



Kalamazoo Public Schools District Kitchen

PRE-BID MEETING

October 2, 2024

PRE-BID MEETING



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

Kalamazoo Public Schools District Kitchen

6750 Chime Street

Kalamazoo, MI 49009

OWNER



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

269-492-6763

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Architecture · Engineering · Interiors

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Michael Kounelis
- 269-207-3049
- mkounelis@skillman.com

PROJECT MANAGER

- Michael Kounelis
- 269-207-3049
- mkounelis@skillman.com

PROJECT ENGINEER

- Will Karnes
- 269-908-9684
- wkarnes@skillman.com

SITE MANAGER

- Brandon Holdeman
- 269-568-3233
- bholdeman@skillman.com

ADMIN. ASSISTANT

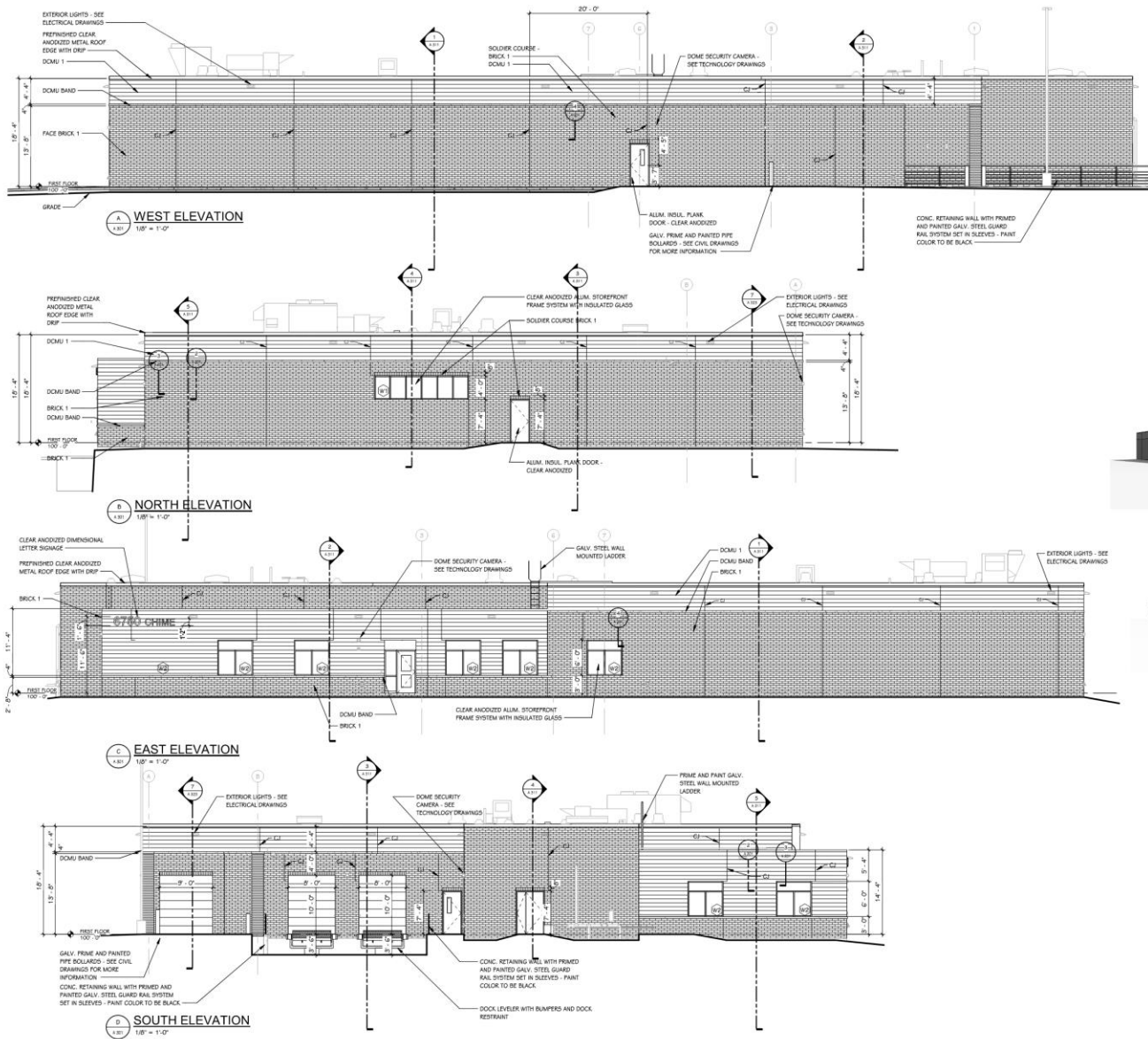
- Caralee Sokolowski
- 269-350-5757
- csokolowski@skillman.com



New District Kitchen Facility

- 17,172 SF new building
- Cast in Place Concrete Footings & Foundations
- Load Bearing CMU, w/ DCMU & Brick Veneer, select Steel Columns, Beams, Lintels, Metal Decking, Interior CMU Walls, Overhead Doors, LIA Ceilings, Various Floor Finishes, Interior Finishes, Casework, Lockers, Reception Desk, Food Service Equipment, MEPT to Support.
- Pre-Cast Concrete Hollow Core Plank Roof Assembly
- Final Design Estimate +/- \$9.5 Million
- Guideline Schedule will be issued in Addendum No. 1
- Anticipate starting Building Area Preparation, Site Utilities and Footings and Foundations this Fall into Winter.

