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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 Oakland County Sheriff's Office Renovation

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 Oakland County Sheriff's Office Renovation project.

The George W. Auch Company has completed our review and evaluation in conjunction with the City's consultants for the Oakland County Sheriff's Office Renovation 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 Oakland County Sheriffs Office Renovation proposed established Guaranteed Maximum Price is **\$2,195,101** for the work including allowances, contingency, Construction Management Services and fee. Based on the specifications dated 06/10/2024, drawings dated 08/28/2024, addendum #1 dated 10/04/2024. We have provided an attached summary of the cost breakdown of allowances, general conditions and work by trade categories with associated Alternate 1 New LED Lighting, Owner Installation of Locker Alternate, and Single Phase Project Alternate.

We anticipate the date of substantial completion per the attached schedule of the Oakland County Sheriff's Office Renovation project June 17, 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

Oakland County Sheriff's Office Renovation

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 way of construction to be by City of Rochester Hills if not clearly identified on Bid / Permit set of drawing issued by A3C dated 08/28/2024 to be removed / salvaged by contractor.
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 to be waived by the City.
6. Unforeseen rubble/debris removal & fill. Owner's contingency shall be accessed if required.
7. Project trades will protect existing AHU with return duct filter fabric and new pleated filters. All other regular Preventative maintenance / service shall be performed by the City Facilities.
8. Asbestos & Hazardous materials to be contained and removed by Rochester Hills' abatement contractor.
9. Existing slab-on-grade concrete floor to be within moisture limitations for new flooring materials to be installed.
10. GMP based on Single Phase construction schedule, Occupants will be moved out completely for Construction to commence.
11. Existing security systems will be maintained with the coordination and assistance of the County Access Controls vendor.

City of Rochester Hills
Oakland County Sheriff Substation Renovations
Budget Summary



ACCEPTED ALTERNATES (Added/Deducted from Base Bid)

