



Crabtree, Rohrbaugh & Associates

KARNS CITY
AREA SCHOOL DISTRICT
PRE-BID MEETING
CHICORA ELEMENTARY
Additions & Renovations
May 3, 2022

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PROJECT OVERVIEW

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QUESTIONS

① PROJECT OVERVIEW



PROJECT OVERVIEW

Owner: Karns City Area School District

- Superintendent: Dr. Eric Ritzert
- Business Manager: Evan McGarvey
- Director of Building & Grounds: Steve Andreassi
- Principal: Shane Spack

Construction Manager: Eckles Construction Services

- President: John Pappas
- Project Manager: Brian Fulkerson

Architect: Crabtree Rohrbaugh & Associates

- Principal: Anthony Colestock
- Project Coordinator: Jason Nye
- Interior Designer: Jennifer Tharp
- Construction Administrator: Brian Kilgus

Engineers: Sleighter Design - Civil

- Director of Engineering: Ben Walls

Tower Engineering – M/E/P

- Electrical: John West & Doug Weaver
- Mechanical: Mike Chvala
- Plumbing & Fire Protection: Mike Plummer

Providence Engineering – Structural

- Structural: Levi Schneck

McFarland, Kistler & Associates – Food Service



PROJECT OVERVIEW

PROJECT MILESTONE DATES:

