



Armstrong Field

PRE-BID MEETING

November 16, 2023

PRE-BID MEETING



Three Rivers Community Schools

Armstrong Field

815 Jefferson Street, Three Rivers, MI 49093

OWNER



Three Rivers Community Schools

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



Owner's Representative

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



ARCHITECT



GMB Architecture + Engineering

- Chris Arntzen
- chrisa@gmb.com
- 616-796-0200



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Mike Kounelis
- mjkounelis@skillman.com
- 269-207-3049

PROJECT MANAGER

- David Taylor
- dtaylor@skillman.com
- 269-908-9569

PROJECT ENGINEER

- Max Tackett
- mtackett@skillman.com
- 269-568-2433

SITE MANAGER

- Jay Bachtel
- jmbachtel@skillman.com
- 269-830-8685

ADMIN. ASSISTANT

- Caralee Sokolowski
- csokolowski@skillman.com
- 269-350-5757

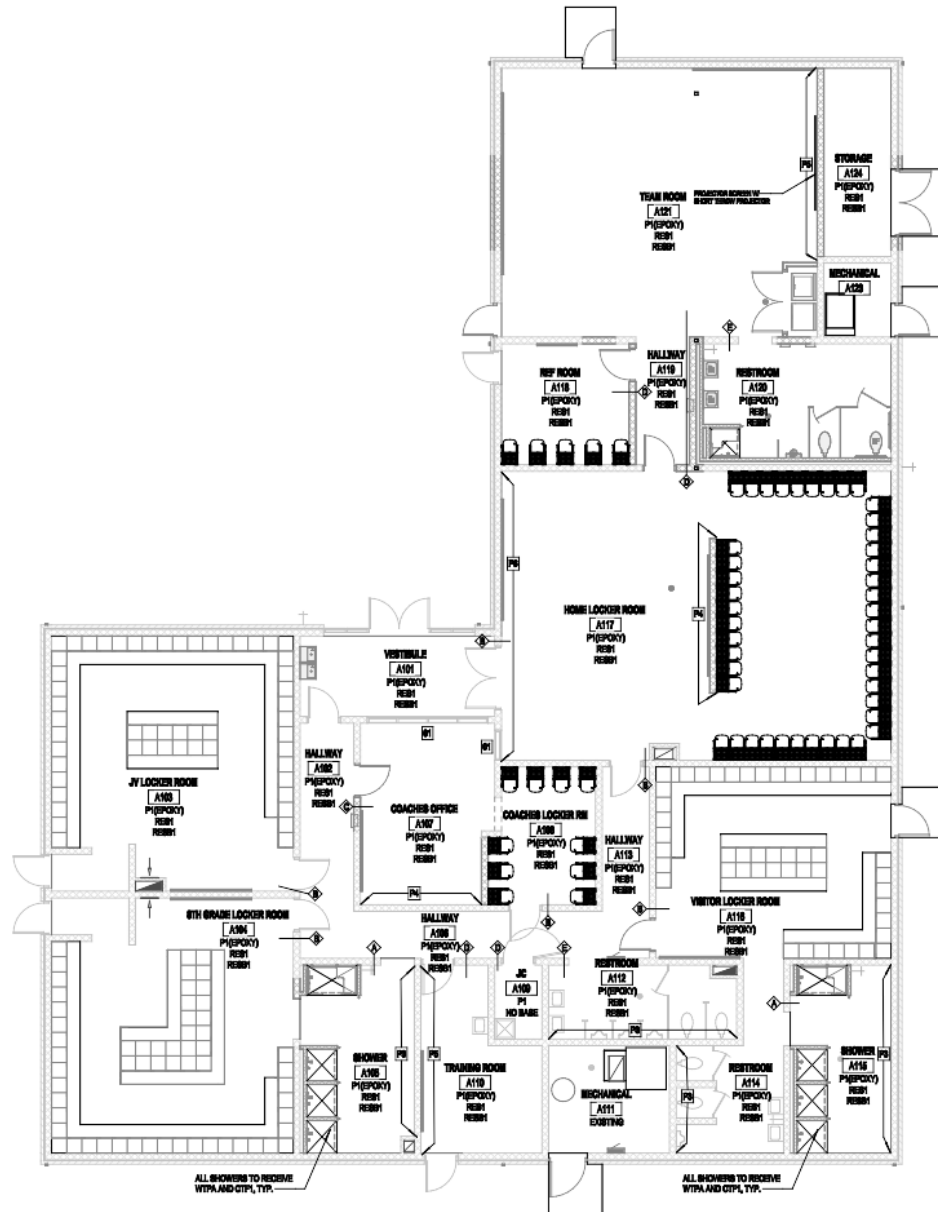
SCOPE OF WORK



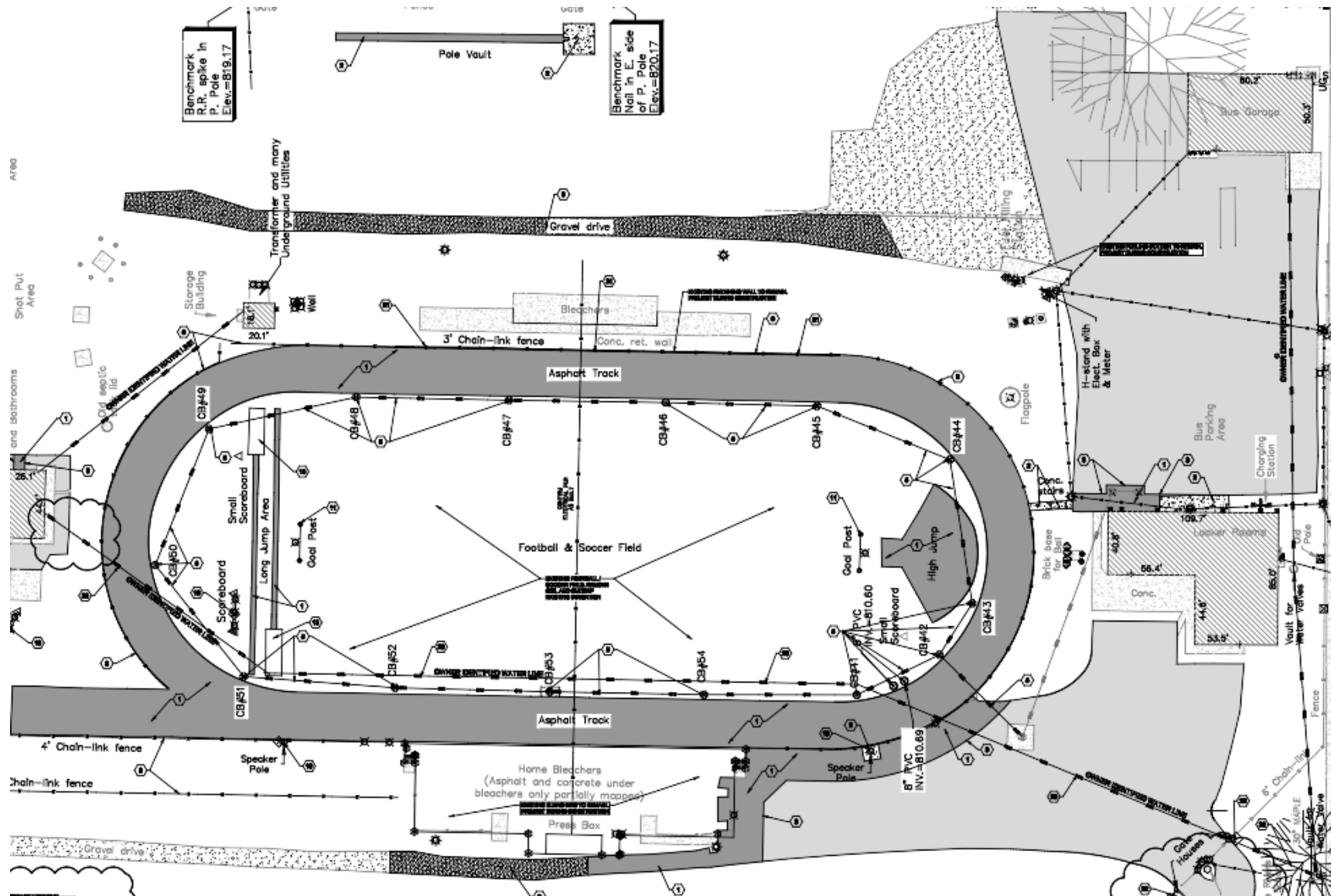
- Total Renovation of Fieldhouse, Football Field, Track, and Stadium Grounds
- Enhanced access and security measures
- Improvements to BB and SB Fields (*subject to Alternates*)
- Schedule

