



# **Pentwater Public Schools Boiler Replacement PRE-BID MEETING**

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**April 17, 2025**



# PRE-BID MEETING



Pentwater Public Schools Boiler Replacement  
600 E. Park Street  
Pentwater, MI 49449



# OWNER



## Pentwater Public Schools

- Craig Barter, Superintendent
- Anthony Davis, Facilities Director







C2AE

- Steve Jurczuk
- [steve.jurczuk@C2AE.com](mailto:steve.jurczuk@C2AE.com)
- 616-299-1142

**c2ae**



# THE SKILLMAN TEAM

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## ACCOUNT EXECUTIVE

- Michael Kounelis
- 269-207-3049
- [mkounelis@skillman.com](mailto:mkounelis@skillman.com)

## PROJECT MANAGER

- Max Tackett
- 269-568-2433
- [mtackett@skillman.com](mailto:mtackett@skillman.com)

## PROJECT ENGINEER

- Blake Lee
- 269-569-3968
- [blee@skillman.com](mailto:blee@skillman.com)

## SITE MANAGER

- TBD

## ADMIN. ASSISTANT

- Caralee Sokolowski
- 269-350-5757
- [csokolowski@skillman.com](mailto:csokolowski@skillman.com)



# 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 CATEGORIES



**BID CATEGORY NO. 1**

Mechanical



# SCOPE OF WORK

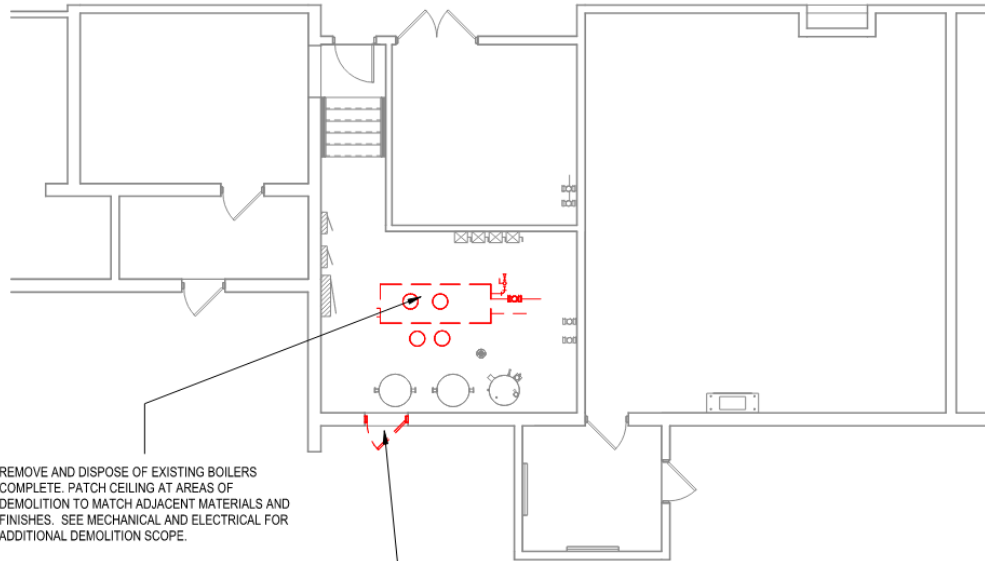
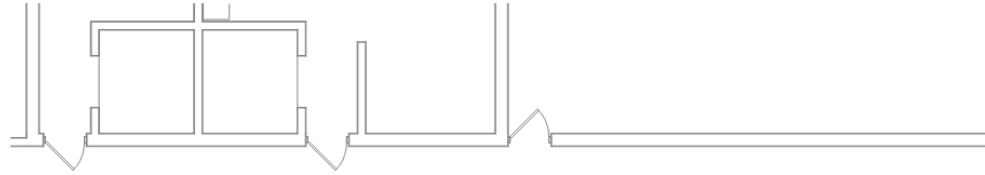
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- Replacement of existing boiler system, including four new high-efficiency boilers. New pumps, hydronic piping, and roof exhaust. Replacement of exterior wood door and minor roof patching. Maintain and connect to existing control system until next phase, when a new system will be installed.
- May 2025 – October 2025



# FLOOR PLANS / SITE PLANS



REMOVE AND DISPOSE OF EXISTING BOILERS COMPLETE. PATCH CEILING AT AREAS OF DEMOLITION TO MATCH ADJACENT MATERIALS AND FINISHES. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMOLITION SCOPE.

REMOVE AND DISPOSE OF EXISTING WOOD DOOR AND FRAME, COMPLETE. PREP EXISTING OPENING FOR NEW WORK.

