

Matthew McDaniel, CPA, Assistant Superintendent of Business Operations

52585 Dequindre Road, Rochester, Michigan 48307 | Phone: 248-726-3000 | www.rochester.k12.mi.us

Memorandum of Recommendation
August 18, 2025

TO: Nicholas A. Russo, Superintendent

FROM: Matthew McDaniel, Assistant Superintendent for Business Operations

RE: **Recommendation for Approval of Cooling Tower Refurbishment Project**

The district advertised a Request for Proposals for the Cooling Tower Refurbishment project on July 24, 2025, in the local publication, the Rochester Post, and posted RFP documents on the Purchasing pages of the district's website, Sigma, and BidNet Direct. The district received three (3) responses for one (1) category of construction trade on the due date. A public reading of bids received was conducted on August 7, 2025 at 2:00pm.

The scope of this project is to refurbish the existing cooling towers at the 7 buildings that utilize cooling towers as the source of cooling for those buildings. The existing cooling towers are well past their useful life and are failing. For several of the units, replacement parts are no longer available. The major components of the cooling towers can be replaced at a fraction of the cost of completely replacing the entire cooling tower unit. The refurbished units will be much more reliable and energy efficient than the current units.

Bids were reviewed and evaluated by a team from Frank Rewold and Son Inc., and by Pete Muscio, Director of Capital Projects for Rochester Community Schools. All of the accepted bids were found to be initially compliant with the required specifications per the detail in the bid summary. The bids were analyzed on bid content, completeness, inclusion of required submittals, and compliance with required specifications. Interviews and evaluations were conducted according to the attached documentation and recommendation submitted by Mike Gagnon of Frank Rewold & Son which was reviewed by Peter Muscio and Jennifer Fickel, Purchasing Supervisor.

The source of funding is the Sinking Fund.

Based on this information, we recommend **THAT the Board of Education award the following contracts to:**

Category:	Vendor:	Amount:
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A – Mechanical	Systemp Corp.	\$369,071
		\$369,071

for a contract sum of \$369,071.00, and we recommend THAT the Board of Education approve the Allowances and CM Fees as detailed in the attached analysis, in the amount of \$141,333.00, for a Total of Current Recommendation Costs for August 18, 2025 in the amount of \$510,404.00.



August 12, 2025

Mr. Matthew McDaniel
Assistant Superintendent of Business Operations/FOIA Coordinator
Rochester Community Schools
52585 Dequindre
Rochester Hills, MI 48307

RE: Award Recommendation for BP 48 RCS Cooling Tower Refurbishment

Dear Mr. McDaniel:

Frank Rewold and Son Inc. accepted bids for BP 48 RCS Cooling Tower Refurbishment project on August 7, 2025 at 2:00 p.m. This project was publically advertised in the local newspaper and the state of Michigan bid website as required. A public bid opening was held on August 7, 2025 at 2:00 p.m., and all bids were sealed upon delivery, publically opened, and read aloud.

All bids were recorded on the attached *Bid Opening Summary*. A total of 3 bids were received for the 1 bid category on this project. Frank Rewold and Son Inc. interviewed the lowest qualified bidder and based on the interview, recommends the attached contract award.

Please contact me at (248) 618-0220 if you have any questions about these recommendations.

Sincerely,

FRANK REWOLD AND SON INC.

Mike Gagnon
Project Executive

c: Jennifer Fickel, RCS
Pete Muscio, RCS

Attachments

Contract Recommendations		Subtotals	Totals
<u>Bid Package A - Mechanical</u>			
Systemp Corp	Base Bid	\$ 369,071	
3355 Bald Mountain Road			
Auburn Hills, MI 48326			
	Performance and Labor Bond	Included	
	Contract Recommendation		\$ 369,071
	Total Contract Recommendations		\$ 369,071
Other Project Costs		Subtotals	Totals
	<u>Allowances</u>		
	General Contingency 10%	\$ 36,907	
	Unknown Repairs Allowance	\$ 50,000	
	Permits and Fees	NA	
	Allowance Subtotal		\$ 86,907
	CM General Conditions and Staff		44,880
	CM Fee (1.5%)		7,513
	CM Liability Insurance (0.4%)		2,033
	CM Bond (1.3% Bid Packs)		NA
	Total Other Project Costs		\$ 141,333
Total All Project Costs			\$ 510,404

Category No. : **A**
Project: **11509 - RCS Cooling Tower Refurbishment**
Bid Category/Description: **Mechanical**

Bids Due:	8/7/2025
Bids Opened:	8/7/2025

Company	Base Bid	PLM Bond	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Systemp Corp.	\$369,070.65	Included in Base Bid	☒	☒	☒	
Tower Service and Supply	\$386,455	\$11,500	☒	☒	☒	
Macomb Mechanical	\$390,404	\$5,490	☒	☒	☒	
			☐	☐	☐	
			☐	☐	☐	
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			☐	☐	☐	
			☐	☐	☐	
			☐	☐	☐	
Apparent Low Bidder:	\$369,070.65					

Company Name: Systemp Corp.
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jennifer Fickel**