



Detailed Scope of Work

To: Jeff Lang
Lang Constructors Inc
9145 Corunna Rd.
Flint, MI 48532
810-743-6702

From: Tim Hollis
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248-841-2533

Date Printed: October 25, 2024

Work Order Number: 1010.00

Work Order Title: Rochester Hills Building Department Office Remodel

Brief Scope: Remodel office area to add one office and square up corner of Tim's office

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

See Detailed Scope of Work attached

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: October 25, 2024

Re: Master Contract #: RH-23-034 Region 1-6 - GC - Lang Constructors
Work Order #: 1010.00
Owner PO #:
Title: Rochester Hills Building Department Office Remodel
Contractor: Lang Constructors Inc
Proposal Value: \$48,964.42

Base	\$1,278.80
Ceiling	\$580.47
Demo	\$509.22
Doors	\$718.17
Fire Suppression	\$4,279.64
No Category Input	\$27,123.23
Paint	\$2,307.36
Wall	\$5,580.95
Window/Sidelights	\$2,034.12
Windows/Sidelights	\$4,552.46
Proposal Total	\$48,964.42

Contractor's Price Proposal - Detail

Date: October 25, 2024

Re: Master Contract #: RH-23-034 Region 1-6 - GC - Lang Constructors
 Work Order #: 1010.00
 Owner PO #:
 Title: Rochester Hills Building Department Office Remodel
 Contractor: Lang Constructors Inc
 Proposal Value: \$48,964.42

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Base

1	09 65 13 13 0007		LF	4" High, 1/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors	\$1,278.80					
				Quantity	Unit Price	Factor	Total			
			Installation	210.00	x	5.20	x	1.1500	=	1,255.80
			Demolition	20.00	x	1.00	x	1.1500	=	23.00
			New rubber base							

Subtotal for Base **\$1,278.80**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Ceiling

2	09 53 23 00 0008		SF	2' x 4' Grid, Hot Dipped Galvanized Steel, 9/16" T Bar Ceiling Suspension System	\$326.23					
				Quantity	Unit Price	Factor	Total			
			Installation	104.00	x	2.42	x	1.1500	=	289.43
			Demolition	80.00	x	0.40	x	1.1500	=	36.80
			ceiling for director office							
3	09 53 23 00 0008 0121		MOD	For >50 To 200, Add	\$56.21					
				Quantity	Unit Price	Factor	Total			
			Installation	104.00	x	0.47	x	1.1500	=	56.21
4	09 53 23 00 0019		SF	Removal And Reinstallation Of Acoustical Ceiling Tile And Grid, 2' x 2' Or 2' x 4'Suspension system tie wire, wall angles and bracing to remain in place.	\$152.49					
				Quantity	Unit Price	Factor	Total			
			Installation	60.00	x	2.21	x	1.1500	=	152.49
			Reinstall ceiling for deputy corner, reinstall for training room							
5	09 53 23 00 0019 0121		MOD	For >50 To 200, Add	\$45.54					
				Quantity	Unit Price	Factor	Total			
			Installation	60.00	x	0.66	x	1.1500	=	45.54

Subtotal for Ceiling **\$580.47**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Demo

6	02 41 19 16 0046		SF	Demolish Wood Or Metal Framed Interior Partition/Wall With Drywall 2 Sides	\$509.22					
				Quantity	Unit Price	Factor	Total			
			Installation	180.00	x	2.46	x	1.1500	=	509.22
			Removal of partition wall 10ftx10ft= 100sf and slanted corner 4ftx10ft + 4ftx10ft = 80SF							

Subtotal for Demo **\$509.22**

Contractor's Price Proposal - Detail Continues..

