



Buchanan Middle  
School  
Additions and Remodel

Pre-Bid Meeting  
May 8, 2014



**The SKILLMAN Corporation**  
Project Administration  
Construction Management

**Buchanan  
Community Schools  
Administration**



**Dr. Andrea van der Laan, Superintendent**

**Clarence Grimm, Director of Technology**

**Steve Lawson, Maintenance Director**

**Karla Hurlbutt, Buchanan Middle, Principal**

**Mark Kurland, Buchanan Middle, Principal**



**The SKILLMAN Corporation**  
Project Administration  
Construction Management

## Design Team

# FANNING HOWEY

**Misty Raatz**, Project Manager

**Carl Baxmeyer**, Principal

**Ed Sawa**, Principal Construction Administrator



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Project Administration  
Construction Management

**The Skillman  
Corporation**

**Construction  
Management Team**



**The SKILLMAN Corporation**  
Project Administration  
Construction Management

**Courtney James**, Project Manager

Email: [crfjames@skillman.com](mailto:crfjames@skillman.com)

**Gary Ritzema**, Buchanan Middle Site Manager

Phone: (616) 293-2965

Email: [gjritzema@skillman.com](mailto:gjritzema@skillman.com)

**Jay Bachtel**, Ottawa Elementary Site Manager

Phone: (269) 830-8685

Email: [jmbachtel@skillman.com](mailto:jmbachtel@skillman.com)

**Kaytlin Mott**, Administrative Assistant

Email: [kmmott@skillman.com](mailto:kmmott@skillman.com)

**Michael Kounelis**, Account Executive

Email: [mjkounelis@skillman.com](mailto:mjkounelis@skillman.com)

**TSC Office:** (269) 350-5757

# 00 02 00 Notice to Bidders



The SKILLMAN Corporation  
Project Administration  
Construction Management

## NOTICE TO PRIME BIDDERS

Date: April 28, 2014

Re: Buchanan – Middle School  
610 W 4<sup>th</sup> Street  
Buchanan, MI 49707

The Skillman Corporation Project No. 211020

Please be advised that the Bidding Documents for the above Project are ready for ordering. Bids will be solicited for the following categories:

1 – Sitework & Utilities	10 – Tile & Carpet Flooring
2 – Concrete	11 – Wood Athletic Flooring
3 – Structural Steel	12 – Educational Casework
4 – Masonry	13 – Food Service Equipment
5 – Roofing	14 – Plumbing
6 – Metal Sods, Drywall & Acoustical Ceilings	15 – Mechanical
7 – Aluminum Glass & Glazing	16 – Electrical
8 – General Trades	17 – Technology
9 – Painting	

Prime Contractors, Subcontractors and Material Suppliers may receive FREE ELECTRONIC FILES of plans and specifications by following these steps:

1. Go to [www.skillmanplanroom.com](http://www.skillmanplanroom.com).
2. Select the Project
3. Click on "Place Order".
4. Click on "Create New Company and select a user name and password, or if a returning company, log in as usual.
5. There is no cost for the electronic files of the bidding documents, however all bidders should follow these steps to ensure timely notification of any updates or Addenda.

Bidders desiring printed documents shall pay for the cost of printing, shipping and handling. Reprographic Services are provided by:

Bids are due May 20, 2014, at 3:00 pm local time at Buchanan High School, 401 W. Chicago St., Buchanan, MI 49107. A Pre-Bid Conference will be held on May 8, 2014, at 3:00 pm local time commencing at the Buchanan Middle School, 610 W. 4<sup>th</sup> St, Buchanan, MI 49107.

All work for the complete construction of the Project will be under one Prime Contract with the Owner on bids received and on combinations awarded. The Construction Manager will manage the construction of the Project.

