

# PRE-BID MEETING - 3/31/2022



## River Valley School District – School Consolidation



**RIVER VALLEY**  
SCHOOL DISTRICT

**CORDOGAN CLARK**

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**OWNER**

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# RIVER VALLEY SCHOOL DISTRICT

- **Dr. Steven Disney**, Superintendent
- **Brian Brown**, Business Manager
- **Bob Payne**, Facilities Director

The logo for Cordogan Clark, featuring a stylized 'C' composed of a grey and red arc.

# CORDOGAN CLARK

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- **Craig Welter**, Vice President
- **Cayce Horton**, Project Architect

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# THE SKILLMAN TEAM

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Site Manager – Jay Bachtel

Phone: (269) 830-8685

Email: [jmbachtel@skillman.com](mailto:jmbachtel@skillman.com)

Project Engineer – Max Tackett

Phone: (269) 568-2433

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



Project Manager / Account Executive – Mike Kounelis

Phone: (269) 350-5757

Email: [mjkounelis@skillman.com](mailto:mjkounelis@skillman.com)

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# SCOPE OF WORK

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## **New Building Addition (Approx. 14,500 sq. ft.):**

- Sitework, Utilities, Asphalt Paving, Footing and Foundations, Structural Steel, Joist and Decking, Masonry, Brick Veneer, Metal Wall Panels, Roofing, Aluminum Storefront and Windows, Steel Studs, Drywall, Flooring, Ceilings, Casework, Restrooms, LED Lighting, Doors and Hardware, Painting, etc.

## **Mechanical, Plumbing, Fire Suppression, Electrical, and Technology Upgrades:**

- HUV's, VUV's, Pumps, Boilers, Exhaust Fans, Water Heaters, Plumbing Fixtures, Fire Suppression, Exterior and Interior Lighting, Panelboards, Wireless Clocks, Fire Alarm System, etc.

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# FORTHCOMING ADDENDUM NO. 1

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

## Includes:

- Bid Category Scope Clarifications
  - Guideline Schedule
  - Pre-Bid RFI Answers
- A/E Drawing and Specification Revisions

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## INFORMATION AVAILABLE TO BIDDERS (0 20 00)

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- **A.** Subsurface Investigation Information
- **B.** Existing Site Survey Information
- **C.** Asbestos Report
- **D.** Lead Based Paint Reports
- **E.** Site Logistics Plan
- **F.** Preliminary construction Phasing

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# **SCHEDULES AND REPORTS (01 32 00)**

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## **Review Section 01 32 00, Schedules and Reports**

### **1.03 GUIDELINE SCHEDULE**

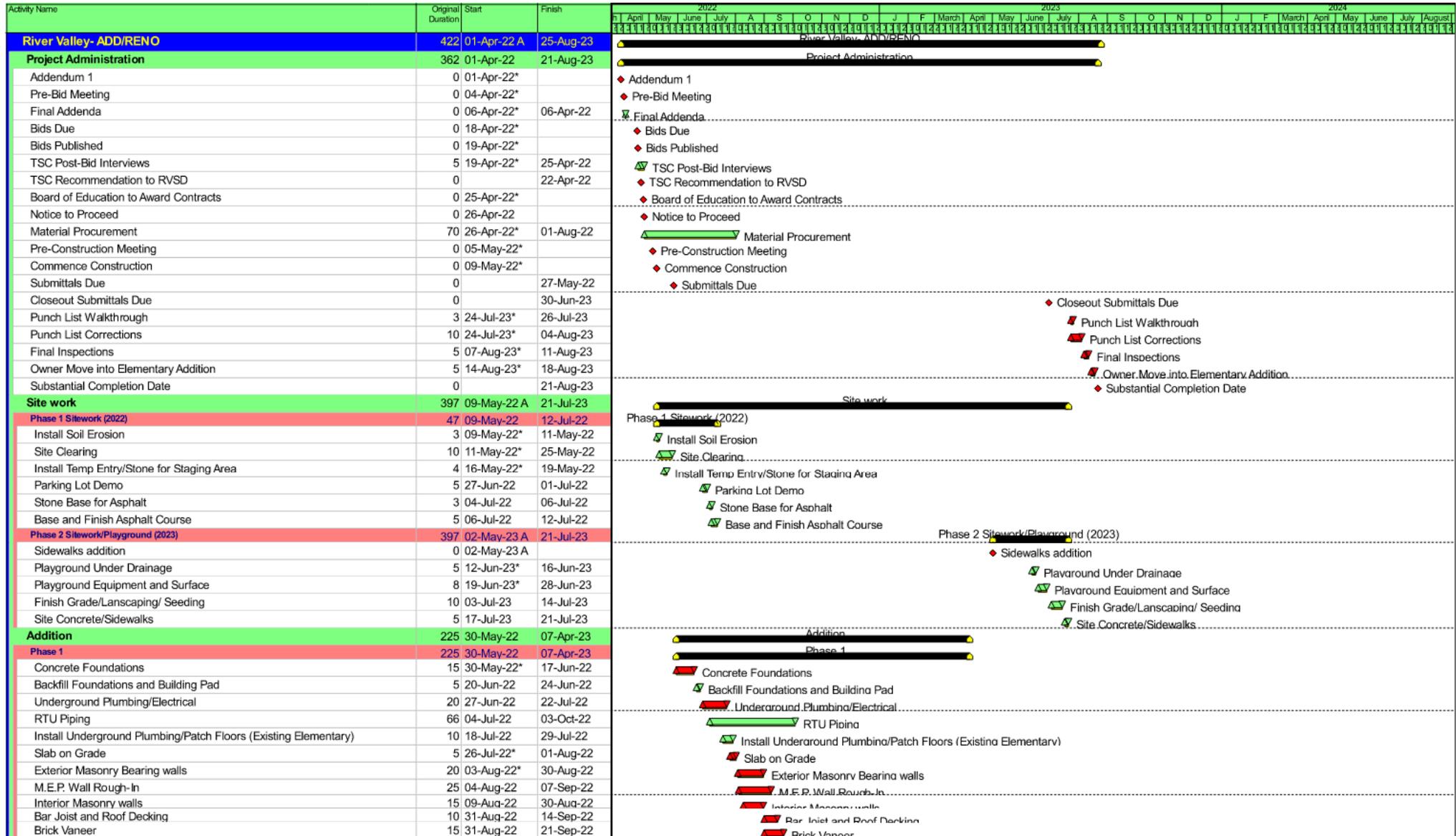
**A.** A guideline schedule is forthcoming by Addendum showing milestone activities for the Project, as well as anticipated completion date.