Work Order Number: 1010.00
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Labor	Equip.	Material	(Excluded if marked with an X)		

Doors

7	08 12 13 13 0008		EA	3' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	\$606.64			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.00	x 367.53	x 1.1500	=	422.66
			Demolition	2.00	x 79.99	x 1.1500	=	183.98
			Demo HR and install HR , Demo and Install for Deputy's office. Only one install to include material \$					
8	08 12 13 13 0008 0074		MOD	For Welded Frames, Add	\$111.53			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.00	x 96.98	x 1.1500	=	111.53

Subtotal for Doors \$718.17

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Fire Suppression

9	21 01 10 91 0003		EA	Relocate 2 To 4 Existing Sprinkler Heads And Branch Piping To adjust or swing existing sprinkler heads to different ceiling grid configuration or location .	\$670.82			
				Quantity	Unit Price	Factor	=	Total
			Installation	2.00	x 291.66	x 1.1500	=	670.82
10	21 13 13 00 0007		EA	Concealed Piping, Ordinary Hazard, Complete Wet-Pipe Sprinkler System, Per Head Includes branch pipe and fittings, supports and sprinkler heads with flat or conical escutcheon.	\$2,386.14			
				Quantity	Unit Price	Factor	=	Total
			Installation	2.00	x 1,037.45	x 1.1500	=	2,386.14
11	21 13 13 00 0007 0004		MOD	For Up To 5, Add	\$1,058.62			
				Quantity	Unit Price	Factor	=	Total
			Installation	2.00	x 460.27	x 1.1500	=	1,058.62
12	21 13 13 00 0026		EA	1/2" NPT Thread, 1/2" Orifice, K=5.6, Upright Brass Wet Pipe Sprinkler Head	\$164.06			
				Quantity	Unit Price	Factor	=	Total
			Installation	2.00	x 71.33	x 1.1500	=	164.06

Subtotal for Fire Suppression \$4,279.64

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

No Category Input

13	01 22 20 00 0006		HR	Carpenter For tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,263.20			
				Quantity	Unit Price	Factor	=	Total
			Installation	25.00	x 78.72	x 1.1500	=	2,263.20
			hours for precise demo and reframing of existing framework for relocated frames and new windows					
14	01 22 20 00 0010		HR	Electrician For tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,604.18			
				Quantity	Unit Price	Factor	=	Total
			Installation	25.00	x 90.58	x 1.1500	=	2,604.18
			Rerouting feeds and pipe runs to existing locations. rework into existing switch leg					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 1010.00
Work Order Title: Rochester Hills Building Department Office Remodel

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
No Category Input					
15	01 54 23 00 0005		CCF	Scaffolding With Bracing Accessories - Area Based On 3' Wide Sections (CCF / Month)	\$447.02
			Installation	Quantity 9.00 x Unit Price 43.19 x Factor 1.1500 = Total 447.02	
				SCAFFOLDING FOR WALL WORK AND FINISHING. 12CCF FOR .75 MONTHS.	
16	01 54 23 00 0005 0018		MOD	For Up To 25, Add	\$178.85
			Installation	Quantity 9.00 x Unit Price 17.28 x Factor 1.1500 = Total 178.85	
17	01 54 23 00 0007		CCF	Up To 20' Height Scaffolding Initial Erection And Final Dismantling, Per CCF Of Scaffolding And Accessories	\$864.98
			Installation	Quantity 24.00 x Unit Price 31.34 x Factor 1.1500 = Total 864.98	
				SCAFFOLDING FOR WALL WORK AND FINISHING. 12CCF FOR 2 MONTHS.	
18	01 56 16 00 0002		SF	6 Mil, Plastic Sheeting, Applied To Floors	\$372.60
			Installation	Quantity 1,200.00 x Unit Price 0.27 x Factor 1.1500 = Total 372.60	
				DUST PROTECTION FOR ENTIRE SPACE AND ADJACAENET AREAS	
19	01 56 16 00 0003		SF	6 Mil, Plastic Sheeting, Applied To Walls	\$483.00
			Installation	Quantity 1,200.00 x Unit Price 0.35 x Factor 1.1500 = Total 483.00	
				DUST PROTECTION FOR ENTIRE SPACE AND ADJACAENET AREAS	
20	01 74 13 00 0002		CSF	Clean Miscellaneous Surfaces, Wipe Down With Mild Detergent	\$367.86
			Installation	Quantity 22.00 x Unit Price 14.54 x Factor 1.1500 = Total 367.86	
				CONSTRUCTION CLEAN OF WORKING AREAS AND ADJACENT AREAS	
21	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$661.25
			Installation	Quantity 1.00 x Unit Price 575.00 x Factor 1.1500 = Total 661.25	
				DUMPSTER FOR ALL CONSTRUCTION RELATED DEBRIS	
22	07 21 16 00 0013		SF	3-1/2" Thick, Unfaced, R-15 Fiberglass Flexible Insulation	\$268.64
			Installation	Quantity 160.00 x Unit Price 1.46 x Factor 1.1500 = Total 268.64	
				Insulation for walls for sound barrier	
23	07 21 16 00 0020		SF	3-1/2" Thick, Foil Faced, R-13 Fiberglass Flexible Insulation	\$149.04
			Installation	Quantity 96.00 x Unit Price 1.35 x Factor 1.1500 = Total 149.04	
				ceiling insulation for sound barrier	
24	08 14 16 00 0206		EA	3'-0" x 7' x 1-3/4" Thick, 5 Ply, Hollow Core (HC), Maple Faced Wood Door	\$634.87
			Installation	Quantity 1.00 x Unit Price 456.08 x Factor 1.1500 = 524.49	
			Demolition	Quantity 2.00 x Unit Price 47.99 x Factor 1.1500 = 110.38	
				New door for HR department	

