



Hamburg Township Public Safety Department

PO BOX 157 • HAMBURG, MICHIGAN 48139
PHONE: (810) 231-9391 • FAX: (810) 231-9401
EMAIL: HATP@hamburg.mi.us

RICHARD DUFFANY, DIRECTOR OF PUBLIC SAFETY



TO: Hamburg Township Board
FROM: Chief Richard Duffany
DATE: July 27, 2023
RE: Agenda Item Topic: **Fire Station 11 Interior Renovation**

General Ledger #: **206-000.000-930.003**

Number of Supporting Documents: **3**

NEW/OLD BUSINESS: **XXX** New Business

_____ Old Business – Previous Agenda #:

Requested Board Action

- Motion to approve the hiring of Vantage Construction Company of Brighton to complete the Station 11 interior work, as outlined in their quote, at a price of \$141,509.00.

Background Information

As outlined to the Board previously, one of the major goals for this fiscal year is to completely refurbish the interior of Station 11. Station 11 was built in 1985 and in the past 38 years there has been minor upkeep projects performed within Station 11, however, the interior of the building is in need of a complete renovation in order to maintain the building as a safe and functional Fire Station for decades to come. As a result of a review last year of the department's long-term capital expenditure forecast, and significant amendments to that forecast, the department is in a unique financial position this fiscal year to proceed with this once in a generation project without adversely affecting the fiscal year budget or long-term financial forecast.

As also explained to the Board at the last Township Board meeting held on July 18, 2023, the renovation project has been broken up into three distinct parts: the apparatus bay floors, the training/EOC room and the interior crew/work areas. At the last meeting, the Board approved the hiring of contractors to perform the work in the apparatus bay area and the training/EOC room.

Due to the estimated cost, a Request for Proposal (RFP) was sent out seeking bids to perform the renovation work for the interior crew/work areas. This work includes the following:

- Repainting the entire interior of the building
- Replacing floors in all rooms (except bays and training room)
- Upgrading ceramic tile in locker rooms
- Upgrading ceramic tile in public restrooms
- Upgrading electric/lighting in dayroom



Hamburg Township Public Safety Department

PO BOX 157 • HAMBURG, MICHIGAN 48139
PHONE: (810) 231-9391 • FAX: (810) 231-9401

EMAIL: HATP@hamburg.mi.us

RICHARD DUFFANY, DIRECTOR OF PUBLIC SAFETY



- Upgrading electric/lighting in sleeping quarters
- Completely remodeling the dispatch room
- Replacing kitchen cabinets and counter tops
- Adding cabinets/counters to one of the hallways and the training room
- Replacing the sink, cabinet and counters in the training room
- Completely renovating showers

Three contractors submitted bids for the job. Listed below are the three contractors, along with their bid:

1. Vantage Construction Company
209 W. Main St, Suite 102
Brighton, MI 48116
Quote: \$141,509.00
2. GMK Construction Co., LLC
5189 Leland
Brighton, MI 48116
Quote: \$148,572.00
3. Dennis Wilkinson Building, LLC
307 Byron Rd
Howell, MI 48843
Quote: \$282,948.00

It is my recommendation that Vantage Construction Company of Brighton be awarded the contract to complete the Station 11 interior work, as outlined in their quote, as they provided the lowest bid.

Budget Impact

The cost for this project has been included in the adopted FY 23/24 budget and will not adversely impact the budget.