THE SKILLMAN CORPORATION

Administrative Assistant



The SKILLMAN Corporation  
Project Administration  
Construction Management

**00 02 00**

## **Notice to Bidders**

- State of Michigan Department of Treasury qualified bond May 2013 issue.
- Bid security in the amount of 10% must accompany each bid.
- Successful Bidders will be required to furnish Performance & Payment Bonds for 100% of their Contract amount.



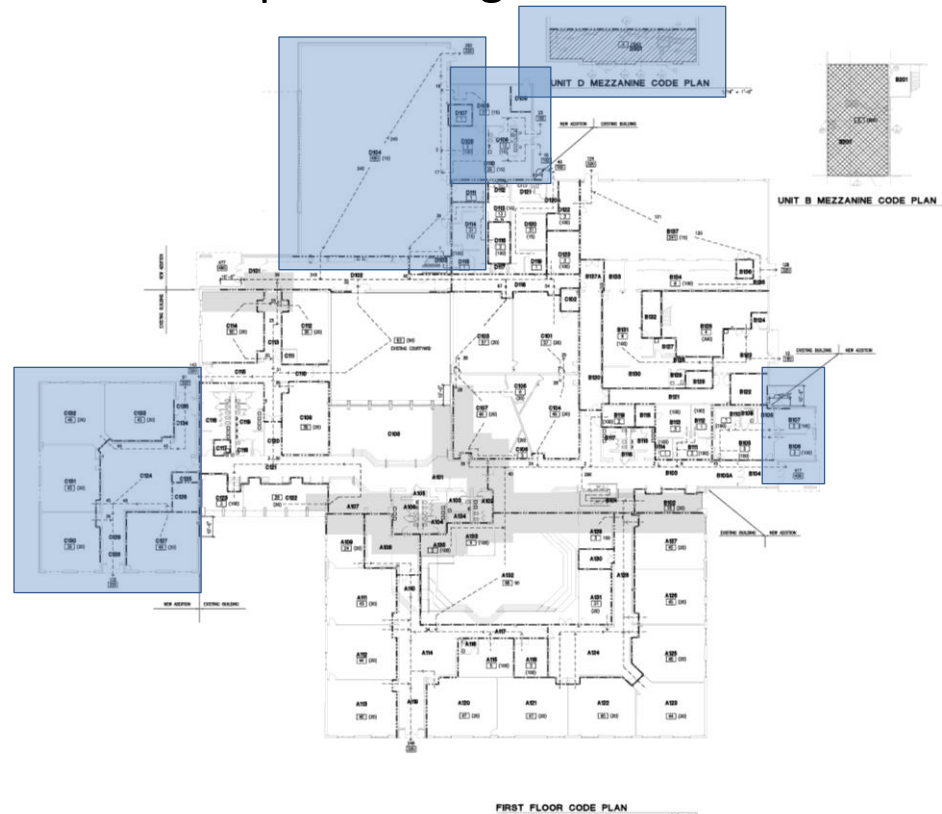
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# Buchanan Middle School

## Scope of Work

### Addition and Remodel

- 13,000 sqft Gymnasium addition
- 7,000 sqft Classroom addition
- 2,000 sqft Office addition
- 54,000 sqft remodel
- June 2014 – August 2015
- Occupied during construction