Contractor's Price Proposal - Detail Continues..

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Labor	Equip.	Material	(Excluded if marked with an X)					
No Category Input								
25	08 71 11 00 0005		PR	4" x 4" Standard Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge	\$163.69			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.50	x 78.89	x 1.1500	=	136.09
			Demolition	3.00	x 8.00	x 1.1500	=	27.60
				new door for HR department				
26	08 71 11 00 2272		EA	Entrance/Office F41 Pre-Assembled Lockset (Corbin Russwin UT5261)Locked with key outside and push button inside.	\$2,184.21			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.00	x 1,899.31	x 1.1500	=	2,184.21
				lockset for new door assmebly HR				
27	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$529.00			
				Quantity	Unit Price	Factor	=	Total
			Installation	920.00	x 0.50	x 1.1500	=	529.00
				FINISHING NEW WALLS				
28	09 29 10 00 0044		LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board	\$232.30			
				Quantity	Unit Price	Factor	=	Total
			Installation	200.00	x 1.01	x 1.1500	=	232.30
				FINISHING NEW WALLS				
29	09 51 13 00 0027		SF	2' x 4' x 5/8" Thick, Square Edge, Mineral Fiber Acoustical Ceiling Panel (Armstrong Fine Fissured)	\$267.90			
				Quantity	Unit Price	Factor	=	Total
			Installation	104.00	x 2.24	x 1.1500	=	267.90
				NEW DROP CEILING INSTALLATION				
30	09 68 13 00 0003		SY	18 Ounce, Non Patterned, Nylon Carpet Tile	\$540.96			
				Quantity	Unit Price	Factor	=	Total
			Installation	0.00	x 35.98	x 1.1500	=	0.00
			Demolition	98.00	x 4.80	x 1.1500	=	540.96
				DEMO OF EXISTING CARPET FOR RE-WORK				
31	09 68 13 00 0032		SY	Installation Of Owner Provided Patterned Carpet Tiles	\$1,513.56			
				Quantity	Unit Price	Factor	=	Total
			Installation	98.00	x 13.43	x 1.1500	=	1,513.56
				CARPET REWORK.				
32	21 01 10 91 0008		EA	>100 To 250', Up To 1-1/2" Diameter Pipe, Purge Liquid System (For Sprinkler Upgrades)	\$464.47			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.00	x 403.89	x 1.1500	=	464.47
				sprinkler work				
33	23 37 13 13 0059		LF	3 Slot Linear Diffusers 30 - 210 CFM/LF, Sidewall, Sill, Ceiling	\$437.74			
				Quantity	Unit Price	Factor	=	Total
		X	Installation	16.00	x 23.79	x 1.1500	=	437.74
				RE-WORK OF DIFFUSERS. LABOR ONLY				

Contractor's Price Proposal - Detail Continues..

