



February 28, 2024

Melissa Marsh  
City Manager  
City of Madison Heights  
300 W 13 Mile Rd.  
Madison Heights, MI 48071

**RE: Madison Heights PD Women's Locker Room Expansion Proposal**

Dear Melissa:

Frank Rewold & Sons Inc. is pleased to present our proposal for the Madison Heights PD Women's Locker Room Expansion at 280 W 13 Mile Rd in Madison Heights Michigan. This proposal is based on the PIA drawings dated 10/27/2023 and as described in our attached Work Scopes.

Our proposed cost for the building renovation and our services is **\$239,082.00**.

Please review the attached Madison Heights PD Women's Locker Room Expansion Proposal breakdown. Our proposal is based on utilizing the Oakland County Annual CM contract for all services and rates. Also, included in our Proposal is a 10% contingency to be used for any project unknowns. Separate from the 10% contingency are several allowances including floor patch, touch up paint, concrete coring or cutting, roofing, and ceiling or wall patch. Our proposal is based on the work being completed separately from the other projects performed for the city. The costs associated with the Architectural and MEP engineering and design services are included in the "Preconstruction Services" costs.

Based on our meeting conducted 2/21/2024 we also have included several options for your review and consideration. Please initial any alternate to be incorporated into the project.

1. Existing lay in ceilings, lights & HVAC diffusers to remain- Deduct of \$12,885 Accepted MM
- ~~2. Existing Flooring (VCT) to remain in current locker room- Deduct of \$1,214 Accepted MM~~
- ✓3. Removal of all work related to the added shower- Deduct of \$19,271 Accepted MM
- ~~4. Installation of 20 laminate lockers to match Fire Station #2 - Add of \$13,829 Accepted MM~~
5. Installation of all new metal lockers (28) - Add of \$3,378 Accepted MM

Some items that are not included at this time are hazardous material studies or abatement, builder's risk insurance (can be provided if required), cost of any permits or fees, any third party inspection fees.





If acceptable, please sign below and return a copy to my attention. Please contact me on my cell phone at 586-623-1162 with questions.

Sincerely,  
**FRANK REWOLD & SONS INC.**

A handwritten signature in black ink, appearing to read "Joe Lucci".

Joe Lucci  
Project Manager

CC: Mike Gagnon- Frank Rewold & Sons

Accepted By:

**City of Madison Heights**

A handwritten signature in black ink, appearing to read "Melissa Marsh".  
Melissa Marsh, City Manager

Dated: March 1, 2024 \*

\* Pending City Council approval  
on March 11, 2024.



**Frank Rewold Sons, Inc.**

[illegible]



## **Madison heights PD Women's Locker Room Expansion Scopes**

### **Demolition**

#### **Locker Room**

- Remove existing VWC on 3 walls of existing kitchen
- Remove existing VWC on corridor wall
- Remove existing door and frame
- Provide new wall opening
- Remove ceilings and light fixtures where shown
- Remove flooring and base where shown including grinding following floor removal.
- Remove existing exterior window and provide temp opening enclosure
- Remove existing millwork
- Remove existing gyp board at shower area
- Locker removal by others
- Mechanical demo by others
- Electrical demo by others

Alternate – To delete removal of existing ceilings and light fixtures in the existing shower/locker room and new locker room, except at new shower

Alternate – To delete removal of existing flooring in existing shower/locker room except at new ceramic tile floor

Alternate – To delete removal of gyp board at shower area

#### **Kitchen**

- Remove and salvage bulletin boards
- Remove existing VWC on kitchenette wall
- Remove existing door and frame
- Provide new wall opening
- Mechanical demo by others
- Electrical demo by others

### **Masonry**

#### **Locker Room**

- Block in window opening. Need new brick to match existing.
- Block in removed fan opening. Need new brick to match existing.
- Remove temp opening covers provided by others

Alternate – To delete blocking in window.

