

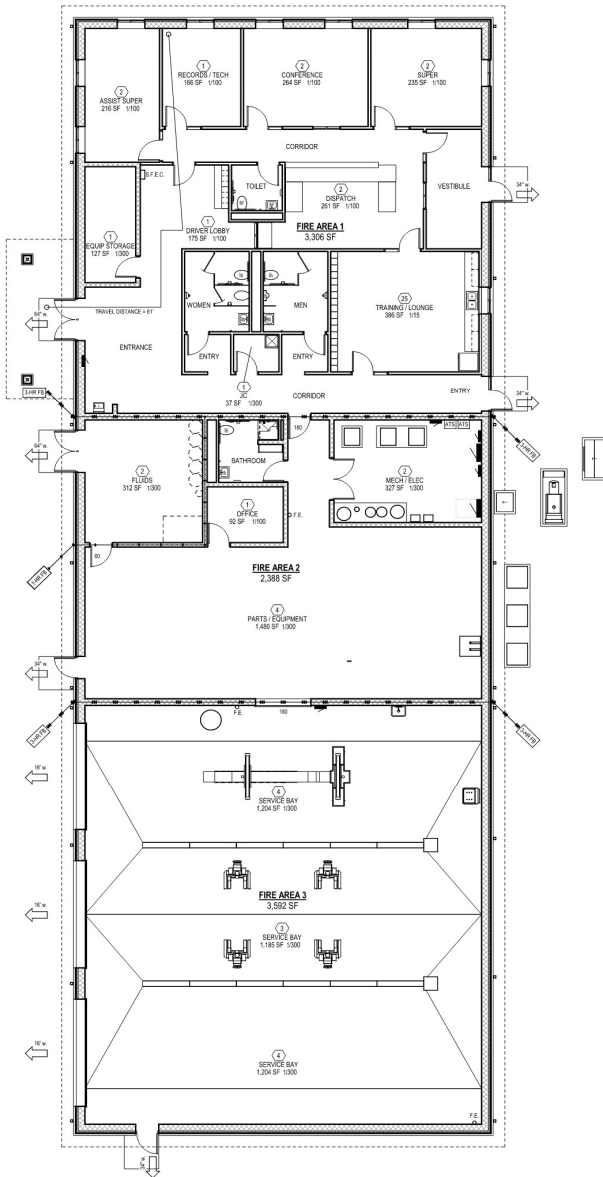
# Pre-Bid Meeting



November 17, 2022



## Three Rivers Community Schools New Transportation Facility



## Pre-Bid Meeting

### AGENDA



- **Introductions**
- **Scope**
- **Bid Categories and Schedule**
- **Bid Requirements**
- **Questions**



## Pre-Bid Meeting

### PROJECT TEAM



### Three Rivers community Schools:

- **Nikki Nash**, Superintendent
- **Brian Leonard**, Director of Facilities and Operations
- **Blair Brindley**, Director of Business Operations
- **Nick Bryant**, Director of Technology



### Owner's Representative:

- **Chris Mankowski**, Senior Consultant
- **Doug Phillips**, Senior Vice President



## Pre-Bid Meeting

### PROJECT TEAM



#### Design Team:

- **Chris Arntzen** , Project Architect  
chrisa@gmb.com/ (213) 610-1112
- **Jeff Engle**, Construction Administrator  
jeffe@gmb.com/ (616) 796-0200
- **Amy Callaway**, Project Coordinator  
amyc@gmb.com/ (616) 796-0200



## Pre-Bid Meeting



## PROJECT TEAM



### Construction Management:

- **Max Tackett**, Site Manager/Assistant Project Manager  
mtackett@skillman.com / (269) 568-2433
- **Will Karnes**, Project Engineer  
wkarnes@skillman.com / (269) 350-5757
- **Nate Preston**, Senior Project Manager  
npreston@skillman.com / (269) 908-9569
- **Michael Kounelis**, Account Executive  
mjkounelis@skillman.com / (269) 207-3049



## Pre-Bid Meeting



## BID CATEGORIES AND SCOPE



### *Scope of Work:*

- 9,300 sqft. new construction
- Three Service Bays, Offices, Training Room, and Restrooms
- Site clearing and grading
- Footings, foundations, slab-on-grade, and sidewalks
- Asphalt paving and fencing
- Masonry bearing walls
- Cold formed metal trusses, roof decking, and shingles
- Drywall walls, sub-ceilings, ceiling grid/tile, and painting
- Hollow metal frames, doors, and hardware
- Aluminum windows
- Brick veneer and siding
- Overhead doors
- Lighting, power, and low-voltage work
- Make up air units, energy recover unit, and furnaces

