



River Valley School District

2025 Sinking Funds – Roofing, Doors, & Restroom Renovation

PRE-BID MEETING

April 10, 2025

OWNER



River Valley School District

- **Dave Campbell, Superintendent**
- **Bob Payne, Facility Director**
- **Brian Brown, Director of Finance**
- River Valley School District
15480 Three Oaks Rd
Three Oaks, MI 49128





Wightman

- Thomas McKercher
- tmckercher@gowrightman.com
- 269-567-0060



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

- Blake Lee
- 269-569-3968
- blee@skillman.com

SITE MANAGER

- Tom Tackett
- 269-567-8450
- ttackett@skillman.com

ADMIN. ASSISTANT

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

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 CATEGORIES



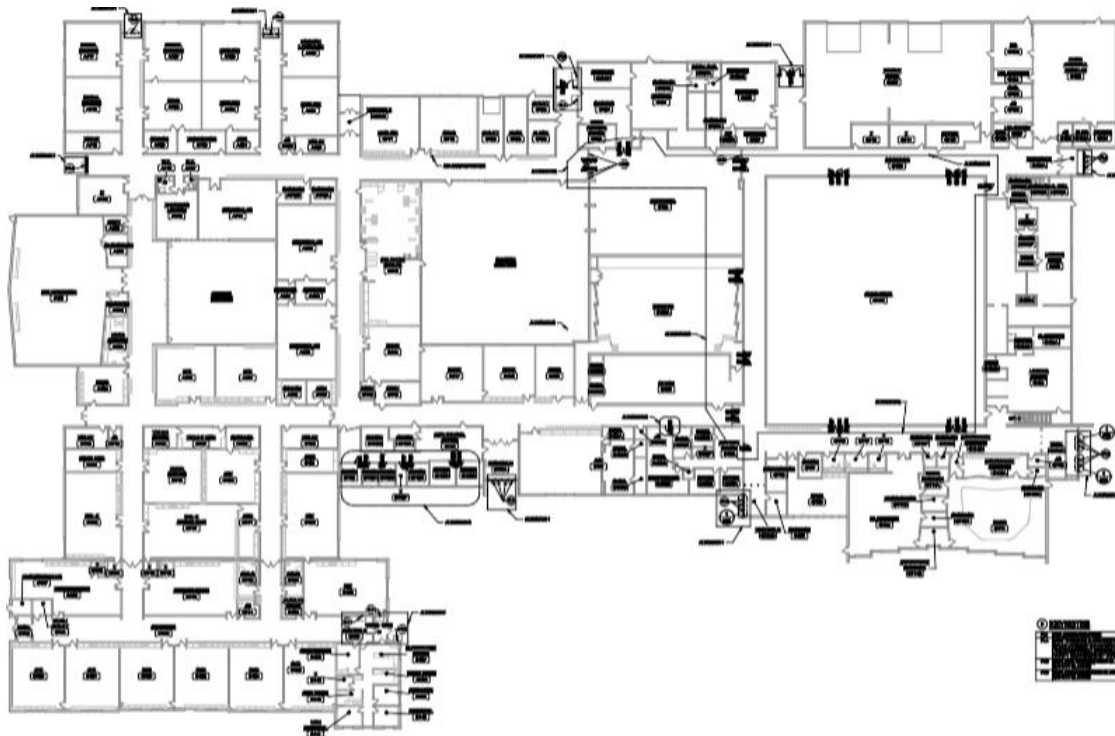
BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Aluminum Storefronts and Entrances
BID CATEGORY NO. 3	Roofing

SCOPE OF WORK

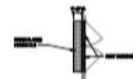


- BC #1 General Trades – Selective Interior Door replacement, Restroom Renovation, and Floor Patching at Exterior Openings.
- BC #2 Aluminum Storefront and Entrances – Selective Exterior Door, Storefront, Hardware, and Glazing Replacement.
- BC #3 Roofing – Removal of Existing Roofing System and Installation of New Fully Adhered System, Including Vapor Barrier, Two Layers of Insulation Board, New Membrane System, and Pre-Finished Roof Edge Metal . Approx. 72,000 sqft.
- **Schedule: June 2025 – September 2025**

