



**CADILLAC AREA PUBLIC SCHOOLS –
MACKINAW TRAIL MIDDLE SCHOOL ROOF
REPLACEMENT**

PRE-BID MEETING

August 20, 2024

PRE-BID MEETING



Mackinaw Trail Middle School Roof Replacement

8401 South Mackinaw Trail

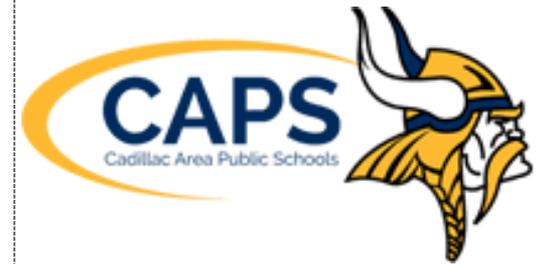
Cadillac, MI 49601

OWNER



Cadillac Area Public Schools

- Jennifer Brown, Superintendent
- Emily Kearney, Chief Financial Officer
- Matthew Brown, Middle School Principal
- Paul Higgins, Facilities Maintenance



ARCHITECT



TowerPinkster

- Frank Frost
- (616) 550-0430
- ffrost@towerpinkster.com

TowerPinkster
Architecture · Engineering · Interiors

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

- Max Tackett
- 269-568-2433
- mtackett@skillman.com

PROJECT ENGINEER

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

SITE MANAGER

- Dan Viox
- 616-581-7732
- dviox@skillman.com

ADMIN. ASSISTANT

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

SCOPE OF WORK



- **Demolition and replacement of shingle and membrane roofing covering approx. 95% of the school, including selective eave and soffit replacement.**
- **Approx. 70,000 square feet of shingle roofing.**
- **Approx. 40,000 square feet of fleeceback membrane.**
- **Flexible schedule for flat-roofing. Shingle demo and installation must take place over Summer 2025 school break (June – August).**

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 Premise

1.06 Owners Right to Maintain Operations

1.10 Labor & Materials, MI/Fed SOR & Drug Screening

1.13 Project Security

3.01 & 3.02 Schedule of Contract Responsibilities

3.03 Bid Cat. 1 Roofing-Review ALL Tech. Specifications

BID CATEGORIES



BID CATEGORY NO. 1

ROOFING



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



- **Sample Approvals and Material procurement.**
- **Matching existing soffits and roof-edge metal.**
- **Setting up and isolating a material lay-down and dumpster area.**
- **Flat-work demolition and putback during school occupation.**

ALTERNATES



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

- Alternate Bid No. 1 – State The Cost To Provide Blown-In Insulation For a R-48 Rating In The Entire Attic Space.

ALLOWANCES



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

Bid Category No. 1	ROOFING	\$20,000.00
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INCLUDE THIS IN YOUR BASE BID AMOUNT.

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **1.02 Bidders Examination & Representation**
- **1.15 Determination of Lowest Responsible & Responsive Bid**
- **1.16 Performance & Payment Bonds**
- **1.17 Execution of the Agreement**
- **1.18 Time of Commencement & Completion**
- **1.11 Bid Security (5%) Must Accompany 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: Max Tackett: mtackett@skillman.com

All RFIs must be received before: **August 28, 2024, by 3:00 PM**

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: Frank Frost

ffrost@towerpinkster.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: Flexible for Membrane Roofing
Summer 2025 for Shingle Roofing

Anticipated Construction

Completion Date: August 22, 2025

BID TO AWARD TIMELINE



- Bids Opened: **September 4, 2024**
- Bid Tab posted: **September 5, 2024**
- Pre-Award Conference(s): **September 6, 2024**
- Notice To Proceed: **September 10, 2024**

All Subcontractor & Products Lists

must be submitted by: September 6, 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.

BID OPENING



Date: September 4, 2024

Time: 2:00 PM

Location: Cadillac Area Public Schools Administration
Building 421 South Mitchell Street
Cadillac, MI 49601

Q & A



**Project Name: Cadillac Area Public
Schools –
Mackinaw Trail Middle School
Roof Replacement**



DATE: August 20, 2024

TSC PROJECT NO.: 217076.06

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
CADILLAC AREA PUBLIC SCHOOLS	Paul Hiss		
CADILLAC AREA PUBLIC SCHOOLS			
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	269-568-2433
THE SKILLMAN CORPORATION	Caralee Sokolowski	csokolowski@skillman.com	269-568-1460
THE SKILLMAN CORPORATION			
TOWERPINKSTER	Frank Foost		269-343-0133
TOWERPINKSTER			

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Bloxsom Roofing	Paul Groves	Paul@bloxsomroofing.com	231-735-2537
" "	CRAIG BloxSom	Craig@bloxsomroofing.com	231-463-3868
Great Lakes systems	Jeff French	Jeff.French@GLSROOF.com	616-885-0124
David P...	Jon Lathuis	JLathuis@ParrowRoofing.com	616-291-7229
" "	Dan Vandenkoop		
KRAM Construction	Mark W...	Mark@KRAMBUILD.com	231-457-1646
" "	Justin Trump	justin@krambuild.com	262-287-8019

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C E I.	Joe McEwen	Joem@Cibm-inc.com	616 745-7721
Hoekstra Roofing	Jeff Bos	jeff@hoekstreroofing	269-303-8525
Versatile Roofing	Zach Root	zach@versatileroofing.net	231-624-6716
Story Roofing Co.	Jordan Skidmore	jordan@storyroofing.com	231-620-8988
At The Peak Roofing	Randy Johnson	atthepeakroofing11@gmail.com (send slides please)	231-907-9360
Division 7	Samuel Seaton	virtuall	
Division 7	Greg Boyle	virtuall	