Respectfully,

Chief Richard Duffany
Director of Public Safety

Vantage Construction Company

Custom Builder and Remodeling Contractor

209 West Main suite 102
Brighton, MI 48116
810-533-5014



Hamburg Township Fire Station #11 Renovation Proposal

Attention Jeffery Newton
10405 Merrill Road
Hamburg, MI 4819

7/24/2023

Scope	Breakdown	Description of work
1 Proposal based on Specifications Provided	Included	The scope is detailed in the specifications you provided us with to remodel the living quarters, office spaces, hallways, restrooms, kitchen areas, locker rooms and training facilities.
2 Permits	Included	We will get a permit for the electrical work from the Livingston County Building Department. If a building permit and stamped plans are required we will treat as a change order.
3 Demolition	\$5,850	We will remove and haul away the plumbing fixtures in all areas listed with the exception of the wall hung sinks in the public bathrooms. The toilets and shower controls will be put back after the flooring is completed. All of the ceramic tile will be removed in the bathrooms and the showers, the countertops, and mirrors in the women's, men's bathrooms will be disposed of in a dumpster we provide.
4 Electrical	\$18,643	Make changes in each area per specs provided. Split lighting into 2 zones in the Day room. The 2'x 4' fixtures will be upgraded to 6" LED recessed trims in the sitting area. There will be 4 per bedroom and in the dispatch room it will have 5 new LED recessed trims. Move/add switches and outlets per cabinet plans at kitchen, coffee area and dispatch. Includes other light fixtures in showers and other areas as discussed at the walk-thru.
5 Ceramic Tile	\$29,400	Provide and install American Olean Waterwood "Natural Oak" (8" x 40") floor tile in the men's and women's locker rooms. Install (24" x 12") "Jet Stone" porcelain tile by American Olean on the shower walls in both men's and women's locker rooms (Same look as the Hamburg Township Offices public bathrooms). The shower floors will have 2" x 2" tile. This quote is for going over the existing tile and acid washing prior to installing new tile. If all tile is to be removed it would add \$5160.
6 Plumbing Fixtures and Labor	\$7,345	New sinks and faucets will be provided for the 3 vanities in the locker rooms and the for the new coffee area and the kitchen sink which will also have a new garbage disposal. The sinks are included in the c-top proposal. Re-install the existing toilets and shower trims (same labor price if new fixtures are added instead of re-installing old fixtures). There is a \$1350 allowance for the disposal, and for the 5 new faucets included in the \$7345.

Vantage Construction Company

Custom Builder and Remodeling Contractor

209 West Main suite 102
Brighton, MI 48116
810-533-5014



Hamburg Township Fire Station #11 Renovation Proposal

Attention Jeffery Newton
10405 Merrill Road
Hamburg, MI 48119

7/24/2023

Scope	Breakdown	Description of work
7 Miscellaneous Carpentry and cabinet installation Labor	\$8,058	A curtain wall will be built to hide the HVAC equipment's and the ductwork will be extended with a new register cover in the exercise room. Extend the suspended ceiling to the curtain wall. Remove and replace the stall partitions to facilitate tile floor installation. Install cabinets, trims, and hardware.
8 Painting	\$17,940	All of the walls except for the training room will receive 2 coats of a high quality eggshell paint and the steel doors and steel widow frames will receive 2 coats of semi-gloss paint. The training room ceiling will be painted white (pads and grid). The current hanging light fixtures in the weight room will be raised and the open ceiling will be sprayed black.
9 Luxury Vinyl Plank Flooring	\$23,225	Provide and install Shaw brand "In The Grain" 20 mill LVP tile in the entry, hall, storage, front office, back office and kitchen. Install new cove base.
10 Carpet Squares	\$7,769	Engineered floors by Pentz (Shaw) Techtronic style 24" x 24" carpet squares will be installed in the lounge and both bedrooms. Install new cove base.
11 Suspended ceiling in Dispatch Room	\$1,000	Replace the ceiling in the dispatch room. Repair grid and tiles in bedrooms.
12 Cabinets and Quartz C-Tops	\$21,879	Provide cabinets (\$11,604) and quartz c-tops (\$10,275) from "Cabinets For You" in Brighton. See attached plans and descriptions for both. Includes new ledges in the dispatch room.
13 Final Cleaning	\$400	Clean the ceramic floors and walls, remove labels from new fixtures, clean the bathrooms ready for the public use.
14 Insurance	Included	Vantage and all subcontractors carry General Liability and Workmen's Comp.
Total	\$141,509	

Thank you for the opportunity of preparing this information for your
Feel free to call me if you have any questions.

Brian Parsons
Vantage Construction Co.

Vantage Construction Company
Custom Builder and Remodeling Contractor

209 West Main suite 102
Brighton, MI 48116
810-533-5014



Hamburg Township Fire Station #11 Renovation Proposal

Attention Jeffery Newton
10405 Merrill Road
Hamburg, MI 4819

7/24/2023

Scope	Breakdown	Description of work
Cell: 810-533-5014 brianparsons74@gmail.com		

GMK Construction Company, L.L.C.