START – January 29, 2024 / FINISH – August 23, 2024

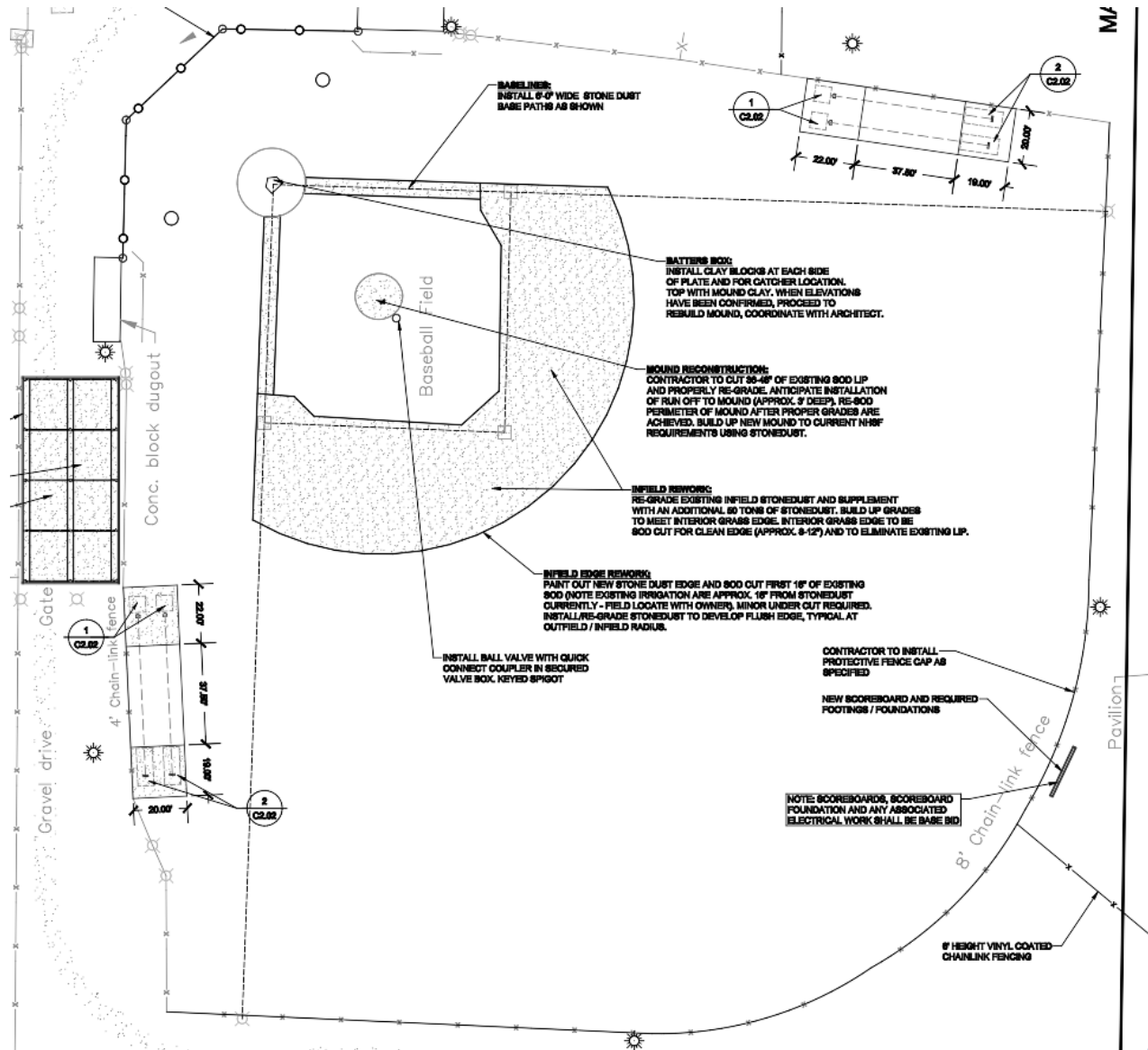
FLOOR PLANS / SITE PLANS



FLOOR PLANS / SITE PLANS



FLOOR PLANS / SITE PLANS



MULTIPLE CONTRACT SUMMARY



**Review Section 01 12 00 – Multiple Contract Summary.
Review all Specification Sections that are in your Scope
of Work.**

BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Electrical
BID CATEGORY NO. 3	Mechanical
BID CATEGORY NO. 4	Concrete
BID CATEGORY NO. 5	Sitework
BID CATEGORY NO. 6	Artificial Turf



REQUIRED FOR EVERY CONTRACTOR

- No subscription is required
- Current set of documents
- Issues tracking
 - Safety
 - QA/QC
 - Noncompliance
 - Work Completion List
 - Punch List
- As-built record drawings

ANTICIPATED CHALLENGES



- **Weather:** *NOAA Winter Outlook states there's a 40-50% chance Michigan will see above average seasonal temps through February 2024, and below average snowfall of ± 54 " this winter season.* Our goal is to break ground on site related demolition as soon as weather permits in the late winter early spring. Heavy and/or frequent rainfalls in the spring and summer could set our schedule back for field and track related construction.

