



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

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**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





## GMB

- Chris Arntzen – Project Architect

[chrisa@gmb.com](mailto:chrisa@gmb.com)

(213) 610-1112

- Jeff Engle – Construction Administrator

[jeffe@gmb.com](mailto:jeffe@gmb.com)

(616) 796-0200

- Amy Callaway – Project Coordinator

[amyc@gmb.com](mailto:amyc@gmb.com)

(616) 796-0200



# THE SKILLMAN TEAM

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## 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

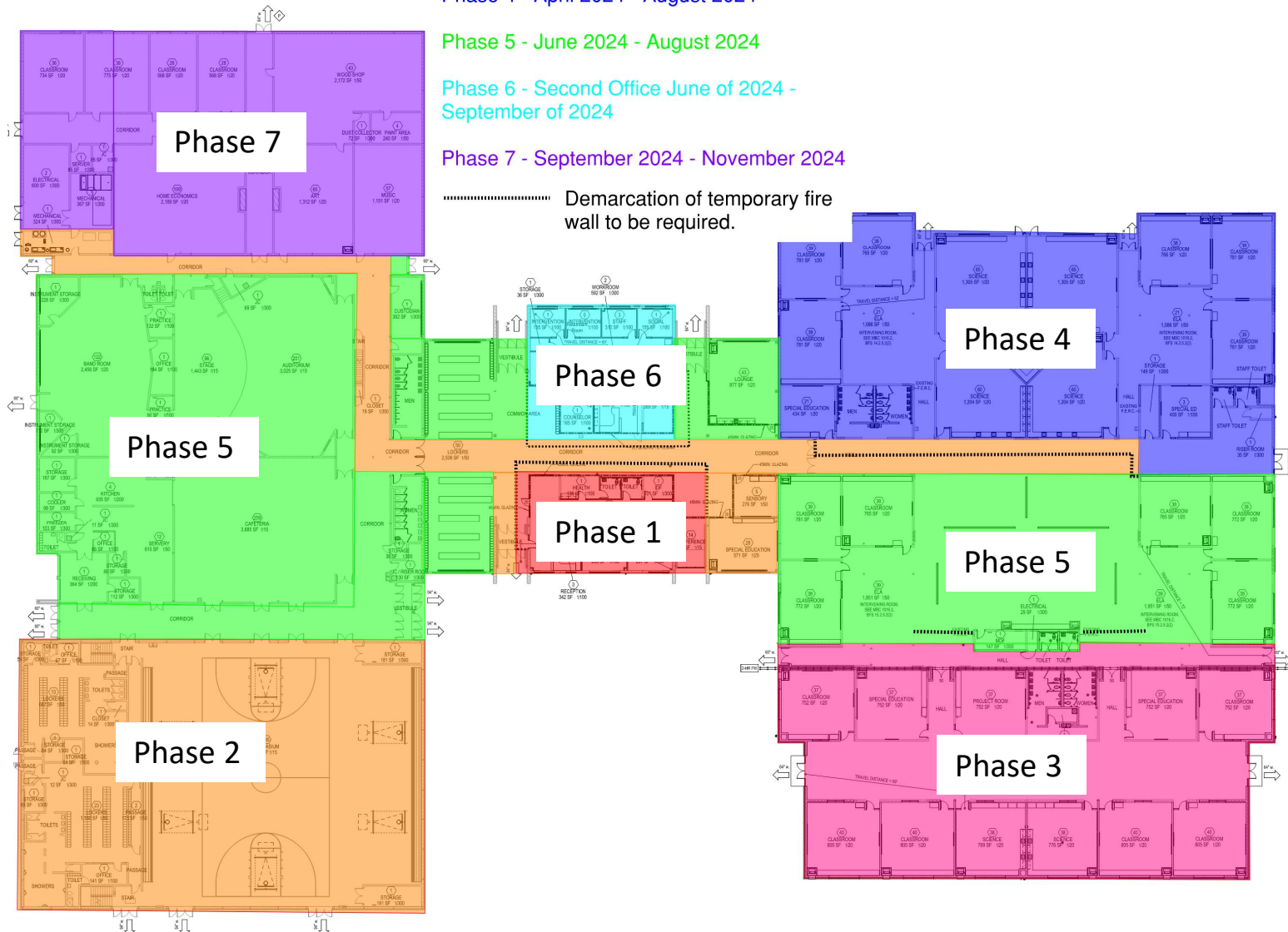
Phase 3 - June 2023 - March 2024

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

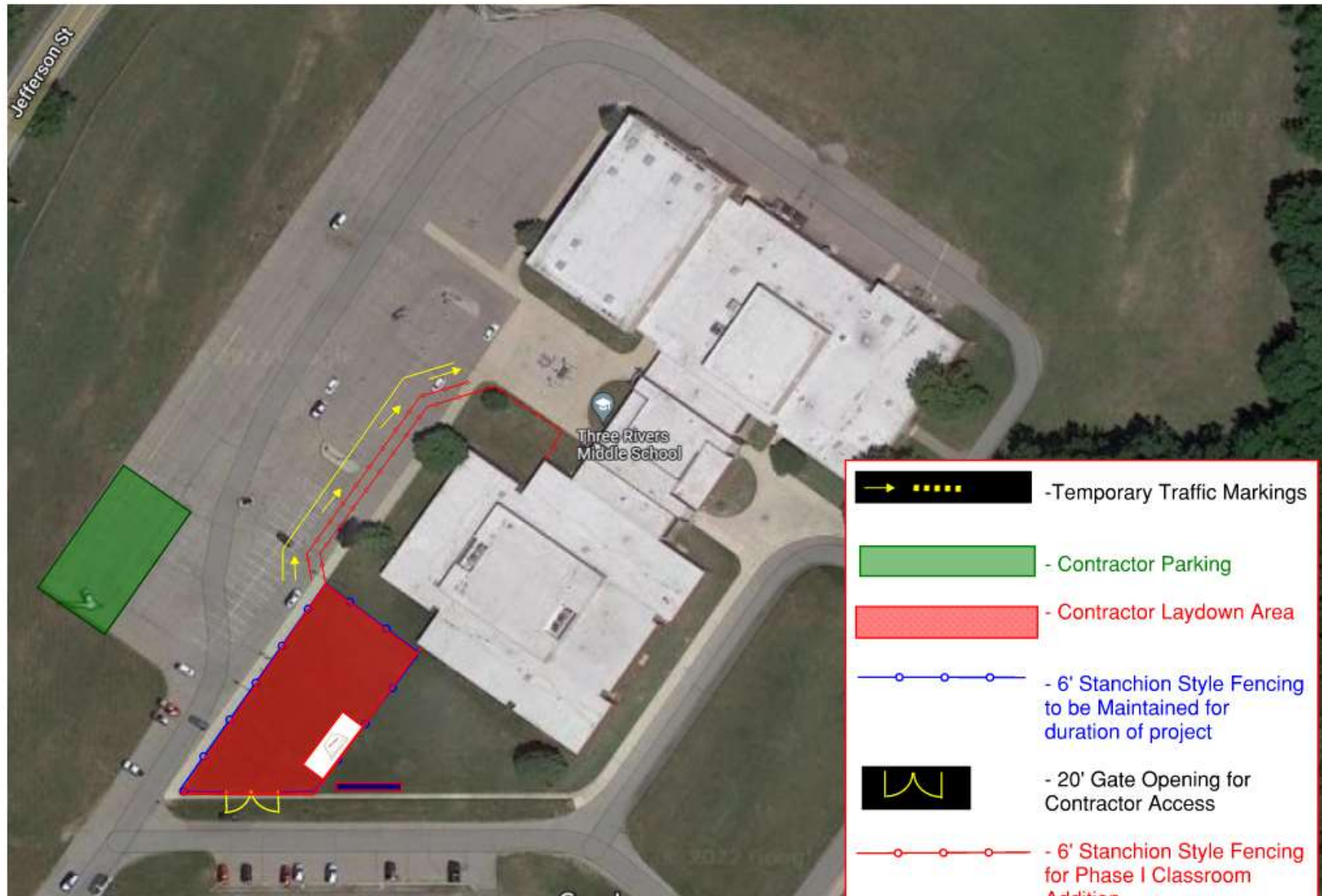
**BID CATEGORY  
NO. 14**

Mechanical

**BID CATEGORY  
NO. 15**

Electrical

# SITE LOGISTICS PLAN



|  |   |
|--|---|
|  | -Temporary Traffic Markings   |
|  | - Contractor Parking  |
|  | - Contractor Laydown Area   |
|  | - 6' Stanchion Style Fencing to be Maintained for duration of project |
|  | - 20' Gate Opening for Contractor Access                              |
|  | - 6' Stanchion Style Fencing for Phase I Classroom Addition           |
|  | -Skillman Trailer   |
|  | - Project Signage   |



## **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

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- **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**



## 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.**

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