- 1. Bid Opening**
 - June 2, 2022

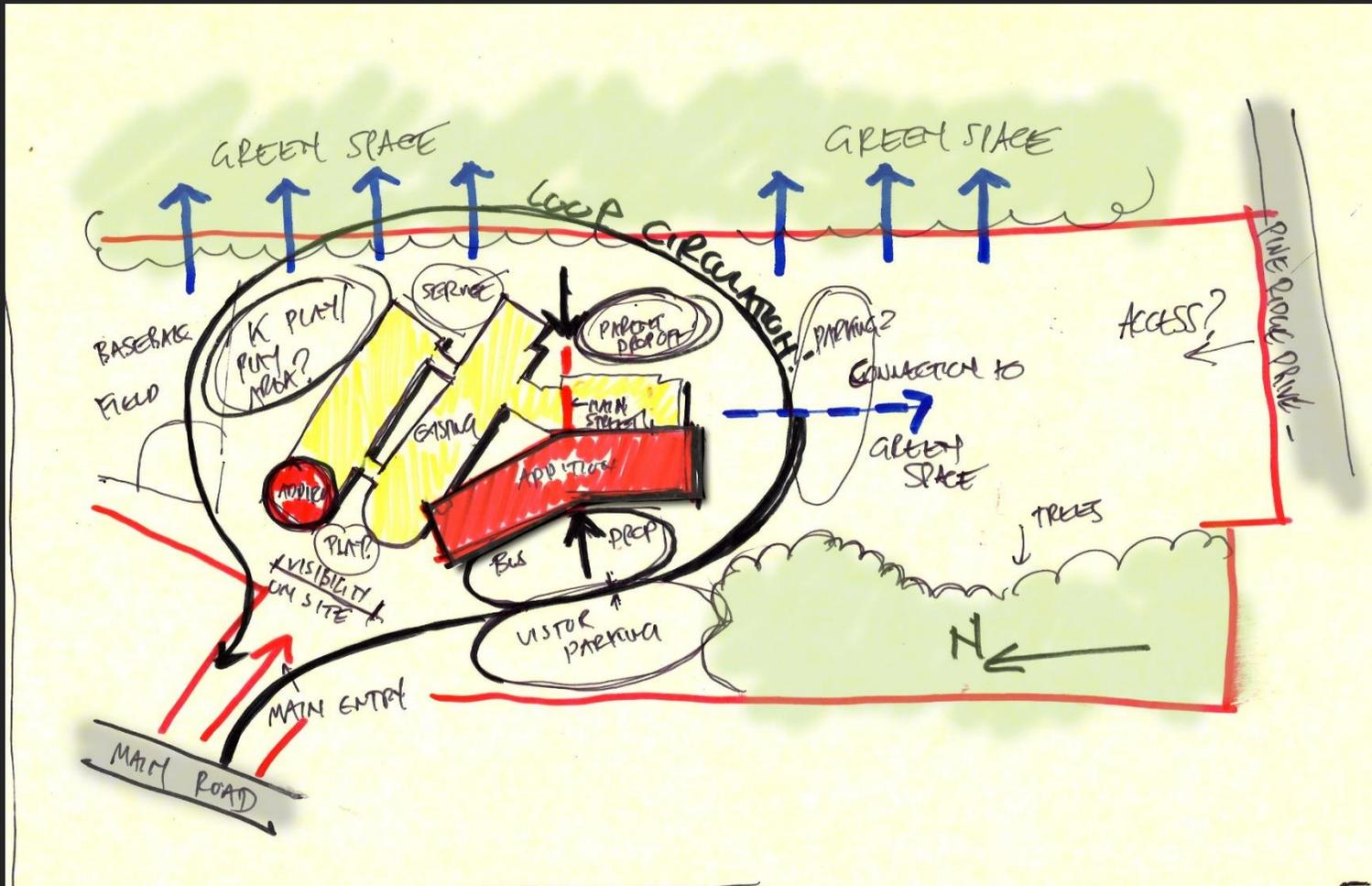
- 2. Intent to Award**
 - June 14, 2022

- 3. Anticipated Notice to Proceed:
Start of Construction**
 - July 7, 2022

- 4. Substantial Completion:**
 - August 20, 2024
 - October 15, 2024 (Gym & Lobby Restrooms)