# Pre-Bid Meeting



## Guideline Schedule



### Guideline Schedule – 01 32 00

Activity ID	Activity Name	Original Duration	Start	Finish
<b>Three Rivers New Transportation Facility</b>		<b>366</b>	<b>07-Nov-22</b>	<b>08-Apr-24</b>
<b>Bidding</b>		<b>24</b>	<b>07-Nov-22</b>	<b>12-Dec-22</b>
A1000	Advertisement and Notice to Bid	0	07-Nov-22*	
A1010	Addendum No. 1 Issuance	0		10-Nov-22
A1020	Pre Bid Meeting	0		17-Nov-22
A1030	Final Addenda Issued	0		22-Nov-22
A1040	Bids Due	0		01-Dec-22
A1070	Tabulate and Post Bid Tab	0		02-Dec-22
A1050	Pre-Award Conferences	5	05-Dec-22	09-Dec-22
A1060	Letter of Recommendation	0		09-Dec-22
A1080	Board of Education Recommendation to Award Contracts	0		12-Dec-22
<b>Administrative</b>		<b>297</b>	<b>13-Dec-22</b>	<b>05-Feb-24</b>
A1090	Notice To Proceed	0	13-Dec-22	
A1110	Permits	20	13-Dec-22	11-Jan-23
A1100	Pre-Construction Meeting	0	20-Dec-22	
A1820	Building Enclosure	0		06-Nov-23
A1830	Temp Heating	60	07-Nov-23	29-Jan-24
A1850	50% AHU Inspections	0		18-Dec-23
A1840	Final AHU Inspections	0		05-Feb-24
<b>Submittals</b>		<b>60</b>	<b>13-Dec-22</b>	<b>08-Mar-23</b>
A1120	Civil Submittals	60	13-Dec-22	08-Mar-23
A1130	Concrete Submittals	60	13-Dec-22	08-Mar-23
A1140	Steel Submittals	60	13-Dec-22	08-Mar-23
A1150	Building Shell Submittals	60	13-Dec-22	08-Mar-23
A1160	Interior Finishes Submittals	60	13-Dec-22	08-Mar-23
A1170	Mechanical and Plumbing Submittals	60	13-Dec-22	08-Mar-23
A1180	Electrical Submittals	60	13-Dec-22	08-Mar-23
<b>Procurement</b>		<b>240</b>	<b>12-Jan-23</b>	<b>14-Dec-23</b>
A1200	Energy Recovery Unit	150	12-Jan-23	10-Aug-23
A1210	Make Up Air Units	150	12-Jan-23	10-Aug-23
A1220	Panelboards	240	12-Jan-23	14-Dec-23
<b>Construction</b>		<b>177</b>	<b>01-Jun-23</b>	<b>05-Feb-24</b>
<b>Sitework</b>		<b>115</b>	<b>05-Jun-23</b>	<b>13-Nov-23</b>
A1230	Site Clearing and Grading	10	05-Jun-23*	16-Jun-23
A1250	Establish Construction Laydown and Trailer Area and Temporary	5	19-Jun-23	23-Jun-23
A1260	Establish Building Pad	5	26-Jun-23	30-Jun-23
A1300	Excavate and Backfill Footings and Foundation Walls	25	03-Jul-23	07-Aug-23
A1280	Install Drainage Field and Sanitary Piping	10	18-Jul-23	31-Jul-23
A1270	Install Well and Water Piping	10	01-Aug-23	14-Aug-23
A1470	Site Lighting and Power Rough In	10	08-Aug-23	21-Aug-23
A1290	Establish Retention Pond and Storm System	15	15-Aug-23	04-Sep-23
A1770	Establish Sub Grade in Paved Areas	10	05-Sep-23	18-Sep-23

