Frames															
Final Inspections & Punch List Period - All Trades	5	12-01-25	12-05-25														<input type="checkbox"/> Final Inspections & Punch List Period - All Trades															
Final Clean Up and Owner Turn-Over	5	12-08-25	12-12-25														<input type="checkbox"/> Final Clean Up and Owner Turn-Over															
<b>Electrical Generator Replacement</b>																																
Disconnect & Remove Existing 100KW Generator & Assoc. Pad	2	07-10-25	07-11-25														Disconnect & Remove Existing 100KW Generator & Assoc. Pad															
Install Underground Conduit Feeds to New Generator	8	07-14-25	07-23-25														<input type="checkbox"/> Install Underground Conduit Feeds to New Generator															
Prep and Pour New Concrete Slab for Generator	5	07-24-25	07-30-25														<input type="checkbox"/> Prep and Pour New Concrete Slab for Generator															
Install New 150KW Generator & Final Connections	5	08-07-25	08-13-25														<input type="checkbox"/> Install New 150KW Generator & Final Connections															