**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](http://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](mailto: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](mailto: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](http://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 <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> ?   |     |    |
| Is the <b>Non-Collusion Affidavit</b> , part of the Bid Form, signed & notarized?   |     |    |
| Is the <b>Familial Disclosure Affidavit</b> , part of the Bid Form, signed and notarized?   |     |    |
| Is the <b>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> ?<br>(Note: bond must be signed by Surety and Principal)   |     |    |
| Have you included your company's <b>Financial Statement</b> ?   |     |    |
| On the outside of the envelope containing your Bid have you indicated:<br><b>The Project Name</b><br><b>Bidder's Name</b><br><b>Bid Category No.</b><br><b>Date and Time of Bid Opening</b><br><b>Owner's Address</b><br>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](http://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

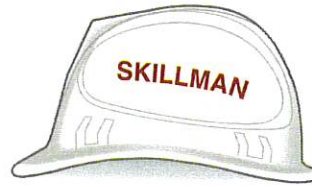
**Location:** Three Rivers Community Schools  
Administration Bldg.  
851 Sixth Avenue  
Three Rivers, MI 49093

# 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 Farri    |                          |                |
| 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<br><del>dgibson@g</del> | 317-690-0888 |
| Lounsbury Excavating<br><del>Brennan Combs</del> | Brennan Combs       | bcombs@LounsburyExcavating.com               | 261-806-6205 |
| Martell Electric                                 | Austin Stahlky      | astahlky@martellelectric.com                 | 574 910 2282 |
| Hunter-Pell                                      | Gary Boelen         | gboelen@hunterpell.com                       | 269-275-0302 |
| Amy Miller                                       | GMB                 |  |              |