# Pre-Bid Meeting



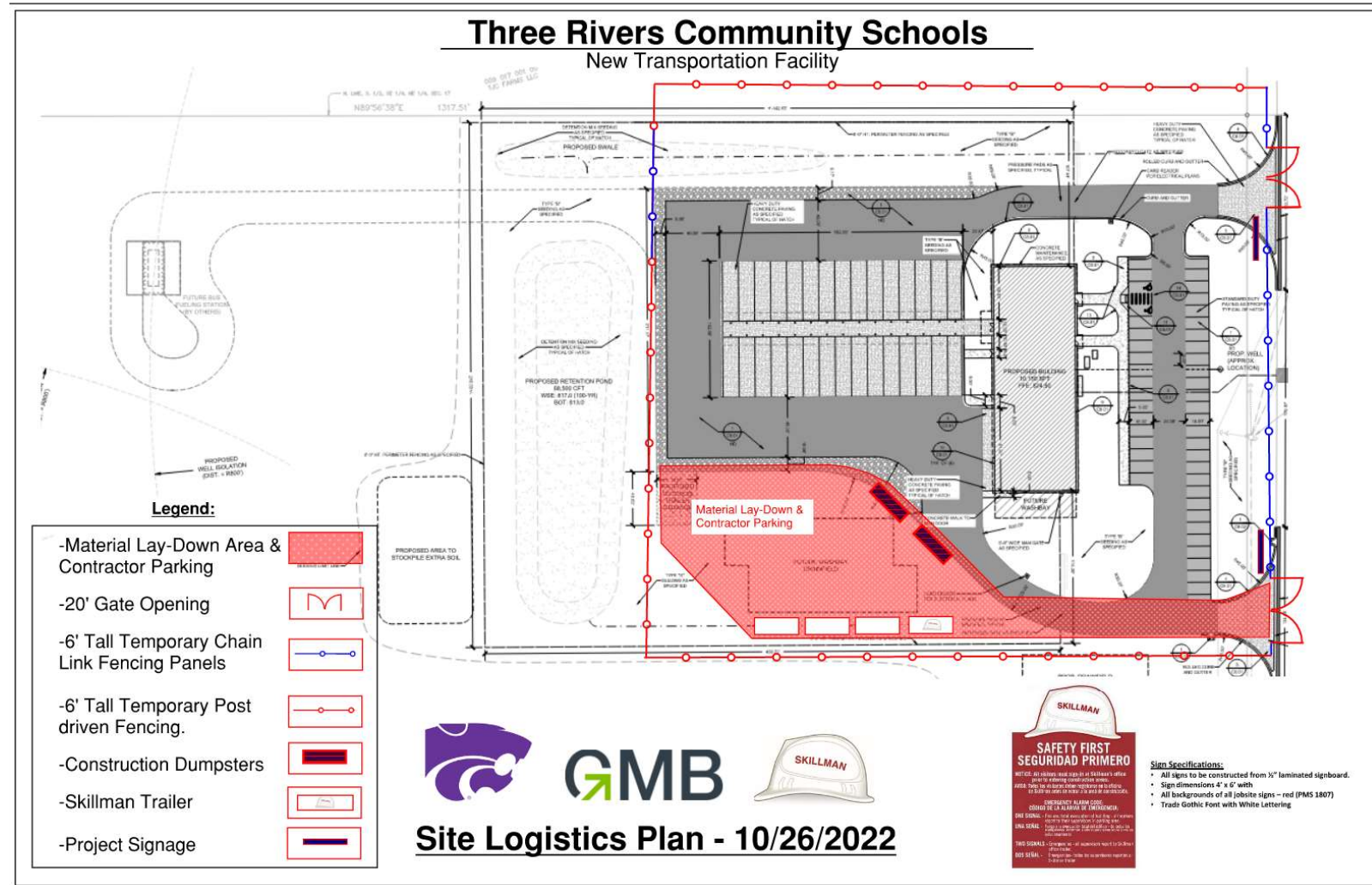
## Guideline Schedule Continued



### Guideline Schedule – 01 32 00

Activity ID	Activity Name	Original Duration	Start	Finish
A1310	Install Bollards and Site Signage	5	19-Sep-23	25-Sep-23
A1320	Install Site Concrete (Curbing and Concrete Paving)	15	19-Sep-23	09-Oct-23
A1390	Asphalt Base Course	5	10-Oct-23	16-Oct-23
A1860	Final Grading and Seeding of Greenspaces	5	10-Oct-23	16-Oct-23
A1500	Asphalt Final Course and Striping	5	31-Oct-23	06-Nov-23
A1480	Site Fencing	5	07-Nov-23	13-Nov-23
<b>Structure</b>		<b>70</b>	<b>11-Jul-23</b>	<b>16-Oct-23</b>
A1240	Pour Footings and Foundations	15	11-Jul-23	31-Jul-23
A1330	Pour SOG and Thickened Slab	5	01-Aug-23	07-Aug-23
A1340	Install Light Gauge Trusses	5	03-Oct-23	09-Oct-23
A1350	Install Roof Deck	5	10-Oct-23	16-Oct-23
<b>Building Shell</b>		<b>65</b>	<b>08-Aug-23</b>	<b>06-Nov-23</b>
A1400	Install Masonry Bearing Walls	30	08-Aug-23	18-Sep-23
A1460	Install Hollow Metal Frames	30	08-Aug-23	18-Sep-23
A1410	Install Brick	10	03-Oct-23	16-Oct-23
A1420	Install Punched Openings	5	17-Oct-23	23-Oct-23
A1430	Install Exterior Doors and Hardware (Final)	5	17-Oct-23	23-Oct-23
A1440	Install Overhead Doors	5	17-Oct-23	23-Oct-23
A1450	Install Deck Sheathing and Asphalt Shingles	10	17-Oct-23	30-Oct-23
A1490	Install Sheathing and Vinyl Siding	15	17-Oct-23	06-Nov-23
<b>Interior Wall Construction and Architectural Finishes</b>		<b>100</b>	<b>19-Sep-23</b>	<b>05-Feb-24</b>
A1510	Install Interior Masonry Walls	10	19-Sep-23	02-Oct-23
A1560	Install Gypsum at Bottom Chord of Truss	10	14-Nov-23	27-Nov-23
A1570	Blown In Insulation	5	28-Nov-23	04-Dec-23
A1520	Interior Stud Walls	5	12-Dec-23	18-Dec-23
A1540	Install Door Frames	5	19-Dec-23	25-Dec-23
A1530	Hang and Finish Gypsum Board	10	26-Dec-23	08-Jan-24
A1720	Paint (Prime and First Coat)	5	09-Jan-24	15-Jan-24
A1730	Hard Surface Wall Finishes	5	09-Jan-24	15-Jan-24
A1580	Install Ceiling Grid	5	16-Jan-24	22-Jan-24
A1750	Install Floor Finishes	5	23-Jan-24	29-Jan-24
A1740	Paint (Finish Coat)	5	23-Jan-24	29-Jan-24
A1550	Install Doors and Hardware	5	30-Jan-24	05-Feb-24
A1590	Install Ceiling Tile	5	30-Jan-24	05-Feb-24
A1760	Install Toilet Partitions and Bathroom Accessories	5	30-Jan-24	05-Feb-24
<b>MEP</b>		<b>172</b>	<b>01-Jun-23</b>	<b>29-Jan-24</b>
A1650	Install Transformer	5	01-Jun-23	07-Jun-23
A1620	MEP Underground Rough In	10	03-Jul-23	17-Jul-23
A1610	Masonry In Wall MEP Rough In	20	08-Aug-23	04-Sep-23
A1700	Install Oil Separator	5	05-Sep-23	11-Sep-23
A1710	Install MEP Hangers	5	17-Oct-23	23-Oct-23
A1600	Overhead MEP Rough In	15	21-Nov-23	11-Dec-23
A1670	Install Furnaces	5	12-Dec-23	18-Dec-23
A1680	Install MAU	5	12-Dec-23	18-Dec-23
A1690	Install ERV	5	12-Dec-23	18-Dec-23
A1630	Stud Wall In Wall Rough In	5	14-Dec-23	20-Dec-23
A1660	Install MDP	5	15-Dec-23	21-Dec-23
A1640	Final Trim out and Fixture Installation	10	16-Jan-24	29-Jan-24
<b>Closeout</b>		<b>45</b>	<b>06-Feb-24</b>	<b>08-Apr-24</b>
A1780	Punch List Creation	5	06-Feb-24	12-Feb-24
A1790	Punch List Correction	10	13-Feb-24	26-Feb-24
A1810	Closeout Submittals	40	13-Feb-24	08-Apr-24
A1800	Owner FFE	10	27-Feb-24	11-Mar-24