1. Prior to bidding Project, Contractor shall review the guideline schedule to determine if the intent of the schedule can be met.
2. The guideline schedule is to be used for bidding reference only; however, the indicated completion date of all Work of the Project must be accomplished by all Contractors.

### **1.04 CONSTRUCTION SCHEDULES**

**A.** Within 15 days of the Pre-construction Meeting, each Contractor is to assemble all necessary information and dates concerning his activities, and those of his Subcontractors and Suppliers and submit such information in the form required by the Construction Manager.

# GUIDELINE SCHEDULE (01 32 00)



— Primary Baseline  
— Actual Work  
▲ Remaining Work  
▲ Critical Remaining Work  
◆ Milestone

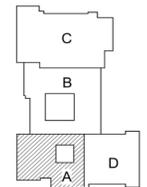
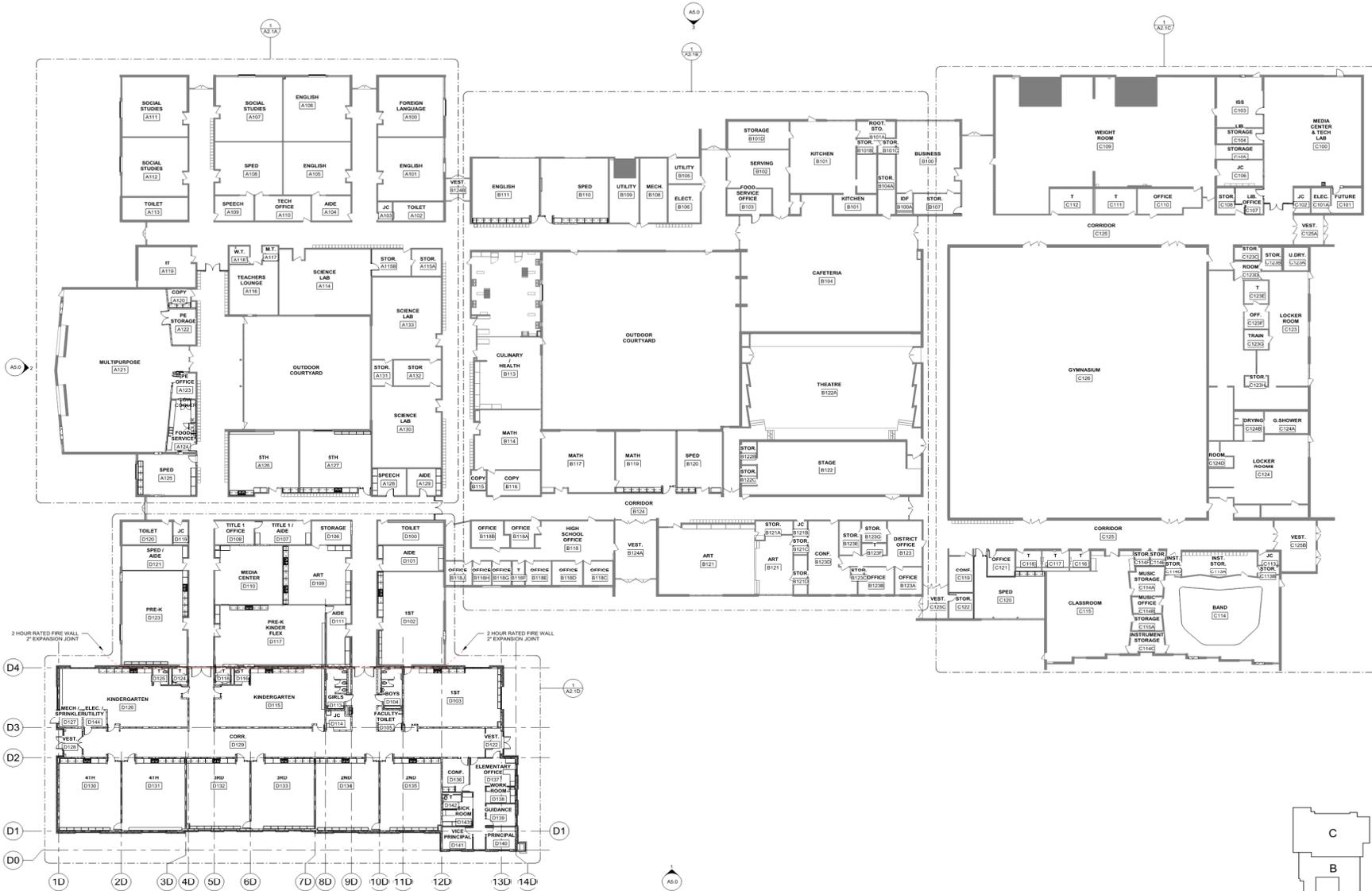
**River Valley School District**  
**Guideline Construction Schedule 18-Mar-22**  
 1 of 3







