

MEMO 25-07

TO: Frank Schulte, City Administrator
FROM: James Kowalski, Director of Public Services *J.K.*
DATE: March 11, 2025
SUBJECT: Recommendation – Lake Front Park Old Concession Stand Building Renovation

During the Finance Committee meeting, a discussion was held regarding the proposed 2024/2025 construction projects. Included in discussion was the Lake Front Park old concession stand building renovation. The old concession stand currently is used to store small equipment and marina materials. The renovation will turn the space into a fully functional maintenance garage to store pickup trucks, mowers, and other equipment that normally stays out in the elements year-round.

On Tuesday, February 12, 2025, 8 bids were received.

In-Line Construction Inc.	\$264,309.51
Polymath Development	\$408,355.00
Holcomb Contracting	\$423,663.00
Usztan LLC	\$456,000.00
Advanced Building Group, LLC	\$527,005.00
Mullica Group, LLC	\$621,835.00
Quadrate	\$659,634.78
Allied Building Services	\$692,195.00

The low bidder was In-Line Construction in the amount of \$264,309.51. They have completed projects in neighboring cities with satisfactory results, and are qualified to perform this work.

Therefore, I am requesting Council approval of the Lake Front Park old concession stand building renovation to be completed by In-Line Construction Inc., 22120 Ryan Road, Warren, MI 48091 in the amount of \$264,309.51. I recommend a construction contingency in an amount not to exceed \$10,000.00 for any unforeseen problems should they arise. The total for this project will not exceed \$274,309.51.

This is a budgeted item included in 2024/2025 fiscal year budget available in the Municipal Improvements Parks and Recreation account no. 401-902-977.104 in the amount of \$166,667.00. Due to the higher bids received, this will require a budget amendment and transfer from account no. 594-000-692.000, Transfer from prior year Reserve Boat Dock Fund Balance into the Municipal Improvements Parks and Recreation account no. 401-902-977.104 in the amount of \$107,642.51.

I do not believe any benefit will accrue to the City by seeking further bids. Approved for Council Consideration:




Frank Schulte, City Administrator

3/12/25

Date

Fund Certification:

Account numbers and amounts have been verified as presented.



Steven Schmidt, Treasurer/Comptroller

3/12/25

Date

LFP Building Renovation
 February 12, 2025
 2:00 p.m.

COMPANY	SIGNED	BID BOND	BID AMOUNT	BID AMOUNT
Advanced Bldg Group LLC	✓	✓	\$ 527,005	Aff-water 18,600 Sanitary 9,030
Allied Bldg Svcs. Co of Detroit	✓	✓	\$ 692,195	No alt prices
Holcomb Contracting	✓	✓	\$ 423,663	water 9,000 Sanitary 6,000
In-Line Construction Inc	✓	✓	\$ 264,309.51	water 5,675 Sanitary 12,485
Mullica Group LLC	✓	✓	\$ 621,835	water 18,340 Sanitary 15,260
Polymath Development	✓	✓	\$ 408,355	water 5,500 Sanitary 10,750
Usztan LLC	✓	✓	\$ 456,000	water 11,000 Sanitary 16,000
Quadrat	✓	✓	\$ 659,634.78	water 9,500 Sanitary 13,590

Signed: (All Present)

[Signature]

[Signature]

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[Signature]

Elis Cagle

[Signature]

In-Line



Construction

22120 Ryan Road
Warren, MI 48091
(586) 755-3211
Fax (586) 755-4272

March 11, 2025

City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE: Lake Front Park Building Renovation
23000 Jefferson Ave., St. Clair Shores, MI 48080

Lake Front Park Building Renovation

Blueprint Date: 1/15/25

Addenda Number 1 dated 2/4/25

Post Bid Addenda Number 1 dated 3/10/25

Clarifications:

- There is a 6 – 8-week lead time on all doors and hardware.
- There is a 4–7-week lead time for overhead doors.
- There is a 3-week lead time on trusses.
- Included in our bid is blown in insulation for the attic.
- If asphalt replacement is necessary after sewer and sanitary work in Alternate Bid, 100 SF asphalt patch will be an additional cost of \$1,960.00.
- Our bonding amount does not include the \$65,000.00 Owner Directed Contingency. If bonding is required for additional work, there will be an additional 5.5% rate.
- HVAC – We will eliminate the ductwork going to the furnace and storage room.
 - We are eliminating the ERV Unit.
 - We are moving the ductwork into the attic.
 - We will be using metal ductwork with R8 insulation on the inside of the ductwork.
 - No fire dampers are included in our bid.
 - The office door and the breakroom door will require a ¾" undercut to eliminate the return ventilation.
 - If we eliminate the heater in the garage this will reduce the cost by \$3,000.00.
- Electrical – We removed 4 gooseneck exterior lights and removed 3 interior wall plug receptacles.
- Plumbing - We removed 2 cleanouts and removed the stainless-steel rim covers for the mop sink. The hot water heater tank was replaced with a tankless water heater.
- Tree removal and support was eliminated.
- Removed 4 bollards.
- Removed 1 overhead garage door and hardware .
- Removed concrete approach to the garage door that was eliminated.
- Eliminated drop ceilings and replaced with hard drywall ceilings.
- Include ridged insulation on the outside of the existing and new exterior walls behind the siding.
- The new siding product is PLYGEM Mastic.
- Replaced roof sheathing with 5/8" OSB and wall sheathing with ½" OSB.
- We did not remove the existing roof sheathing.