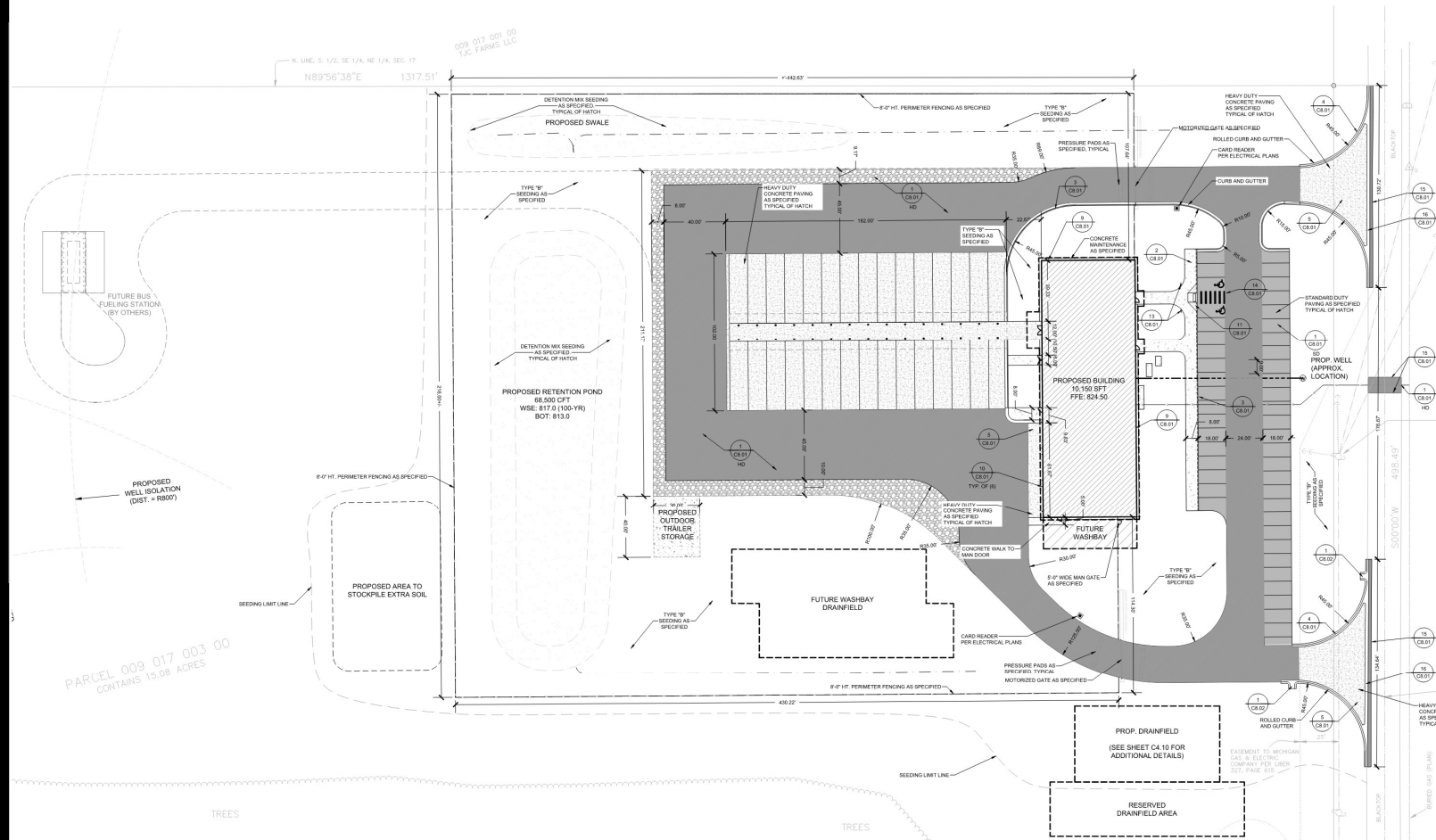
**01 32 00**  
**Site Logistics**



# Pre-Bid Meeting



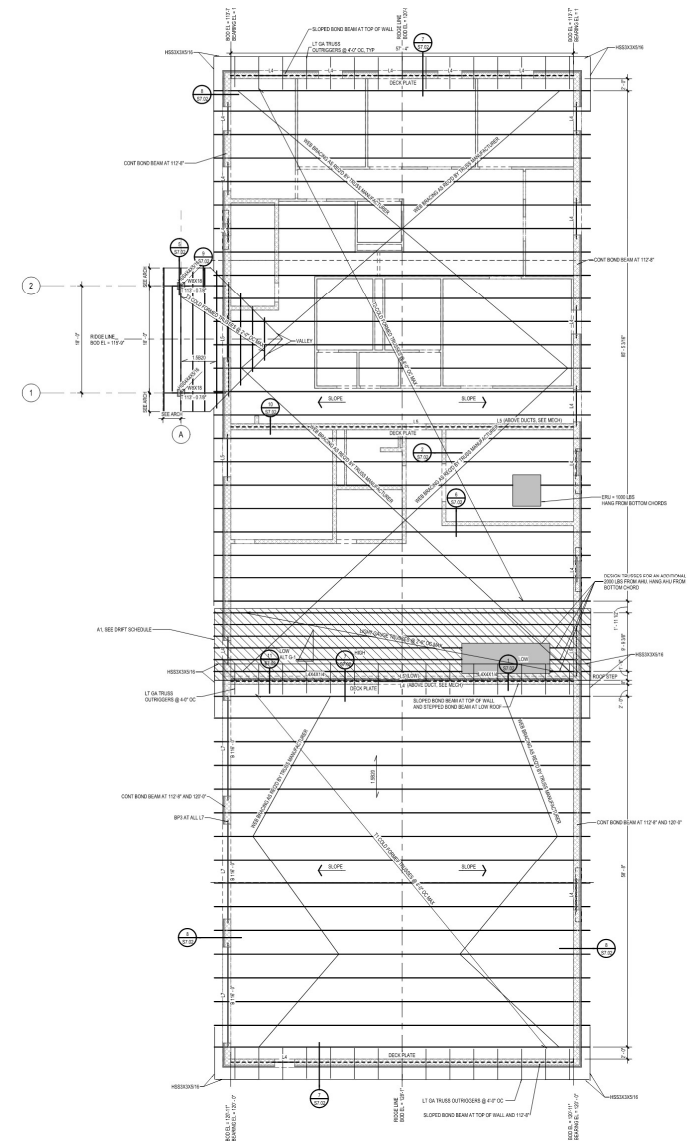
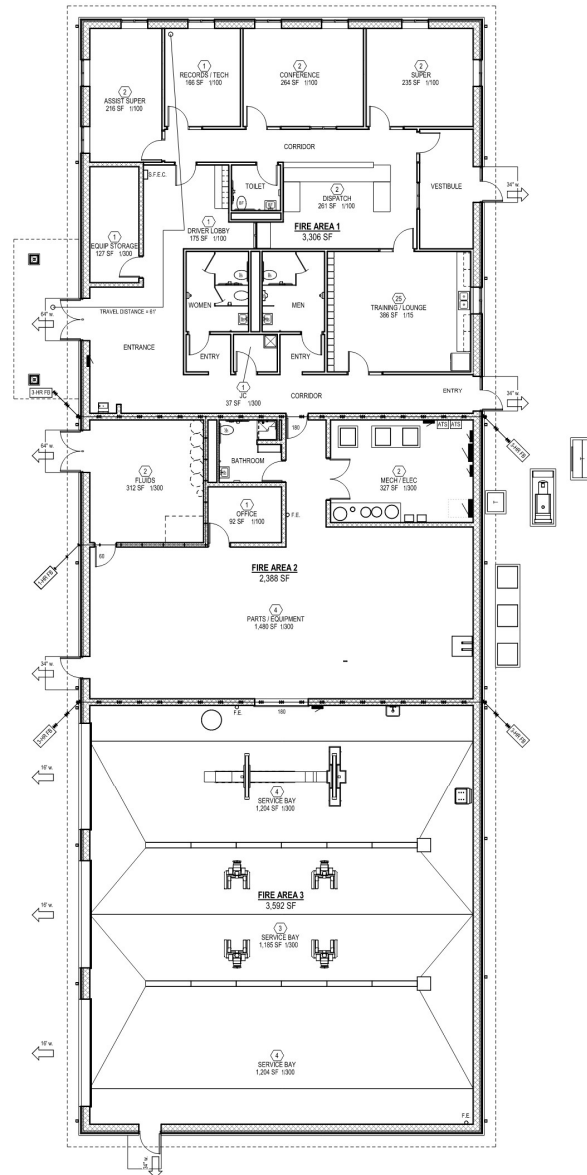
