

PRE-BID MEETING





Pentwater Public Schools – Renovations & Improvements 600 E. Park Street Park Street

Pentwater, MI 49449

OWNER



Pentwater Public Schools

- Craig Barter, Superintendent
- Anthony Davis, Facilities Director



ARCHITECT



C2AE

- Steve Jurczuk
- steve.jurczuk@C2AE.com
- 616-299-1142



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

TBD

ADMIN. ASSISTANT

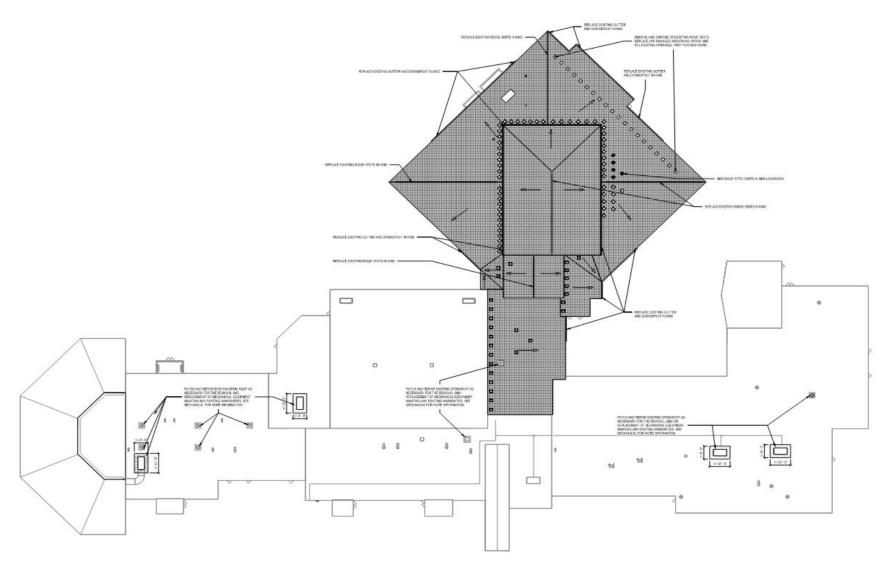
- Caralee Sokolowski
- 269-350-5757
- csokolowski@skillman.com

SCOPE OF WORK



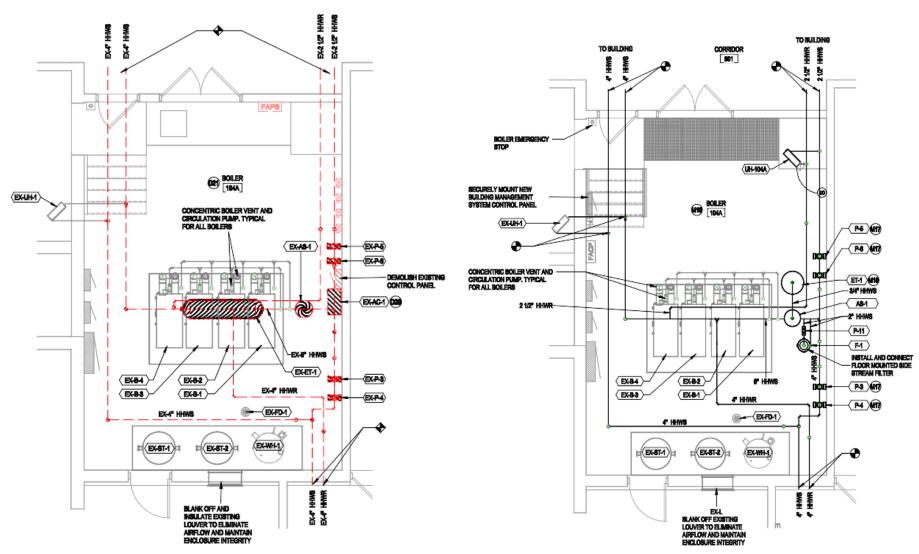
- Roof replacement at the Multi-Purpose, Music, and Media Center. Replacing select AHUs and RTUs, upgrading temperature controls, and installing a new main distribution electrical panel. Admin Area remodel to provide a secure entry, along with approximately 15,000 square feet of heating, ventilation, and mechanical upgrades.
- \$4.5M (+/-)
- April 2026 November 2026