Description	Contractor	Base Bid	Alternate :			Contract Award
			Lighting (Additional LED Fixtures)	Alternate : Owner Install Lockers	Alternate: Single Phase	
Proposal 02.1 - Selective Demolition	Comet Contracting	\$ 173,500			\$ (1,000)	\$ 172,500
Proposal 03.1 - Concrete Flatwork (Interior)	Midtown Group	\$ 18,900			\$ (1,500)	\$ 17,400
Proposal 04.1 - Masonry	Rosati Masonry Contractors	\$ 29,489			\$ -	\$ 29,489
Proposal 06.1 - Carpentry / Millwork	Wally Kosorski & Co	\$ 196,500		\$ (16,400)	\$ (1,000)	\$ 179,100
Proposal 08.1 - Doors, Frames and Hardware (Furnish)	FBH, Inc.	\$ 66,505				\$ 66,505
Proposal 09.1 - Gypsum Wallboard / Acoustical	Diversified Construction Speci	\$ 303,519			\$ (2,759)	\$ 300,760
Proposal 09.2 - Hard Tile	Continental Contracting	\$ 55,400			\$ -	\$ 55,400
Proposal 09.3 - Resilient Flooring and Carpet	Continental Interiors	\$ 66,450			\$ (1,000)	\$ 65,450
Proposal 09.4 - Painting	Accurate Painting Co.	\$ 34,866			\$ (1,000)	\$ 33,866
Proposal 21.1 - Fire Suppression	Professional Sprinkler Inc.	\$ 67,280			\$ (1,250)	\$ 66,030
Proposal 22.1 - Plumbing	Contrast Mechanical Inc.	\$ 69,000			\$ -	\$ 69,000
Proposal 23.1 - HVAC Mechanical	Macomb Mechanical Inc.	\$ 252,339			\$ (6,500)	\$ 245,839
Proposal 26.1 - Electrical	KS Ventures, Inc.	\$ 311,860	\$ 17,800		\$ (1,000)	\$ 328,660
Subtotal		\$ 1,645,608				\$ 1,629,999
Temporary Conditions/Enclosures Allowance		\$ 3,025				\$ 3,025
Floor Protection Install & removal Allowance		\$ 5,000				\$ 5,000
Final Cleaning Allowance		\$ 11,000				\$ 11,000
Concrete Slab Cut & Patch Allowance		\$ 7,500				\$ 7,500
Floor Prep - Heavy Allowance		\$ 2,500				\$ 2,500
Above Ceiling M/P/FP/E relocate Allowance		\$ 20,000				\$ 20,000
Roofing Penetration / Curb Flashing Allowance		\$ 5,000				\$ 5,000
Temp trailer M&E Hookup Allowance, repairs		\$ 20,000				\$ 20,000
Site Cleanup & Asphalt Patching Repairs		\$ 7,500				\$ 7,500
Temp Separation / Dust Control Allowance		\$ 7,500			\$ (7,500)	\$ -
Adjustment		\$ -				\$ -
Subtotal		\$ 1,734,633	\$ 17,800	\$ (16,400)	\$ (24,509)	\$ 1,711,524
General Conditions		\$ 202,110			\$ (21,990)	\$ 180,120
CM Staff & Reimbursables		\$ -				\$ -
Subtotal		\$ 1,936,743	\$ 17,800	\$ (16,400)	\$ (46,499)	\$ 1,891,644
Estimating Contingency 10%		\$ -				\$ -
Project Contingency (AUCH) 10%		\$ 193,674.30				\$ 193,674
Subtotal		\$ 2,130,417	\$ 17,800	\$ (16,400)	\$ (46,499)	\$ 2,085,318
Testing		\$ 5,000				\$ 5,000
Utility Permits & Fees		\$ -				\$ -
Subtotal		\$ 2,135,417	\$ 17,800	\$ (16,400)	\$ (46,499)	\$ 2,090,318
Permits		\$ -				\$ -
Subtotal		\$ 2,135,417	\$ 17,800	\$ (16,400)	\$ (46,499)	\$ 2,090,318
Bond 1.05%		\$ 22,422	\$ 187	\$ (172)	\$ (488)	\$ 21,948
Subtotal		\$ 2,157,839	\$ 17,987	\$ (16,572)	\$ (46,987)	\$ 2,112,267
CM Fee 3.0%		\$ 64,735	\$ 540	\$ (497)	\$ (1,410)	\$ 63,368
Subtotal		\$ 2,222,574	\$ 18,527	\$ (17,069)	\$ (48,397)	\$ 2,175,635
G/L Insurance Program 0.55%		\$ 12,224.16	\$ 101.90	\$ (93.88)	\$ (266.18)	\$ 11,966
Builders Risk		\$ -				\$ -
Owners Protective Liability		\$ 7,500.00				\$ 7,500
AUCH Construction GMP Amount Subtotal		\$ 2,242,299	\$ 18,628	\$ (17,163)	\$ (48,663)	\$ 2,195,101
A/E Fee (Contract Previously Approved Separately)		\$ -				\$ -
Subtotal		\$ 2,242,299	\$ 18,628	\$ (17,163)	\$ (48,663)	\$ 2,195,101
Owner Allowance = Lockers (Furnish and Install)		\$ 250,000				\$ 250,000
Owner Allowance = Moving / relocation		\$ 60,000			\$ (20,000)	\$ 40,000
Owner Allowance = Storage Container		\$ 10,000			\$ (2,000)	\$ 8,000
Owner Allowance = Furniture (NBS) Offices + Soft Interview		\$ 50,000				\$ 50,000
Owner Allowance = Equipment		\$ -				\$ -
Owner Allowance = Appliances		\$ 3,000				\$ 3,000
Owner Allowance = Final Keying		\$ 2,000				\$ 2,000
Owner Allowance = CaseCracker / Video / Acoustical		\$ 15,000				\$ 15,000
Owner Allowance = Mugshot / Fingerprint (by State)		\$ 25,000				\$ 25,000
Owner Allowance = Temp Office Hookup (COURTHOUSE)		\$ -			\$ 15,000	\$ 15,000
Owner Allowance = Temp Sheriff Office Trailer(s)		\$ 50,000			\$ 100,000	\$ 150,000
Owner Allowance = IT / Data / Phones (THUMB)		\$ 40,000				\$ 40,000
Owner Allowance = PA / Speakers Program / Testing		\$ 5,000				\$ 5,000
Owner Allowance = Fire Alarm (by Trades above)		\$ -				\$ -
Owner Allowance = Security / Access Controls (Thumb)		\$ 7,500				\$ 7,500
Owner Allowance = Abatement Testing (no removal)		\$ 15,500				\$ 15,500
Owner Allowance = Room Signage		\$ 1,500				\$ 1,500
Owner Contingency Allowance		\$ 100,000				\$ 99,999
Total		\$ 2,876,799	\$ 18,628	\$ (17,163)	\$ 44,337	\$ 2,922,600