Kitchen - NA



## **Carpentry**

### **Locker Room**

- Provide new shower ceiling
- Provide new lay-in ceilings
- Provide new shower walls
- Provide new paper towel dispenser and trash
- Provide new shower curtain and new shower seat
- Patch drywall at new arch opening
- Provide new cement board at shower area
- Patch drywall at relocated t-stat
- Infill existing door opening
- Demolition by others

Alternate – To delete new ceilings in the existing shower/locker room and new locker room except at new shower area

Alternate – To delete new shower ceiling

Alternate – To delete cement board at shower area

### **Kitchen**

- Patch drywall at new arch opening
- Provide new kitchen cabinets
- Patch drywall at relocated t-stat
- Infill existing door opening
- Demolition by others

## **Hard Tile**

### **Locker Room**

- Provide wall and floor tile where shown.
- Provide new thresholds where shown.
- Provide waterproofing
- Provide prep of new cement board for tile installation

Kitchen - NA

## **Flooring**

### **Locker Room**

- Provide new VCT and base where shown

Alternate – To delete new flooring in the existing shower/locker room area

### **Kitchen**

- Patch floor at new door opening
- Provide new base on kitchen cabinets.



## **Painting**

### **Locker Room**

- Paint all walls within existing toilet room, existing locker / shower room, and new locker room
- Paint entire corridor wall from corner to corner at door opening closure (wall covering?)
- Paint new shower drywall ceiling
- Prep and paint walls after removal of VWC – see demo

Alternate – To delete painting of new drywall ceiling

### **Kitchen**

- Paint walls and jambs at new door opening
- Paint one wall of Briefing Room and two walls of Storage Room
- Prep and paint walls after removal of VWC – see demo

## **Lockers**

### **Locker Room**

- Remove and reinstall (x) existing lockers
- Provide (16) new metal lockers to match existing.

Alternate – To provide (20) Ideal 200 A-2 Series (24" x 24") laminate lockers in lieu of relocating and adding metal lockers (demo of existing lockers still included)

Alternate – To leave existing lockers in place

Alternate – To leave existing lockers in place and provide 28 new metal lockers to match existing

Kitchen - NA

## **Plumbing**

### **Locker Room**

- Cut and cap existing breakroom sink
- Provide new sanitary and water piping as needed for new shower
- Provide new shower faucet
- Shower seat, etc. by others

Alternate – To delete all shower work

### **Kitchen**

- Provide new sanitary and water piping as needed for new sink
- Provide new sink, faucet and disposal
- Provide new water for refrigerator
- Install and hook up new dishwasher provided by others

Alternate – To delete new water for refrigerator



## **HVAC**

### **Locker Room**

- Remove and replace diffusers as shown, including ductwork
- Remove and replace existing exhaust fan
- Remove existing wall mounted fan
- Relocate (1) thermostat as shown
- Provide all new exhaust ductwork and grilles

Alternate – To leave existing diffusers as is

### **Kitchen**

- Remove and replace diffusers as shown, including ductwork
- Relocate (1) thermostat as shown
- Add new roof fan, duct, and grille

Alternate – To leave existing diffusers as is

## **Electrical**

### **Locker Room**

- Disconnect existing exhaust fans (2)
- Reconnect (1) exhaust fan
- Provide disconnect of existing light fixtures for removal by others
- Provide new light fixtures as shown
- Provide (1) new shower light
- Provide new switching for light fixtures
- Provide new emergency lights
- Provide (1) outlet for (28) lockers

Alternate – To keep existing fixtures in the shower/locker room and new locker room in lieu of new fixtures

Alternate – To delete the new above counter light fixture in the toilet room

Alternate – To delete 8 locker outlets

Alternate - To delete the other 20 locker outlets

Alternate – To delete shower light

### **Kitchen**

- Provide disconnect of power in wall to be removed
- Provide new power for new exhaust fan
- Provide new kitchen power
- Provide new under cabinet lighting
- Provide new switching
- Provide power and switch for new garbage disposal

