



Three Rivers Community Schools
Middle School Additions and Renovation
PRE-BID MEETING

January 12, 2023

PRE-BID MEETING



Three Rivers Community Schools – Middle School Additions and Renovation

1101 Jefferson St, 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**



plante
moran

ARCHITECT



GMB

- **Chris Arntzen – Project Architect**

chrisa@gmb.com

(213) 610-1112

- **Jeff Engle – Construction Administrator**

jeffe@gmb.com

(616) 796-0200

- **Amy Callaway – Project Coordinator**

amyc@gmb.com

(616) 796-0200



THE SKILLMAN TEAM



PROJECT MANAGER

- Nate Preston
npreston@skillman.com
(269) 908-9569

SITE MANAGER

- Greg Smurr
gsmurre@skillman.com
(269) 569-0942

PROJECT ENGINEER

- Will Karnes
wkarnes@skillman.com
(269) 350-5757

ADMIN. ASSISTANT

- Christy Borton
cborton@skillman.com
(269) 350-5757

SCOPE OF WORK



- Appx. 12,000 sf addition
- 60,000 sf of renovation
- Heavy M.E.P. upgrades
- New Architectural finishes
- New roofing

- Schedule - April 2023 – November 2024

- Overall Construction Budget – \$12m (+/-)

PHASING PLAN



Phase 1 - April 2023 - August 2023

Phase 2 - June 2023 - August 2023

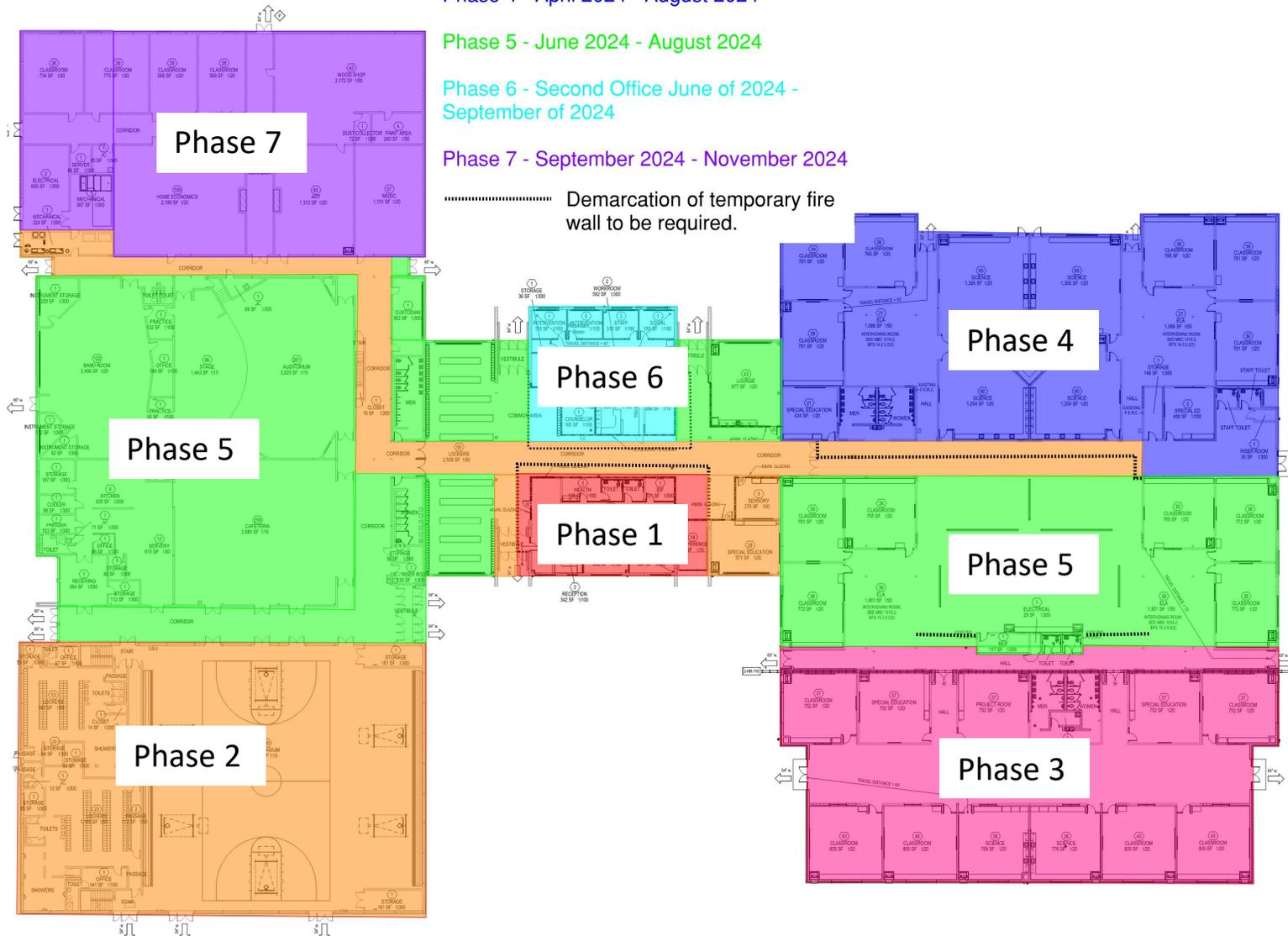
Phase 3 - June 2023 - March 2024

Phase 4 - April 2024 - August 2024

Phase 5 - June 2024 - August 2024

Phase 6 - Second Office June of 2024 -
September of 2024

Phase 7 - September 2024 - November 2024



MULTIPLE CONTRACT SUMMARY



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

- **1.02 SUMMARY**

- A. The intent of this Section is to indicate the Work required by the Contractors and to provide information regarding the duties, responsibilities, and cooperation required by the Contractors, with similar requirements for the subcontractors and suppliers.

- **PART 3 EXECUTION**

- 3.02 GENERAL REQUIREMENTS**

- A. PROVIDED BY OWNER THROUGH THE CONSTRUCTION MANAGER

- B. PROVIDED BY ALL CONTRACTORS AS APPLICABLE

- C. PROVIDED BY DESIGNATED CONTRACTORS

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

Structural Steel

BID CATEGORY NO.

6

Roofing

BID CATEGORY NO.

7

General Trades

BID CATEGORY NO.