## C2.01 - Site Plan



# Pre-Bid Meeting



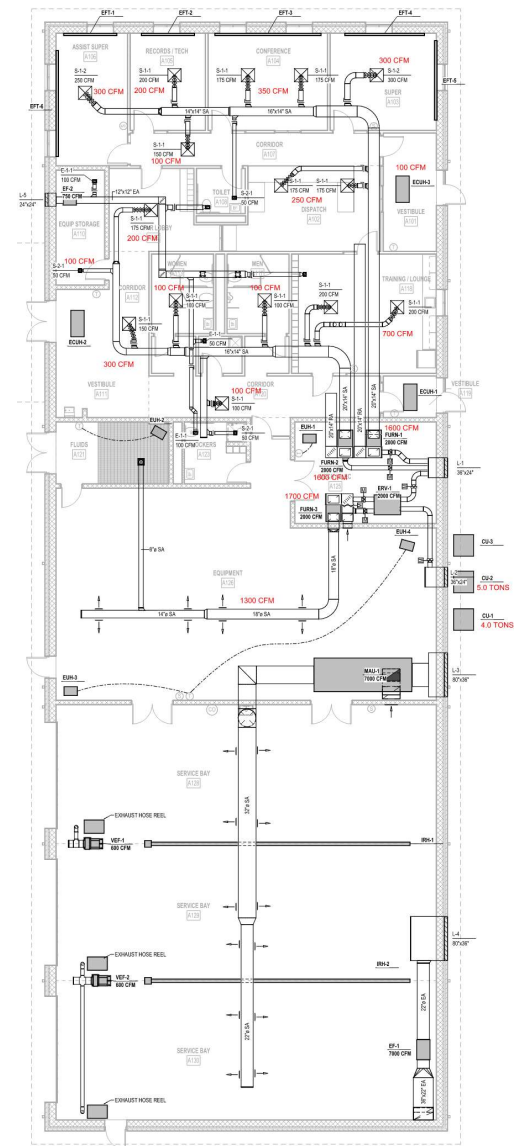
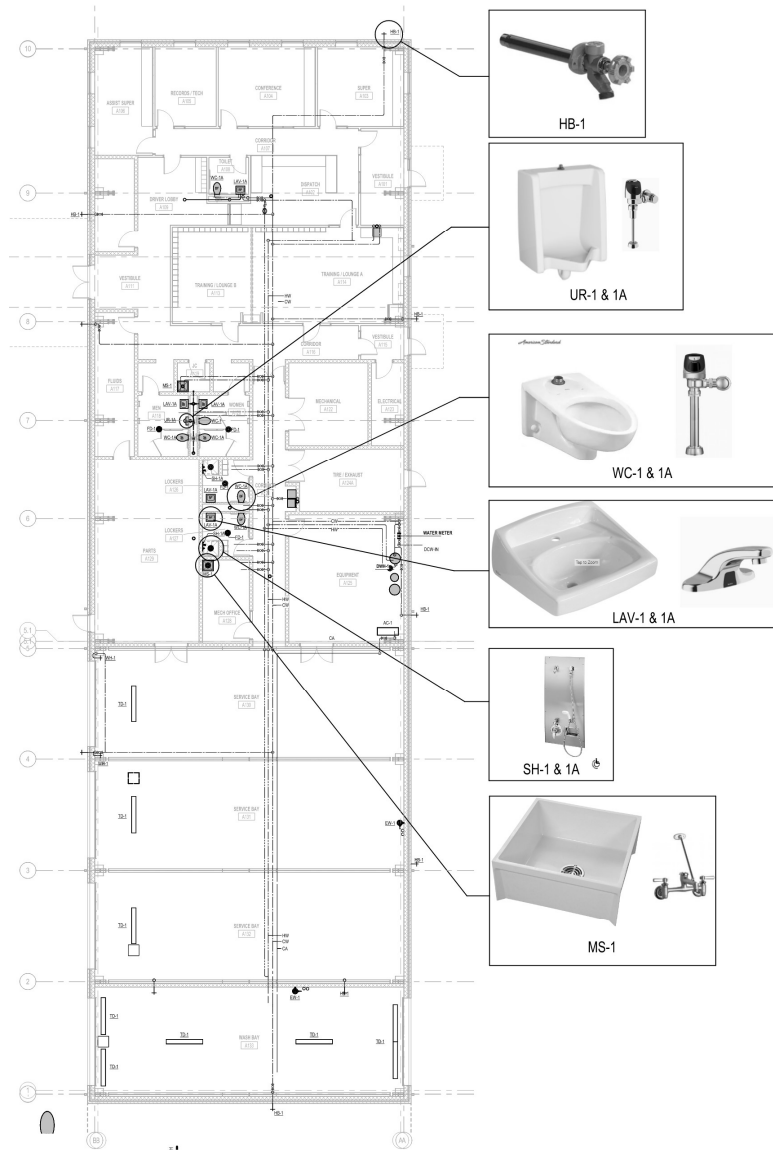
## G1.01 - Code Compliance Plan & S3.01 – Roof Framing Plan