② SCOPE REVIEW

SCOPE REVIEW

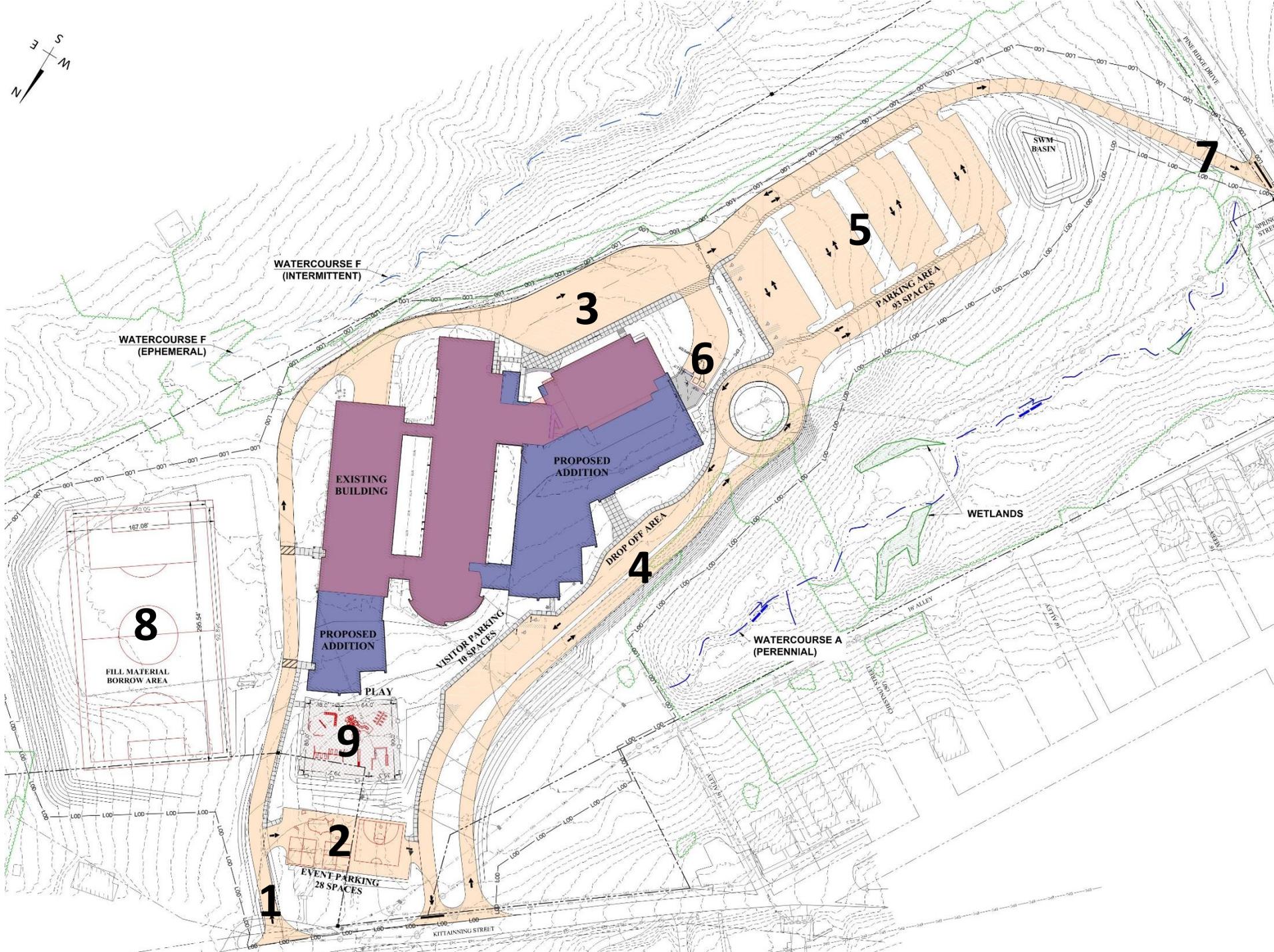


- Grades K – 6th
- Renovation – 52,000 SF
- New Addition – 40,000 SF
- Three Academic Wings Separated by two Outdoor Courtyards
- 2B Non-Combustible Construction
- Load Bearing Masonry Construction
- Steel Frame Core in Lobby & Cafeteria
- Steel Joists & Steel Deck for Floor & Roof Construction
- Roof Construction (EPDM w/ 6" Polyiso Insulation)
- Exterior Walls – Brick Veneer w/ CMU back-up
- Variable Air Volume Air Handling Units
- Fully Sprinkled Fire Protection System
- Geotechnical attachment in Specifications
- TAB & Commissioning provided by District

Site Plan

- Existing Building
- New Addition

- New Access Drive
- Overflow Parking
- Separate Bus Drop-Off
- Parent Drop-Off / Visitor Parking
- Staff Parking
- Service Drive / Loading Dock
- Spring Street Access Drive
- Athletic Multi-Purpose Field
- Playground



PHASING SUMMARY

LOGISTICS/SITE/BUILDING

Total Project Duration – 777 Calendar Days

Logistics:

- Refer to Drawing PH1.1
- General Contractor to provide CM Trailer. Refer to Temporary Facilities and Controls Specification.

Site:

- Refer to Drawing PH1.1
- Site is broken down into 3 main phases
- Athletic field area will be used throughout all phases.
- Site access will be at the existing main entrance until the new loop road can be constructed. Then the main school entrance will be relocated to the back of the building.

Building:

- Refer to Drawings PH1.2 and PH1.3
- Building phasing is broken down into 6 phases.
- Existing corridor ceilings to be removed during summer of 2022 to allow for coordination of MEP items and installation of new rough-ins.
- Most renovations will be done in Summers (2023 and 2024).
- Some additional phasing narratives for the boiler room and other areas will be included in one of the next addenda.



MAIN ENTRANCE MATERIAL SELECTION
(Storefront & Curtain Wall Systems, Utility & Modular Brick Veneer)



LOBBY*

* Interior Renderings are for Orientation only, images generated during design prior to Final Construction Documents, CD's take precedence.



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ENTRANCE

ENTRANCE



CAFETERIA*

* Interior Renderings are for Orientation only, images generated during design prior to Final Construction Documents, CD's take precedence.



COLLABORATION AREA*

* Interior Renderings are for Orientation only, images generated during design prior to Final Construction Documents, CD's take precedence.



TYPICAL CLASSROOM*

* Interior Renderings are for Orientation only, images generated during design prior to Final Construction Documents, CD's take precedence.

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BIDDING REQUIREMENTS

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DRAWINGS AND BID COMMUNICATION:

- Bidders may obtain bidding documents in hard copy and/or .pdf electronic format.
 - Electronic .pdf Format - **\$375**
 - Hard Copy Printed Format - **\$675**
- Submit requests to bidning@cra-architects.com. Mail checks to Crabtree, Rohrbaugh & Associates, 401 E. Winding Hill Rd., Mechanicsburg, PA 17055
- The following information shall be furnished by bidders when obtaining bidding documents:
 - Bidder's mailing address
 - Name of Bidder's representative
 - Bidder's telephone number
 - Bidder's facsimile number
 - Bidder's email address (email address used to submit the .pdf's)
 - Bidding documents requested, by Contract and Contract number
- Bidding documents may be viewed at BX noted in the advertisement. It is highly recommended to purchase drawings and don't rely on BX.
- Submit Bid RFI's to Anthony Colestock with CRA via email at acolestock@cra-architects.com
- To schedule a site visit contact Steve Andreassi with Karns City Area School District via email at sandreassi@kcasdk12.org.