FLOOR PLANS / SITE PLANS



⊕ OVERALL FIRST FLOOR PLAN



⊕ DETAIL DOOR PLAN DETAIL

KEYNOTES

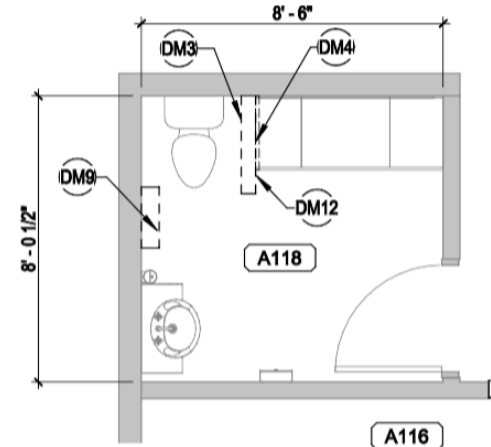
FL1	ADA DOOR ACTUATOR
FL4	NEW THRESHOLD AND WEATHERSTRIPPING. CAULK AROUND THE ENTIRE PERIMETER OF THE STOREFRONT ASSEMBLY AS NECESSARY. VERIFY DIMENSIONS OF THRESHOLD IN FIELD.
FL8	REPLACE THREE (3) WIRE GLASS PANELS W/ SAFETY GLAZING.
FL9	REPLACE ONE (1) WIRE GLASS PANEL W/ SAFETY GLAZING

FLOOR PLANS / SITE PLANS



KEYNOTES

DM3	REMOVE EXISTING STUD WALLS. PATCH AND REPAIR EXISTING FLOORS AND ADJACENT WALLS AS REQUIRED.
DM4	REMOVE EXISTING BACKSPLASH
DM9	REMOVE EXISTING TOILET PAPER DISPENSER.
DM12	REMOVE EXISTING TILE AND SALVAGE TO FIX AND PATCH WALL.
FP3	PROVIDE TERRAZZO IN AREAS OF NEW CONSTRUCTION. MATCH FINISH OF EXISTING TERRAZZO.
FP4	PATCH TILE WALL AS REQUIRED, MATCH EXISTING TILE.
FP5	PATCH WALL AS REQUIRED AND PAINT GYP. WALL TO MATCH EXISTING.
FP6	EDGE OF COUNTERTOP TO BE FINISHED AND SUPPORTED AS NECESSARY. SIDE OF CABINETRY TO BE FINISHED AS NECESSARY.
FP7	EXTEND TILE TO SUPPORT GRAB BAR.