# Pre-Bid Meeting



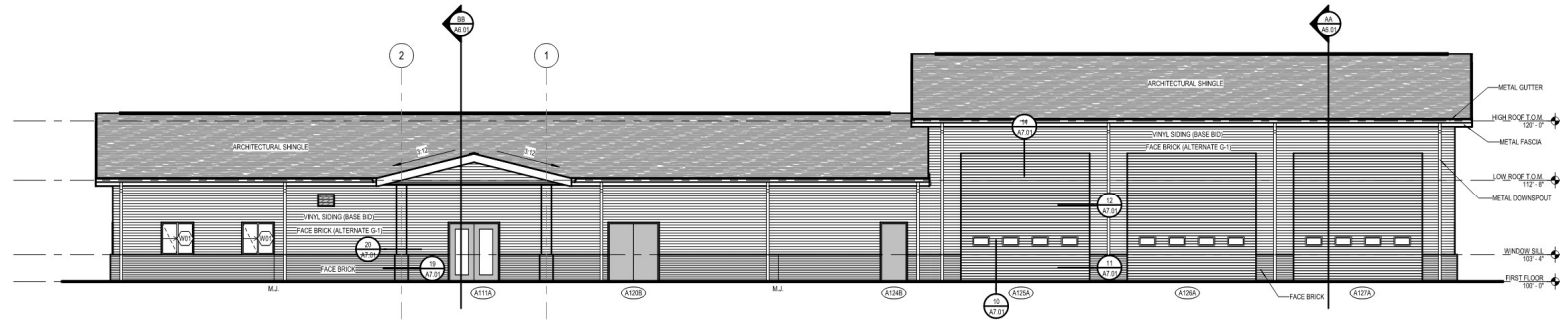
## P2.10 - Plumbing Plan & M2.10 – Mechanical Plan



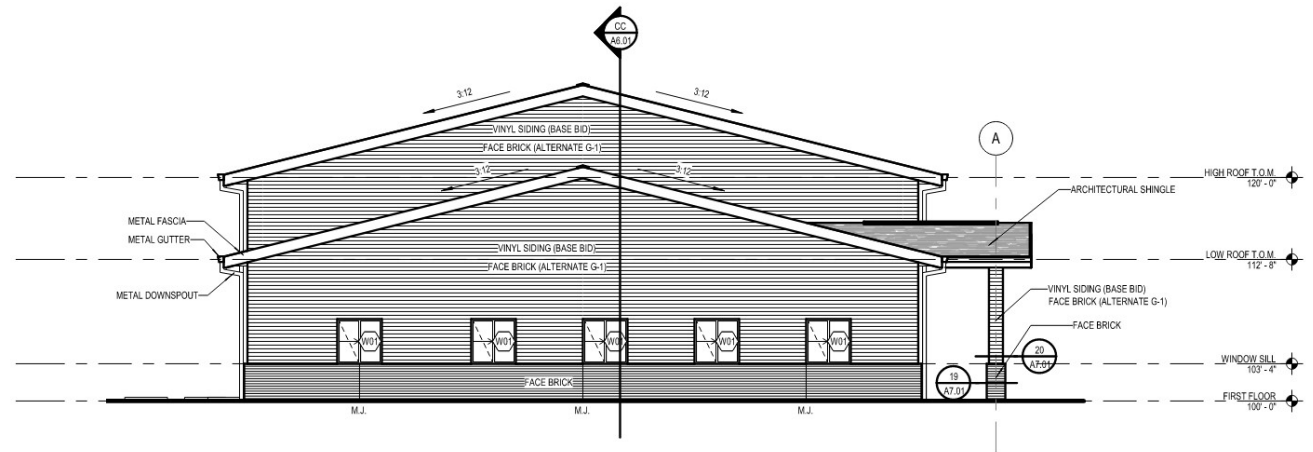
# Pre-Bid Meeting



## A4.01 - Elevations



4 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"