FLOOR PLANS / SITE PLANS



SOUTH EAST VIEW



NORTH WEST VIEW



SOUTH WEST VIEW



NORTH EAST VIEW

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ISSUED FOR _____ DATE _____

PROJECT TITLE
DISTRICT KITCHEN

OWNER
KALAMAZOO PUBLIC
SCHOOLS

Kalamazoo, Michigan

SHEET TITLE
EXTERIOR ELEVATIONS

DATE
SEPTEMBER 20, 2024

SHEET NUMBER
A 301
18-502.00

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**
- **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



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	Pre-Cast Concrete
BID CATEGORY NO. 6	General Trades
BID CATEGORY NO. 7	Struct. & Misc. Steel
BID CATEGORY NO. 8	Roofing
BID CATEGORY NO. 9	Aluminum Entrances, Storefronts & Windows
BID CATEGORY NO. 10	Interior Finishes
BID CATEGORY NO. 11	Flooring
BID CATEGORY NO. 12	Fire Protection
BID CATEGORY NO. 13	Mechanical/Plumbing
BID CATEGORY NO. 14	Electrical
BID CATEGORY NO. 15	Technology
Bid CATEGORY NO. 16	Food Service Equipment

SITE LOGISTICS PLAN



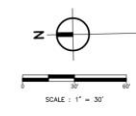
B.M. #1
FINISH FLOOR OF EXISTING BUILDING WEST
ROSE FRONT MAIN ENTRANCE.

B.M. #2
SET LAD BOLT ON WEST SIDE OF UTILITY
POLE ON THE NORTH END OF THE
CORNER BUILDING ON THE EAST SIDE OF
CHIME STREET AT HOUSE CORNER.

VERTICAL DATA BASED ON THE PRECEDING
ELEVATION AS THE HIGHEST KNOWN AND
REFERS TO U.S. C.T.M. AND THE SURVEY
BY WOODRUFF, WATSON & MANCHERRE DATED 1/17/2024 AT B.M.#1.

LAND OWNER = KALAMAZOO PUBLIC SCHOOLS
1220 HOWARD STREET
KALAMAZOO, MI 49008
(269) 337-0000

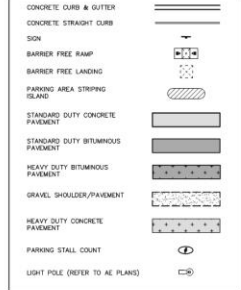
DESIGNER = PREIN & NEWHOFF
203 KROEMER DRIVE, NE
GRAND RAPIDS, MI 49525
(616) 264-8461



SITE LAYOUT NOTES

- SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS ON SITE LIGHTING AND TRANSFORMER.
- REFER TO SPECIFICATIONS FOR BITUMINOUS PAVEMENT MIX REQUIREMENTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOOP CONNECTION DETAILS AND DWAPSTER ENCLOSURE DETAILS.
- REFER TO SPECIFICATIONS FOR PAVEMENT EXPANSION AND CONTR. JOINTS.
- REFER TO MECHANICAL DRAWINGS FOR LOCATION AND DETAILS OF EQUIPMENT PADS.
- ALL BUILDING MARKING POINTS AND REFERENCE POINTS ARE GIVEN AT THE OUTSIDE CORNER OF BUILDING.
- COORDINATE WITH IRRIGATION AND ELECTRICAL CONTRACTOR FOR SIZE AND PLACEMENT OF ALL SLEEVES PRIOR TO PAVING CONCRETE AND RESTORATION WORK.
- STANDARD PAVEMENT MARKINGS SHALL BE YELLOW BARRIER FREE PAVEMENT MARKINGS SHALL BE BLUE.

