

PROBABLE COST STATEMENT

Lindhout Associates architects aia pc

10465 citation drive, brighton, mi 48116

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Livingston Couty EMS - Cohoctah Township Substation Project

COMM. NO. 24063

OVERALL PROJECT PROBABLE COST STATEMENT

REVISED - 02/20/25

COMPONENT DESCRIPTION	UNITS	UNIT COST	TOTAL
BUILDING CONSTRUCTION COSTS			
Schafer Construction, Inc. - Base Bid (Including \$100K Contigency Fund & \$10K Utility Allowance)			\$1,549,692.00
Schafer Construction, Inc. - Post Bid Add (Revised bid, budgeted well depth increased from 50' to 175')			\$6,900.00
Schafer Construction, Inc. - Alternate #1 Credit if Awarded of Both Projects.			-\$18,352.00
			\$1,538,240.00
COST OF BUILDING CONSTRUCTION:			\$1,538,240.00
ARCHITECTURAL & ENGINEERING FEES			
REMAINING ARCHITECTURAL FEE (7.14% of Bid = \$109,830.34 Overall Fee, Less \$66,296.03 Billed to Date)			\$43,534.31
			\$43,534.31
MISCELLANEOUS OWNER EXPENSES			
IT ALLOWANCE - County IT Dept. (Per provided 2/19/25 Cost Breakdown)	1 l.s.	\$64,266.99	\$64,266.99
FURNITURE/FURNISHINGS BUDGET - By Owner	1 l.s.	\$10,000.00	\$10,000.00
			\$74,266.99
LIVINGSTON COUNTY EMS - COHOCTAH TOWNSHIP SUBSTATION PROJECT TOTAL:			\$1,656,041.30

PROPOSAL-ALL TRADES

TO: Livingston County Purchasing Department
304 East grand River, Suite #204
Howell, Michigan 48843

PROJECT: Livingston County EMS – Cohoctah Township Substation Project
7308 Oak Grove Road
Howell, MI 48855

ARCHITECT: Lindhout Associates architects aia pc
10465 Citation Drive
Brighton, MI 48116

PROPOSALS

The Undersigned Schafer Construction, Inc. proposes to furnish all of the material, labor, necessary tools, expendable equipment and all utility and transportation services necessary to complete in a workmanlike manner the General Contract for All Trades in accordance with the Contract Documents for:

BASE PROPOSAL Architects Comm. No. 24063 for the sum of:

One Million Five hundred and forty nine thousand six hundred ninety two Dollars (\$ 1,549,692)

as BASE PROPOSAL. Applicable Sales and Use Taxes are included.

ALTERNATE PROPOSALS

No. ONE (1) - If the contractor is bidding both the Livingston County EMS Cohoctah Township Substation project (ITB-LC-24-22) and the Livingston County EMS Putnam Township Substation project (ITB-LC-24-23), the bidding contractor is welcome to provide a voluntary DEDUCT that may reflect potential savings for the award of both projects.

Eighteen thousand - three hundred fifty two Dollars (\$ 18,352).

Note: Alternate No.1 is a voluntary DEDUCTIVE credit that will be applied to each individual project and shall be provided in the same and/or varying amounts on each individual proposal form.

No. TWO (2) - DEDUCT for the use of Composite Shingles in lieu of the specified Metal Roofing System.

Fifty three thousand and five hundred Dollars (\$ 53,500).

Applicable Sales and Use Taxes are included in both Alternate Proposals.

FEES FOR ADDITIONAL WORK

- 01 For additional work performed by sub-contractors upon instruction by the Owner, the charges will be the actual cost of the sub-contract work plus a fee of 5 percent, which fee includes all of the charges of the undersigned for overhead and profit.
- 02 For additional work performed by undersigned own forces, upon instructions of the Owner, the charges will be the actual cost of all labor and materials plus a fee of 5 percent, which fee includes all of the charges for overhead and profit, to which will be added the actual cost of the insurance and applicable taxes.

ADDENDA

The undersigned acknowledges the receipt of the following Addenda and has included them in his proposal.

Addendum No. 1 Dated January 27, 2025
 Addendum No. 2 Dated January 29, 2025
 Addendum No. _____ Dated _____

BASE BID SUBSTITUTIONS

The Undersigned proposes the following list of materials, products or methods as direct substitutions for the Base Bid items. See "Base Bid Specification", Page IB-2 (Contractor may attach additional sheets if necessary). It being understood that items listed herein will not be considered in determining low bidders.