| Ryan Farrin                                      | 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    | boconnell@martellelectric.com                | 269-271-0074 |
| Doug Troyer                                      | DJ Construction     | dtroyer@djconstruction.com                   | 574-238-8497 |
| Chas Heuer                                       | Sitona Bros         | c_heuer@shaulose<br>brothers.com             | 869-209-8457 |

|                          |  |  |                |
|--------------------------|--|--|----------------|
| Ritsenir ASSCO.          | Norm Overhiser                         | overhisenn@ritsenir.com                | 265-217-9668   |
| Jeff Bos                 | Huckstra Roofing                       | jeff@huckstraroofing                   | 269/303-8525   |
| Eric Chard               | Brussee/Brady                          | eric@brusseebrady.com                  | 269-278-7102   |
| Brad Hayden              | <del>B</del> 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   |
| <del>Dean Andersen</del> | <del>T</del> Tremco                    | <del>Dean Andersen@tremcoinc.com</del> | (616) 536-0397 |
| Kathy Heritz             | MIDWEST GLASS                          | GREG@MIDWESTGLASS.COM                  | 269-325-2718   |
| Handt Painting Co        | <del>Ken</del> Mike Maust              | M.Maust@HHPaintingCo.com               | 269-760-1988   |
| ↓                        | Keagan Sisco                           | Ksisco@HHPaintingCo.com                | 269-425-4339   |
| JACK BELLAMY             | C&T <sup>BLDG.</sup> <sub>MAINT.</sub> | jackb@cibminc.com                      | (616) 633-9919 |
| JAMIE MAYLE              | VANGUARD FIRE                          | jmayle@vanguard-fire.com               | 616 913 8382   |