



**TRCS – HIGH SCHOOL PAC LIGHTING
and AV UPGRADES
PRE-BID MEETING**

February 11, 2025

PRE-BID MEETING



High School PAC Lighting and AV Upgrades

700 Sixth Avenue

Three Rivers, MI 49093

OWNER



Three Rivers Community Schools

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



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

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



BID CATEGORY NO. 1

Electrical

BID CATEGORY NO. 2

Communications



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



- Access and Reach of Aerial Lifts
- Safety, Fall Protection

AREAS OF COORDINATION



- **Coordination between Electrical Contractor and Communications Contractor for demolition of existing; placement of panels, devices, fixtures; and routing of conduit pathways and wire**
- **Painting (in Bid Cat 1 – Electrical) as/where needed**
- **Mechanical (by School) to move HVAC diffusers**

ALTERNATES



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

- **No Alternates for this project.**

ALLOWANCES



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

Bid Category No. 01	Electrical	\$10,000
Bid Category No. 02	Communications	\$10,000

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

All RFIs must be received before: **12:00 PM, Thursday
February 13, 2025**

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
chrisa@gmb.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: *May 29, 2025*

**Anticipated Construction
Completion Date: *August 30, 2025***

BID TO AWARD TIMELINE



- February 18, 2025 - Bids Due, Public Opening
- February 19, 2025 - Post-Bid/Pre-Award Interviews
- February 25, 2025 - Recommendations of Award
- March 3, 2025 - School Board Meeting
- March 5, 2025 - Notices to Proceed Issued

All Subcontractor & Products Lists

must be submitted by: February 20, 2025



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



- To be held virtually (Microsoft TEAMS) on February 19, 2025.
- Times to be announced

BID OPENING



Date: February 18, 2025

Time: 11:00 AM

Location: TRCS Administration Building
851 Sixth Avenue
Three Rivers, MI 49093

Q & A



**Project Name: TRSC-High
School PAC Lighting and
AV Upgrades**



Handwritten notes and signatures at the top of the page.

DATE: February 11, 2025

**TSC PROJECT NO.:
219050.92**

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
GMB ARCHITECTURE + ENGINEERING			
GMB ARCHITECTURE + ENGINEERING			
Brist Electric	Isaac McClelland	imcclelland@brist.com	269-343-9291
TRCS	Brian Leonard	bleonard@trschools.org	(269) 506-1118
TRCS	John Londono	Jlondono@trschools.org	(269) 269-1111
EMC	Dan Gearhart	Dgearhart@EMCElectricalLLC.com	574-323-5102

Project Name: TRSC-High School PAC Lighting and AV Upgrades



DATE: February 11, 2025

**TSC PROJECT NO.:
219050.92**

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Advanced Lighting + Sound	Nathan Cole	nathane@advancedavl.com	248-320-0876
TSC	Jay Bahtel		
Parkway Electric	Brian Rotman		