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
January 12, 2026

TO: Nicholas A. Russo, Superintendent

FROM: Matthew McDaniel, Assistant Superintendent for Business Operations

RE: **Recommendation for Approval of Hart Heating Ventilators Project**

The district advertised a Request for Proposals for the Hart Heating Ventilators project on November 11, 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 fourteen (14) responses for six (6) categories of construction trade on the due date. A public reading of bids received was conducted on November 25, 2025 at 2:00pm.

This request is to fund the cost to replace the heating ventilating units that provide air supply to the following areas: Main and Aux Gyms, including the adjacent locker rooms, the STEM classrooms and the Kitchen. These units are original to the building from the 1990's and are failing. Due to their age, repair parts are no longer available to service or repair these units. The scope of the project also includes providing air conditioning to these spaces as well. Currently Hart is the only middle school that does not have air conditioning for their gymnasiums.

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 – Masonry	D.C. Byers Company	$54,930
B – Structural Steel and Misc. Metals	Lapeer Steel Inc.	$99,021
C – Membrane Roofing	Butcher & Butcher Construction Co., Inc	$23,764
D – Painting	Bella Paint & Design, Inc.	$20,300
E – HVAC	Kapala Heating and Air Conditioning	$1,327,800
F – Electrical	RH Electrical Services, Inc.	$383,406
Owner Consultant - Testing and Balancing	Enviro-Aire, Inc.	$12,000
Owner Consultant - Commissioning	JMK Engineering, Inc.	$55,000
		$1,976,221

for a contract sum of $1,976,221.00, and we recommend THAT the Board of Education approve the Allowances and CM Fees as detailed in the attached analysis, in the amount of $347,155.00, for a Total of Current Recommendation Costs for January 12, 2026 in the amount of $2,323,376.00.

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

December 24, 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 49 Hart MS Heating Ventilators

Dear Mr. McDaniel:

Frank Rewold and Son Inc. accepted bids for BP 49 Hart MS Heating Ventilators project on November 25, 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 November 25, 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 14 bids were received for the 6 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 - Masonry			
D.C. Byers Company	Base Bid	$ 47,260	
14495 Eeast Eight Mile	Alt 1 - To add Locker Rooms	7,670	
Warren, MI 48089			
	Performance and Labor Bond	NA	
	Contract Recommendation		$ 54,930
Bid Package B - Structural Steel and Miscellaneous Metals			
Lapeer Steel Inc.	Base Bid	$ 97,615	
3162 E. Hemphill Road			
Burton, MI 48529			
	Performance and Labor Bond	1,406	
	Contract Recommendation		$ 99,021
Bid Package C - Membrane Roofing			
Butcher & Butcher Construction Company, Inc	Base Bid	$ 23,764	
3885 Industrial Drive			
Rochester Hills, MI 48309			
	Performance and Labor Bond	NA	
	Contract Recommendation		$ 23,764
Bid Package D - Painting			
Bella Paint & Design, Inc.	Base Bid	$ 18,500	
2405 Candlewick Drive	Add Ceilings above Mezzanine	1,800	
Lake Orion, MI 48359			
	Performance and Labor Bond	NA	
	Contract Recommendation		$ 20,300
Bid Package E - HVAC			
Kapala Heating and Air Conditioning	Base Bid	$ 1,200,000	
3511 Trade Center Way	Alt 1 - To add Locker Rooms	94,800	
Lapeer, MI 48446	Alt - To add Hot Gas Bypass	30,000	
	To Revise Control Contractor	(15,000)	
	Performance and Labor Bond	18,000	
	Contract Recommendation		$ 1,327,800
Bid Package F - Electrical			
RH Electrical Services, Inc.	Base Bid	$ 365,900	
1397 Piedmont Ave., Suite 300	Alt 1 - To add Locker Rooms	12,250	
Troy, MI 48083	Alternate Switchgear	No Change	
	Performance and Labor Bond	5,256	
	Contract Recommendation		$ 383,406

Owner Consultant - Testing and Balancing			
Enviro-Aire, Inc.	Base Bid	$ 12,000	
28915 Harper Ave	Alt 1 - To add Locker Rooms	Included	
St Clair Shores, MI 48081			
	Performance and Labor Bond		
	Contract Recommendation		$ 12,000
Owner Consultant - Commissioning			
JMK Engineering, Inc.	Base Bid	$ 40,000	
6905 Telegraph Road, Suite170	Alt 1 - To add Locker Rooms	15,000	
Bloomfield Hills, MI 48301			
	Performance and Labor Bond	NA	
	Contract Recommendation		$ 55,000
	Total Contract Recommendations		**$ 1,976,221**
Other Project Costs		Subtotals	Totals
	Allowances		
	General Contingency 10%	$ 197,622	
	Miscellaneous Patch and Paint	$ 5,000	
	Remove and Reinstall Ex. Light Fixtures	$ 2,500	
	Add painting for Alt-1	$ 2,500	
	Permits and Fees	$ 5,000	
	Allowance Subtotal		$ 212,622
	CM General Conditions and Staff		88,960
	CM Fee (1.5%)		34,167
	CM Liability Insurance (0.4%)		9,248
	CM Bond (1.3% Bid Packs A,,C,D,F and Owner Consultants		2,158
	Total Other Project Costs		**$ 347,155**
Total All Project Costs			**$ 2,323,376**

Category No. : **A**
Project: **11510 - Rochester Community Schools - Hart MS Heating Ventilators**
Bid Category/Description: **Masonry**

Bids Due:	11/25/2025 at 2:00 p.m.
Bids Opened:	11/25/2025 at 2:00 p.m.