# OVERALL FLOOR PLAN A2.1



1 KEY PLAN  
NOT TO SCALE

1 FLOOR PLAN - OVERALL  
1/8" = 1'-0"

**CORDOGAN CLARK**  
 ARCHITECTS  
 15480 THREE OAKS RD.  
 THREE OAKS, MD 49128

**RIVER VALLEY**  
 SCHOOL DISTRICT

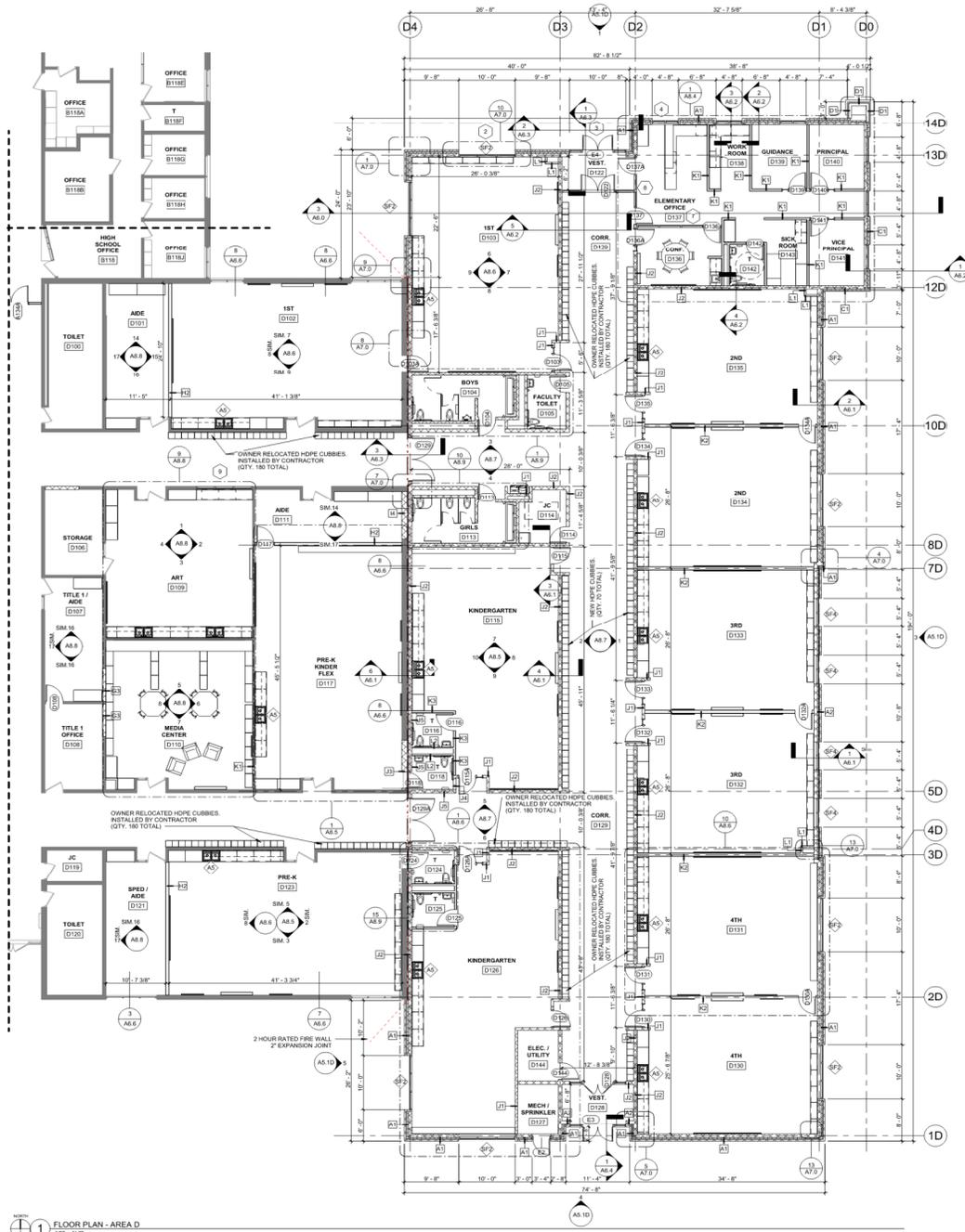
**SCHOOL CONSOLIDATION**  
 FLOOR PLAN - OVERALL