SECTION 00 01 10 - TABLE OF CONTENTS

SECTION 00 01 10 - TABLE OF CONTENTS

PROCUREMENT AND CONTRACTING REQUIREMENTS

DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 02 - Project Information

00 01 10 - Table of Contents

00 01 15 - List of Drawing Sheets

SPECIFICATIONS

DIVISION 01 -- GENERAL REQUIREMENTS

01 10 00 - Summary

01 23 00 - Alternates

01 30 00 - Administrative Requirements

01 40 00 - Quality Requirements

01 42 16 - Definitions

01 50 00 - Temporary Facilities and Controls

01 60 00 - Product Requirements

01 62 01 - Request For Substitution

01 70 00 - Execution and Closeout Requirements

01 78 00 - Closeout Submittals

DIVISION 02 -- EXISTING CONDITIONS

02 41 00 - Demolition

DIVISION 03 -- CONCRETE

03 30 00 - Cast-in-Place Concrete

DIVISION 04 -- MASONRY

04 20 00 - Unit Masonry

DIVISION 05 -- METALS (NOT USED)

DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

06 10 00 - Rough Carpentry

SECTION 00 01 10 - TABLE OF CONTENTS

06 41 00 - Architectural Wood Casework

DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

07 92 00 - Joint Sealants

DIVISION 08 -- OPENINGS

08 11 13 - Hollow Metal Doors and Frames

08 14 16 - Flush Wood Doors

08 56 53 - Security Windows

08 71 00 - Door Hardware

08 80 00 - Glazing

08 83 00 - Mirrors

DIVISION 09 -- FINISHES

09 21 16 - Gypsum Board Assemblies

09 30 00 - Tiling

09 51 00 - Acoustical Ceilings

09 65 00 - Resilient Flooring

09 65 66 - Resilient Athletic Flooring

09 68 13 - Tile Carpeting

09 91 23 - Interior Painting

DIVISION 10 -- SPECIALTIES

10 26 00 - Wall and Door Protection

10 44 00 - Fire Protection Specialties

10 51 13 - Metal Lockers

SECTION 00 01 10 - TABLE OF CONTENTS

DIVISION 11 -- EQUIPMENT (NOT USED)

DIVISION 12 -- FURNISHINGS (NOT USED)

DIVISION 13 -- SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 -- CONVEYING EQUIPMENT (NOT USED)

DIVISION 20 -- MECHANICAL GENERAL REQUIREMENTS

20 05 00 - Mechanical General Requirements

20 05 10 - Basic Mechanical Materials and Methods

20 05 29 - Hangers and Supports

20 05 53 - Mechanical Identification

20 07 00 - Mechanical Insulation

DIVISION 21 -- FIRE SUPPRESSION

21 11 00 - Fire-Suppression System

DIVISION 22 -- PLUMBING

22 11 16 - Domestic Water Piping

22 11 19 - Domestic Water Piping Specialties

22 13 16 - Sanitary Waste and Vent Piping

22 13 19 - Drainage Piping Specialties

22 42 00 - Plumbing Fixtures

DIVISION 23 -- HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

23 01 30 - HVAC Air-Distribution System Cleaning

23 05 00 - Common Work Results for HVAC

23 05 23 - General-Duty Valves for HVAC Piping

23 05 93 - Testing, Adjusting, and Balancing

23 09 33 - Temperature Controls

23 21 13 - Hydronic Piping

23 25 10 - Piping Systems Flushing and Chemical Cleaning

23 31 13 - Metal Ducts

SECTION 00 01 10 - TABLE OF CONTENTS

23 33 00 - Duct Accessories

23 37 13 - Diffusers, Registers, and Grilles

DIVISION 25 -- INTEGRATED AUTOMATION (NOT USED)

DIVISION 26 -- ELECTRICAL

26 00 10 - Electrical General Requirements

26 05 19 - Conductors and Cables

26 05 23 - Control-Voltage Electrical Power Cables

26 05 26 - Grounding and Bonding

26 05 29 - Hangers and Supports for Electrical Systems

26 05 33 - Raceway and Boxes

26 05 53 - Electrical Identification

26 09 23 - Lighting Control Devices

26 09 43 - Lighting Control Systems

26 27 26 - Wiring Devices

26 51 19 - LED Interior Lighting (with Interior Lighting Compliance Certificate - ComCheck)

26 57 00 - Luminaire Product Data

DIVISION 27 -- COMMUNICATIONS (NOT USED)

DIVISION 28 -- ELECTRONIC SAFETY AND SECURITY

28 31 00 - Fire Alarm

DIVISION 31 -- EARTHWORK (NOT USED)