SITE LEGEND LAYOUT

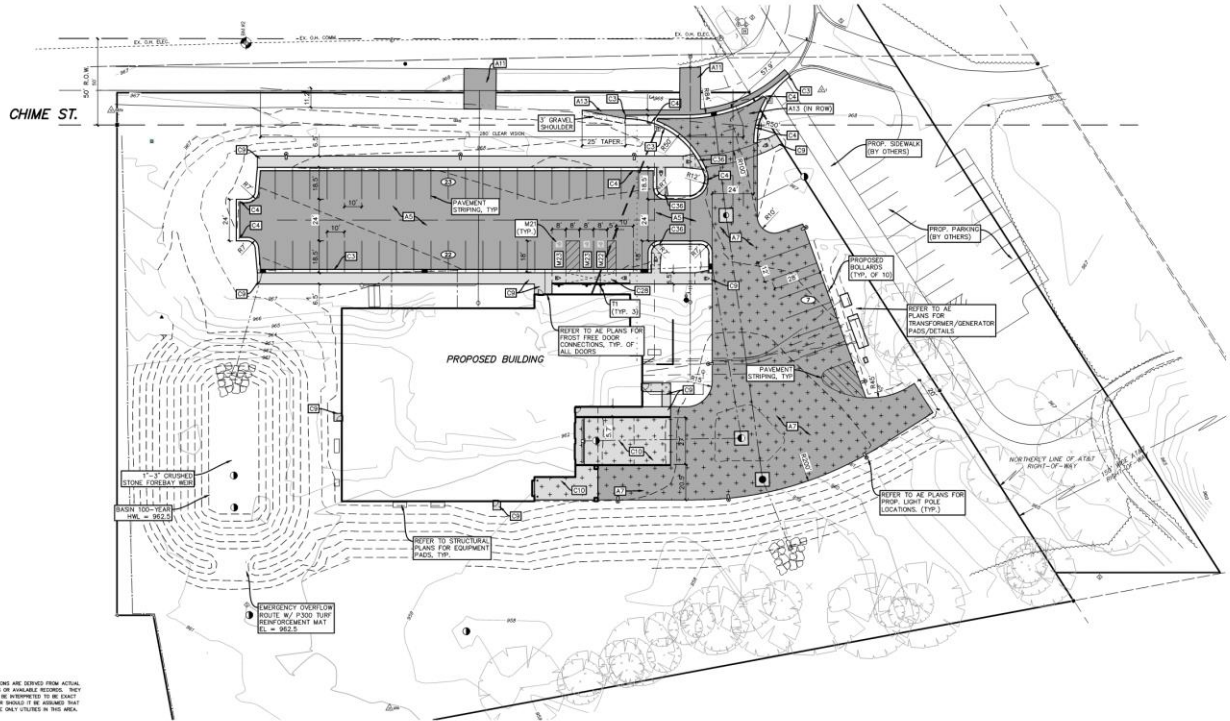


SITE LAYOUT KEY

A0	STANDARD DUTY BITUMINOUS PAVEMENT	SEE DETAIL A0
A7	HEAVY DUTY BITUMINOUS PAVEMENT	SEE DETAIL A7
A11	ROCK COUNTY LOCAL ROAD 10A CROSS SECTION	SEE FIGURE 8
A12	ROCK COUNTY LOCAL ROAD 10A CROSS SECTION	SEE FIGURE 8
C3	TYPE 1 CONCRETE CURB & GUTTER	SEE DETAIL C3
C4	TYPE 2 CONCRETE CURB & GUTTER	SEE DETAIL C4
C9	STANDARD DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C9
C10	HEAVY DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C10
C28	CONCRETE LIGHT TOWER DOWN WALK/PAVEMENT	SEE DETAIL C28
C36	BARRIER FREE CONCRETE WALK RAMP	SEE DETAIL C36
M01	BARRIER FREE CONCRETE	SEE DETAIL M01
M22	BARRIER-FREE PARKING SPACE LAYOUT	SEE DETAIL M22
M23	BARRIER-FREE PARKING SPACE LAYOUT - VAN	SEE DETAIL M23
T1	BARRIER FREE PARKING SIGN	SEE DETAIL T1

SITE DATA

ZONING	= VC-VILLAGE COMMERCIAL DISTRICT
NET AREA	= 3.67 ACRES
MINIMUM LOT WIDTH	= 65 FEET
MIN. FRONT YARD SETBACK	= 5 FEET
MIN. SIDE YARD SETBACK	= 0 FEET
MIN. REAR YARD SETBACK	= 15 FEET
SITE AREA	= 158,865 SFT/ 3.67 ACRES
CONSTRUCTION SITE AREA	= 106,708 SFT/ 2.45 ACRES
EXISTING BUILDING	= 26,417 SFT
PROPOSED BUILDING	= 17,177 SFT
EXISTING IMPERVIOUS	= 63,874 SFT
PROPOSED IMPERVIOUS	= 50,332 SFT
PARKING SPACE	= 107,685 (185 SFT)
PARKING AISLE	= 24 FEET
EXISTING PARKING	= 18 SPACES (3 ADA)
PROPOSED PARKING	= 45 SPACES (3 ADA)