8

Casework

BID CATEGORIES



**BID CATEGORY
NO. 9**

Metal Studs, Drywall, and Acoustical Ceilings

**BID CATEGORY
NO. 10**

Aluminum Frames and Glazing

**BID CATEGORY
NO. 11**

Flooring

**BID CATEGORY
NO. 12**

Painting

**BID CATEGORY
NO. 13**

Fire Suppression

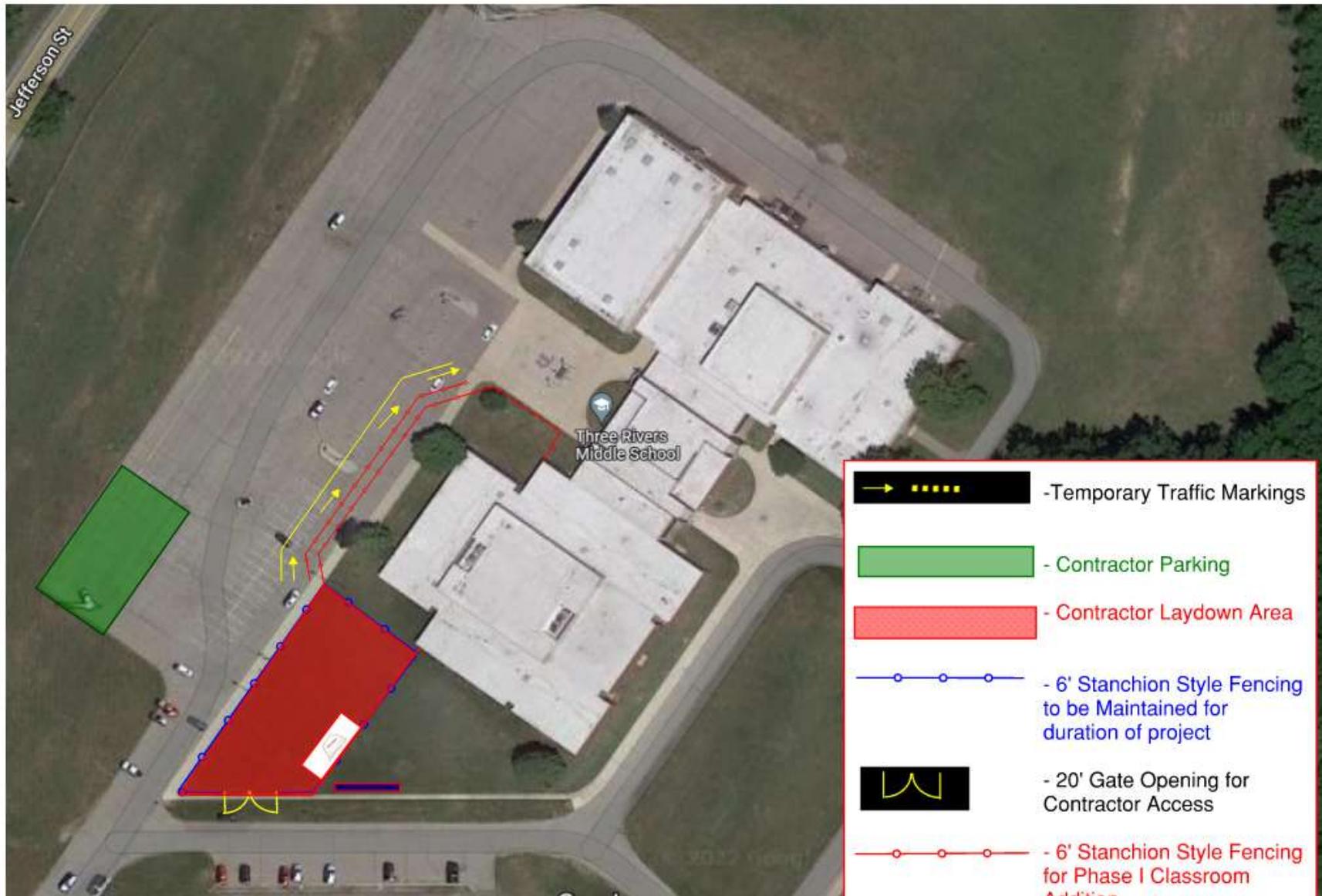
**BID CATEGORY
NO. 14**

Mechanical

**BID CATEGORY
NO. 15**

Electrical

SITE LOGISTICS PLAN



Site Logistics and Phasing Plan - 1/6/2023



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

AREAS OF COORDINATION



- **Demolition adjacent to occupied spaces**
- **Coordination with pre-purchased equipment**
- **Coordination with project team for phasing and scheduling**
- **M.E.P. coordination with finishes**
- **Inspections**

ALTERNATES



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

- **ALTERNATE NO. 1:** At Men D101 and Women E102, Replace Existing Plumbing Fixtures One for One. Replace Existing Toilet Partitions One for One and Provide New Finishes.
- **ALTERNATE NO. 2:** Rehabilitation (New Fluid Applied Roofing System) of the Existing Roofs at Units D and E and Parts of Units A and B as Noted on the Overall Roof Plan.
