



KPS-Loy Norrix High School Mechanical Improvements

PRE-BID MEETING

September 26, 2024

PRE-BID MEETING



Loy Norrix High School Mechanical Improvements

606 East Kilgore Rd

Kalamazoo, MI 49001

OWNER



Kalamazoo Public Schools

- **Karen Jackson - Director of Facilities Management**

Kalamazoo Public Schools

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ARCHITECT



TowerPinkster

- Mike Galovan, Senior Project Manager

mgalovan@towerpinkster.com

269-492-6763

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THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

- David Taylor
- 269-908-9569
- dtaylor@skillman.com

PROJECT ENGINEER

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

SITE MANAGER

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

ADMIN. ASSISTANT

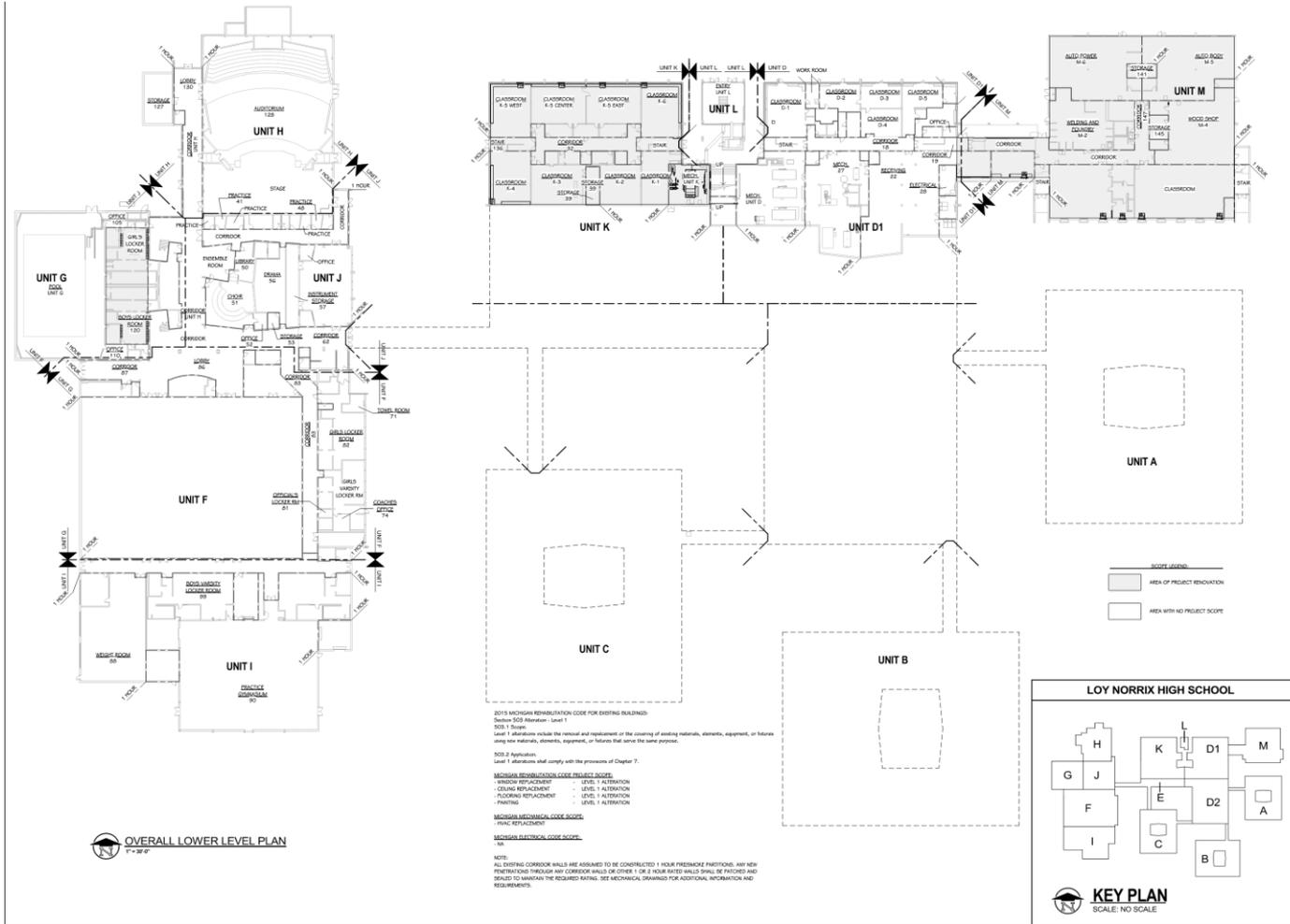
- Caralee Sokolowski
- 269-350-5757
- csokolowski@skillman.com