DIVISION 32 -- EXTERIOR IMPROVEMENTS (NOT USED)

DIVISION 33 -- UTILITIES (NOT USED)

DIVISION 34 -- TRANSPORTATION (NOT USED)

DIVISION 40 -- PROCESS INTEGRATION (NOT USED)

DIVISION 46 -- WATER AND WASTEWATER EQUIPMENT (NOT USED)

END OF SECTION

Rochester Hills - Oakland County Sheriff's Office Renovation

A3C Project No. 23091

DRAWINGS LIST

SHT. #	SHEET NAME
GENERAL	
G0.01	TITLE SHEET
G0.10	CODE COMPLIANCE
G1.00	PHASING PLAN
ARCHITECTURAL	
A1.01	GENERAL DEMOLITION NOTES & LEGEND
A1.11	DEMOLITION FLOOR PLAN
A2.01	GENERAL NEW WORK NOTES & LEGEND
A2.11	OVERALL FLOOR PLAN - NEW WORK
A2.21	DOOR SCHEDULE & DETAILS
A2.41	FINISH SCHEDULE
A2.42	FINISH PLAN
A4.11	ENLARGED FLOOR PLANS - NEW WORK
A4.12	ENLARGED FLOOR PLANS - NEW WORK
A4.13	ENLARGED FLOOR PLANS - NEW WORK
A4.14	ENLARGED FLOOR PLANS - NEW WORK
A5.11	INTERIOR ELEVATIONS
A5.12	INTERIOR ELEVATIONS
A6.01	GENERAL REFLECTED CEILING PLAN NOTES AND LEGEND
A6.11	REFLECTED CEILING PLAN
A8.11	INTERIOR DETAILS
A8.12	INTERIOR DETAILS
A8.13	DETAILS

MECHANICAL	
M0.01	MECHANICAL STANDARDS AND DRAWING INDEX
MD2.00	UNDERGROUND PLUMBING DEMOLITION PLAN
MD2.01	PLUMBING DEMOLITION PLAN
MD3.01	HVAC PIPING DEMOLITION PLAN
MD4.01	SHEET METAL DEMOLITION PLAN
M2.00	UNDERGROUND PLUMBING NEW WORK PLAN
M2.01	PLUMBING AND FIRE PROTECTION NEW WORK PLAN
M3.01	HVAC PIPING NEW WORK PLAN
M4.01	SHEET METAL NEW WORK PLAN
M5.01	MECHANICAL ENLARGED PLAN
M6.01	MECHANICAL DETAILS
M6.02	MECHANICAL DETAILS
M6.03	MECHANICAL DETAILS
M7.01	MECHANICAL SCHEDULES
M7.02	MECHANICAL SCHEDULES
M7.03	MECHANICAL SCHEDULES
M8.01	TEMPERATURE CONTROL STANDARDS AND GENERAL NOTES
M8.02	TEMPERATURE CONTROLS
ELECTRICAL	
E0.01	ELECTRICAL STANDARDS AND DRAWING INDEX
E0.02	ELECTRICAL STANDARD SCHEDULES
E0.03	ELECTRICAL STANDARD SCHEDULES
ED2.01	LIGHTING DEMOLITION PLAN
ED3.01	POWER AND AUXILIARY DEMOLITION PLAN
E2.01	LIGHTING NEW WORK PLAN
E3.01	POWER AND AUXILIARY NEW WORK PLAN
E5.01	ONE LINE DIAGRAM
E5.02	PANEL SCHEDULES
E7.01	ELECTRICAL DETAILS AND DIAGRAMS