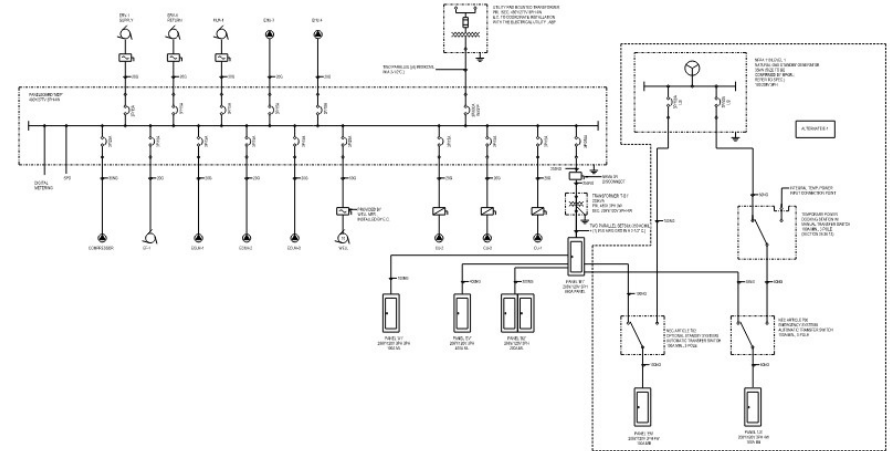
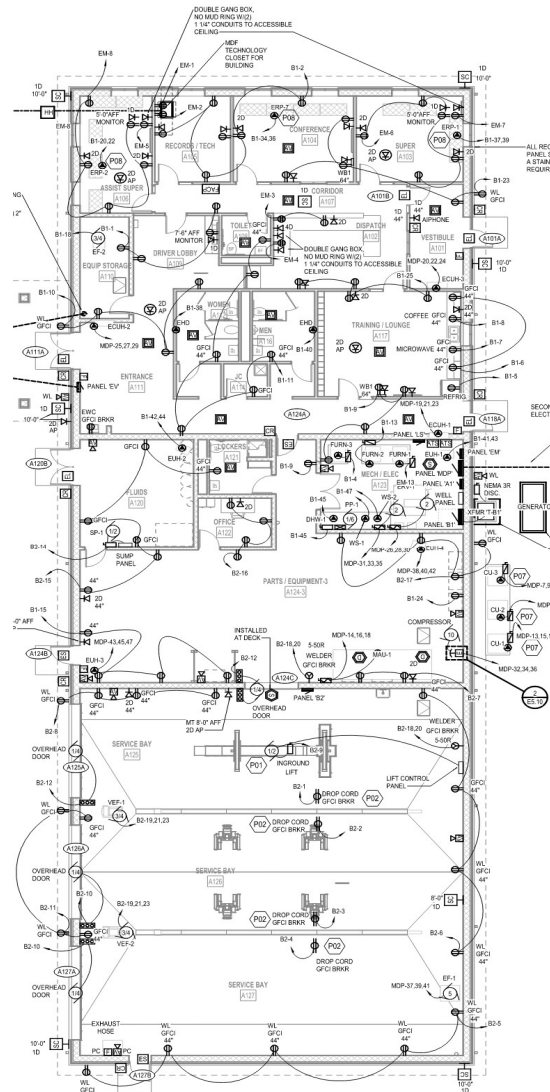


1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"

# Pre-Bid Meeting



## E2.10 - First Floor Power/ Communications Plan & One-Line Diagram



## Pre-Bid Meeting



## MULTIPLE CONTRACT SUMMARY



### Specification Section 01 12 00

- A. The intent of this Section is to indicate the Work required by the Contractors and to provide information regarding the duties, responsibilities, and cooperation required by the Contractors, with similar requirements for the subcontractors and suppliers.
- B. Owners right to maintain current operations
- C. Occupancy requirements
- D. Work by Owner
- E. Permits, fees, and notices
- F. Labor and materials
- G. Verifications of existing dimensions
- H. Project security
- I. Coordination of work
- J. Time of commencement and completion
- K. Schedule of contract responsibilities

## Pre-Bid Meeting



## MULTIPLE CONTRACT SUMMARY



## Specification Section 01 12 00

### 3.03 BID CATEGORIES :

- BID CATEGORY NO. 1 – Sitework
- BID CATEGORY NO. 2 – Asphalt Paving
- BID CATEGORY NO. 3 – Concrete
- BID CATEGORY NO. 4 – Masonry
- BID CATEGORY NO. 5 – General Trades
- BID CATEGORY NO. 6 – Metal Studs and Drywall
- BID CATEGORY NO. 7 – Painting
- BID CATEGORY NO. 8 – Mechanical
- BID CATEGORY NO. 9 – Electrical and Low-Voltage
- BID CATEGORY NO. 10 – Commissioning

Pre-Bid  
Meeting



**ALLOWANCES**



## Specification Section 01 21 00

**Contingency Allowances:**  
**Include this amount in your BASE BID**

A.	Bid Category No. 1 Sitework	\$20,000
B.	Bid Category No. 2 Asphalt Paving	\$ 5,000
C.	Bid Category No. 3 Concrete	\$10,000
D.	Bid Category No. 4 Masonry	\$10,000
E.	Bid Category No. 5 General Trades	\$15,000
F.	Bid Category No. 6 Metal Studs and Drywall	\$10,000
G.	Bid Category No. 7 Paint	\$ 5,000
H.	Bid Category No. 8 Plumbing, Mechanical, and Mech. Controls	\$10,000
I.	Bid Category No. 9 Electrical and Low Voltage	\$10,000

## Pre-Bid Meeting

### ALTERNATES



### Specification Section 01 23 00

#### Bid Alternates:

- A. ALTERNATE NO. 1: Provide Face Brick Veneer for The Entire Building***
- B. ALTERNATE NO. 2: Provide Emergency Back-Up Generator***

## Pre-Bid Meeting



## NOTICE TO BIDDERS



### Specification Section 00 02 00 – Notice to Bidders

- Bid Documents are available at [www.skillmanplanroom.com](http://www.skillmanplanroom.com)
- Submit bids in **duplicate**.
- Review and acknowledge all Addenda.
- Bid Form
  - Non-Collusion Affidavit
  - Familial Disclosure Affidavit
- Bid Security, single bid bond or bid security is acceptable, must be for the maximum amount
- For combination bids, there must be a separate bid form for each category in addition to the combination bid.

