



**LIVINGSTON COUNTY, MICHIGAN**  
**LIVINGSTON COUNTY VETERAN SERVICES**

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**2300 E. Grand River  
Suite 109**

**Howell, MI 48843**

**Phone 517-546-6338 Fax 517-546-0942**

**Web Site: [www.livgov.com/veterans](http://www.livgov.com/veterans)**

## Memorandum

**To: Livingston County Board of Commissioners**  
**From: Mary Durst, Veteran Services Director**  
**Date: May 5, 2021**  
**Re: RESOLUTION AUTHORIZING LIVINGSTON COUNTY  
VETERAN SERVICES BUILD OUT PROJECT**

I am respectfully requesting BOC approval to award the build out contract to Heaney General Contractors, funding approval for current contractors Seelye and NBS interiors and a 10% contingency on all owner expenses.

Four General Contractor bids were submitted. The highest bidder was ruled out and the remaining three of the four contractors were interviewed by Brad Alvord (Lindhout Associates), Chris Folts and myself. Heaney General Contractors Inc. was the lowest bidder. After thoughtful discussion and price comparisons, it was unanimously decided to recommend awarding Heaney the bid. In addition to being the lowest bidder, they had positive references and impressed Brad with the level of thoroughness in which they reviewed, and understood, the contract.

Both Seelye and NBS interiors are current vendors with the County with current contracts, however budget approval will be needed for these items.

As always, I am more than happy to answer any questions, concerns or clarifications needed.

Mary

Lindhout Associates architects aia pc  
10465 citation drive, brighton, michigan 48116

www.lindhout.com  
810-227-5668 (fax) 810-227-5855



May 5, 2020

COMM. NO. 21010

Livingston County Veterans' Services Tenant Buildout

REVISED BID TABULATION

CONTRACTOR	BASE PROPOSAL - AS SUBMITTED 4/30/21	ALTERNATE PROPOSAL 01: EXTERIOR DOOR REPLACEMENT C3 & 121B	BASE PROPOSAL - SUBMITTED CONTINGENCY FUND	BASE PROPOSAL - W/ ALT. PROP. NO.1 & LESS SUBMITTED CONTINGENCY FUND	POST BID ADDENDUM NO.1 COSTS	ASSIGNED CONTINGENCY FUND (\$25,000)	TABULATED BID TOTAL	FEES		COMP. DAYS
								SUBS %	OWN %	
Heaney General Contracting Inc.	\$445,900.00	\$14,000.00	-\$24,000.00	\$435,900.00	\$6,700.00	\$25,000.00	\$467,600.00	5.0%	15.0%	90
Polymath Development Company	\$481,900.00	\$9,932.00	-\$43,030.00	\$448,802.00	\$1,000.00	\$25,000.00	\$474,802.00	15.0%	10.0%	112
D&S Contractors Inc.	\$464,050.00	\$9,200.00	\$0.00	\$473,250.00	\$0.00	\$25,000.00	\$498,250.00	11.0%	10.0%	150
NRC Builders	\$575,000.00	\$13,500.00	-\$57,500.00	\$531,000.00	\$0.00	\$25,000.00	\$556,000.00	15.0%	15.0%	120

Livingston County Veterans' Services - Tenant Buildout

PRELIMINARY STATEMENT OF PROBABLE CONSTRUCTION COSTS

5/12/2021

COMPONENT DESCRIPTION	UNITS	UNIT COST	TOTAL
<b>CONSTRUCTION COSTS</b>			
Heaney General Contracting Bid (Includes \$25K Contingency Fund)	1 l.s.	\$467,600.00	\$467,600.00
			\$467,600.00
<b>COST OF BUILDING CONSTRUCTION</b>			<b>\$467,600.00</b>
<b>FEES</b>			
ARCHITECTURAL FEE (Includes MEP & Projected Bidding & Construction Administration Hourly Rate Services)	1 l.s./hourly	\$33,000.00	\$33,000.00
			\$33,000.00
<b>OWNER EXPENSES</b>			
COUNTY I.T.	1 l.s.	\$0.00	\$56,316.99
FURNITURE	1 l.s.	\$0.00	\$150,000.00
APPLIANCES	1 l.s.	\$0.00	\$5,318.00
SIGNAGE	1 l.s.	\$0.00	\$21,000.00
FLOORING	1 l.s.	\$0.00	\$28,563.65
10% CONTINGENCY	1 l.s.	\$0.00	\$26,120.00
			\$287,318.64
<b>LIVINGSTON COUNTY VETERANS' SERVICES TOTAL</b>			<b>\$787,918.64</b>



	A	C	D	E	F	G	H	I	J	K
1	Veteran Services Office Relocation Estimated Budget									
2	Total Fund	\$2,685,744 includes investments								
3	BEST CASE SCENARIO (same millage, same grant)									
4		2021	2022	2023	2024	2025	2026	2027	2028	2029
5										
6	Millage	\$ 1,096,890	\$ 1,099,613	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
7	Grants	\$ 115,567	\$ 64,520	\$ 64,520	\$ 64,520	\$ 64,520	\$ 64,520	\$ 64,520	\$ 64,520	\$ 64,520
8	Total Rev	\$ 1,212,457	\$ 1,164,133	\$ 1,064,520	\$ 1,064,520	\$ 1,064,520	\$ 1,064,520	\$ 1,064,520	\$ 1,064,520	\$ 1,064,520
9										
10	MID CASE SCENARIO (lower millage and no grant)									
11		2021	2022	2023	2024	2025	2026	2027	2028	2029
12										
13	Millage	\$ 1,096,890	\$ 1,099,613	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
14	Grant	\$ 115,567	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Total Rev	\$ 1,212,457	\$ 1,149,613	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
16										
17	WORST CASE SCENARIO (failed millage, no grant)									
18		2021	2022	2023	2024	2025	2026	2027	2028	2029
19										
20	Millage	\$ 1,096,890	\$ 1,099,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Grants	\$ 115,567	\$ 64,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Total Rev	\$ 1,212,457	\$ 1,164,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23										
24	EXPENSES AT NEW OFFICE LOCATION									
25		2021	2022	2023	2024	2025	2026	2027	2028	2029
26										
27	Const/Rent	\$ 832,919	\$ 66,300	\$ 67,625	\$ 68,979	\$ 70,358	\$ 71,765	\$ 73,200	\$ 74,664	\$ 76,157
28	Other exp.	\$ 786,515	\$ 767,986	\$ 791,391	\$ 815,251	\$ 838,327	\$ 863,477	\$ 889,381	\$ 916,063	\$ 943,554
29	Total Exp.	\$ 1,619,434	\$ 834,286	\$ 859,016	\$ 884,230	\$ 908,685	\$ 935,242	\$ 962,581	\$ 990,727	\$ 1,019,711
30										
31	ESTIMATED FUND BALANCE (with office relocation)									
32		2021	2022	2023	2024	2025	2026	2027	2028	2029
33										
34	BEST	\$ 2,278,767	\$ 2,608,614	\$ 2,814,118	\$ 2,994,408	\$ 3,150,243	\$ 3,279,521	\$ 3,381,460	\$ 3,455,253	\$ 3,500,062
35	MID	\$ 2,278,767	\$ 2,594,094	\$ 2,435,078	\$ 2,250,848	\$ 2,042,163	\$ 1,806,921	\$ 1,544,340	\$ 1,253,613	\$ 933,902
36	WORST	\$ 2,278,767	\$ 2,608,614	\$ 1,749,598	\$ 865,368	\$ (43,317)	\$ (978,559)	\$ (1,941,140)	\$ (2,931,867)	\$ (3,951,578)