City Of Rochester Hills, Oakland County Sheriff Office
Renovation 2024



Activity Name	Original Duration	Start	Finish	2025												
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
City Of Rochester Hills, Oakland County Sheriff Office Renovation 2024																
Bidding / Pre-Construction																
Advertisement for Bids	0	09-16-24*		◆ Advertisement for Bids												
Pre-Bid Walk-Through	1	09-20-24	09-20-24	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	9	10-10-24	10-22-24	█ Post Bid Scope of Work Reviews / Interviews												
Recommendation Letter to Rochester Hills	7	10-23-24	10-31-24	█ Recommendation Letter to Rochester Hills												
Board Meeting Project Budget Review	1	11-11-24	11-11-24	Board Meeting Project Budget Review												
AUCH Issues Project Contracts	3	11-12-24	11-14-24	▮ AUCH Issues Project Contracts												
Procurement Millwork (Submittal Process + Fab Lead Time)	50	11-22-24	02-05-25	█ Procurement Millwork (Submittal Process + Fab Lead Time)												
Procurement Burnished Block (Submittal Process + Lead Time)	40	11-22-24	01-22-25	█ Procurement Burnished Block (Submittal Process + Lead Time)												
Procurement Ballistic Doors and Frames (Submittal Process + Lead Time)	80	11-22-24	03-19-25	█ Procurement Ballistic Doors and Frames (Submittal Process + Lead Time)												
Construction Kick-Off Meeting with Contractors	2	12-03-24	12-04-24	▮ Construction Kick-Off Meeting with Contractors												
Construction - SINGLE PHASE PROJECT SCHEDULE																
Owner Temporary Relocation During Construction Period	15	11-12-24	12-04-24	█ Owner Temporary Relocation During Construction Period												
Move Owner Salvaged Equipment, Furniture, Lockers	3	12-02-24	12-04-24	▮ Move Owner Salvaged Equipment, Furniture, Lockers												
Pre-Air Balance Testing of Existing Space	2	12-05-24	12-06-24	▮ Pre-Air Balance Testing of Existing Space												
Plumbing, Mechanical, and Electrical Demolition	20	12-09-24	01-07-25	█ Plumbing, Mechanical, and Electrical Demolition												
Architectural Demolition (ceilings, floors, walls, cabinetry, etc)	25	12-19-24	01-24-25	█ Architectural Demolition (ceilings, floors, walls, cabinetry, etc)												
Architectural Rough Carpentry	35	01-13-25	02-28-25	█ Architectural Rough Carpentry												
Electrical Temporary Lighting Set-up Throughout	2	01-20-25	01-21-25	▮ Electrical Temporary Lighting Set-up Throughout												
Above Ceiling NEW Plumbing, Mech. & Electrical Work	30	01-20-25	02-28-25	█ Above Ceiling NEW Plumbing, Mech. & Electrical Work												
Remove Existing Metal Fence Between Rooms 150 and 151	1	01-27-25	01-27-25	Remove Existing Metal Fence Between Rooms 150 and 151												
Saw-Cut Concrete Slab for UG Plumbing & Thickened Slab	5	01-27-25	01-31-25	█ Saw-Cut Concrete Slab for UG Plumbing & Thickened Slab												
Underground Plumbing	5	02-03-25	02-07-25	█ Underground Plumbing												
Remove Concrete from Saw-Cutting Work	2	02-03-25	02-04-25	▮ Remove Concrete from Saw-Cutting Work												
Underground Plumbing Rough Inspection	1	02-10-25	02-10-25	Underground Plumbing Rough Inspection												
Concrete Infills, Thicken Slab, and Ramp Prep and Pour	3	02-11-25	02-13-25	▮ Concrete Infills, Thicken Slab, and Ramp Prep and Pour												
Rough Plumbing, Mechanical, Electrical	25	02-17-25	03-21-25	█ Rough Plumbing, Mechanical, Electrical												
Concrete Floor Sealer	1	02-21-25	02-21-25	Concrete Floor Sealer												
Architectural Finishes (walls, ceilings, floors, millwork, lockers, etc.)	40	03-10-25	05-02-25	█ Architectural Finishes (walls, ceilings, floors, millwork, lockers, etc.)												
Burnished Block Lobby Walls and Openings	4	03-20-25	03-25-25	█ Burnished Block Lobby Walls and Openings												
Burnished Block Wall Cleaning	1	04-02-25	04-02-25	Burnished Block Wall Cleaning												
Plumbing, Mech. and Electrical Finishes	20	04-21-25	05-16-25	█ Plumbing, Mech. and Electrical Finishes												
Burnished Block Lobby Sealer	1	05-01-25	05-01-25	Burnished Block Lobby Sealer												
Final Inspections & Punch List Period - All Trades	15	05-19-25	06-09-25	█ Final Inspections & Punch List Period - All Trades												
Post Construction & Closeout																
Project Closeout	10	06-04-25	06-17-25	█ Project Closeout												
Overall Final Walk-Through - Punch List Review	1	06-10-25	06-10-25	Overall Final Walk-Through - Punch List Review												
Certifications of Occupancy	0		06-10-25*	◆ Certifications of Occupancy												
Owner Occupancy / Move-In	10	06-11-25	06-24-25	█ Owner Occupancy / Move-In												

City Of Rochester Hills, Oakland County Sheriff Office Renovation 2024