1 ENLARGED DEMOLITION RESTROOM
A101 SCALE: 1/4" = 1'-0"

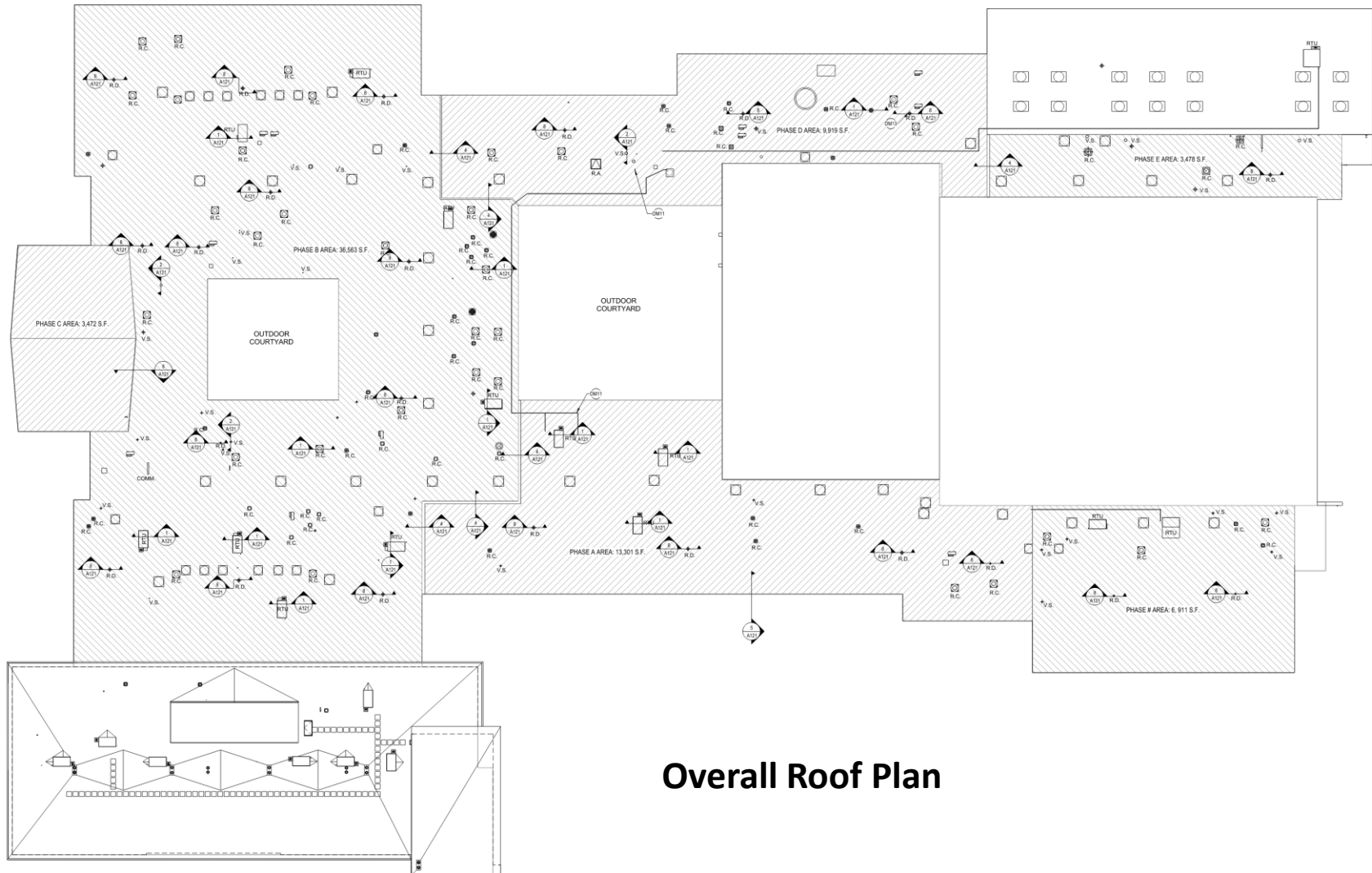
TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL #	COMMENTS
1	42" STAINLESS STEEL GRAB BARS	ASI OR EQUAL	3701-42	1 1/4" DIA. CONCEALED MOUNTED, PROVIDED AND INSTALLED BY CONTRACTOR
2	24" STAINLESS STEEL GRAB BARS	ASI OR EQUAL	3701-36	1 1/4" DIA. CONCEALED MOUNTED, PROVIDED AND INSTALLED BY CONTRACTOR
3	18" STAINLESS STEEL GRAB BARS	ASI OR EQUAL	3701-18	1 1/4" DIA. CONCEALED MOUNTED, PROVIDED AND INSTALLED BY CONTRACTOR
4	TOILET TISSUE DISPENSER	ASI OR EQUAL		INSTALLED BY CONTRACTOR
5	COAT HOOK ON WALL	ASI OR EQUAL	7340-S	HOOK ON WALL, PROVIDED AND INSTALLED BY CONTRACTOR
6	PAPER TOWEL DISPENSER	EXISTING		-
7	FRAMED MIRROR, FLAT CHANNEL FRAME	EXISTING	B-165 2436	SIZE 24X36, PROVIDED AND INSTALLED BY CONTRACTOR
8	LIQUID SOAP DISPENSER	EXISTING		-
9	WASTE RECEPTACLE, RECESSED	NONE	-	-
10	SANITARY NAPKIN DISPOSAL	EXISTING		-
12	SANITARY NAPKIN DISPENSER	EXISTING		-
13	SHELF, STAINLESS STEEL	NONE	-	-

NOTES:

- CONTRACTOR TO PROVIDE SET OF MANUFACTURERS STANDARD COLORS/FINISHES FOR SELECTION. COORDINATE WITH ARCHITECT.
- CONTRACTOR TO INSTALL ALL TOILET ROOM ACCESSORIES, UNLESS NOTED OTHERWISE.
- REFER TO SHEET A001 FOR MOUNTING HEIGHTS

FLOOR PLANS / SITE PLANS



Overall Roof Plan



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**

SITE LOGISTICS PLAN



Site Logistics Plan
4/7/2025



RIVER VALLEY
SCHOOL DISTRICT

River Valley School District

2025 Sinking Funds

**Roof Replacement, Door Replacement,
and Restroom Renovation**

LEGEND:

Temp. Fenced-In Job Trailer
and Material Lay-Down Area =

Contractor Parking Area =

Dumpsters =

Large Project Sign =

Project Traffic and
Contractor Entrance Signage =

Temporary Toilets =



The SKILLMAN Corporation
Construction Management



WIGHTMAN
it's all about people

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**
- **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**