JOB NUMBER: 21-346  
 DATE: 03.22.22

CD BID SET

A2.1

# FLOOR PLAN - AREA D (NEW ADDITION) A2.1D



- GENERAL FLOOR PLAN NOTES**
1. PROVIDE OYSPM BOARD CONTROL JOINTS THE FULL HEIGHT OF THE PARTITION PER OYSPM ASSOCIATION STANDARD
  2. EXTEND ALL PARTITIONS TO BOTTOM OF DECK, CEILING ABOVE UNLESS OTHERWISE NOTED.
  3. LOCATE DOORS 4" FROM INSIDE CORNER UNLESS OTHERWISE NOTED.
  4. ALL WELLS WALLS ARE TO MATCH ADJACENT CONSTRUCTION AND FINISHES (W.C.P., PAINT, MTLCH, AND PAINT) BOTH SIDES TO ACHIEVE CONTIGUOUS FINISH ON BOTH SIDES.
  5. ALL EXISTING DOOR FRAMES WITHIN PROJECT SCOPE TO REMAIN ARE TO BE PAINTED TO MATCH NEW DOOR FRAMES.
  6. AT ALL AREAS OF OYSPM WALLS AND CEILING TO REMAIN, PATCH AND MATCH ALL PREVIOUSLY EXISTING DAMAGE, IMPERFECTIONS, AND HOLES AS WELL AS ANY DAMAGE OCCURRING DURING CONSTRUCTION AND DEVICE LOCATIONS TO ACHIEVE CONTIGUOUS FINISH.
  7. PATCH AND MATCH EXISTING CONCRETE FLOOR SLAB TO MATCH ADJACENT CONSTRUCTION AS REQUIRED AT ALL AREAS DISTURBED FOR MECHANICAL PLUMBING WORK. COORDINATE WITH PLUMBING DRAWINGS.
  8. PROVIDE CORNER GUARDS AS SPECIFIED ON ALL VERTICAL OYSPM OUTSIDE CORNERS.

- FLOOR PLAN KEYNOTES**
- (1) PROVIDE FRAMING AND OYSPM AS REQUIRED TO MATCH OYSPM COLUMN WORK ON OPPOSITE SIDE OF CORRIDOR.
  - (2) ROOM TO BE FULLY ENCLOSED IN 2 HOUR FIRE RATING. PROVIDE 2 LAYERS OF TYPE X OYSPM AT EACH SIDE OF ALL WALLS AND 2 LAYERS AT CEILING REGARDLESS OF WALL TYPES NOTED. FIRE CAUSE ALL PENETRATIONS REFERENCE TO U.L. UNITS. PROVIDE RATED DOOR AND FRAME.
  - (3) STEEL SHIPS LADDER AS SPECIFIED. PAINT #PT-02 AS SPECIFIED.
  - (4) WELLS WALL PENETRATION TO MATCH ADJACENT CONSTRUCTION. PATCH AND MATCH ALL FINISHES, TYP.
  - (5) EXISTING MECHANICAL EQUIPMENT TO REMAIN. PROTECT AT ALL TIMES DURING CONSTRUCTION.
  - (6) NEW MECHANICAL EQUIPMENT. MODIFY EXISTING LOUVER OPENING TO ACCOMMODATE NEW LOUVER AS REQUIRED. PROVIDE NEW UNITS, AND BRICK LEVELS AS REQUIRED. PATCH AND MATCH EXISTING FINISHES AS REQ'D. COORDINATE WITH MECH DRAWINGS FOR FURTHER INFORMATION.
  - (7) MODIFY WALL AND FINISHES AS REQUIRED FOR NEW PLUMBING WORK. PATCH AND MATCH AS REQUIRED. COORDINATE WITH PLUMBING AND MECHANICAL DRAWINGS.
  - (8) CUT WALLS AS REQUIRED FOR NEW PIPING WORK. COORDINATE WITH PLUMBING DRAWINGS FOR MORE INFORMATION. CORE THROUGH BRICK AND SUPPORT REMAINING BRICKS AS REQ'D.
  - (9) PROVIDE NEW MANUAL ROLLER SHADE, AS SPECIFIED.
  - (10) PROVIDE NEW MOTORIZED ROLLER SHADE AS SPECIFIED. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONTROL INFORMATION.
  - (11) PROVIDE NEW CHASE FOR EXISTING UNIT PIPING. ALL PIPING AND ELECTRICAL CONDUIT/PIPES TO BE CONCEALED FROM VIEW.
  - (12) PROVIDE NEW CHASE WALL TO EXTEND EXISTING CHASE TO ACCOMMODATE NEW PIPING WORK. REFER TO MPPF DRAWINGS FOR MORE INFORMATION. PATCH AND MATCH EXISTING FINISHES. MODIFY SURFACE FACEWAY AS REQUIRED TO ACCOMMODATE WORK. PROVIDE ACCESS DOORS AS REQUIRED FOR MAINTENANCE.