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Sect.	Item	Modifier	UOM	Description	Line Total
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No Category Input					
34	26 05 33 13 0010	CLF		3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 2 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.	\$3,432.24
			Quantity	Unit Price	Factor = Total
		Installation	3.00 x	848.28 x	1.1500 = 2,926.57
		Demolition	2.00 x	219.86 x	1.1500 = 505.68
				DEMO OF EXISTING AND INSTALLATION OF NEW POWER WIRNG FOR NEW POWER, AND RE-WORKED POWER	
35	26 05 33 16 0243	EA		3/4" Depth, Type FSS, Shallow, Single Gang Non Metallic (PVC) BoxTwo hubs.	\$1,177.07
			Quantity	Unit Price	Factor = Total
		Installation	14.00 x	73.11 x	1.1500 = 1,177.07
				FOR NEW POER AND RE-WORKED POWER, DATA, AND PHONE	
36	26 27 23 00 0042	EA		Add-On 2-1/8" Width Aluminum Cover Plate For Data And A/V Modular Devices	\$575.70
			Quantity	Unit Price	Factor = Total
		Installation	11.00 x	45.51 x	1.1500 = 575.70
				RE-WORK OF EXISTING POWER, DATA, PHONE	
37	26 27 26 00 0013	EA		15 Amperes, 120/277 Volt, 3 Wire, Single Receptacle	\$89.39
			Quantity	Unit Price	Factor = Total
		Installation	3.00 x	25.91 x	1.1500 = 89.39
				NEW PLUGS	
38	26 27 26 00 0343	EA		Removal And Reinstallation Of Receptacle, Switch, Outlet Or Special System Device	\$760.27
			Quantity	Unit Price	Factor = Total
		Installation	11.00 x	60.10 x	1.1500 = 760.27
				RE-WORK OF EXISTING POWER, DATA, PHONE	
39	26 27 26 00 0344	EA		Removal And Reinstallation Of Receptacle Or Switch Outlet Cover Plate	\$96.27
			Quantity	Unit Price	Factor = Total
		Installation	11.00 x	7.61 x	1.1500 = 96.27
				RE-WORK OF EXISTING POWER, DATA, PHONE	
40	26 51 19 00 0029	EA		2' x 4', 4,175 Lumens, Prismatic Lensed, Lay-In/Troffer LED Fixture (Lunera® 24G4)	\$2,533.54
			Quantity	Unit Price	Factor = Total
		Installation	3.00 x	734.36 x	1.1500 = 2,533.54
				NEW LIGHT FIXTURES	
41	27 15 13 00 0475	MLF		4-Pair Solid UTP, 24 AWG, Category 5E, Indoor Telecommunications Plenum Cable, Installed Exposed	\$1,787.76
			Quantity	Unit Price	Factor = Total
		Installation	1.00 x	1,554.57 x	1.1500 = 1,787.76
				NEW DATA CABLING	
42	28 46 13 31 2542	HR		Test And Certification Of Fire Alarm System To Tie In To Existing Systems	\$1,041.67
			Quantity	Unit Price	Factor = Total
		Installation	4.00 x	226.45 x	1.1500 = 1,041.67
				testing of fire suppression system	
Subtotal for No Category Input					\$27,123.23

Contractor's Price Proposal - Detail Continues..

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Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
Paint						
43	09 91 23 00 0060		SF	2 Coats Paint, Brush Work, Paint Interior Plaster/Drywall Walls	\$1,481.20	
				Installation		
				Quantity	Unit Price	
				920.00	1.40	
				x	x	
				Factor	Total	
				1.1500	1,481.20	
				=		
				Paint new walls		
44	09 91 23 00 0062		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$634.80	
				Installation		
				Quantity	Unit Price	
				920.00	0.60	
				x	x	
				Factor	Total	
				1.1500	634.80	
				=		
				Prime new walls		
45	09 91 23 00 0240		LF	1 Coat Paint, Brush/Roller Work, Paint Interior Metal Door Frame And Trim	\$71.16	
				Installation		
				Quantity	Unit Price	
				52.00	1.19	
				x	x	
				Factor	Total	
				1.1500	71.16	
				=		
				Paint new frames		
46	09 91 23 00 0241		LF	2 Coats Paint, Brush/Roller Work, Paint Interior Metal Door Frame And Trim	\$120.20	
				Installation		
				Quantity	Unit Price	
				52.00	2.01	
				x	x	
				Factor	Total	
				1.1500	120.20	
				=		
				Prime new frames		

