



# **KPS - South Westnedge School Remodel & Site Improvements**

**PRE-BID MEETING**

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**September 25, 2024**

# PRE-BID MEETING



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

South Westnedge School Remodel & Site Improvements

3333 South Westnedge Avenue

Kalamazoo, MI 49008

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# OWNER

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## Kalamazoo Public Schools

- **Karen Jackson - Director of Facilities Management**

Kalamazoo Public Schools

Every child. Every opportunity. Every time.

# ARCHITECT



TowerPinkster

- Mike Galovan, Senior Project Manager

[mgalovan@towerpinkster.com](mailto:mgalovan@towerpinkster.com)

269-492-6763

TowerPinkster

Architecture · Engineering · Interiors

# THE SKILLMAN TEAM



## ACCOUNT EXECUTIVE

- Michael Kounelis
- 269-207-3049
- [mkounelis@skillman.com](mailto:mkounelis@skillman.com)

## PROJECT MANAGER

- David Taylor
- 269-908-9569
- [dtaylor@skillman.com](mailto:dtaylor@skillman.com)

## PROJECT ENGINEER

- Will Karnes
- 269-908-9684
- [wkarnes@skillman.com](mailto:wkarnes@skillman.com)

## SITE MANAGER

- Doug Thompson
- 269-568-0893
- [dthompson@skillman.com](mailto:dthompson@skillman.com)

## ADMIN. ASSISTANT

- Caralee Sokolowski
- 269-350-5757
- [csokolowski@skillman.com](mailto:csokolowski@skillman.com)

# SCOPE OF WORK



- **Complete renovation of existing school; and improvements to site including a new entrance off Westnedge, student drop off drive, curbs and walks, and water main upgrades .**
- **41,205 SF**
- **Budget \$10,000,000**





# MULTIPLE CONTRACT SUMMARY



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

- **1.05 Prime Contractors Use of Premises**
- **1.07 Occupancy Requirements, A. Full Owner Occupancy**
- **1.09 Permits, Fees and Notices**
- **1.10 Labor and Materials. A, B, & C**
- **1.14 Schedules of Contract Responsibilities-Scope**
- **1.16 Time of Commencement and Completion**



# BID CATEGORIES



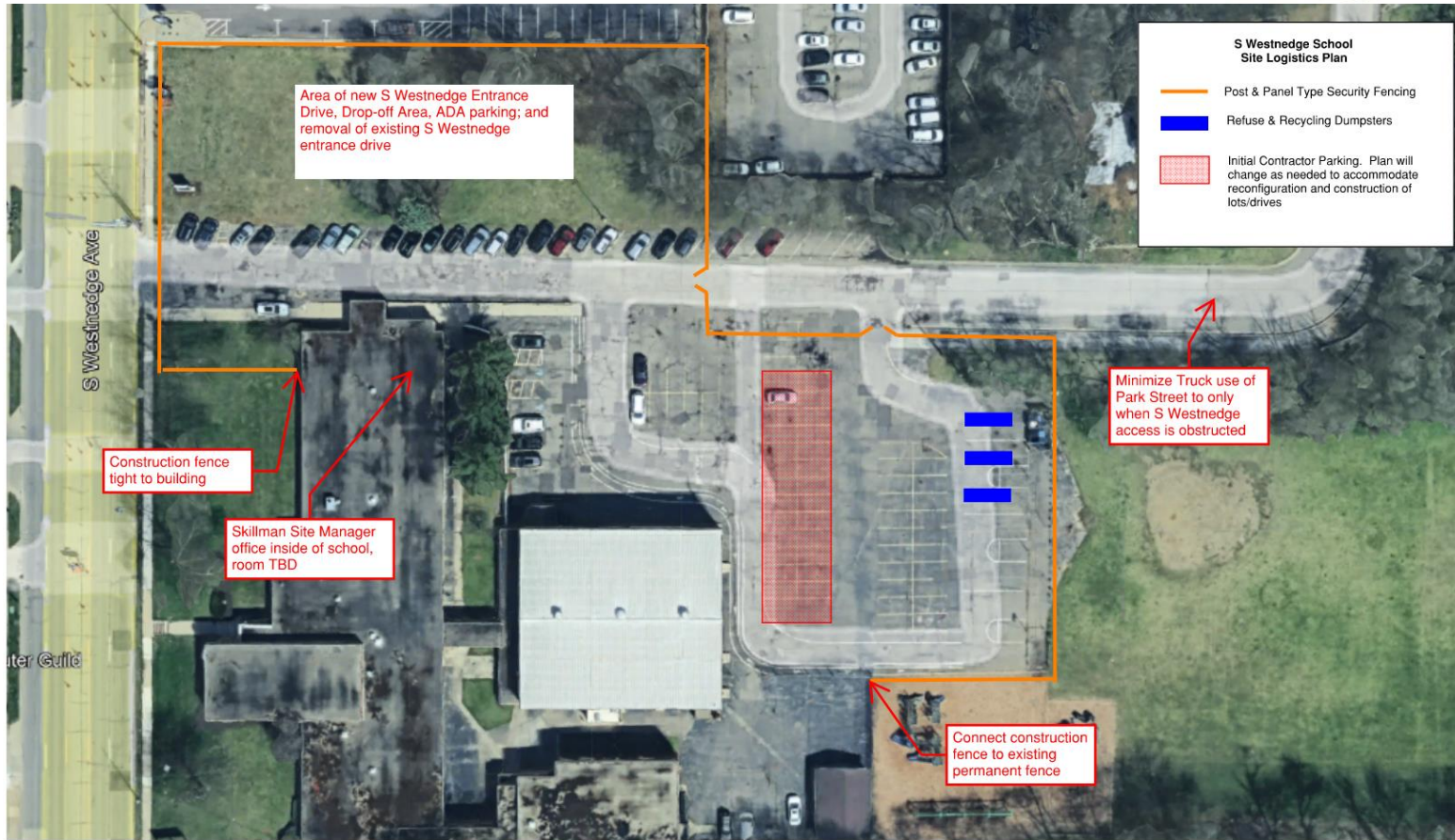
<b>BID CATEGORY NO. 1</b>	Sitework
<b>BID CATEGORY NO. 2</b>	Asphalt Paving
<b>BID CATEGORY NO. 3</b>	Concrete
<b>BID CATEGORY NO. 4</b>	Masonry
<b>BID CATEGORY NO. 5</b>	Structural Steel
<b>BID CATEGORY NO. 6</b>	Roofing
<b>BID CATEGORY NO. 7</b>	General Trades
<b>BID CATEGORY NO. 8</b>	Casework
<b>BID CATEGORY NO. 9</b>	Metal Studs, Drywall, & Acoustical Ceiling
<b>BID CATEGORY NO. 10</b>	Aluminum Frames & Glazing
<b>BID CATEGORY NO. 11</b>	Flooring
<b>BID CATEGORY NO. 12</b>	Fire Suppression
<b>BID CATEGORY NO. 13</b>	Mechanical & Plumbing
<b>BID CATEGORY NO. 14</b>	Electrical