## Pre-Bid Meeting



## INSTRUCTIONS TO BIDDERS



### Specification Section 00 10 00

#### **1.02 Bidders Examination & Representation**

The Owner will award Contracts to Prime Contractors.

#### **1.04 Clarifications of Bidders Questions**

Submit all RFI's in writing to both Max Tackett and Nate Preston with Skillman:

[mtackett@skillman.com](mailto:mtackett@skillman.com)

[npreston@skillman.com](mailto:npreston@skillman.com)

#### **1.05 Substitution Before Bidding**

Timely submit detailed request with side-by-side comparison of specified product.

#### **1.06 Addenda**

Addenda will be posted to [www.skillmanplanroom.com](http://www.skillmanplanroom.com)

## Pre-Bid Meeting

## INSTRUCTIONS TO BIDDERS



### Specification Section 00 10 00

#### **1.11 Bid Security**

Bid security in the amount of 5% must accompany each bid.

#### **1.16 Performance and Payment Bond**

Successful Bidders will be required to furnish 100% Payment & Performance Bonds.

#### **1.19 Wage Scale**

Not applicable.

# Pre-Bid Meeting



## BIDDER REMINDER LIST



### Specification Section 00 30 50 - BIDDER REMINDER LIST

	YES	NO
Have you properly and completely executed the <b>Bid Form</b> (Section 00 31 00)?		
Is the <b>Bid Total</b> written in both words and figures?		
Are the <b>Alternate</b> quantities in both words and figures and noted as <b>Add or Deduct</b> ?		
<b>Is the Non-Collusion Affidavit</b> , part of the Bid Form, signed & notarized?		
<b>Is the Familial Disclosure Affidavit</b> , part of the Bid Form, signed and notarized?		
<b>Is the Iran Sanctions Act Certificate of Compliance</b> , part of the Bid Form, signed and notarized?		
Have you enclosed a certified check or <b>Bid Bond</b> ? (Note: bond must be signed by Surety and Principal)		
Have you included your company's <b>Financial Statement</b> ?		
On the outside of the envelope containing your Bid have you indicated: <b>The Project Name</b> <b>Bidder's Name</b> <b>Bid Category No.</b> <b>Date and Time of Bid Opening</b> <b>Owner's Address</b> Address to Where Bid is to be Delivered if different from Owners Address		

Pre-Bid  
Meeting



Addenda



[www.skillmanplanroom.com](http://www.skillmanplanroom.com)

- **Addendum 01 - Posted 11/11/2022**
  - Revised specifications and drawings
- **Addendum 02 – Week of 11/20/2022**
  - Further clarifications and Pre-Bid RFI's

## Pre-Bid Meeting



## BID TO AWARD TIMELINE



- **Bids Due: December 1, 2022 @ 2:00 p.m. E.S.T.**
- **Location: Three Rivers Community Schools Administration Office  
851 Sixth Avenue  
Three Rivers, MI 49093**
- Post Bid Review/Pre-Award Meetings:  
December 5 - 9, 2022  
Time: T.B.D
- Bid Tab will be available via [www.skillmanplanroom.com](http://www.skillmanplanroom.com) within 24 hours of receipt of bids.
- Board Approval to Award Contracts: December 12, 2022.

Pre-Bid  
Meeting

**QUESTIONS**



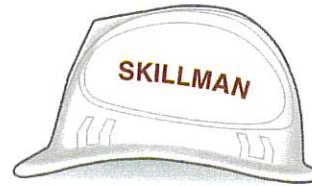
**GMB**

**Three Rivers Community Schools –  
New Transportation Building**

**QUESTIONS?**

TRCS – New Transportation Facility

TSC Project No.: 219050.61



DATE: 11/17/2022

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
THREE RIVERS COMMUNITY SCHOOLS			
THREE RIVERS COMMUNITY SCHOOLS	Brian Leonard		
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	(269) 568-2433
THE SKILLMAN CORPORATION	NATE PRESTON	npreston@skillman.com	(269) 908-9569
THE SKILLMAN CORPORATION	Michael Kounelis		
GMB			
GMB			
Plante Moran			

Plante Moran			
Cripps Fortune Excavating	Jim VanAtta	jvanatta@CrippsFortune.com	269-317-6526
Martell Electric	Brian O'Donnell	bodonnell@martellelectric.com	269-271-0074
Brussee/Brady	Jon Rice	jon@brusseebrady.com	269-278-7102
Fishbeck	Christian Uhlig	culig@fishbeck.com	248-961-2757
Ideal consolidated	Joe Swain	jswain@idealconsolidated.com	574-282-1228
Lounsbury Excavating	Brennan Combs	Bcombs@LounsburyExcavating.com	269-806-6205
MAU CITY MECHANICAL	ADAM WOCTHUIS	AWOCTHUIS@MCM-TEAM.COM	269-599-2546
Gibson Lewis	Greg Hicks	ghicks@gl.nceusa.com	574-259-8581
Ritsma ASSO.	Norm Overhiser	overhiser_n@Ritsma.com	269-217-9668
Martell Electric	Kevin Connors	Kconnors@martelldet.com	574-271-5000
Shouldice Electrical & Gen. Trades	Isaac Burkwalter	w-burkwalter@shouldicebrothers.com	269 300 9482

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