

**RFQ 27022-A: STARRS MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS**

**BID TABULATION**

**Friday, August 28, 2026**

|      |                                    |                                                                                                                                                                                             |      | BREWER<br>CONSTRUCTION<br>GROUP | E&E<br>CONSTRUCTION<br>COMPANY | MMC<br>CONTRACTING | MCLEROY INC |
|------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------|--------------------------------|--------------------|-------------|
| Item | Item Description                   | Scope Summary                                                                                                                                                                               | Unit | Bid Amount                      | Bid Amount                     | Bid Amount         | Bid Amount  |
| 1    | General Conditions                 | Bonds, mobilization, project management, supervision, coordination, temporary protection/facilities, permits, inspections, scheduling, administration, and incidental general requirements. | LS   | \$27,804.48                     | \$20,000.00                    | \$481,207.00       | \$27,541.00 |
| 2    | Structural Beam & Slab Repair      | Remove center 8x8 post and LVL beam; install W12x50 steel beam; fill, smooth, sand, prime and stain post void repair.                                                                       | LS   | \$9,928.00                      | \$20,000.00                    | \$25,038.42        | \$31,753.00 |
| 3    | HVAC System & Window A/C Removal   | Remove existing window A/C and restore affected window; install 2-ton, two-zone ductless mini-split system, electrical work, startup and commissioning.                                     | LS   | \$18,600.00                     | \$8,000.00                     | \$17,160.42        | \$14,203.00 |
| 4    | Ceiling Replacement & Attic Access | Remove crown molding and beadboard ceiling; install board-and-batten ceiling and attic access ladder; patch, prime and paint.                                                               | LS   | \$10,260.00                     | \$10,000.00                    | \$22,760.42        | \$20,521.00 |
| 5    | Interior Lighting & Life Safety    | Remove existing lighting; install 17 LED downlights, 2 smoke/CO alarms, and fire extinguisher with cabinet/signage.                                                                         | LS   | \$11,400.00                     | \$8,000.00                     | \$7,022.92         | \$7,183.00  |
| 6    | Interior Electrical Improvements   | Inspect, repair and upgrade receptacles, switches, wiring, boxes, GFCI protection, panelboard and branch circuits.                                                                          | LS   | \$0.00                          | \$3,000.00                     | \$7,022.92         | \$26,137.00 |
| 7    | Server / IT Closet Conversion      | Remove washer/dryer connections; install dedicated circuits/receptacles, louvered door, and intake/exhaust fans.                                                                            | LS   | \$0.00                          | \$2,000.00                     | \$7,022.92         | \$9,991.00  |
| 8    | Restroom / Kitchen Modifications   | Remove shower/toilet; construct refrigerator alcove and infill wall; install toilet, ADA grab bars, dispensers, exhaust venting, and repairs.                                               | LS   | \$9,600.00                      | \$4,500.00                     | \$18,760.42        | \$23,329.00 |
| 9    | TV / Data Work                     | Remove interior TVs, mounts and obsolete cabling; install 2 new wall-mounted television outlet locations and associated work.                                                               | LS   | \$1,400.00                      | \$500.00                       | \$7,022.92         | \$4,796.00  |