In-Line



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- Changed half glass windows in doors to side vision lite in doors.
- Bid includes commercial grade vinyl windows.
- Stoops – We have included the removal of 2 stoops on the existing doors, confirmation from St. Clair Shores may be necessary.

Exclusions:

- Bid does not include sub-grade items not identified in drawings or specifications that are encountered such as, below grade structures and unsuitable or contaminated soils. These items will be at an additional cost to the owners.
- Bid is based on non-union forces. In-Line Construction, Inc. cannot be held responsible for union-related delays.
- Due to unpredictable rising costs associated with tariffs, In-Line Construction can only hold our prices to 4-1-25 and cannot be held responsible for cost increases due to tariffs.
- Due to discrepancies in the blueprint, we did not include the Floor Shield coating on the concrete floor. We have a bid cost if you request it.

If you have any questions, please contact us.

Thank you for your consideration,

Robert A. Chapman

President

Cell: 586-899-3970

Scope of Work Description	unit cost	units	label	
Division 01 - General Conditions				\$ 1,336.00
Dumpster				\$ -
Permit				\$ 650.00
Construction Signs				\$ -
Temp Fencing				\$ -
Temp Bathroom				\$ 686.00
Division 02 - Demolition				\$ 10,683.00
Demolition (Brick)				\$ -
Demolition (Roof)				\$ 2,862.00
Demolition (Soffit)				\$ 954.00
Demolition (Drywall and drop ceiling)				\$ 608.00
Demolition (Concrete)				\$ 3,609.00
Asbestos Abatement				\$ 2,650.00
Division 03 - Construction				\$ 110,932.32
Block Work Material Only				\$ 4,440.00
Block Work Labor Only				\$ 8,000.00
Siding (Labor) including all aluminum trim				\$ 7,417.00
Siding (Material)				\$ 10,900.00
Roofing (Labor)				\$ 6,363.00
Roofing (Material) Wimsatt				\$ 5,252.00
Gutters (L&M) With Splash Blocks				\$ 1,334.00
Windows - Vinyl (Material)		2		\$ 820.00
Windows with trim (Labor)				\$ 477.00
Doors (Rayhaven) Doors & Hardware (Material only)				\$ 17,495.00
Doors Labor				\$ 4,683.00
Overhead Doors - Pioneer Door (L&M)		2		\$ 3,523.92
Lumber Package (Material)				\$ 10,565.80
Interior Walls (2x4 framing) Labor				\$ 954.00
Plywood - Interior (Labor)				\$ 1,335.60
Frame Garage (labor for exterior walls, trusses & OSB)				\$ 7,155.00
Overhangs (L&M)				\$ 954.00
Drywall (Hang and Finish)				\$ 5,600.00
Floor Base (Material) w/glue				\$ 650.00
Floor Base (Labor)				\$ 848.00
Floor Shield				
5/4" furring exterior walls, rigid insulation & plywood				\$ 3,975.00
Insulation - Walls (Material)				\$ 1,312.00
Insulation - Walls (Labor)				\$ 636.00
Insulation Attic (Attic Pro L&M) R-38 Blown-in				\$ 4,378.00
Fire extinguisher cabinet and extinguisher (L&M)				\$ 1,294.00
Attic Hatch (Material)				\$ 500.00
Attic Hatch (Labor)				\$ 70.00
Division 04 - Painting				\$ 8,500.00
Painting - Detroit Spectrum Painting				\$ 8,500.00
Division 05 - Site Work				40,704.32
Concrete Floor 6" (L&M)				\$ 13,163.07
Concrete Footing (L&M)				\$ 8,877.00
Concrete stoops (frost footing)				\$ 1,878.00
Concrete Exterior Flat Work				\$ 9,164.25
Bollard w/sleeves & Sonatube (Material)		4		\$ 772.00
Bollard Labor 12" Sonatube with 6" bollard		4		\$ 1,850.00
Soil Testing (Hastings)				\$ 5,000.00

In-Line Construction, Inc.
22120 Ryan Road, Warren, MI 48091

Grosse Pointe Woods
Lake Front Park Renovation

Site Restoration - To be done by City				\$	-
Division 06 - Toilet Accessories				\$	1,654.00
Restroom Accessories (Material)				\$	1,230.00
Installation of Accessories (Labor)				\$	424.00
Division 07 - Plumbing				\$	14,442.00
Plumbing (International Plumbing)				\$	11,450.00
Saw cut remove and replace Conrete and foundation penetration				\$	2,842.00
Stainless and mop hanger for sink (L&M)				\$	150.00
Division 08 - HVAC				\$	16,200.00
New exhaust fan				\$	500.00
HVAC - (Empire Heating and Cooling)				\$	15,700.00
Division 09 - Electrical				\$	22,740.00
Electrical (Slynn Electric)				\$	22,540.00
Wiring For Electric Fan				\$	200.00
Building Cost Sub-Total				\$	227,191.64
TOTALS				\$	227,191.64
				Sub-Total	\$ 227,191.64
				Supervision	1.50% \$ 3,407.87
				Profit & Overhead	12.00% \$ 27,263.00
				Bonding	\$ 6,447.00
					\$ 264,309.51