



KOHLER ARCHITECTURE

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REGISTERED:
MICHIGAN
OHIO

MEMBER:
A.I.A.
N.C.A.R.B.

July 20, 2026
Page 1 of 2

Monroe Public Schools
Administration Building
1275 N. Macomb St.
Monroe, MI 48162
Attention: Mr. David Payne, Executive
Director of Operations & Technology

Re: **Mech. Updates & Related Work
at Hollywood Elementary School
for Monroe Public Schools
#26110**

Dear Mr. Payne:

As directed, we have reviewed the bids opened on the above-mentioned project on July 15, 2026. We submit herein our comments and recommendations.

1. Three (3) contractors attended the mandatory pre-bid meeting on June 17, 2026.
2. Two (2) bids were submitted. Lowest, Base Bid Proposals were submitted by Monroe Plumbing and Heating of Monroe, Michigan. Proposal A (Base Bid A) at \$1,965,000.00 with Alternate #1 at \$23,000.00, and Proposal B (Base Bid B) at \$574,000.00 with Alternate #1 at \$23,000.00. The second Base Bid Proposals were submitted by CORE Mechanical of Ottawa Lake, Michigan. Proposal A (Base Bid A) at \$2,014,000.00 with Alternate #1 of \$11,750.00, and Proposal B (Base Bid B) at \$594,000.00 with Alternate #1 of \$11,750.00. Both contractors bid the project as specified. See attached bid summary.
3. For your reference, the scope of work in the Base Bid A (Proposal A) includes mechanical updates unit ventilator replacement and new a/c in south wing classrooms, HVAC updates to selective office spaces, new high efficiency condensing boilers (Lochinvar), new piping, new distribution pumps, electrical updates including upgraded incoming service, lighting and finish updates in the corridors and selective offices. The scope of work in Base Bid B (Proposal B) includes only work associated with the boiler room mechanical updates consisting of new high efficiency condensing boilers (Lochinvar), new piping, new distribution pumps, and associated electrical modifications. The Alternate #1 (associated with both Base Bids) consisted of installing a new standalone Domestic Hot Water Heater in lieu of utilizing the new boilers to heat domestic water. Architectural trade work includes items associated with the mechanical and electrical work being performed for each base bid – i.e. patching / painting of CMU walls, epoxy flooring, EPDM roofing, new doors, frames & hardware for boiler room egress requirements and new roof hatch access.
4. We spoke to Thomas Theisen of Monroe Plumbing & Heating, who stated he was comfortable with the bid, he visited the job prior to bidding and that he bid the project using the materials specified. He also stated his bid includes all taxes, insurances and permits as specified. He stated he will perform the mechanical and plumbing work with his own forces. Other work will be performed by Staelgraeve Turner Electric (electric), Automated Logic (temperature controls), Toledo Mechanical Insulation, (insulation), VM Systems (sheetmetal), The Spieker Company (general trades), Aerodynamic Inspecting (Test and Balance), Industrial Demolition Services (demolition), and Habitec Security (security). He will be providing a 100% performance and labor bond as specified. He understands there is Liquidated Damages of \$1,000.00 per day if the August 13, 2027 date for Substantial Completion is not met.

**Mech. Updates & Related Work
at Hollywood Elementary School
for Monroe Public Schools
#26110**

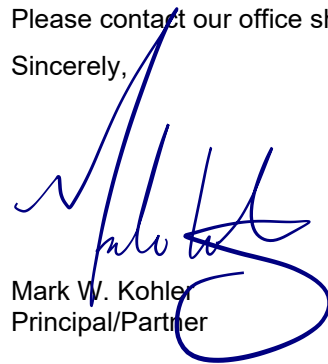
Page 2 of 2

5. We spoke to Corey Snow of CORE Mechanical who also stated he was comfortable with his bid, he visited the job prior to bidding and that he bid the project using the materials specified. He also stated his bid includes all taxes, insurances and permits as specified. He stated he intent to perform the mechanical, plumbing and sheet metal work with his own forces. Other work would have been performed by Staelgraeve Turner Electric (electric), Automated Logic (temperature controls), Dynamic Mechanical Insulation (insulation), The Spieker Company (general trades), GEM (Test and Balance), Holt Roofing (roofing), and Enerco (Hydronic Water Treatment).
6. We have worked with Monroe Plumbing and Heating on several projects including some for MPS. Their workmanship, coordination and construction scheduling were good.

Therefore, based on the above and owners preference of the base bid and alternates, we recommend a contract be awarded to Monroe Plumbing and Heating, of Monroe, MI. for the combined bid of \$597,000.00 (Base Bid B, Proposal B + Alternate #1).

Please contact our office should you need additional information or decide to proceed.

Sincerely,



Mark W. Kohler
Principal/Partner

KOHLER ARCHITECTURE INC.
1110 WEST FRONT STREET
MONROE, MI 48161

BID SUMMARY

DUE: JULY 15, 2026

Mechanical Updates and Related Work
 at Hollywood Elementary School
 for Monroe Public Schools
 Project #26110

CONTRACTOR	PROPOSAL A (Base Bid A)	ALTERNATE #1 Domestic Water Heater	PROPOSAL B (Base Bid B)	ALTERNATE #1 Domestic Water Heater	B.B. or C.C.	REMARKS
Core Mechanical 8751 Whiteford Road, Suite 201 Ottawa Lake, MI 49267 734.856.2076	\$ 2,014,000.00	\$ 11,750.00 (ADD)	\$ 594,000.00	\$ 11,750.00 (ADD)	B.B.	LOCHINVAR
Monroe Plumbing & Heating 506 Cooper Street Monroe, MI 48161 734.854.4600	\$ 1,965,000.00	\$ 23,000.00 (ADD)	\$ 574,000.00	\$ 23,000.00 (ADD)	B.B.	LOCHINVAR
The Spieker Company 2541 Terry Road Northwood, OH 419.260.7207	-	-	-	-	-	

+ MAKE Things Better



506 COOPER ST. P.O. BOX 307
MONROE, MICHIGAN 48161-0307
PHONE: (734) 241-4277

121 N. TECUMSEH ST.
ADRIAN, MI 49221
PHONE: (517) 280-5511

Sub-Contractor List

DATE: 7/17/2026

To: Victoria Capranica, Kohler Architecture

Below is our list of subcontractors that we plan on using during the proposed work at MPS Hollywood Mechanical Updates.

- Mechanical/Plumbing: Monroe Plumbing and Heating
- Architectural: Spieker Company
- Sheetmetal: VM Systems
- Insulation: Toledo Mechanical Insulation
- Demo: Industrial Demolition Services
- Electrical: Staelgraeve-Turner Electric
- Test and Balance: Aerodynamic Inspecting
- Temperature Controls: Automated Logic
- Security: Habitec Security

Please let me know if you have any questions.

Thanks,

A handwritten signature in blue ink, appearing to read "Jeff Kusmits", is written over a light blue horizontal line.

Jeff Kusmits

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