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## Scope of Work

**Site Work & Utilities** – Demo, excavation, paving, grading, seeding

**Concrete** – Curbs, foundations, slabs

**Structural Steel** – Joists, columns, lintels

**Masonry** – CMU and modular face brick

**Roofing** – Mech. fastened/adhered insulation, adhered 60mil EPDM

**Metal Studs, Drywall & Acoustical Ceilings**

**Aluminum Glass & Glazing** – Storefront framing, fire-rated openings, egress windows

**General Trades** – Demo, hardware, wood doors, gym equipment, visual display boards, display cases, lockers, signage

**Painting** – Interior and exterior, epoxy kitchen

**Tile & Carpet Flooring** – Carpet, VCT, sealed concrete, fluid-applied epoxy

**Wood Athletic Flooring**

**Educational Casework** - Laminate

**Food Service Equipment**

**Plumbing** – Piping, toilet room fixtures, sanitary sewerage pumps, water heater and softener

**Mechanical** – Ductwork, natural gas and refrigerant piping, boilers, unit heaters, air-handling units, DDCs

**Electrical** – Interior and exterior lighting, fire alarm system, cable trays, devices paths and raceways

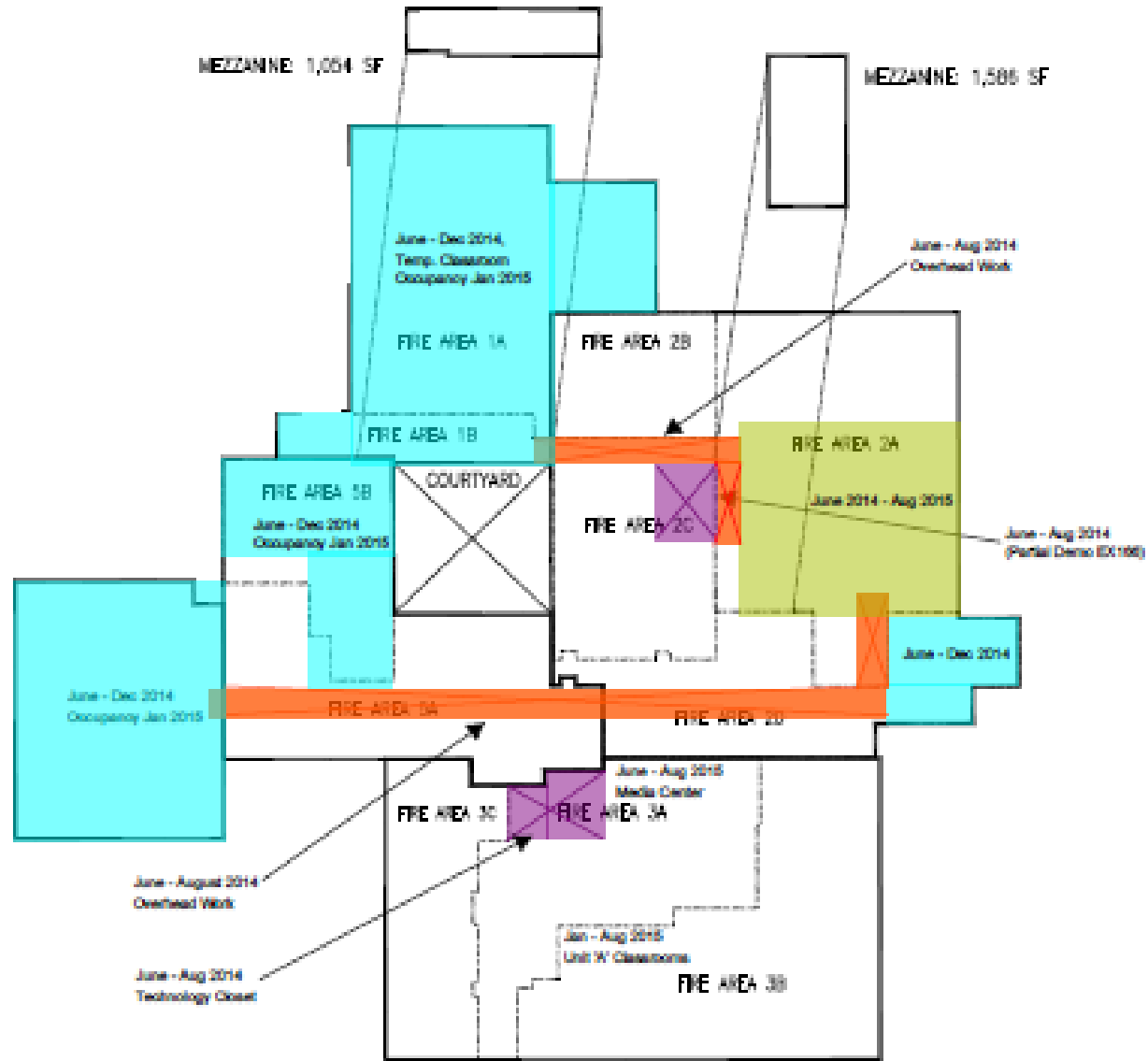
**Technology** – Racks, fiber-optic backbone cabling, PA, clocks, cabling for Owner purchased equipment,