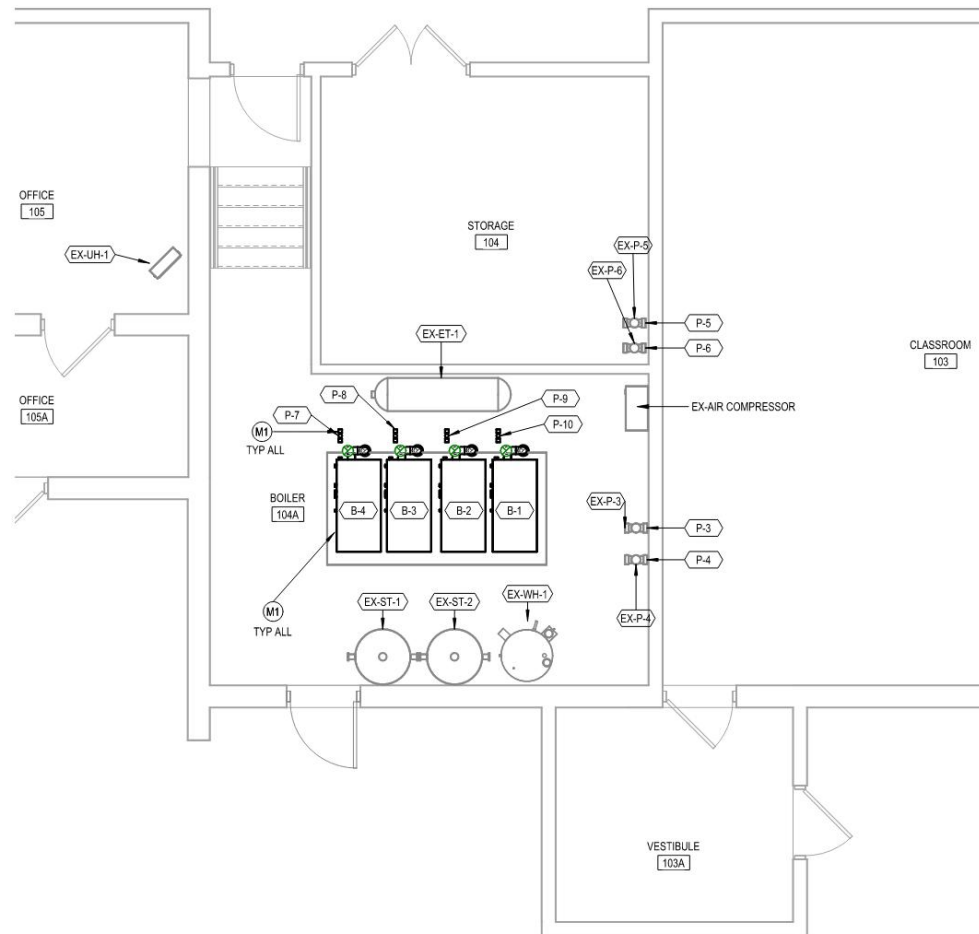


**BOILER ROOM DEMOLITION PLAN**

1/8" = 1'-0"



# FLOOR PLANS / SITE PLANS



 ENLARGED BOILER ROOM PLAN  
1/4" = 1'-0"