- ALTERNATES KEYNOTES**
- WORK RELATED WITH THE FOLLOWING ALTERNATES:
- ▲ ROOF TOP UNITS IN LIEU OF UNIT VENTILATION AT EXISTING.
  - ▲ SITE WORK ON WEST SIDE OF THE BUILDING.
  - ▲ ADDITIONAL PAVEMENT REPLACEMENT.
  - ▲ TENNIS COURT SURFACE REPLACEMENT.
  - ▲ SNOW IN ELEMENTARY CLASSROOMS.
  - ▲ CLERESTORY OMISSION.

**CORDOGAN CLARK**  
 ARCHITECTS  
 1000 W. 10TH ST. SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 WWW.CORDOGANCLARK.COM

**RIVER VALLEY**  
 SCHOOL DISTRICT  
 1000 W. 10TH ST. SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1100  
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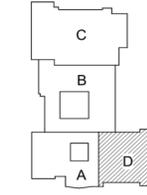
**SCHOOL CONSOLIDATION**  
 15480 THREE CHMS RD.  
 THREE CHMS, W. 49128

**FLOOR PLAN - AREA D**

JOB NUMBER: 21-345  
 DATE: 03.22.22

BY: [Signature]  
 DATE: [Date]  
 PROJECT: [Project Name]

**A2.1D**

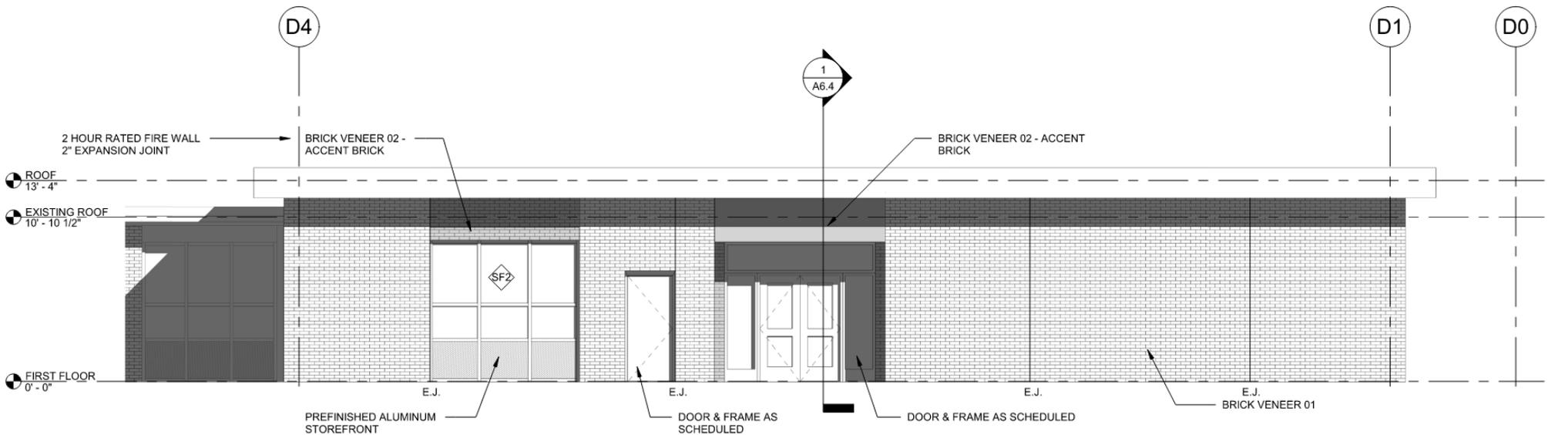
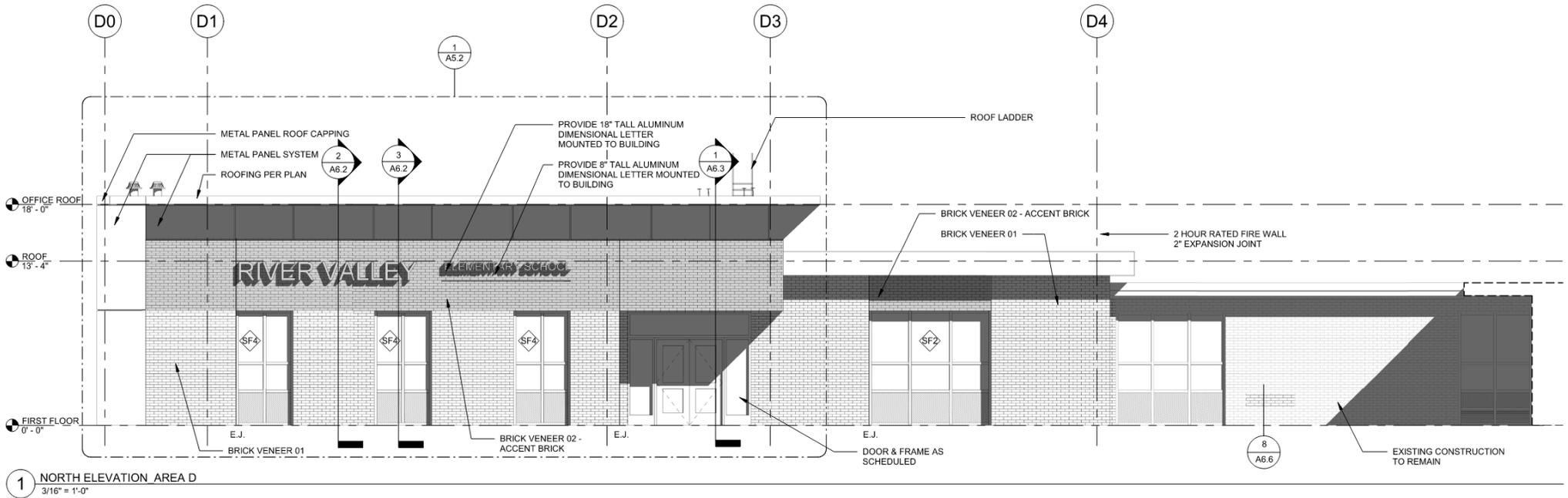