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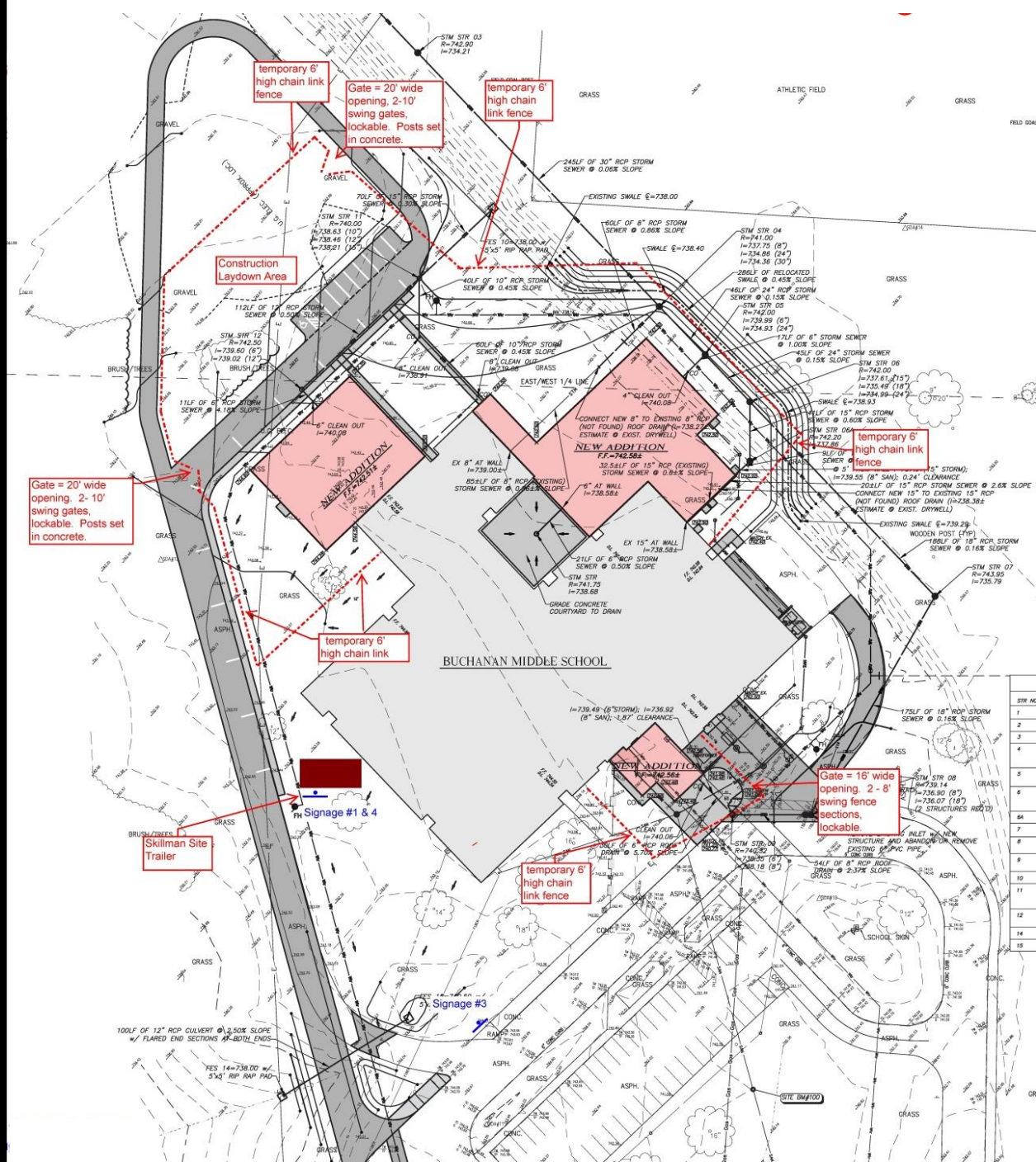