PRODUCT	MANUFACTURER	COST DIFFERENTIAL (ADD OR DEDUCT)

COMPLETION TIME

The Undersigned agrees to complete the total project in 120 consecutive calendar days maximum.

SUBCONTRACTORS

It is agreed by the Undersigned that all other Subcontractors names used in this Proposal, together with a Schedule of Values, will be forwarded to the architect 24 hours upon notice.

BID GUARANTY

Accompanying this proposal is a certified check, or bid bond, payable to the Livingston County, which sum, it is agreed, shall be forfeited as liquidated damages to Livingston County if the undersigned fails to execute the Contract for the above stated work after due notification of the award of Contract to the undersigned.

ACCEPTANCE

In submitting this proposal, it is understood that the right is reserved by Livingston County to reject any and all bids. It is agreed that bid may not be withdrawn for a period of 60 days after opening thereof.

DATE: [Signature] FIRM NAME: Schafe Construction, Inc.
 BY: Matt Voller TITLE: President
 ADDRESS: _____

AIA Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Schafer Construction Inc
102 E. Grand River Ave.
Brighton, MI 48116

SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

OWNER:

(Name, legal status and address)

Livingston County
304 E. Grand River, Suite 204
Howell, MI 48843

BOND AMOUNT: Five Percent of Accompanying Bid ----- (5%)

PROJECT:

(Name, location or address, and Project number, if any)

Livingston County EMS Sub-Station Cohoctah Township

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

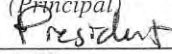
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.


Signed and sealed this 5th day of **February, 2025**


(Witness)

Schafer Construction Inc

(Principal) _____ (Seal)

(Title)

Atlantic Specialty Insurance Company

(Surety) _____ (Seal)

(Title) **Susan L. Small, Attorney-in-Fact**

(Witness)

Init.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **John L. Budde, Patrick E. Williams, Steven K. Brandon, Susan L. Small, T. J. Griffin, Terence J. Griffin**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:


Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

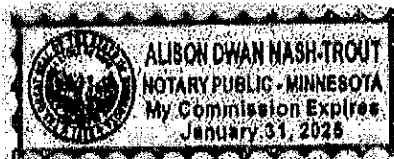
STATE OF MINNESOTA
HENNEPIN COUNTY

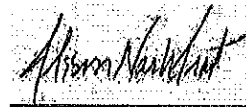


By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





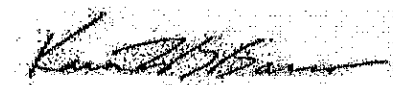
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 5th day of February, 2025



This Power of Attorney expires
January 31, 2025



Kara L.B. Barrow, Secretary

CERTIFICATION OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT
Michigan Public Act No. 517 of 2012

The undersigned, the owner, or authorized officer of the below-named company (the "Company"), pursuant to the compliance certification requirement provided in the Livingston County's Request For Proposal (the "RFP"), hereby certifies, represents, and warrants that the Company (which includes its officers, directors and employees) is not an "Iran Linked Business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event the Company is awarded a contract by the Livingston County as a result of the aforementioned RFP, the Company is not and will not become an "Iran Linked Business" at any time during the course of performing any services under the contract.

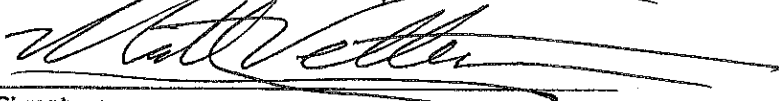
The Company further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than \$250,000.00 or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Livingston County's investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date the it is determined that the person has submitted the false certification.

Schafer Construction, Inc.

Name of Company

Matthew N. Vetter - President

Name and Title of Authorized Representative



Signature

2/5/2025

Date

Livingston County EMS Substations RFPs

To Whom it May Concern:

Schafer Construction has been rooted in the South-Eastern construction market for more than 25 years. In our time here, we have had the benefit of working on a very wide array of interesting, challenging, and unique construction and development projects. We are grateful for the opportunity to work with Livingston County and our EMS Department on these great projects that will benefit the local community.

It is our opinion that there are some areas of the drawing package that will need to be addressed and better defined prior to putting shovels in the ground, but they were complete enough for us to assign well-vetted pricing along with some clarifications.