5189 Leland
Brighton, MI 48116

Phone: (586) 776-7101

Mr. Jeffrey Newton
Deputy Director
Hamburg Twp. Fire Dept.
10100 Veterans Memorial Dr.
Hamburg, MI 48139

July 24, 2023

Dear Mr. Newton,

Following is the scope of work and pricing for the renovation of Station #11 located at 3666 E. M36 in Pinckney, MI. Pricing based on scope of work issued 6.23.2023 and walk -thru on 6.12.2023.

Millwork

- Remove existing cabinets and counters in Kitchen/ Day Room and Training Room, counters and sills in Dispatch Office, counters in Locker Rooms.
- Provide and install new custom laminate cabinets and mid-level Quartz counters to match existing configuration in Kitchen/ Day Room, add base cabinet where dishwasher exists, new mid-level Quartz window sills in Dispatch Office, 6' of new laminate base cabinets and mid-level Quartz countertops in Hallway, new laminate cabinets and Quartz countertop in Training Room at current location and add 6' of laminate base cabinets and Quartz counter. Include space for new undercounter refrigerator and microwave shelf. Appliances by others.

- Millwork contractor to provide one Kitchen 50/50 undermount bowl and three oval bowls.

Plumbing

- F&I disposer and faucet in Kitchen/ Day Room.
- Remove all toilets and floor mounted plumbing fixtures for floor finish demo, reinstall at completion of new finishes.
- Install single undermount sink with faucet at Training Room.
- Demo shower wall plumbing fixtures in both Locker Rooms and Lav sinks. Provide and install faucets for bowls provided by millwork contractor.

Electrical

- Split lighting into 2 zones, replacing (4) 2x4 fixtures with recessed can lights in Lounge Area and fluorescent fixtures remaining in serving area of Kitchen/ Day Room.
- Provide switch and outlet to serve new disposal in Kitchen/ Day Room.
- All power to be surface mounted in paintable wall mold.
- Remove existing 2 x 4 light fixtures in (2) Bedrooms with 6" can lights with dimmable switch.
- Install switch and circuit to new LED light in new Storage Room.
- Provide (2) 110v. outlets in new partition separating new Storage and Bedroom.
- Remove 2x4 light fixtures in Bedroom side and provide recessed can light fixtures on dimmable switch.
- Remove existing light fixtures and provide new recessed can lighting in Dispatch Office.
- Install new LED light fixtures in new drop ceiling in Exercise Room.
- Provide power for microwave, refrigerator and (2) 110v. outlets in Training Room.
- Install LED fixture in Utility Room.

- Replace (4) existing lights in Mens Locker Room, (1) in Womens Locker Room and (1) in Utility Room. Fixture TBD. Fixture allowance of \$150.00 per fixture included. No ceiling repairs are included. Depending on fixture chosen, ceiling demo and repair, if required, will be priced separately.

Painting

- Paint Kitchen/ Day Room, (2) Bedrooms, new drywall partition and block walls at Bedroom/ Storage, Dispatch Office, Office outside (2) Bedrooms, Hallway's.
- Exercise Room: Paint block walls from floor to drop ceiling height throughout, paint from drop ceiling height to deck where open to deck, paint exposed deck and all mechanical and electrical equipment in open area.
- Paint exposed block walls in (2) Locker Rooms and Utility Closet.
- Paint (1) new H.M. door frame and stain new oak door at Storage Room.

Flooring/ Ceramic Tile

- Remove ceramic tile and base in (2) bathrooms and (2) Locker Rooms, include removal and replacement of wall tile in shower areas, provide and install new ceramic tile where existing, samples to be submitted to customer for approval.

Flooring/ LVT/ Carpet

- Kitchen/ Day Room: Due to existing tile being discontinued, propose to remove and replace existing and install new. Remove and replace existing carpet, install new vinyl base.
- (2) Bedrooms: Remove and replace existing carpet and vinyl base.
- Bedroom/ Storage: Remove existing vinyl flooring on Bedroom side and install new carpet and vinyl base. Storage: Remove vinyl flooring and base, install new to match hallway.
- Dispatch and New Office outside Bedrooms: Remove existing vinyl flooring and base and install new to match Hallway.