# Schedule



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# Buchanan Middle School Construction Logistics Plan



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00 10 00

## Instructions to Bidders



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### 1.02 Bidders Examination & Representation

- H. This is a construction management project. There is no General Contractor. The Owner will award separate Contracts to each Prime Contractor

### 1.06 Addenda

- Addenda will be posted to [www.skillmanplanroom.com](http://www.skillmanplanroom.com)
- Final Addenda posted +/- May 15

**00 10 00**  
**Instructions to**  
**Bidders**



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## **RFI Process**

- Each Bidder is encouraged to contact The Skillman Corp. in the event that 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 via email to Michael Kounelis, [mjkounelis@skillman.com](mailto:mjkounelis@skillman.com).
- All requests for information must be received by May 14.

00 12 00

## Substitution Request Procedures

- Forms are provided.
- Submit requests to Misty Raatz at [mraatz@fhai.com](mailto:mraatz@fhai.com).
- All requests must be received by May 9.



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00 20 00

**Information Available  
To Bidders**

- Subsurface Investigation Information by PSI
- Existing Surveys
- Asbestos and Lead Paint Reports (on file with the Owner)



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**00 31 00**  
**Bid Form**

- Review and fully complete the Bid Form 003100.
- Complete all alternates on the Bid Form that may affect your scope of work.
- Provide Financial Statement.
- Complete required Affidavits and Iran Sanctions.



00 83 00

## Schedule of Project Construction Wages

- Prevailing wages are identified.



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01 12 00

## Multiple Contract Summary



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## Bid Category Assignments

BC #1 – Site Work & Utilities

BC #2 – Concrete

BC #3 – Structural Steel

BC #4 – Masonry

BC #5 – Roofing

BC #6 – Metal Studs, Drywall & Acoustical Ceilings

BC #7 – Aluminum Glass & Glazing

BC #8 – General Trades

BC #9 – Painting

BC #10 – Tile & Carpet Flooring

BC #11 – Wood Athletic Flooring

BC #12 - Educational Casework

BC #13 – Food Service Equipment

BC #14 – Plumbing

BC #15 – Mechanical

BC #16 – Electrical

BC #17 – Technology

# 01 21 00 Allowances

## Contingency Allowances

- BC #1 – Site Work & Utilities - \$15,000
- BC #2 – Concrete - \$5,000
- BC #3 – Structural Steel - \$7,500
- BC #4 – Masonry - \$10,000
- BC #5 – Roofing - \$10,000
- BC #6 – Metal Studs, Drywall & Acoustic Clgs - \$20,000
- BC #7 – Aluminum Glass & Glazing - \$5,000
- BC #8 – General Trades - \$20,000
- BC #9 – Painting - \$15,000
- BC #10 – Tile & Carpet Flooring - \$10,000
- BC #11 – Wood Athletic Flooring - none
- BC #12 - Educational Casework - none
- BC #13 – Food Service Equipment - none
- BC #14 – Plumbing - \$20,000
- BC #15 – Mechanical - \$40,000
- BC #16 – Electrical - \$15,000
- BC #17 – Technology - \$10,000



**01 23 00**  
**Alternates**

*State the cost to provide all work related to:*

Alt.#1 - Buchanan Middle School four new tennis courts

Alt. #2 - Ottawa Elementary School new central sound system throughout the existing building



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## CONSTRUCTION DOCUMENTS

- Construction documents are available at: [www.skillmanplanroom.com](http://www.skillmanplanroom.com)
- The electronic files are available FREE.
- Bidders desiring printed documents are required to pay for cost of printing and shipping.