We look forward to an opportunity to meet with the Leadership Team to discuss the ideas we have for potential Value Engineering savings and to investigate the best materials and equipment needed to maintain the budget and scheduling goals for the projects. These projects, while not overly large in scope, will present some challenges to overcome to not disrupt the operations of the two local Fire Departments and Putnam Township Hall and Senior Center during construction. With our long history of similar work done on and near occupied and essential First Responder facilities, we have systematized a project delivery method that achieves the project goals while still allowing for the building's users to remain safe and efficient in their daily work lives.

We are honored to have completed numerous, high-profile, projects for some of our area's finest. Howell Fire Department, Berkley Public Safety Department, Oceola Township, Putnam Township, and Marion Township are just a few to mention. I would be happy to get you in touch with any of their representatives if it would aid in your decision making.

Schafer has been a long-standing supporter of our First Responder community in numerous different ways through the years. I am proud to offer our First Responder Savings Program to the EMS Department on these projects. Should we find any savings during these projects, rather than keep these savings as is standard in a lump sum contract, we will refund this value in full to the project. This is simply a small way for us to say thank you to those that protect and serve in our local community.

Best regards,



Matt Vetter

President

Schafer Construction, Inc.



Project Clarifications:

1. Subsurface soils are planned to be reused for the projects, with all excess soils remaining onsite.
2. Earth-formed, trench-type foundations have been included.
3. The new well is planned to a depth of 50 feet, with a pump capable of producing 28 GPM at this depth. The final well design will be determined at the time of drilling.
4. Fire protection assumes that 28 GPM will be adequate, without the need for underground storage.
5. A 48 kW Generac generator with a 200A transfer switch has been included.
6. Projects are assumed to run concurrently with a one-month offset.
7. After evaluating the project design, we believe savings can be achieved in areas such as foundations, door hardware, overhead doors, and gates, among others.

Exclusions:

1. All "future" spaces indicated on the site plan.
2. Temporary access drives.
3. Well abandonment.
4. Final cores and door keying.
5. Environmental studies, including handling and testing.

Livingston County EMS Cohoctah Substation

Howell, Michigan

Construction Cost Summary

February 7, 2025

Description	Estimated Cost
Construction Testing	\$ 14,000
Utility Relocation Allowance (Owner Provided)	10,000
Site Demolition, Earthwork & Utilities	257,742
Landscaping & Irrigation	23,500
Water Well	14,500
Foundations & Concrete	165,000
Masonry	67,000
Overhead Doors	80,000
Roofing & Siding	149,000
Doors & Glazing	48,000
Carpentry & General Trades	181,500
Interior Finishes	59,650
MEPs	235,000
Low Voltage / IT	Excluded
General Conditions	51,900
Municipal Permits & Fees	9,000
Specialty Items	14,000
Project Bonding & Insurance Premiums	22,900
Subtotal Cost:	\$ 1,402,692
Construction Manager Fee:	47,000
Owner Contingency (Owner Provided):	100,000
Total Construction Cost:	\$ 1,549,692



SCHAFER CONSTRUCTION, INC.
PRELIMINARY PROJECT SCHEDULE
LIVINGSTON COUNTY EMS COHOCTAH SUBSTATION
February 7, 2025

ID	Task Name	Start	Finish	Qtr 1, 2025 Feb	Mar	Apr	Qtr 2, 2025 May	Jun	Jul	Qtr 3, 2025 Aug
1	Preconstruction Activities	Wed 2/5/25	Wed 3/19/25							
2	RFP Response	Wed 2/5/25	Wed 2/5/25	◆ 2/5						
3	Interview	Wed 2/12/25	Wed 2/12/25	◆ 2/12						
4	County Board of Commissioners Meeting	Mon 2/24/25	Mon 2/24/25	◆ 2/24						
5	Contract Execution	Tue 2/25/25	Tue 2/25/25	◆ 2/25						
6	Submit for Building Permit	Wed 2/26/25	Wed 2/26/25	◆ 2/26						
7	Permit Approval & Pickup	Wed 3/19/25	Wed 3/19/25		◆ 3/19					
8	Construction Activities	Mon 4/7/25	Tue 8/5/25							
9	Mobilization & Setup	Mon 4/7/25	Mon 4/7/25			◆ 4/7				
10	Soil Erosion Control & Temporary Protections	Mon 4/7/25	Mon 4/7/25							
11	Site Clearing & Demolition	Tue 4/8/25	Wed 4/9/25							
12	Earthwork & Site Utilities	Thu 4/10/25	Tue 4/29/25							
13	Construct Building Pad	Mon 4/28/25	Mon 4/28/25							
14	Foundations	Tue 4/29/25	Mon 5/5/25							
15	Rough Carpentry	Thu 5/8/25	Tue 6/3/25							
16	Underground MEP's	Mon 5/26/25	Wed 6/4/25							
17	Masonry & Façade	Mon 6/2/25	Thu 7/3/25							
18	Roofing	Thu 6/5/25	Tue 6/17/25							
19	Interior Concrete	Wed 6/11/25	Fri 6/13/25							
20	MEP's	Mon 6/16/25	Wed 7/23/25							
21	Interior Finishes	Wed 7/16/25	Fri 8/1/25							
22	Site Paving & Landscaping	Mon 7/21/25	Fri 8/1/25							
23	Final Cleaning	Fri 8/1/25	Fri 8/1/25							
24	Final Inspections	Thu 7/31/25	Tue 8/5/25							
25	Substantial Completion	Tue 8/5/25	Tue 8/5/25							◆ 8/5