- Remove and replace vinyl tile and base throughout Hallways and Utility Closet.
- Carpet tile not to exceed \$18.00 per SY.
- Shaw standard LVT not to exceed \$ 2.50 SF.

Carpentry/ Drywall

- Construct metal stud and drywall partition to separate new Bedroom from Storage from floor to existing ceiling grid. Insulate new wall. Tape and finish drywall where ready for paint.
- Cut opening in existing framed partition to accommodate new 3' x 7' oak door and H.M. frame into new Storage Room. Include entrance lever lockset.
- Remove existing ceiling tile in Bedroom/ Storage. Install new 2x2 flat ceiling tile.
- Demo ceiling grid and tile in Dispatch Office. Provide new 2 x 2 ceiling grid and flat tile. Demo all cabinets and countertops.
- Exercise Room: remove existing ceiling grid and tile. Construct new metal stud and drywall bulkhead from deck to 4" below grid line to enclose ductwork. Tape and finish drywall. Install new 2 x 2 grid and flat tile where existing to cover existing ductwork.
- Remove and reinstall toilet partitions in (2) Locker Rooms to accommodate new floor finishes.
- Training Room: furnish and install new 2x2 flat ceiling tile, grid remains.

General Conditions/ Miscellaneous

- Supervision
- Cartage of all materials to jobsite
- (3) 30 yard dumpsters
- Portable Restroom for duration of project
- Remove (1) existing window in new Bedroom. Provide and install new egress window to be 24" x 84". Provide Ramco TB-2500 egress with fixed window above. Operable panel 24" x 45", no screen. Jambs ripped to allow DLO width is 21 3/4".

- Remove and replace (2) existing mirrors in Locker Rooms to be taped and glued to wall.

Notes:

- No plans or permit and plan review fee's are included.
- Customer to advise if permits and plans will be provided or required.
- All work performed during normal business hours.
- Work to be performed within one Phase.
- No furniture moving is included.

Total Cost for All Work Outlined Above..... \$ 148,472.00

Alternate: Unit price to paint existing metal door frames....\$ 100.00 ea.

Breakdown:

Millwork.....	\$ 26,500.00
Plumbing.....	\$ 5,962.00
Electrical.....	\$ 13,750.00
Painting.....	\$ 6,440.00
Flooring/ Ceramic Tile.....	\$ 29,590.00
Flooring/ Carpet/ Vinyl Tile.....	\$ 25,640.00
Carpentry/ Drywall/ General Conditions and Misc.....	\$ 40,590.00

Total.....\$ 148,472.00

Thank-you for the opportunity to provide this proposal.

Sincerely,

Gregory Kenger
GMK Construction Co., LLC.

Dennis Wilkinson Building, LLC

307 Byron Rd.
Howell, MI 48843

Estimate

Date	Estimate #
7/21/2023	187

Name / Address
Hamburg Township Fire Dept. 3666 M-36 Pinckney, MI 48169 ATTN: Jeff Newton

			Project
			Station 11- Remodel ...
Description	Qty	Rate	Total
Hamburg Township Fire Department - Station 11			
Estimate: Remodel Multiple Area's			
Kitchen and Day Room		34,140.00	34,140.00
Existing Bedrooms		8,520.00	8,520.00
Office to Bed and New Storage		11,520.00	11,520.00
Dispatch		8,520.00	8,520.00
New Office		4,920.00	4,920.00
Bathrooms - 2		13,800.00	13,800.00
Hallways		15,200.00	15,200.00
Exercise Room		15,400.00	15,400.00
Training Room		76,128.00	76,128.00
Men's Locker Room		53,520.00	53,520.00
Women's Locker Room		36,240.00	36,240.00
Utility Closet		5,040.00	5,040.00
Questions or concerns, Please call Dennis Wilkinson @ 517-404-0637			
Thank you for your business.		Total	\$282,948.00