- **ALTERNATE NO. 3:** Replacement of All Air Handling Units and Accessories Located in Unit D.
- **ALTERNATE NO. 4:** Add Cabling (CAT6A) to a Quantity of (6) Cameras in Unit D and E.
- **ALTERNATE NO. 5:** Furnish and Install a New P.A. Head End System.
- **ALTERNATE NO. 6:** Furnish and Install a New Wireless Clock System in Units A, B and C.

ALLOWANCES



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

Bid Category No. 1 – Sitework	\$10,000
Bid Category No. 3 – Concrete	\$15,000
Bid Category No. 4 - Masonry	\$15,000
Bid Category No. 5 - Structural Steel	\$10,000
Bid Category No. 6 - Roofing	\$20,000
Bid Category No. 7 - General Trades	\$20,000
Bid Category No. 8 – Casework	\$10,000
Bid Category No. 9 - Metal Stud, Gypsum Board	\$15,000
Bid Category No. 10 - Aluminum Frames and Glazing	\$5,000
Bid Category No. 11 - Flooring	\$10,000
Bid Category No. 12 - Painting	\$10,000
Bid Category No. 13 - Fire Suppression	\$5,000
Bid Category No. 14 - Mechanical	\$30,000
Bid Category No. 15 - Electrical	\$25,000

Include this amount in your base bid.