Brad Alvord <bma@lindhout.com>

LC EMS Substations Interview - revised well depths

Jason Lipa <jlipa@schaferconstruction.net>

Mon, Feb 17, 2025 at 4:55 PM

To: hannah walker <hlw@lindhout.com>

Cc: Matt Vetter <mvetter@schaferconstruction.net>, Josh Pastor <jpastor@schaferconstruction.net>, Brad Alvord <bma@lindhout.com>

Hannah,

Additional well depth cost would be approximately \$5,500 for Putnam and \$6,900 for Cohoctah.

Let me know if you need anything else.

Thanks,
Jason

Jason Lipa

Schafer Construction, Inc.

Cell (248) 308-4838

jlipa@schaferconstruction.net

From: hannah walker <hlw@lindhout.com>

Sent: Friday, February 14, 2025 3:10 PM

To: Jason Lipa <jlipa@schaferconstruction.net>

Cc: Matt Vetter <mvetter@schaferconstruction.net>; Josh Pastor <jpastor@schaferconstruction.net>; Brad Alvord <bma@lindhout.com>

Subject: LC EMS Substations Interview - revised well depths

Good afternoon Jason,

[Quoted text hidden]

Livingston County New EMS base Estimate COH

Livingston County IT Department Cost Break down

Submitted February 19, 2025

Category	Description	Quantity	Per Unit Price	Rough Total Price	Estimated Actual	Estimate Vendo	Ongoing Annual Costs	Inventoried @ IT	Inventoried @ EMS	Date	Person
Patch Cables	Patch Cables (for PC's patch panels, phones, etc.)	1	\$ 750.00	\$ 750.00		Monoprice					
Switch (48 port) (Qty 1)	Livingston Co: Switches for EMS	1	\$ 10,200.00	\$ 10,200.00		Logicalis					
Misc. Cabling (HDMI, etc.)		1	\$ 500.00	\$ 500.00		Monoprice					
Network Hardware	Misc. Supplies	1	\$ 1,500.00	\$ 1,500.00		Additional supplies					
Network Cabling (Low Voltage wiring & fire rated plywood)	Network cables and Jacks, Patch panels, TV wiring,	\$ 20.00	\$ 800.00	\$ 16,000.00		Safe & Sound					
County Door access and Camera Center	2- 3 Doors (Swipe & Key pad) & 2 - 4 Cameras	1	\$ 18,000.00	\$ 18,000.00		Identify					
County Wi-fi Appliances	Extreme Networks	2	\$ 1,200.00	\$ 2,400.00		Amerinet					
County Computers		2	\$ 3,500.00	\$ 7,000.00							
Flat Panel Smart LG or Samsung TV		1	\$1,667.00	\$ 1,667.00		CDWG					
LG Sound Bar if needed		1	\$ 149.99	\$ 149.99		Amazon					
Cisco Phone		1	\$750.00	\$ 750.00							
Battery Backup		1	\$900.00	\$ 900.00							
Trip Lite TV Wall Mount 60" - 100" Swivel Tilt Mount	Tripp Lite Display TV Wall Monitor Mount Swivel Tilt 60"-100" Flat Screen	1	\$ 250.00	\$ 250.00		CDWG					
County Firewall (Repurposed from Hartland)	Non Putnam	0	\$ 3,500.00	\$ -		Amerinet					
Internet Connection with Static IP address (Not Putnam Site)	per month	12	350	\$ 4,200.00		Unknown					
Totals				\$ 64,266.99	\$ -		\$ -				