1 FLOOR PLAN - AREA D  
 1/8" = 1'-0"

1 KEY PLAN  
 NOT TO SCALE

CD BID SET

# ENLARGED ELEVATIONS - AREA D A5.1D



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# MULTIPLE CONTRACT SUMMARY (01 12 00)

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- **Review Section 01 12 00 – Multiple Contract Summary.**  
Review all Specification Sections that are in your Scope of Work.
- **Section 1.09 - Permits (Per Phase)**
- **Part 3 Execution - Schedule of Contract Responsibilities**
- **Part 3.02**
  - A – Provided by CM
  - B – Provided by ALL Contractors
  - C – Provided by Designated Contractor
- **Part 3.03 - Bid Categories**

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# BID CATEGORIES (01 12 00)

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- 01: General Trades
- 02: Sitework
- 03: Concrete
- 04: Masonry
- 05: Structural & Misc. Steel
- 06: Aluminum Glass & Glazing
- 07: Roofing
- 08: Interior Finishes
- 09: Flooring
- 10: Mechanical
- 11: Electrical
- 12: Fire Suppression

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# ALLOWANCES (01 21 00)

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A.	Bid Category No. 1 General Trades	\$ 15,000
B.	Bid Category No. 2 Sitework	\$ 5,000
C.	Bid Category No. 3 Concrete	\$ 5,000
D.	Bid Category No. 4 Masonry	\$ 5,000
E.	Bid Category No. 5 Structural & Misc. Steel	\$ 5,000
F.	Bid Category No. 6 Aluminum Glass & Glazing	\$ 5,000
G.	Bid Category No. 7 Roofing	\$ 5,000
H.	Bid Category No. 8 Interior Finishes	\$ 5,000
I.	Bid Category No. 9 Flooring	\$ 5,000
J.	Bid Category No. 10 Mechanical	\$10,000
K.	Bid Category No. 11 Electrical	\$10,000
L.	Bid Category No. 12 Fire Suppression	\$ 5,000

**Include Allowance in Base Bid**

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# ALTERNATES (01 23 00)