ANTICIPATED CHALLENGES



- **State Review and Permitting Delays**
- **Expediting Samples and Submittals**
- **Material Procurement Times**
- **Isolating Work Areas**
- **Working Around Existing Roof Pipes, Conduits, Equipment, Etc.**



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

- Alternate 1: Exterior entry renovations, including door and frame replacements, as outlined in the door schedule on sheet A600. BID CATEGORY #02 – Aluminum Storefront and Entrances
- Alternate 2: Replacement of interior office doors, as specified in the door schedule on sheet A600. BID CATEGORY #01 – GENERAL TRADES
- Alternate 3: Replacement Of Interior Doors Around The Gymnasium, Theatre, And Cafeteria, As Detailed In The Door Schedule On Sheet A600. BID CATEGORY #01 – GENERAL TRADES
- ~~Alternate 4: comprehensive replacement incorporating all previously mentioned doors, as detailed in the door schedule on sheet A600.~~

ALLOWANCES



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

Bid Category No. 01	General Trades	\$5,000
Bid Category No. 02	Aluminum Storefronts & Entrances	\$5,000
Bid Category No. 03	Roofing	\$10,000

INCLUDE THIS AMOUNT IN YOUR BASE BID.

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**

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: **April 16, 2025**

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:

Thomas McKercher, tmckercher@gowightman.com

Max Tackett, mtackett@skillman.com

BID TO AWARD TIMELINE



- Open Bids – April 24, 2025 @ 2:00pm
- Review/Certify Bids – April 24, 2025
- Bid Tab Posted to the Planroom – April 25, 2025
- Pre-Award Conferences – April 25, 2025
- RVSD Board Approval – April 28, 2025
- Contractor Notices to Proceed – April 29, 2025

All Subcontractor & Products Lists

must be submitted by: Prior to Pre-Award Conference

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: June 9, 2025

Anticipated Construction

Completion Date: September 1, 2025

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 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.**

BID OPENING



Date: April 24, 2025

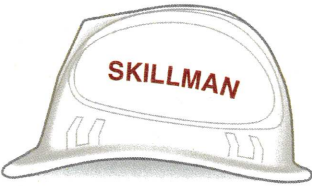
Time: 2:00 pm

Location: River Valley Administration Office
15480 Three Oaks Rd,
Three Oaks, MI 49128

Q & A



River Valley School District Boiler
Replacement



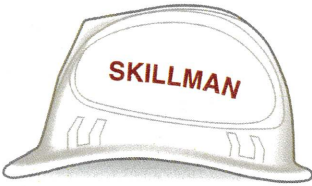
DATE: April 10, 2025

TSC PROJECT NO.: 221470.01

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
RIVER VALLEY SCHOOL DISTRICT	Dave Campbell		
RIVER VALLEY SCHOOL DISTRICT	Bob Payne		
RIVER VALLEY SCHOOL DISTRICT			
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	269-568-2433
THE SKILLMAN CORPORATION	Blake Lee	blee@skillman.com	269-569-3968
THE SKILLMAN CORPORATION	Caralee Sokolowski	csokolowski@skillman.com	269-568-1460
WIGHTMAN			
WIGHTMAN			

River Valley School District Boiler
Replacement



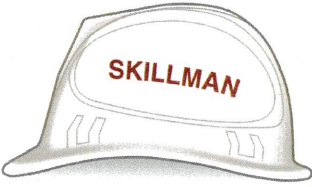
DATE: April 10, 2025

TSC PROJECT NO.: 221470.01

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
ARROW ROOFING	Ty Ring	TRing@ARROWROOFING.COM	616-485-8978
Pearson Rob Swen	Rob Swen	rswen@pearsonconstruction.com	269-926-7281
Action Roofing	Sam Seaton	sam@ActionRoofing-GH.COM	517-231-8622
DEVIN SHIVELY	DEVIN SHIVELY	DEVIN@MORRISANDSONSROOFING.COM	(574) 276-7482
TSC	TOM TACKETT	ttackett@skillman.com	269-567-8460
Midwest Glass	Robert Preston	rpreston@midwestglass.com	
Versatile	mike Pawlaczyk		

River Valley School District Boiler
Replacement



DATE: April 10, 2025

TSC PROJECT NO.: 221470.01

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Brown & Brown	Luke		
Hoekstra	Beau Byerly	beau@Hoekstraroofing.com	
The Rienks Group	Tyler Thomas	Tyler@therienksgroup.com	269.620.4476
Sheriff-Goslin	Eric Brogden		269.243.9339