Overall Roof Plan

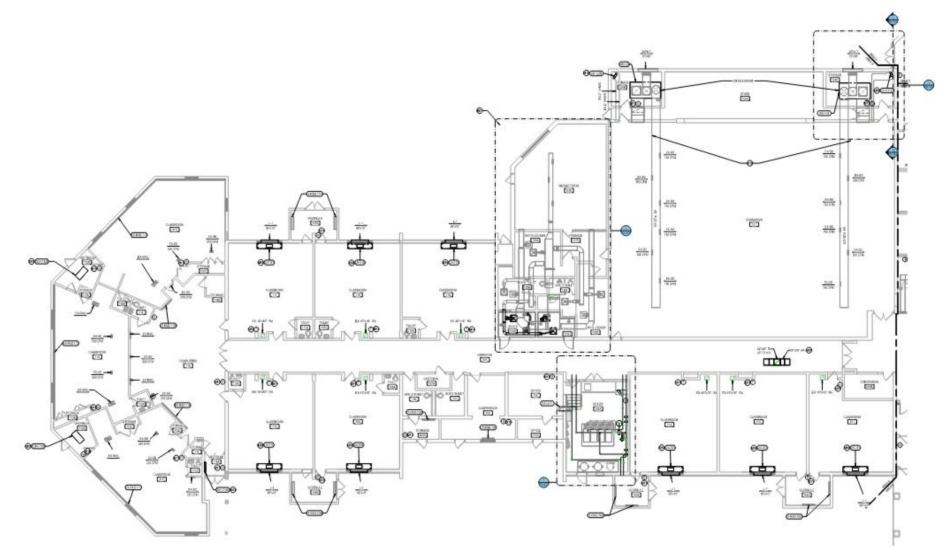




Boiler Room Mech. Demo Plan

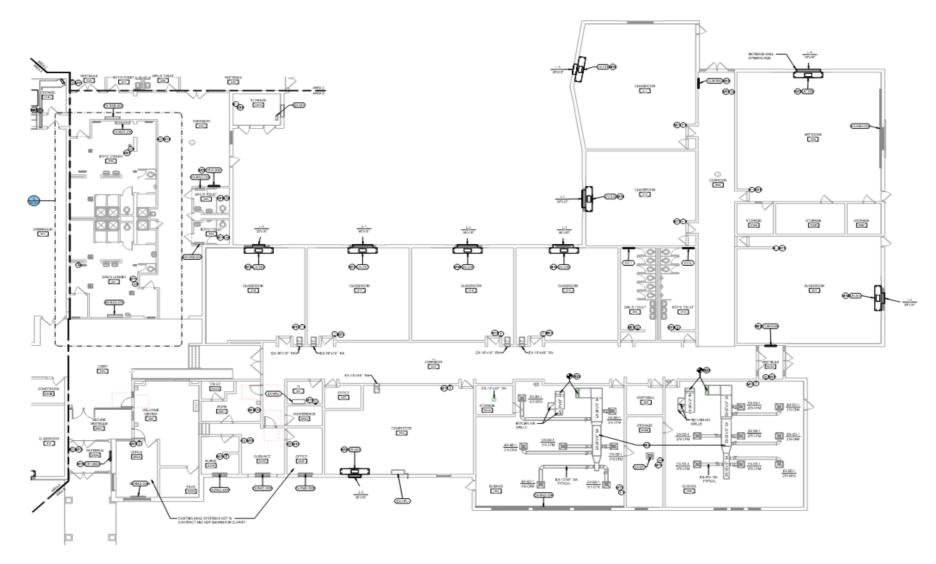
Boiler Room Enlarged Plan





Mechanical Plan - Area A





Mechanical Plan - Area B

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

BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Roofing
BID CATEGORY NO. 3	Aluminum Windows
BID CATEGORY NO. 4	Mechanical
BID CATEGORY NO. 5	Electrical