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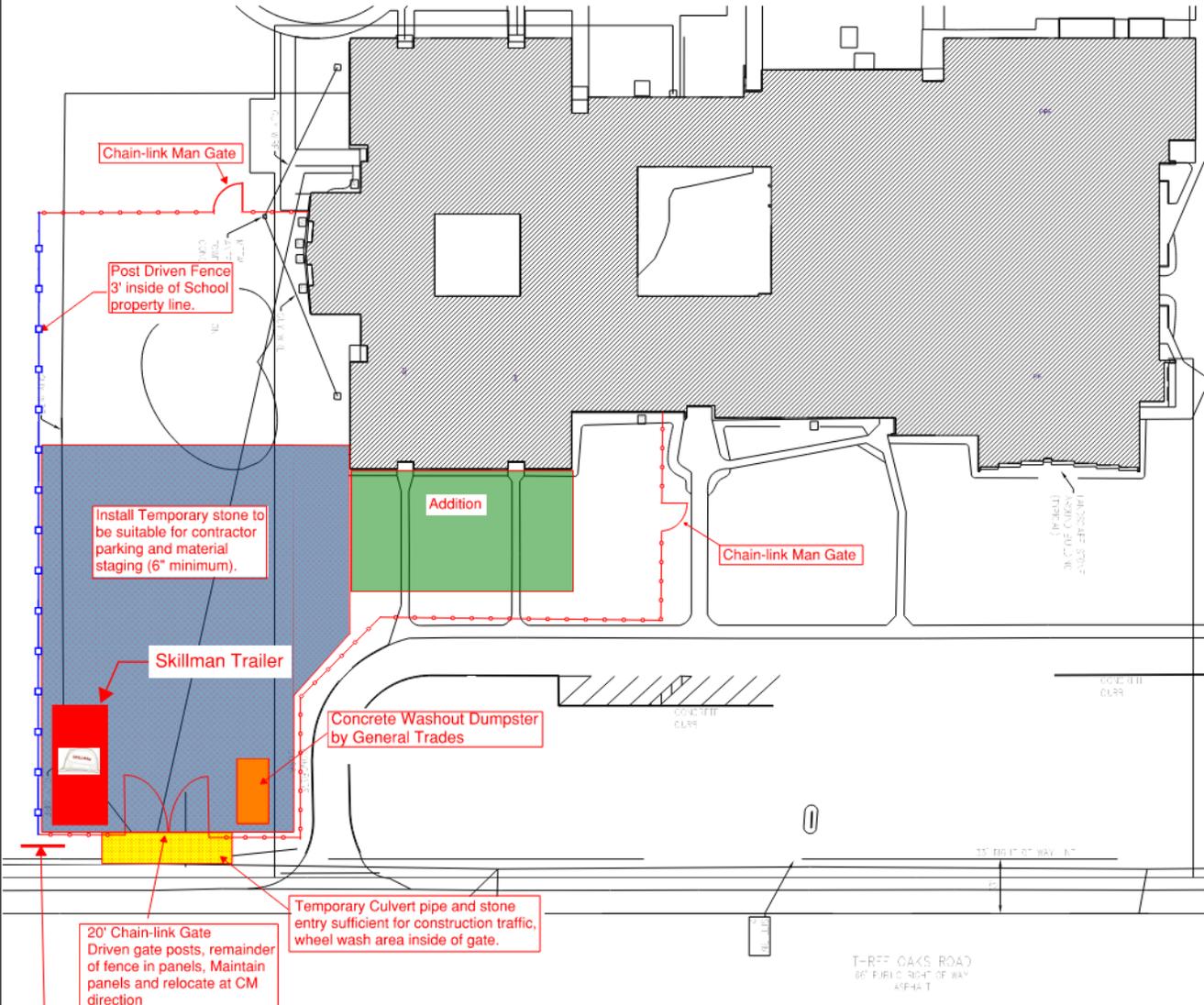
## 1.04 SCHEDULE OF ALTERNATES

- A. ALTERNATE NO. 1: Provide packaged Roof Top Unit assemblies, including all gas piping, ductwork, controls, demolition, and interior finishes.
- B. ALTERNATE NO. 2: Provide Sitework construction on the west side of the project.
- C. ALTERNATE NO. 3: Provide additional asphalt parking lot replacement.
- D. ALTERNATE NO. 4: Provide Tennis Court Surface replacement.
- E. ALTERNATE NO. 5: Provide additional elementary classroom sinks.
- F. ALTERNATE NO. 6: Delete the Clerestory assembly.

# SITE LOGISTICS PLAN



## River Valley School District School Consolidation



### Legend:

-Construction Parking and Lay-Down Area	
-6' Tall Temporary Post Driven Chain-Link Fencing	
-6' Tall Temporary Chain Link Fencing Panels	
-New Addition	
-Temporary Culvert and Stone Entrance	



**Site Logistics Plan - 3/17/2022**

Project Signage

Install Temporary stone to be suitable for contractor parking and material staging (6" minimum).

Chain-link Man Gate

Post Driven Fence 3' inside of School property line.

Skillman Trailer

Concrete Washout Dumpster by General Trades

Addition

Chain-link Man Gate

20' Chain-link Gate Driven gate posts, remainder of fence in panels, Maintain panels and relocate at CM direction

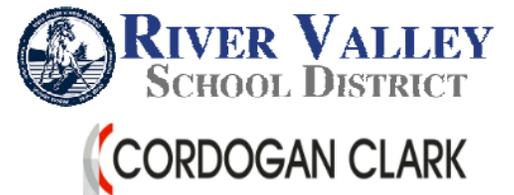
Temporary Culvert pipe and stone entry sufficient for construction traffic, wheel wash area inside of gate.