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **1.06 ADDENDA**

Addendum 1 – Posted 1/11/2023 (www.skillmanplanroom.com)

- **1.07 ALTERNATES**

- **1.10 BIDDING PROCEDURES**

L.) **Submit bids in duplicate with Bid Security and other requested supplemental material attached; properly and completely executed.**

- **1.20 Combination bids must have a separate bid for each category as well as the combined bid.**

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: Nate Preston
npreston@skillman.com

All RFIs must be received before: **January 20, 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: npreston@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: April 2023

**Anticipated Construction
Completion Date: November 2024**

BID TO AWARD TIMELINE



- Bids Published – February 1, 2023
(www.skillmanplanroom.com)
- Pre-Award Conferences – February 2 – 16, 2023
- Board Approval – February 20, 2023
- Notice to Proceed – February 21, 2023

All Subcontractor & Products Lists

must be submitted by: **February 3, 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 ?		
On the outside of the envelope containing your Bid have you indicated: 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 Owners 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.

BID OPENING



Date: January 31, 2023

Time: 2:00 PM ET

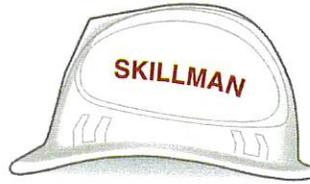
Location: Three Rivers Community Schools
Administration Bldg.
851 Sixth Avenue
Three Rivers, MI 49093

Q & A



Questions?

TRCS – Middle School Additions and
Renovation



DATE: 01/12/2023

TSC Project No.: 219050.71

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
THREE RIVERS COMMUNITY SCHOOLS	Brian Leonard	S Leonard@trcschools.org	(269) 506-1118
THREE RIVERS COMMUNITY SCHOOLS	Nikki Nash		
THE SKILLMAN CORPORATION	NATE PRESTON	npreston@skillman.com	(269) 908-9569
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	(269) 568-2433
THE SKILLMAN CORPORATION	Greg Smurre	gsmurre@skillman.com	(269) 599-0942
GMB	Amy Mika		
GMB	Ryan Farril		
Total Fire Protection	Kevin Siegel	ksiegel@totalfire.biz	(616) 885-0135

Gibson-Lewis	Brian Palmer	bpalmer@gl.ncensg.com	574-259-8581
Global Building Solutions	Brad Risley	dgibsonGBS@gmail.com dgibson@g	317-690-0888
Lounsbury Excavating Brennan Combs	Brennan Combs	bcombs@LounsburyExcavating.com	261-806-6205
Mastell Electric	Austin Stahly	astahly@mastellelectric.com	574 910 2282
Hunter-Pell	Gary Boelen	gboelens@hunterpell.com	269-275-0302
Amy Miller	GMB		
Ryan Farris	GMB		
Jim Vatter	Cripps Fortune Exc.	jvatter@crippsfortune.com	269-317-6526
Gareth Troyer	DJ Construction	gtroyer@djconstruction.com	574-538-9639
Brian O'Donnell	Martell Electric	bodonnell@martellelectric.com	269-271-0074
Doug Troyer	DJ Construction	dtroyer@djconstruction.com	574-238-8497
Chad Heuer	Sitona/Brice	c_heuer@sharlizebrokers.com	269-209-8457

Ritsemat ASSCO .	Norm Overhiser	overhisenn@ritsemat.com	269-217-9668
Jeff Bos	Huecksta Roofing	jeff@hueckstaroofing.com	269/303-8525
Eric Chard	Brussee/Brady	eric@brusseebrady.com	269-278-7102
Brad Hayden	B Tremco	bhayden@tremcoinc.com	269-908-1738
Brian Lemmer	Jergens Piping	brianlemmer@jergenspiping.com	269-506-0807
Andrew Bragagnini	Central Tile	andrew@centraltile.net	269-375-1660
Dean Andersen	Tremco	DEANANDERSEN@TREMCOINC.COM	(616) 536-0347
Kathy Heritz	Midwest Glass	GREG@MIDWESTGLASS.COM	269-325-2718
Handt Painting Co	Ke Mike Maust	MMaust@HHPaintingCo.com	269-760-1988
↓	Keagan Sisco	ksisco@HHPaintingCo.com	269-425-4339
JACK BELLAMY	CTB LOG. MAINT.	jackb@cibminc.com	(616) 633-9919
JAMIE MAYLE	VANGUARD FIRE	jmayle@vanguard-fire.com	616 913 8382