# SITE LOGISTICS PLAN



KPS S WESTNEDGE SHOOL  
3333 S Westnedge Ave,  
Kalamazoo, MI 49008

## SITE LOGISTICS PLAN





## **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



- **Parking and outside storage is limited due to Sitework.**
- **New Water Main crossing Westnedge**



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

- **ALTERNATE NO. 1**: Install new floor with new markings, floor boxes, and equipment connections.
- **ALTERNATE NO. 2**: Remove floor finishes and associated wall bases throughout Classrooms, Offices, and Corridors. Replace with new finishes.
- **ALTERNATE NO. 3**: Remove casework, plumbing fixtures installed in casework, and accessories along the interior of Classrooms and Offices. Install new casework with metal studs and gypsum board bulkheads.
- **ALTERNATE NO. 4**: Remove exterior storefront windows. Install new aluminum systems within existing masonry openings.



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

- **ALTERNATE NO. 5:** Remodel student restrooms throughout the school. Replace toilets, urinals, and toilet partitions like for like. Replace hand wash sinks like for like, multi-person use hand wash stations to be replaced with individual sinks.
- **ALTERNATE NO. 6:** Replace galvanized steel pipes in units A, B, and C with copper lines. Abandon existing mains in the tunnel and run new overhead mains. Remove or abandon in place dead legs.
- **ALTERNATE NO. 7:** Provide a new generator and concrete pad at grade on the west side building.
- **ALTERNATE NO. 8:** Remove and replace existing soffit as indicated on Alternate Drawings in A and B Wings.

# ALLOWANCES



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

Bid Category No. 01	Sitework	\$20,000
Bid Category No. 02	Asphalt Paving	\$5,000
Bid Category No. 03	Concrete	\$5,000
Bid Category No. 04	Masonry	\$5,000
Bid Category No. 05	Structural Steel	\$5,000
Bid Category No. 06	Roofing	\$5,000
Bid Category No. 07	General Trades	\$15,000
Bid Category No. 08	Casework	\$3,000
Bid Category No. 09	Metal Studs, Drywall, & Acoustical Ceiling	\$5,000
Bid Category No. 10	Aluminum Frames & Glazing	\$5,000
Bid Category No. 11	Flooring	\$3,000
Bid Category No. 12	Fire Suppression	\$3,000
Bid Category No. 13	Mechanical & Plumbing	\$20,000
Bid Category No. 14	Electrical	\$15,000