# **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**

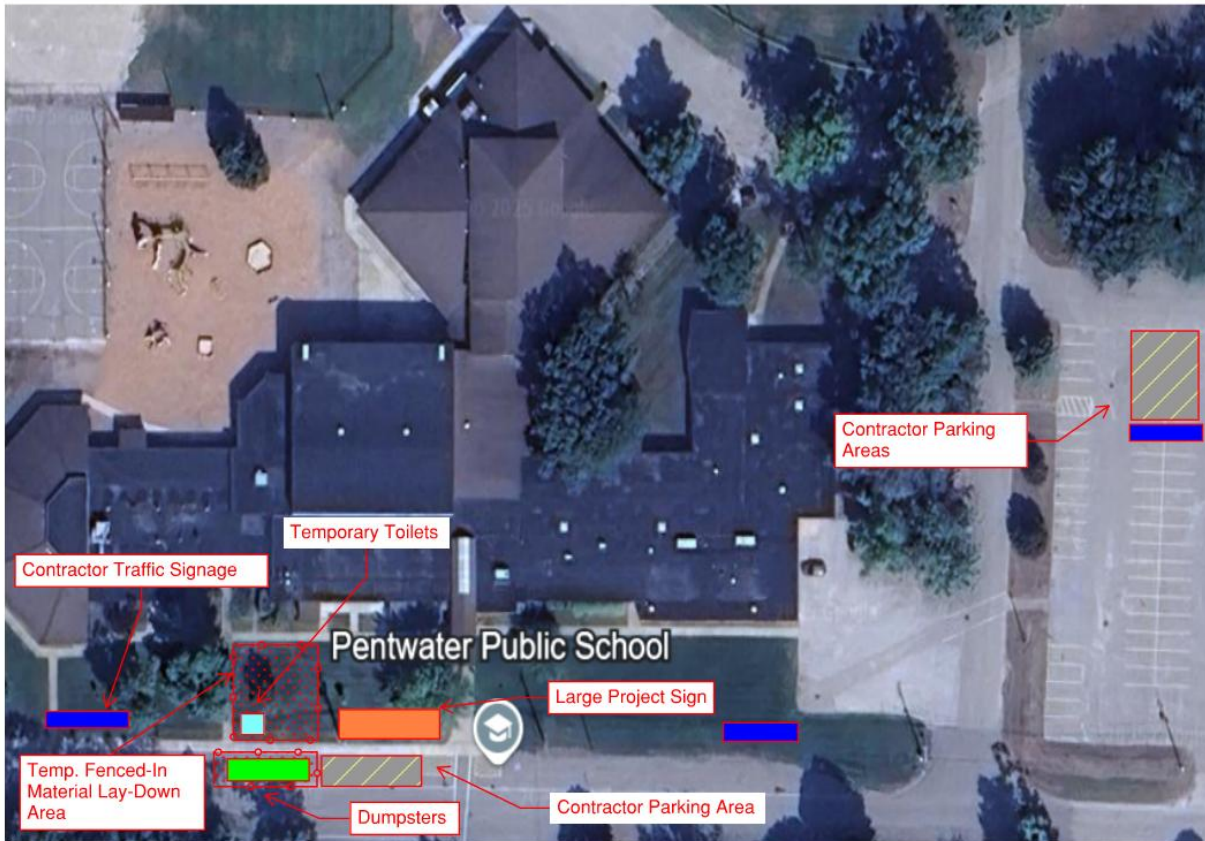


# SITE LOGISTICS PLAN









## Pentwater Public Schools

### Boiler Replacement



#### LEGEND:

- Temp. Fenced-In Material Lay-Down Area = 
- Contractor Parking Area = 
- Dumpsters = 
- Large Project Sign = 
- Project Traffic and Contractor Entrance Signage = 
- Temporary Toilets = 



The SKILLMAN Corporation  
Construction Management



## Site Logistics Plan - 04/15/25

# C2ae





## **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



- State review time
- Permitting process
- Submittal turnaround
- Material procurement
- Isolating work areas
- Tying into existing systems



# ALTERNATES



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

- **No Alternates for this project.**



# ALLOWANCES



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

**Bid Category No. 01 Mechanical**

**\$10,000**

**INCLUDE THIS AMOUNT IN YOUR 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-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: Max Tackett, [mtackett@skillman.com](mailto:mtackett@skillman.com)

All RFIs must be received before: **April 22, 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:

- Steve Jurczuk - [steve.jurczuk@C2AE.com](mailto:steve.jurczuk@C2AE.com)
- &
- Max Tackett - [mtackett@skillman.com](mailto:mtackett@skillman.com)



# CONSTRUCTION TIMELINE



**Review Section 01 32 00 – Schedules & Reports.**

**Anticipated Construction Start Date: June 16, 2025**

**Anticipated Construction**

**Completion Date: September 26, 2025**

**Boiler system must be operational by heating season.**



# BID TO AWARD TIMELINE



- Bid Opening – April 29, 2025, at 2:00 PM
- Review/Certify Bids – April 30, 2025
- Bid Tab Posted to the PlanRoom – April 30, 2025
- Pre-Award Timeline – May 5 - May 9 , 2025
- PPS Board Approval - May 19<sup>th</sup>, 2025

**All Subcontractor & Products Lists**

**must be submitted by: May 5, 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 <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?		
Have you enclosed a certified check or <b>Bid Bond</b> ? (Note: bond must be signed by Surety and Principal)		
Have you included your company's <b>Financial Statement</b> ?		
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: <b>The Project Name</b> <b>Bidder's Name</b> <b>Bid Category No.</b> <b>Date and Time of Bid Opening</b> <b>Owner's Address</b> 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 29, 2025

**Time:** 2:00 pm

**Location:** Pentwater Administration Office  
600 E. Park Street  
Pentwater, MI 49449



# Q & A



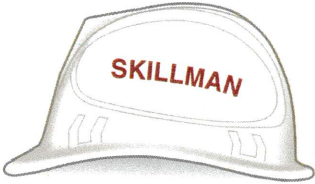




**PRE-BID MEETING SIGN-IN SHEET**

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
PENTWATER PUBLIC SCHOOLS	Craig Barter		
PENTWATER PUBLIC SCHOOLS	Anthony Davis		
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
C2AE	<del>Steve</del> Steve Jurczuk		
C2AE			
Pro Services	Darryl Gross	dgross@proservices.com	269 251 5305





**PRE-BID MEETING SIGN-IN SHEET**

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Rite choice	Derrick		
Correct Mechanical	Brett		
Hurst	Jamin Nyhuis	JNyhuis@HurstIND.com	231 360 7827
Boardwell Mech.	Doug Boardwell	doug@boardwellmechanical.com	231-830-6820
Northern Boiler	Rdent Barnett	artisan174@MSN.COM	231-578-0925
LAMPHEAR SERVICE COMPANY	LANE ZUIDEMA	LANE.ZUIDEMA@LAMPHEARSERVICE.COM	616-329-4793
Calhoun Ayers Pbgthty	Greg Calhoun	grgcalhoun@yahoo.com	231-907-2295
<del>Scott Plummer</del> Andy Egan	Scott Plummer	plummer5@andyegan.com	231 578 7370





**PRE-BID MEETING SIGN-IN SHEET**

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Andy Egan	Patrice King	Kingp@andyegan.com	
ANDY EGAN	Tim Hodgins	hodgint@andyegan.com <del>tim.hodgint@EGAN</del>	
JMS	J.S.		
Northern Boiler	Joey Thornton		