Subtotal for Paint **\$2,307.36**

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
Wall						
47	09 22 16 13 0011		SF	4" Width, 16" On Center, 20 Gauge, Non Load Bearing, Non Structural Structural, Galvanized Steel Framing With Tracks And Runners	\$3,671.26	
				Installation		
				Quantity	Unit Price	
				920.00	3.47	
				x	x	
				Factor	Total	
				1.1500	3,671.26	
				=		
				920 SF of new walls		
				580 SF Directors, 220 SF training Room, 120 SF Times Office		
48	09 29 10 00 0009		SF	5/8" Type X Fire Rated Gypsum Board	\$1,565.84	
				Installation		
				Quantity	Unit Price	
				920.00	1.48	
				x	x	
				Factor	Total	
				1.1500	1,565.84	
				=		
				920 SF of new walls 580 SF Directors, 220 SF training Room, 120 SF Times Office		
49	09 29 10 00 0051		LF	Corner Bead, Galvanized Steel For Gypsum Board	\$343.85	
				Installation		
				Quantity	Unit Price	
				100.00	2.99	
				x	x	
				Factor	Total	
				1.1500	343.85	
				=		
				100 LF of corner		

Subtotal for Wall **\$5,580.95**

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
Window/Sidelights						
50	08 81 23 23 0005		SF	1/4" Thick, Clear Float Field Installed Glass	\$1,627.30	
				Installation		
				Quantity	Unit Price	
				66.00	21.44	
				x	x	
				Factor	Total	
				1.1500	1,627.30	
				=		
				Directors window 6x3= 18 SF, Finance Window 6x3= 18 SF, HR Sidelight 3x5=15 SF, Deputy Window 3x5=15 SF		

Contractor's Price Proposal - Detail Continues..

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Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Window/Sidelights

51	08 81 23 23 0005	0278	MOD	For Glass Removal And Preparing Opening For New Glazing, Add	\$406.82
				Installation	
				Quantity	Unit Price
				33.00 x	10.72 x
					Factor =
					Total
					406.82
				remove directors window and install new	

Subtotal for Window/Sidelights **\$2,034.12**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Windows/Sidelights

52	08 12 13 13 0176		SF	4-3/4" Deep Sidelights, 16 Gauge Frame	\$4,552.46
				Installation	
				Quantity	Unit Price
				66.00 x	54.21 x
					Factor =
					Total
					4,114.54
				Demolition	
				34.00 x	11.20 x
					Factor =
					Total
					437.92
				6x3= 18 SF directors new window, 6x3 window finance, 3x5 window HR, 3x5 Window Deputy. Demo existing HR to move, Demo director existing for bigger	

Subtotal for Windows/Sidelights **\$4,552.46**

Proposal Total **\$48,964.42**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

LANG

CONSTRUCTORS INC.

To: City of Rochester Hills

Re: City of Rochester Hills Build Out

Attn:

October 24, 2024

We will furnish all, labor, material, equipment & insurance for the following scope of work:

1. Dir. Office

Demo wall
Remove existing window Construct
new partition walls to grid Insulate wall
abuts to training room Relocate and add
power/data
Cut in new 6'x3' window
Paint
Rubber base
Rework carpet tiles
Match ceiling height to existing

2. Deputy Office

Remove door / window – door for relocation
Install relocated door/window assembly from HR
Square off corner wall
Paint
Relocate Light switch

3. Training Room

Build new partition walls
Insulate new partition walls
Install door/frame from Office
Add power/data
Switching for lights
Add flex and supply
Paint
Rubber Base

4. Finance Area

Cut in new 6'x3' window opening
Install new window
Relocate data/power
Paint

5. HR Area

Remove door/window assembly for relocation
(3x5 window and 80" door)
Install new door/window assembly
Relocate power
Paint
Rubber base.

- Contractor responsible for coordination with facility
- Contractor to provide clean up daily
- Contractor to provide barricades and safety devices
- Carpet squares supplied by owner from attic stock
- Provide and install data outlets shown on sketches with home runs assumed at 100 feet
- This quote assumes that we can use local power and do not have to go all the way to the panels for home runs

Emily Lang
Project Manager