TowerPinkster
Architecture - Engineering - Interiors

4 East Fisher Street, Suite 200
Grand Rapids, Michigan 49503
616-222-2222
towerpinkster.com | 504-343-1133

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ISSUED FOR: _____ DATE _____

PROJECT TITLE
DISTRICT KITCHEN

OWNER
KALAMAZOO PUBLIC SCHOOLS

Kalamazoo, Michigan

DATE
SEPTEMBER 20, 2024

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-200
18-502-00

811
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OF AVAILABLE RECORDS. THEY SHOULD NOT BE RELIED UPON TO BE EXACT. LOCATIONS NOT SHOWN TO BE ASSURED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

Prein & Newhoff
Engineers-Surveyors-Environmental-Laboratory
#2320345



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



- Residential neighborhood.
- Expedite procurement of required Permits.
- Existing Park Area and Parking Lot to the South, maintaining pedestrian access and egress in a safe manner, NOT in Project Area but adjacent.
- Expediting UG Utility Work and Rough-In's prior to Winter.
- Fall and Winter Construction.

AREAS OF COORDINATION



- **Refer to Sheet C100...Existing Conditions and Removals**
- **UG Sanitary & Storm**
- **New Electrical Service**
- **New Gas Service**
- **New Data/Telecommunications Service**
- **Residential Neighborhood**

ALTERNATES



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

- **Currently there are no Alternates for this project.**

ALLOWANCES



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

BC 01	Sitework	\$20,000
BC 02	Asphalt Paving	\$5,000
BC 03	Concrete	\$10,00
BC 04	Masonry	\$5,000
BC 05	Pre-Cast Concrete	\$5,000
BC 06	General Trades	\$25,000
BC 07	Struct. & Misc. Steel	\$5,000
BC 08	Roofing	\$5,000
BC 09	Aluminum Entrances, Storefronts & Windows	\$10,000
BC 10	Interior Finishes	\$10,000
BC 11	Flooring	\$5,000
BC 12	Fire Protection	\$5,000
BC 13	Mechanical/Plumbing	\$25,000
BC 14	Electrical	\$20,000
BC 15	Technology	\$5,000
BC 16	Food Service Equipment	\$5,000

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: Michael Kounelis mjkounelis@skillman.com

All RFIs must be received before: **Friday, October 11, 2024, by NOON.**

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

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: November 25, 2024

Anticipated Construction

Completion Date: January 16, 2026

Refer to the Guideline Construction Schedule which will be issued in forthcoming Addendum No. 1.

BID TO AWARD TIMELINE



- Bids Due on October 17, 2024
- Bid Tab will be posted to www.skillmanplanroom.com on October 18, 2024
- Notices to Proceed will be issued on November 8, 2024.

All Subcontractor & Products Lists

must be submitted by: **October 18, 2024**

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



- **Pre-Award Conferences will be conducted on or about October 18, 2024, through October 25, 2024. These will be in-person, some may be Virtual via Teams.**
- **Pre-Award Schedule will be issued in Final Addenda.**

BID OPENING



Date: October 17, 2024

Time: 2:00 PM

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

Q & A



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

**Project Name: Kalamazoo Public
Schools District Kitchen Project**



DATE: October 2, 2024

TSC PROJECT NO.: 224010.07

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
KALAMAZOO PUBLIC SCHOOLS	Karen Jackson		
THE SKILLMAN CORPORATION	Michael Kounelis	mjkounelis@skillman.com	269-207-3049
THE SKILLMAN CORPORATION	Will Karnes	wkarnes@skillman.com	269-908-9684
THE SKILLMAN CORPORATION	Brandon Holdeman	BJHoldeman@Skillman.com	269-568-3233
THE SKILLMAN CORPORATION	Tom Tackett	ttackett@skillman.com	269-567-8450
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	269-568-2433
TOWERPINKSTER	Mike Galovan	www.towerpinkster.com	269-806-0244
KMI	Vicki Holmes		

**Project Name: Kalamazoo Public
Schools District Kitchen Project**



DATE: October 2, 2024

TSC PROJECT NO.: 224010.07

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
ElectroMedia	Dave Phillips		
R&A Landscaping	Travis Rachel		
Allied Electric	Rob		
Mall City Mechanical	Adam W		
Howley Agency Sales Co.	Shawn Olger		
JCL/Simplex	Ryan Lovle		
The DataCom Group	John Amon		
Cripps Fontaine	Jim VanAtter		

**Project Name: Kalamazoo Public
Schools District Kitchen Project**



DATE: October 2, 2024

TSC PROJECT NO.: 224010.07

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
VeneKlassen	Brian Holwerda		
Lounsbury	Caleb Winenger		
Brussee/Brady	John Tully		
Hokestra Roofing	Dale Roach		
Great Lakes West	Carrie Shephard		