SITE LOGISTICS PLAN



Pentwater Public Schools

Renovations and Improvements



LEGEND:

Skillman Site Trailer =

Material Lay-Down Area =

Contractor Parking Area =

Dumpsters =

Large Project Sign =

Project Traffic and
Contractor Entrance Signage =

Temporary Toilets =





Site Logistics Plan - 10/15/25

c₂ae

AUTODESK BUILD (FORMERLY PLANGRID)



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

ALTERNATES



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

- ALTERNATE No.01 Replace all existing window(s) in all zones. Remove existing window(s) including frames and hardware in all zones. Prepare opening for new work. Provide new windows, as specified. Refer to drawings for locations and sizes. Base Bid shall include replacing the Twenty-Two (22) existing window(s) in Zone 'B'. Refer to drawings for locations and sizes.
- ALTERNATE No.02 Paint all exposed exterior woodwork.
- ALTERNATE No.03 Add safety and security film to all exterior glazing that is part of the base bid storefront replacement.
- ALTERNATE No.04 Add safety and security film to all exterior glazing that is part of Alternate 1 storefront replacement.

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 - Roofing	\$30,000
Bid Category No. 03 – Aluminum Windows	\$20,000
Bid Category No. 04 - Mechanical	\$30,000
Bid Category No. 05 - Electrical	\$20,000

INCLUDE THIS AMOUNT IN YOUR BID

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- 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

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: November 11, 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 - <u>steve.jurczuk@C2AE.com</u>

&

Max Tackett - mtackett@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: April 1, 2026

Anticipated Construction
Completion Date: November 1, 2026

- All Office, Vestibule, Classroom, Roof, Window, and Fire Alarm work must be completed before school starts.
- All AHU's and RTU's to be completed in the Fall.

BID TO AWARD TIMELINE



- Bid Opening November 18, 2025, at 2:00 PM
- Review/Certify Bids November 19, 2025
- Bid Tab Posted to PlanRoom November 19, 2025
- Pre-Award Timeline November 24 December 2, 2025
- PPS Board Approval December 15, 2025

All Subcontractor & Products Lists must be submitted by: November 24, 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



		T
	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.

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: November 18, 2025

Time: 2:00 PM

Location: Pentwater Administration Office

600 E. Park St

Pentwater, MI 49449





Pentwater Public Schools Renovations and Improvements

TSC PROJECT NO.: 223040.02



DATE: November 4, 2025

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
ANDY EGAN	Tim Hopsins	hodgint & andyegan.com	23/ 855-2609
PPS.	Anthony Davis		
Skillman	Max Tackett	mtackett@skillman.com	269-568-2433
5 Killman	Tom Tackett	ttackett@skillman.com	269-567-8450
CZAE	Porg Drew		
CZAB	chas Klinert		
CZAE	Joe Minos		
versatile nooting	Scott Salad		

TSC PROJECT NO.: 223040.02



DATE: November 4, 2025

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
	Arroy Bani	and rew b@ sbsmi.com	616-862-3674
	Dylan Cocks		6163173456
	Jake Krueges	blossette UStims@gneil. Com jKrueger@nwKentmech.com	(616) 696 -9026
	Jeremy Pallo	padlo@republicservices.com Construction dumpstes	616-297-9060
	Simitrio Estrada		2312207124
C2ae	Davis Argue	Similar O Versaliler coringine GFreeland roofing @ G Mail. Com	231-845-6322
C2ae	Gary Burnett	gburnett@Schenaroofing.com	614-566-7086
C + = .	Joe Meann's	Joene Cibminticon	616-745-4721.

TSC PROJECT NO.: 223040.02



DATE: November 4, 2025

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Marc Tagat	Versito Root		
(ZAE	Noah Inc		
BV Mechanical	Larry Hoke		
Hoekstra	Melissa Sholander		
N/A	Greg Underwood		