SCOPE OF WORK



- **Mechanical Upgrades throughout school (Units C, D, K, L, M)
with related architectural and FFE improvements**
- **96,800 SF**
- **Overall Budget is \$11,000,000**

FLOOR PLANS / SITE PLANS



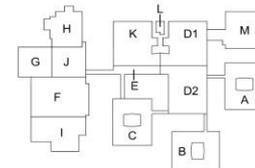
FLOOR PLANS / SITE PLANS



OVERALL SITE AERIAL PLAN

THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

LOY NORRIX



KEY PLAN
SCALE: NO SCALE

MULTIPLE CONTRACT SUMMARY



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

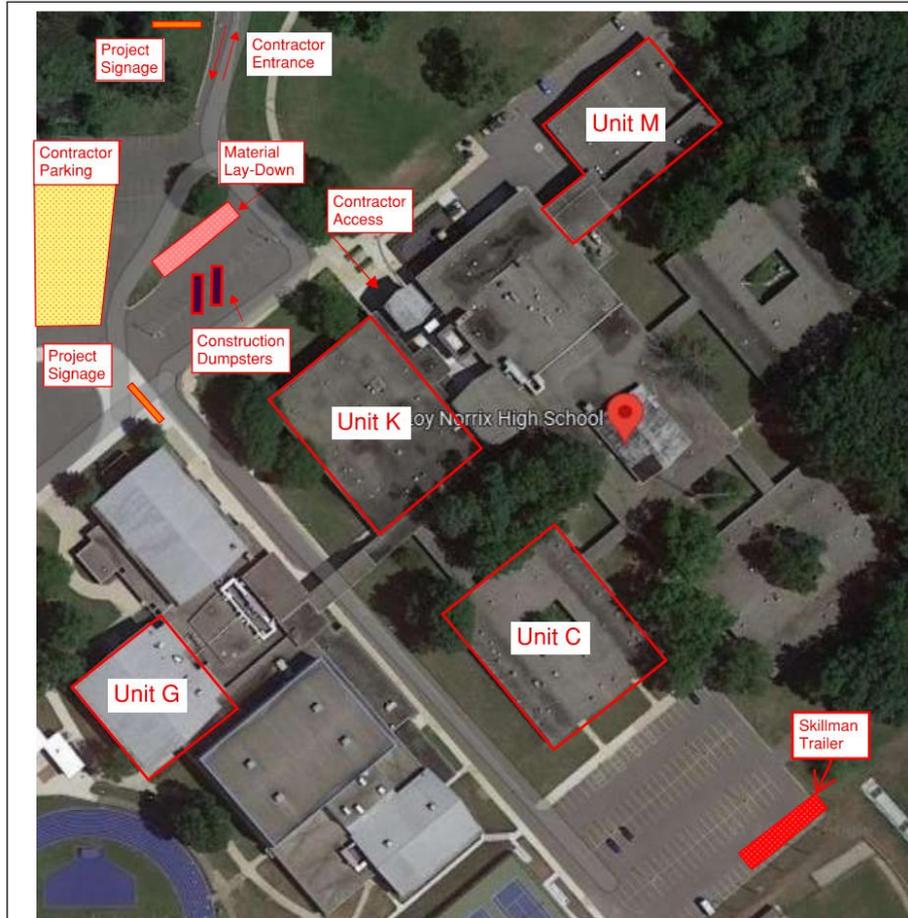
- **1.05 Prime Contractors Use of Premises**
- **1.07 Occupancy Requirements, A. Full Owner Occupancy**
- **1.09 Permits, Fees and Notices**
- **1.10 Labor and Materials. A, B, & C**
- **1.14 Schedules of Contract Responsibilities-Scope**
- **1.16 Time of Commencement and Completion**

BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Masonry
BID CATEGORY NO. 3	Interior Finishes
BID CATEGORY NO. 4	Flooring
BID CATEGORY NO. 5	Mechanical/Plumbing
BID CATEGORY NO. 6	Electrical

SITE LOGISTICS PLAN



Site Logistics Plan - 9/19/2024

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Loy Norrix High School - HVAC Improvements

Legend:

- Material Lay-Down Area 
- Project Signage 
- Construction Dumpsters 
- Contractor Parking 

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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



- Time constraints of work that can only be performed when Faculty and Students are not present.
- Coordination among trades
- Staffing of trades to meet tight timeline. Schedule may require heavy staffing, overtime, 2nd shift, weekends to meet deadlines



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

- **ALTERNATE NO. 1**: Building Automation System Training: Building automation system training specified in Section 23 09 00 “Instrumentation and Control for HVAC” is not a part of the base-bid. If Alternate No. 1 is accepted, provide Building automation system training specified in Section 23 09 00 “Instrumentation and Control for HVAC”.
- **ALTERNATE NO. 2**: Transformer Replacement: The replacement of existing transformer T-11 with new larger transformer and new low voltage switch gear is not part of base bid. If Alternate No. 2 is accepted, replace existing transformer T-11 with new larger transformer and new low voltage switch gear as shown on the electrical drawings as Alternate No. 2.

ALLOWANCES



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

Bid Category No. 01	General Trades	\$20,000
Bid Category No. 02	Masonry	\$5,000
Bid Category No. 03	Interior Finishes	\$10,000
Bid Category No. 04	Flooring	\$10,000
Bid Category No. 05	Mechanical/Plumbing	\$30,000
Bid Category No. 06	Electrical	\$20,000

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: **Wednesday, October 2, 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: March 24, 2025

Anticipated Construction

Completion Date: October 16, 2026

2025 work in admin & student areas: 6/9/25–8/22/25

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **October 11, 2024**
- Pre Award Conferences: **TBD**
- KPS Board Meeting: **November 7, 2024**

All Subcontractor & Products Lists

**must be submitted by: 48 hrs following Bid
Opening**

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?		
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 ?		
Have you included your Written Drug Testing Plan that covers all employees of the bidder who will perform work on the public work project and meets or exceeds the requirements set in IC 4-13-18-5 or IC 4-13-18-6.		
Have Subcontractors and Products List to the Construction Manager within Hours of the Bid for Apparent Low Bidders.		
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 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



- TBA

BID OPENING



Date: October 10, 2024

Time: 2:00 PM

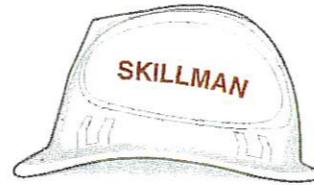
Location: Kalamazoo Public Schools Facilities Office
600 West Vine Street
Kalamazoo, MI 49008

Q & A



Project Name KPS Loy Norrix Mech

TSC PROJECT NO.:



DATE: 9/26/24

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
DHE Plumbing & Mech	Dustin Healey	Dustin@dheplumbing.com	269-317-7016
KMA	Ronnie Read	rread@Kalamazoomechanical.com	269-300-7917
A-1 Refrigeration	Ken Pluta	kpluta@a1refrig.com	269-720-5894
Jergens Piping	Doug Bosch	dougbosch@jergenspiping.com	269-760-3544
IDEAL CONSOLIDATED	MICK RAUCH	MRAUCH@IDEALCONSOLIDATED.COM	(574) 485-7250
MAIL CITY MECHANICAL	JOHN GONSER	jgonser@mcmm-team.com	269-998-8354

Project Name KPS Loy Norrix Mech

TSC PROJECT NO.:



DATE: 9/26/24

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Hockstra Roofing Co.	Dale Roach	dale@hockstraroofing.com	269-998-1467
Central Tile	Nick Greger	scott@centraltile.net	269-339-9664
Havel	Michael Presnell	mpresnell@shambaugh.com	269-503-0705
Circuit Elec	Chris Coyer	chris.coyer@circuitelectric.com	616-889-1020

Virtual Attendees

- Ideal Consolidated - Joe Swain
- [?]Diversified Spec Sales - Shawn Olger