AREAS OF COORDINATION



- **Coordination between Sitework Contractor and Concrete Contractor for construction of perimeter curbs and trench-drains**
- **Coordination between Sitework Contractor and Turf Contractor for subgrade and lower subbase readiness for placement (by Turf Contractor) of top (2") subbase.**
- **Coordination of Track Surfacing (Sitework Subcontractor) for protection from overspray**
- **Coordination of General Trades and Concrete Contractor with Sitework Subcontractor for construction of field-event fixtures (e.g. goal posts, pole-vault, long-jump, timeclock)**

ALTERNATES



Review Section 01 23 00 for Alternates that may alter your Scope of Work.

- **Alternate No. 1 – Baseball Field Improvements**
- **Alternate No. 2 – Softball Field Improvements**
- **Alternate No. G1 – Turf Maintenance**

ALLOWANCES



Review Section 01 21 00 for Allowances that apply to your Scope of Work.

- **Bid Category No. 1 – General Trades \$20,000**
- **Bid Category No. 2 – Electrical \$10,000**
- **Bid Category No. 3 – Mechanical \$10,000**
- **Bid Category No. 4 – Concrete \$10,000**
- **Bid Category No. 5 – Sitework \$30,000**
- **Bid Category No. 6 – Artificial Turf \$10,000**

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- Addendum No. 1 was posted on **November 14, 2023**
- Expect Addendum No. 2 on **November 28, 2023**

RFI PROCESS



Each Bidder is encouraged to contact the Architect and Construction Manager if problems occur or questions arise in analyzing the Drawings and Specifications, where additional clarification or information would be helpful in the preparation of a proper bid.

Submit all questions in writing to: David Taylor

All RFIs must be received before: **November 21, 2023**

SUBSTITUTION REQUESTS



Prior to receipt of bids, the Architect will consider proposals for substitution of materials, equipment, and methods only when such proposals are submitted in writing within the time period stated before the date and time set for receipt bids, and are accompanied by full and complete technical data and other information required by the Architect to evaluate the proposed substitution.

Request for product approval shall be submitted on the Substitution Request Form and sent to: Chris Arntzen (GMB)

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: **January 29, 2024**

**Anticipated Construction
Completion Date: **August 23, 2024****

- **Begin Field House Demolition – February 2024**
- **Begin Sitework Demolition – March 2024**
- **Install Football, Baseball, & Softball Scoreboards – June 2024**
- **Baseball & Softball Sitework – June 2024**
- **Install Field House Finishes – June 2024**
- **Install New Track and Turf – June 2024**

BID TO AWARD TIMELINE



- Bid Opening: **December 6, 2023**
- Pre-Award Conferences: **December 8 & 11, 2023**
- School Board Approval: **December 18, 2023**
- Notice to Proceed: **December 20, 2023**

All Subcontractor & Products Lists

must be submitted by: December 8, 2023

BID FORM



Review and fully complete the Bid Form 00 31 00

Complete all alternates on the Bid Form that may affect your Scope of Work.

BIDDERS' REMINDER LIST



	YES	NO
Have you properly and completely executed the Bid Form (Section 00 31 00)?		
Is the Bid Total written in both words and figures?		
Are the Alternate quantities in both words and figures and noted as Add or Deduct ?		
Is the Non-Collusion Affidavit , part of the Bid Form, signed, & notarized?		
Is the Familial Disclosure Affidavit , part of the Bid Form, signed and notarized?		
Is the Iran Sanctions Act Certificate of Compliance , part of the Bid Form, signed and notarized?		
Have you enclosed a certified check or Bid Bond ? (Note: bond must be signed by Surety and Principal)		
Have you included your company's Financial Statement ?		
<p>On the outside of the envelope containing your Bid have you indicated:</p> <ul style="list-style-type: none"> The Project Name Bidder's Name Bid Category No. Date and Time of Bid Opening Owner's Address Address to Where Bid is to be Delivered if different from Owner's Address 		

IF ANY OF THE REQUIRED BIDDING DOCUMENTS ARE NOT INCLUDED, DATED, OR PROPERLY EXECUTED, THE CONTRACTOR'S BID MAY NOT BE ACCEPTED.

CONSTRUCTION DOCUMENTS



Construction Documents are available at:
www.skillmanplanroom.com

Bidding Contractors are required to pay for printed Documents. The electronic files are available at no cost.

PRE-AWARD INTERVIEWS



- December 8, 2023, at 1:00 PM
- December 11, 2023, at 9: 00 AM

BID OPENING



Date: December 6, 2023

Time: 2:00 PM

Location: Three Rivers Community Schools
Administration Building
851 6th Avenue,
Three Rivers, MI 49093

Q & A