# INSTRUCTIONS TO BIDDERS



**Review Section 00 10 00 for Instructions to Bidders.**

- **1.02 Bidders Examination & Representation**
- **1.10 Bidding Procedures, (R.) Sales Tax (include in bid)**
- **1.15 Determination of Lowest Responsible & Responsive Bid**
- **1.17 Execution of The Contract**
- **1.19 Wage Rates-NOT APPLICABLE.**

# 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 [dtaylor@skillman.com](mailto:dtaylor@skillman.com)

All RFIs must be received before: **Tuesday, October 1, 2024, by 12:00PM**

# 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: Mike Galovan

[mgalovan@towerpinkster.com](mailto:mgalovan@towerpinkster.com)

# CONSTRUCTION TIMELINE



**Review Section 01 32 00 – Schedules & Reports.**

**Anticipated Construction Start Date: November 18, 2024**

**Anticipated Construction**

**Completion Date: September 8, 2025**

- **Demolition All Trades to commence on November 18, 2024.**
- **50% BCC/BFS Inspections April 16, 2024**
- **All MEP Final Inspections Complete July 14, 2024**
- **BFS/BCC Final Inspection August 1, 2025**

# BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **October 11, 2024**
- Pre Award Conferences: **TBD**
- KPS Board Meeting: **November 7, 2024**

All Subcontractor & Products Lists  
must be submitted by: **TBD**

# 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 <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> ?		
Is the <b>Non-Collusion Affidavit</b> , part of the Bid Form, signed, & 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> ?		
Have you included your Written Drug Testing Plan that covers all employees of the bidder who will perform work on the public work project and meets or exceeds the requirements set in IC 4-13-18-5 or IC 4-13-18-6.		
Have Subcontractors and Products List to the Construction Manager within Hours of the Bid for Apparent Low Bidders.		
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 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](http://www.skillmanplanroom.com)

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

# PRE-AWARD INTERVIEWS



- TBA

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# Addendums

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- **Addendum No. 01 – Dated September 17, 2024**
- **Addendum NO. 02 – Dated September 25, 2024**
- **Addendum No. 03 – To be issued on or before October 7, 2024**

# BID OPENING



**Date: October 10, 2024**

**Time: 2:00PM**

**Location: Kalamazoo Public Schools Facilities Office  
600 West Vine Street  
Kalamazoo, MI 49008**

**\*Bids must be delivered to the Facilities Office at  
the Vine Street entrance.**

Q & A



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

Project Name KPS-South Westnedge School  
Remodel & Site Improvements



DATE: September 25, 2024

TSC PROJECT NO.: 224010.02

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Hockstie Roofing	Dale Roach	dale@hockstieroofing.com	269-998-1463
Hunter Prell	Guy Boekers	G.Boekers@hunterprell.com	269-295-0322
KMZ	Rollie Read	rread@KalamazooMechanical.com	269-300-7917
Cripps Fontaine Excavating	Jim VanAtta	jvanatta@CrippsFontaine.com	269-317-6226
Ideal Consolidated Inc	Mick Ravich	mravich@IdealConsolidated.com	(574) 485-7250
Wolverine Power	Dan Wojtas	dan.wojtas@WolverinePower.com	616-346-8070
Circuit Electric	Andrew Clemens	Andrew.Clemens@CircuitElectric.com	269-366-9131
Jergens Piping	Doug Bosch	dougbosch@JergensPiping.com	269-760-3544

Project Name

TSC PROJECT NO.:



DATE:

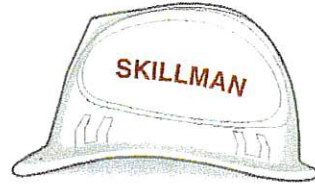
## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
MAU CITY MECH.	ADAM WULTHUIS	AWULTHUIS@MCM-TEAM.COM	269-597-2546
Loonsbury Exc.	Caleb Winenger	Cwinenger@loonsburyexcavating.com	269-348-5670
RW Lapine	Griffen Simonds	gsimonds@RWLapine.com	269-598-4171
Havel	Michael Presnell	mpresnell@shambaugh.com	269-503-0705
mpm	Daisha Magana	daisha.magana@yahoo.com	269-370-4332
MOSS	Dave Taylor	dave.taylor@mosssteel.com	616-292-1591



Project Name

TSC PROJECT NO.:



DATE:

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
SVT	Tom Weissert	tweissert@gosvt.com	269-998-2431
Total Fire	Kevin Siegel	KSIEGEL@TOTALFIRE.BIZ	(616) 875-0135
Hall Builders	Jim Hall	jamus@hallbuilders.org	269-655-8866
Esper Electric	Ted Johnson	tedj@esperelectric	269-207-4825