Company	Base Bid	Alt.	P/L/M Bond Cost	Iran Economic Sanction	Familial Disclosure	Bid Security	Comments
DC Byers	$47,260	$7,670		☑	☑	☑	
Connolly Masonry	$77,200		$820	☑	☑	☑	
				☐	☐	☐	
				☐	☐	☐	
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				☐	☐	☐	
Apparent Low Bidder:	$ 47,260.00						

Company Name: DC Byers

Bids Recorded By: Anthony Gonzales, Frank Rewold and Sons Inc.

Category No. : **B**

Project: **11510 - Rochester Community Schools - Hart MS Heating Ventilators**

Bid Category/Description: **Structural Steel & Miscellaneous Metals**

Bids Due:	11/25/2025 at 2:00 p.m.
Bids Opened:	11/25/2025 at 2:00 p.m.

Company	Base Bid	Alt.	P/L/M Bond Cost	Iran Economic Sanction	Familial Disclosure	Bid Security	Comments
Lapeer Steel	$97,615		$1,406	☑	☑	☑	See Clarifications
Cass Erectors & Fabricators	$142,000		$1,250	☑	☑	☑	
				☐	☐	☐	
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Apparent Low Bidder:	$ 97,615.00						

Company Name: Lapeer Steel

Bids Recorded By: Anthony Gonzales, Frank Rewold and Sons Inc.

Category No. : C

Project: 11510 - Rochester Community Schools - Hart MS Heating Ventilators

Bid Category/Description: Membrane Roofing

Bids Due:	11/25/2025 at 2:00 p.m.
Bids Opened:	11/25/2025 at 2:00 p.m.

Company	Base Bid	Alt.	P/L/M Bond Cost	Iran Economic Sanction	Familial Disclosure	Bid Security	Comments
Newton Crane Roofing	$29,675		$600	☑	☑	☐	
Esko Roofing	$132,653		$1,990	☑	☑	☑	
Butcher & Butcher Construction	$23,764		$443	☑	☑	☑	
Allan Brothers Inc.	$42,000	$6,800		☑	☑	☑	
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Apparent Low Bidder:	$ 23,764.00						

Company Name: Butcher & Butcher Construction

Bids Recorded By: Anthony Gonzales, Frank Rewold and Sons Inc.

Category No. : D

Project: 11510 - Rochester Community Schools - Hart MS Heating Ventilators

Bid Category/Description: Painting

Bids Due:	11/25/2025 at 2:00 p.m.
Bids Opened:	11/25/2025 at 2:00 p.m.

Company	Base Bid	Alt.	P/L/M Bond Cost	Iran Economic Sanction	Familial Disclosure	Bid Security	Comments
Papa's Painting	$41,270		$1,100	☑	☑	☑	See Clarifications
Diamond Painting	$26,300		$700	☑	☑	☑	See Clarifications
KV Painting	$125,850		$3,000	☑	☑	☑	
Bella Paint & Design	$18,500	$2,500	$600	☑	☑	☑	
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Apparent Low Bidder:	$ 18,500.00						

Company Name: Bella Paint & Design

Bids Recorded By: Anthony Gonzales, Frank Rewold and Sons Inc.

Category No. : E

Project: 11510 - Rochester Community Schools - Hart MS Heating Ventilators

Bid Category/Description: HVAC

Bids Due:	11/25/2025 at 2:00 p.m.
Bids Opened:	11/25/2025 at 2:00 p.m.

Company	Base Bid	Alt.1	Alt.2	P/L/M Bond Cost	Iran Economic Sanction	Familial Disclosure	Bid Security	Comments
Kapala	$1,200,000		$94,800	$18,000	☑	☑	☑	
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Apparent Low Bidder:	$ 1,200,000.00							

Company Name: Kapala

Bids Recorded By: Anthony Gonzales, Frank Rewold and Sons Inc.

Category No. : F
Project: 11510 - Rochester Community Schools - Hart MS Heating Ventilators
Bid Category/Description: Electrical

Bids Due:	11/25/2025 at 2:00 p.m.
Bids Opened:	11/25/2025 at 2:00 p.m.

Company	Base Bid	Alt.	P/L/M Bond Cost	Iran Economic Sanction	Familial Disclosure	Bid Security	Comments
RH Electric	$365,900	$12,250	$5,256	☑	☑	☑	See Clarifications
				☐	☐	☐	
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Apparent Low Bidder:	$ 365,900.00						

Company Name: RH Electric

Bids Recorded By: Anthony Gonzales, Frank Rewold and Sons Inc.