ROCHESTER COMMUNITY SCHOOLS
PRIDE IN EXCELLENCE

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

Memorandum of Recommendation
May 4, 2026

TO: Nicholas A. Russo, Superintendent

FROM: Dr. Neil DeLuca, Deputy Superintendent

RE: **Recommendation for Approval of Concrete Replacements Project**

The district advertised a Request for Proposals for the Concrete Replacements project on March 26, 2026, 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 five (5) responses for one (1) category of construction trade on the due date. A public reading of bids received was conducted on April 9, 2026, at 2:00pm.

This request is to fund the cost to replace concrete areas that are failing at all the school buildings. This includes sidewalks, building entrances, loading dock areas and driveway curbing. The cracking, spalling and heaving concrete at the various school buildings are creating safety and tripping hazards and need to be replaced. A detailed site inspection was conducted at each school campus to identify the areas of concrete that need to be replaced. The scope identified at each campus is detailed in the bid documents that were issued for bidding and includes the removal and replacement of the damaged concrete as well as the restoration of the surrounding areas affected by the concrete replacement.

Bids were reviewed and evaluated by a team from Frank Rewold and Sons 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 & Sons 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 – Concrete	Luigi Ferdinandi & Son Cement	$478,998
		$478,998

for a contract sum of $478,998.00, and we recommend THAT the Board of Education approve the Allowances and CM Fees as detailed in the attached analysis, in the amount of $112,274.00, for a Total of Current Recommendation Costs for May 4, 2026 in the amount of $591,272.00.

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
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April 23, 2026

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

RE: Award Recommendation for the RCS 2026 Concrete Replacements

Dear Mr. McDaniel:

Frank Rewold and Son Inc. accepted bids for the RCS 2026 Concrete Replacement project on April 9, 2026 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 April 9, 2026 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 5 bids were received for the 1 bid category on this project. Frank Rewold and Son Inc. interviewed the lowest qualified bidders and based on the interviews, recommend 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 - Concrete			
Luigi Ferdinandi & Son Cement	Base Bid	$ 333,000	
16481 Common Road	Alternate Locations 1 thru 12	142,668	
Roseville, MI 48066			
	Performance and Labor Bond	3,330	
	Contract Recommendation		$ 478,998
	Total Contract Recommendations		**$ 478,998**
Other Project Costs		Subtotals	Totals
	Allowances		
	General Contingency 10%	$ 47,900	
	Asphalt Repairs	$ 15,000	
	3rd party Testing	$ 10,000	
	Permits and Fees	NA	
	Allowance Subtotal		$ 72,900
	CM General Conditions and Staff		28,315
	CM Fee (1.5%)		8,703
	CM Liability Insurance (0.4%)		2,356
	CM Bond (1.3% Bid Pack)		NA
	Total Other Project Costs		**$ 112,274**
Total All Project Costs			**$ 591,272**

FRANK REWOLD & SONS
Construction Manager | General Contractor

Category No. : A
Project: 11519 - RCS Concrete Replacements
Bid Category/Description: Concrete

Bids Due:	4/9/2026
Bids Opened:	2PM

Company	Base Bid	Alt. 1 - West MS Loading Dock	Alt. 2 - Adams Theater Loading Dock	Alt. 3 - RHS Loading Dock	Alt. 4 - UH Loading Dock	Alt. 5 - RHS Courtyard	Alt. 6 - RHS Football Sidewalk	Alt. 7 - Brooklands Extension	Alt. 8 - Hart Side Door - Back Walkway	Alt. 9 - Reuther LD Ramp Patching	Alt. 10 - Meadowbrook Crosswalk	Alt. 11 - NH Sidewalk Extension	Alt 12. - Hugger New Asphalt	PLM Bond	Iran Economic Sanctions	Familial Disclosures	Bid Security	Comments
Luigi Ferdinandi & Son Cement Co.	333,000.00	15,080.00		2,667.00	8,866.00	49,450.00	13,650.00	13,870.00	3,000.00	2,667.00	3,875.00	2,655.00	22,000.00	$3,330	☑	☑	☑	See Clarifications
Hartwell Cement Company	334,863.95	17,400.00	5,640.00	4,500.00	10,230.00	48,892.55	11,875.50	22,192.00	3,045.00	6,200.00	3,930.00	2,832.00	35,188.00	$8,600	☑	☑	☑	See Clarifications
Better2 Enterprise	362,331.68	15,660.00	5,076.00	15,000.00	9,207.00	50,885.15	11,700.00	17,337.50	3,075.00	3,000.00	4,050.00	2,750.00	23,256.00	$16,641	☑	☑	☑	See Clarifications
MJ Chisholm Construction	845,406.00	38,000.00	13,400.00	4,300.00	18,000.00	125,225.00	36,400.00	34,675.00	8,500.00	4,300.00	9,500.00	5,500.00		$42,270	☑	☑	☐	See Clarifications
Titan Pavement	346,643.00	11,370.00			7,229.00	48,870.00	11,465.00	14,564.00	3,350.00	1,000.00	3,135.00	1,950.00	19,550.00	$8,600	☑	☑	☑	See Clarifications
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Apparent Low Bidder:	333,000.00																	

Company Name: Luigi Ferdinandi & Son Cement Co.
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Michael Molokac**