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## PRE-AWARD INTERVIEWS

- Anticipate post bid interviews to begin May 22 and be complete by May 30.
- Notice to Proceed by June 3
- Pre-Construction Meeting June 5



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## BID OPENING

- Date: May 20, 2014
- Time: 3:00 PM (local time)
- Location: Buchanan High School – Superintendent's Office
- Bids will be opened and read aloud 3:15 PM approx.



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Questions?

FANNING HOWEY



**The SKILLMAN Corporation**  
Project Administration  
Construction Management

Buchanan Middle School

DATE: May 8, 2014

TSC PROJECT NO.: 211020



# PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
BUCHANAN COMMUNITY SCHOOLS			
BUCHANAN COMMUNITY SCHOOLS			
THE SKILLMAN CORPORATION	JAY BACHTEL		
THE SKILLMAN CORPORATION			
FANNING HOWEY			
FANNING HOWEY			
Siemens Industry Inc Dan Atkinson	DAN ATKINSON	daniel.atkinson@siemens.com	616-350-4743
<del>BS TELECOM</del>	DAVE SMITH	dave.dts@comcast.net	209-983-4765



Buchanan Middle School

DATE: May 8, 2014

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## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Brown & Brown GC	Brad Romine	bradebrown@brownandbrown.com	574-862-2171
MIDSTATE SECURITY CO. LLC	GEORGE DUVESNEL	GDUVESNEL@MIDSTATE SECURITY.COM	616-257-1100
CE SB	Lynn Zolman	lzolman@communication-co.com	574-299-0020
ADVANCED SYSTEMS GROUP	Chris Stull	csstull@advsysgrp.com	260-497-1570
Gibson-Lewis	Brian Palmer	bpalmer@g.lnews.com	574-259-8581
Gough, Inc	TOM TACKET	ttackett@goughinc.com	219.513.4728
TPC Technologies	Marty Gelsb	marty@tpctechnologies.com	574-250-7251

Buchanan Middle School

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# PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Ziozkowski Const	C dew 13	c.dew13@2Aurid.com	574 287-1811
ROK Systems	Chris Meuser	chrism@rok.systems.com	616-648-4849
EMC	GARY Timm	G.Timm@EMCElectrical.com	269-930-5926
Hollerbach Exc. Fire	Mike Hollerbach	Hollerbachexc@gmail	269-465-6770
Amcom Telecommunications	MATT HIGGINS	MHIGGINS@AmcommINC.COM	218 698 8868
SECURITY CORP.	ERIC SCHULZ	ERIC.SCHULZ@SECURITYCORP.COM	616-826-0527
D.A. P O P	KEVIN TUCKER	KEVIN.TUCKER@DAPOP.COM	269-903-926-7873

Buchanan Middle School

TSC PROJECT NO.: 211020

DATE: May 8, 2014



# PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Elite Electric	Brian Weebleski	bweebleski@fareway.net	574-334-0259
Interior Finishes Inc.	John Eaves	John Eaves e Interior Finishes inc. com	574-674-9975
FHAI	Misty Ractz	mraactze.fhai.com	
BTS / Indiana Elec. & Comm.	TADOT Gallagher	tgallagher@indianaelectronics.com	574-254-5500
JOHN BOBETZIKIN JBSE	John Bobetzki	JOHN W. BOBETZIKIN BOBETZIKIN CONSULT BIZ.NET	574-259-1418
Jim Hiss	Robert Henry Corp	Shisseroburthenny corp.com	574-232-2091
<del>Scott Meuser</del> Rok-Systems	Scott Meuser	Scottm@rok-systems.com	616-436-31078

