ROCHESTER COMMUNITY SCHOOLS
PRIDE IN EXCELLENCE

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
November 17, 2025

TO: Nicholas A. Russo, Superintendent

FROM: Matthew McDaniel, Assistant Superintendent for Business Operations

RE: **Recommendation for Approval of West Middle School Heat Pumps**

The district advertised a Request for Proposals for the West Middle School Heat Pumps project on October 2, 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 on October 7, 2025. The district received eight (8) responses for two (2) categories of construction trade on the due date. A public reading of bids received was conducted on October 21, 2025 at 2:00pm.

This request is to fund the cost to replace 78 heat pump units at West Middle School. The heat pumps provide air supply to all areas of the building, except the Main Office area that is served by a roof top unit that was installed during the Bond in 2018. The scope of the project entails removing and replacing 78 existing heat pumps that are past their useful life and are no longer performing as designed. In addition to performance issues, repair parts are no longer available so repairs can no longer be made in order to keep the units operational. The new heat pumps will provide better comfort and will be more energy efficient than the existing units that are 20 years old. Scope includes modifications to the building automation control system as well as air and water balancing of the system.

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:**
A – HVAC	Goyette Mechanical	$448,512
B – Electrical	EL Electrical Contracting	$90,800
Owner Consultant – Testing and Balancing	Enviro-Aire, Inc.	$104,000
Owner Consultant – Commissioning	JMK Engineering, Inc.	$45,000
		$688,312

for a contract sum of $688,312.00, and we recommend THAT the Board of Education approve the Allowances and CM Fees as detailed in the attached analysis, in the amount of $211,911.00, for a Total of Current Recommendation Costs for November 17, 2025 in the amount of $900,223.00.

FRANK REWOLD AND SON INC.

303 East Third St. • Rochester, MI 48307
(248) 651-7242 • Fax (248) 651-5174
www.frankrewold.com

ROCHESTER COMMUNITY SCHOOLS
PRIDE IN EXCELLENCE

October 30, 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 47 West Middle School Heat Pumps

Dear Mr. McDaniel:

Frank Rewold and Son Inc. accepted bids for BP 47 West Middle School Heat Pumps project on October 21, 2025 at 2:00 p.m. This project was publicly advertised in the local newspaper and the state of Michigan bid website as required. A public bid opening was held on October 21, 2025 at 2:00 p.m., and all bids were sealed upon delivery, publicly opened, and read aloud.

All bids were recorded on the attached *Bid Opening Summary*. A total of 8 bids were received for the 2 bid categories on this project. Frank Rewold and Son Inc. interviewed the lowest qualified bidders and based on the interviews, recommends the attached contract awards.

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
Bid Package A - Mechanical			
Goyette Mechanical Co.	Base Bid	$ 364,159	
3842 Gorey Ave.	Alternate - Provide new unit controllers	48,829	
Flint, MI 48506	Alternate - Provide new valve actuators	30,552	
	Performance and Labor Bond	4,972	
	Contract Recommendation		$ 448,512
Bid Package B - Electrical			
E.L. Electrical Contracting Inc.	Base Bid	$ 89,700	
1203 Centre Road			
Auburn Hills, MI 48326			
	Performance and Labor Bond	1,100	
	Contract Recommendation		$ 90,800
Owner Consultant - Testing and Balancing			
Enviro-Aire, Inc.	Base Bid	$ 129,000	
28915 Harper Avenue	To use 2022 TAB report in lieu of pretest	(25,000)	
St. Clair Shores, MI 48081			
	Performance and Labor Bond	NA	
	Contract Recommendation		$ 104,000
Owner Consultant - Commissioning			
JMK Engineering, Inc.	Base Bid	$ 45,000	
6905 Telegraph Road, Suite 170			
Bloomfield Hills, MI 48301			
	Performance and Labor Bond	NA	
	Contract Recommendation		$ 45,000
	Total Contract Recommendations		**$ 688,312**
Other Project Costs		Subtotals	Totals
	Allowances		
	General Contingency 10%	$ 68,831	
	Unknown Repairs Allowance	$ 50,000	
	Permits and Fees	NA	
	Allowance Subtotal		$ 118,831
	CM General Conditions and Staff		67,080
	CM Fee (1.5%)		13,113
	CM Fee on Prepurchased Equipment		9,300
	CM Liability Insurance (0.4%)		3,587
	CM Bond (1.3% Bid Packs)		NA
	Total Other Project Costs		**$ 211,911**
Total All Project Costs			**$ 900,223**

FRANK REWOLD & SONS
Construction Manager | General Contractor

Category No. : A
Project: RCS Bid Package 47 West Middle School Heat Pumps
Bid Category/Description: HVAC

Bids Due:	10/21/2025 at 2:00 p.m.
Bids Opened:	10/21/2025 at 2:00 p.m.

Company	Base Bid	Bid Memo #1	Replace Terminal Unit Controllers	Replace Heat Pump Isolation Valve Actuators	PLM Bond	Iran Economic Sanctions Act	Familiar Disclosure Statement	Bid Bond	Comments
Goyette Mechanical	$364,159	x	$48,829	$30,552	$4,972	☑	☑	☑	
Kapala Heating & Air Conditioning	$367,700	x	$48,000	$30,500	$7,300	☑	☑	☑	
Macomb Mechanical Inc.	$660,957	x	$57,656		$8,975	☑	☑	☑	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
						☐	☐	☐	
Apparent Low Bidder:	$ 364,159.00								

Company Name: Goyette Mechanical
Bids Recorded By: Nick Vestevich
Witnessed By: Jennifer Fickel

FRANK REWOLD & SONS
Construction Manager | General Contractor

Category No. : B
Project: CS Bid Package 47 West Middle School Heat Pump
Bid Category/Description: Electrical

Bids Due:	10/21/2025 at 2:00 p.m.
Bids Opened:	10/21/2025 at 2:00 p.m.

Company	Base Bid	Bid Memo #1	PLM Bond	Iran Economic Sanctions Act	Familiar Disclosure Statement	Bid Bond	Comments
RH Electrical Services Inc.	$94,900	x	$2,370	☑	☑	☑	
Summit Electric Inc.	$98,070	x	$1,961.40	☑	☑	☑	
Advance Contracting & Electrical Service	$98,700	x	$1,200	☑	☑	☑	
Electrex Inc. dba Electrex Industrial Solutions	$130,000	x	$1,872	☑	☑	☑	
E.L. Electrical Contracting Inc.	$89,700	x	$1,100	☑	☑	☑	
				☐	☐	☐	
				☐	☐	☐	
				☐	☐	☐	
				☐	☐	☐	
				☐	☐	☐	
				☐	☐	☐	
				☐	☐	☐	

FRANK REWOLD & SONS
Construction Manager | General Contractor

				☐	☐	☐	
Apparent Low Bidder:	$ 89,700.00						

Company Name: E.L. Electrical Contracting Inc.

Bids Recorded By: Nick Vestevich

Witnessed By: Jennifer Fickel