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|----|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------|-------------|-------------|-------------|
| 10 | Window Work                                | Replace 6 crank handles; make front 6-panel window operable; inspect, weatherproof and permanently seal 7 designated sash windows; associated repairs.          | LS | \$1,740.00  | \$5,000.00  | \$3,260.42  | \$7,183.00  |
| 11 | Interior Masonry, Wood & Painting          | Repair/seal interior brick; stain/seal designated wood; prepare, prime and paint designated interior surfaces.                                                  | LS | \$7,200.00  | \$5,000.00  | \$15,760.42 | \$13,501.00 |
| 12 | Final Interior Cleaning                    | Final construction cleaning of the entire interior building.                                                                                                    | LS | \$2,400.00  | \$800.00    | \$2,260.42  | \$1,567.00  |
| 13 | Exterior Sink Station Removal / Relocation | Disconnect utilities; remove and relocate/store outdoor sink station; patch and restore affected surfaces.                                                      | LS | \$0.00      | \$1,500.00  | \$9,260.42  | \$5,779.00  |
| 14 | Exterior TV, Satellite Dish & Fan Work     | Remove outdoor TV and satellite dish; repair/weatherproof affected surfaces and roof penetrations; remove 2 existing fans and install 4 wet-rated outdoor fans. | LS | \$0.00      | \$3,000.00  | \$7,022.92  | \$9,991.00  |
| 15 | Exterior Electrical Receptacles            | Inspect, repair, replace and upgrade exterior receptacles, boxes, covers, wiring and related components.                                                        | LS | \$0.00      | \$500.00    | \$7,022.92  | \$9,289.00  |
| 16 | Exterior Security Floodlights              | Install 4 wet-location LED motion-sensor security floodlights and associated electrical work.                                                                   | LS | \$0.00      | \$1,000.00  | \$7,022.92  | \$4,796.00  |
| 17 | Exterior String Lighting                   | Remove existing string lights; install approximately 200 LF of permanent commercial-grade exterior string lighting.                                             | LS | \$0.00      | \$300.00    | \$7,022.92  | \$8,587.00  |
| 18 | Hog-Wire Railing                           | Install approximately 160 LF of 36-inch hog-wire railing along porches, steps and ramp.                                                                         | LS | \$5,904.00  | \$8,000.00  | \$16,710.42 | \$13,220.00 |
| 19 | ADA Wheelchair Ramp                        | Construct ADA-compliant concrete and brick ramp, with railing/handrail and associated site work.                                                                | LS | \$9,600.00  | \$16,000.00 | \$14,760.42 | \$28,945.00 |
| 20 | Exterior Steps                             | Construct four complete sets of concrete and brick steps with hog-wire railing/handrail and associated site work.                                               | LS | \$19,200.00 | \$5,000.00  | \$12,760.42 | \$23,329.00 |

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|    |                                      |                                                                                                              |    |             |            |             |            |
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| 21 | Exterior Doors & Thresholds          | ADA threshold modifications; inspect, adjust, repair and weatherproof exterior doors and frames.             | LS | \$0.00      | \$500.00   | \$15,760.42 | \$8,587.00 |
| 22 | Exterior Painting & Refinishing      | Paint exterior doors/frames/windows; refinish front porch bench; paint two hose hydrants.                    | LS | \$21,000.00 | \$5,000.00 | \$10,760.42 | \$7,183.00 |
| 23 | Vegetation Removal & Sod Restoration | Remove designated vegetation; backfill, grade and restore disturbed areas with sod.                          | LS | \$2,520.00  | \$5,000.00 | \$12,658.42 | \$5,779.00 |
| 24 | Final Exterior Cleaning              | Pressure wash and clean exterior building surfaces, porches, patio, walkways, steps and adjacent work areas. | LS | \$1,800.00  | \$4,000.00 | \$4,260.42  | \$3,392.00 |

|                                         |  |                     |                     |                     |                     |
|-----------------------------------------|--|---------------------|---------------------|---------------------|---------------------|
| <b>BASE BID - TOTAL OF ITEMS 1 - 24</b> |  | <b>\$160,356.48</b> | <b>\$136,600.00</b> | <b>\$739,322.66</b> | <b>\$316,582.00</b> |
|-----------------------------------------|--|---------------------|---------------------|---------------------|---------------------|

|                  |  |                    |                    |                    |                    |
|------------------|--|--------------------|--------------------|--------------------|--------------------|
| <b>ALLOWANCE</b> |  | <b>\$35,000.00</b> | <b>\$35,000.00</b> | <b>\$35,000.00</b> | <b>\$35,000.00</b> |
|------------------|--|--------------------|--------------------|--------------------|--------------------|

|                                      |  |                     |                     |                     |                     |
|--------------------------------------|--|---------------------|---------------------|---------------------|---------------------|
| <b>TOTAL BID INCLUDING ALLOWANCE</b> |  | <b>\$195,356.48</b> | <b>\$171,600.00</b> | <b>\$774,322.66</b> | <b>\$351,582.00</b> |
|--------------------------------------|--|---------------------|---------------------|---------------------|---------------------|

\*Blue numbers indicates calculation corrections.