T-REE OAKS ROAD  
60' PUBLIC RIGHT OF WAY  
45'-44'-1"

# BUILDING PHASING PLAN



Phase 1 - March 2022 - April 2023  
 Phase 2 - June 2022 - August 2022  
 and  
 June 2023 - August 2023  
 Phase 3 - June 2023 - August 2023  
 Phase 4 - April 2023 - August 2023



## River Valley School District - School Consolidation

Phasing Plan  
 3.18.2022



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# INTSTRUCTION TO BIDDERS (00 10 00)

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Review Section 00 10 00 for Instructions to Bidders

- ALL bid documents can be found at:  
[www.skillmanplanroom.com](http://www.skillmanplanroom.com)
- Bidders Examination and Representation.  
Be familiar with the bid docs, jobsite,  
other contractors' scope of work, etc.

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# RFI PROCESS

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- Each Bidder is encouraged to contact Skillman and the Architect in the event that problems occur, or questions arise in analyzing the Drawings and Specifications.
- Submit all questions in writing to Max Tackett, [mtackett@skillman.com](mailto:mtackett@skillman.com). All Requests for Information must be received before **April 5, 2022.**

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## BID TO AWARD TIMELINE

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- Bid Tabs – Will be posted April 13, 2022 to the Skillman Planroom.
- **Pre-Award Conferences – Will be held between April 14, 2022 – April 21, 2022.**
- Board of Education - BOE approval will be April 25, 2022
- **Notice to Proceed – April 26, 2022**
- Low Bidders' Subcontractor and Products Lists must be submitted by: April 23, 2022.

# BIDDERS REMINDER LIST (00 30 50)



YES

NO

- Reminder list of items to be completed by the contractor in bid package.

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 completed the <b>Schedule of Wages</b> , Section 00 37 00 and included it with your bid form?		
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		

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# BID FORM (00 31 00)

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- Review and FULLY complete the Bid Form 00 31 00
- Complete all alternates on the Bid Form that may affect your Scope of Work.
- Acknowledge Addenda received.
- If you have a combination bid, make sure to use separate bid forms for each category combined as well as a separate form for the total combination.

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# BID OPENING

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- **Date: April 12, 2022**
- **Bids Due (Administration Office):  
02:00 PM (Local Time)**
- **Bids Opened and Read Aloud:**  
River Valley High School Media Center  
15480 Three Oaks Rd., Three Oaks, MI  
49128

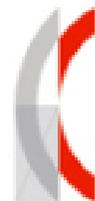
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**QUESTIONS?**

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**RIVER VALLEY**  
SCHOOL DISTRICT

 **CORDOGAN CLARK**

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River Valley High, Middle, &  
Elementary School Addition &  
Renovations



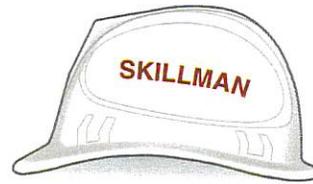
DATE: 3/31/2022

TSC PROJECT NO.: 221080

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
RIVER VALLEY SCHOOL DISTRICT	Dr. Steven Disney		
RIVER VALLEY SCHOOL DISTRICT	Brian Brown		
THE SKILLMAN CORPORATION	Michael Kouclis	MJKouclis@skillman.com	269.207.3049
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	(269) 568-2433
CORDOGAN CLARK	Cayce Horton	chorton@cordoganclark.com	
CORDOGAN CLARK			
Pearson Construction.	Robert Swem	rswem@pearsonconstruction.com	(269) 926-7281
Skillman	Jay Bachtel	jmbachtel@skillman.com	(269) 830-8685

River Valley High, Middle, &  
Elementary School Addition &  
Renovations



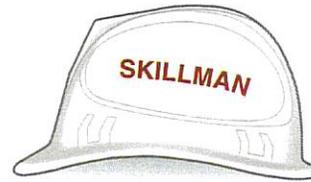
DATE: 3/31/2022

TSC PROJECT NO.: 221080

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Hollerbach Exc Inc	Mike Hollerbach	hollerbachexc@gmail	269-465-6778
Ray Jay	Tom Anoskey		1-616-292-4462
Greg Hicks	Gibson Lewis	ghicks@glincuse.com	574-259-8581
Scott Mackling	H+G Services	smackling@HGservices.com	574-282-2596
E&L Construction	Douglas J. Shelton	doug.shelton@eandlgroup.com	269-930-2947
Kalamazoo Mechanical	Carson Cornish	carson@Kalamazoo mechanical. com	269-343- 5357

River Valley High, Middle, &  
Elementary School Addition &  
Renovations



DATE: 3/31/2022

TSC PROJECT NO.: 221080

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Gibson-Lewis	Brian Palmer	bpalmer@gl.nceusa.com	574-259-8581
PFI pro floor install	Lance Parrish	ProFloor Installation@comcast.net	269-208, 5734
Ideal Consolidator	Werni Kozlowski	Kkozlowski@idealconsolidator.com	574-287-1225
EMC	Dan Gearhart	Dgearhart@EMC electrical LLC.com	574-323-5102
LARSON - DANIELSON	NICK LARSON	NDLELDCONSTRUCTION.COM	219-362-2127