BIDDING REQUIREMENTS

KEY DATES:

- Addenda are anticipated to be issued weekly on Fridays (May 6, 13, 20, 27)
- Final Request for Information (RFI's) are due within 5 business days of Bid Opening (May 25)
- Last Addenda issued 2 days prior to Bid Opening (May 31)
- Bid Opening on June 2, 2:00 PM @ Karns City Area School District Administration Office

BIDDING REQUIREMENTS

ADVERTISEMENT FOR BID

Notice is hereby given that sealed bids for construction of Additions and Renovations to Chicora Elementary School, 205 Kittanning Street, Chicora, PA 16025 **will be received at the Administrative Offices of the Karns City Area School District at 1446 Kittanning Pike, Karns City, PA 16041 until 2:00 P.M., prevailing time, on June 2, 2022.** Bids must be submitted to the attention of Evan McGarvey, Business Manager. Bids shall be submitted in sealed envelopes bearing the name of the Bidder and shall be clearly marked “Chicora Elementary School Additions & Renovations”. Bids will be publicly opened and read aloud immediately after the scheduled closing time for receipt of Bids. Bids received after the above-referenced date and time shall be returned to the Bidder unopened.

BIDDING REQUIREMENTS

BID FORMS

Bid Attachments:

Include with (2) two copies of Bid Form:

- (2) Copies Bid Bond
 - (2) Copies Non-Collusion Affidavit
 - (2) Copies Compliance with 111 of the Public School Code
 - (2) Copies Non-Discrimination Affidavit
 - (2) Copies Workers Compensation Affidavit
 - (2) Copies Bidder's Qualifications, AIA Document A305
 - (2) Byrd Anti-Lobbying Amendment Clarification
- Refer to Front End Specification for additional info, Bid Forms and draft of the Agreement between Owner and Contractor
 - You will be bidding as a Prime Contractor to the KCASD.

BIDDING REQUIREMENTS

BID FORMS

Alternates:

GC, PC & EC Primes

- Unclassified Excavation - ADD

General Construction

- Seeded Multi-Purpose Athletic Field - ADD
- Sodded Multi-Purpose Athletic Field - ADD
- 24' Wide One-Way Back Road - ADD
- Terrazzo Flooring in Lobby & Cafeteria - ADD
- Terrazzo Flooring in Corridors - ADD
- Porcelain Tile Flooring in Lobby & Cafeteria - ADD
- Porcelain Tile Flooring in Corridors - ADD
- Modified Bituminous Membrane Roofing System - ADD

HVAC Construction

- None

Plumbing Construction

- Domestic Water Piping – DEDUCT
- Underground Sanitary Piping – DEDUCT
- Underground Storm Piping - DEDUCT

Electrical Construction

- Lightning Protection System – ADD
- Access Control Platform – DEDUCT
- Projectors & Projector Mounts - DEDUCT

BIDDING REQUIREMENTS

BID FORMS

Unit Prices:

General Construction

1. Bulk Soil Excavation
2. Trench Rock Removal
3. Bulk Rock Removal
4. Over-excavation beyond Contract Depth
5. Cutting and Patching of Concrete Floor Slabs
6. Floor Leveler
7. Repointing of Existing Brickwork

Electrical Construction

1. Bulk Soil Excavation
2. Borrow Soil Replacement
3. Trench Rock Removal
4. Bulk Rock Removal
5. Duplex Receptacle & Wiring Data Outlet
6. Exit Sign & Wiring
7. 2' x 4' Light Fixture & Wiring
8. Heat & Smoke Detector & Wiring
9. Fire Alarm Pull Station & Wiring
10. Fire Audible/Visual Device & Wiring
11. Data Outlet Rough-in

HVAC Construction

None

Plumbing Construction

1. Bulk Soil Excavation
2. Borrow Soil Replacement
3. Trench Rock Removal
4. Bulk Rock Removal
5. 1" Ball Valve Replacement
6. 2" Ball Valve Replacement
7. 4" Gate Valve Replacement
8. Additional 1" Ball Valve
9. Additional 2" Ball Valve
10. Additional 4" Gate Valve
11. Additional 1" Copper Piping
12. Additional 2" Copper Piping
13. Additional 4" Copper Piping
14. Additional 4" Sanitary Piping – Below Grade
15. Additional 4" Storm Piping – Below Grade
16. Additional 4" Sanitary or Vent Piping – Above Grade
17. Additional 4" Storm Piping – Above Grade

BIDDING REQUIREMENTS

ADDITIONAL INFORMATION

Bid Documents

All bidders are required to familiarize themselves with the site, building, and all bidding documents including General Conditions and Requirements, Bid Package Descriptions, Temporary Facilities, etc. Submission of bid acknowledges that bidder has done so. All subcontractors and suppliers should familiarize themselves with the bid package descriptions found in the Specification Sections so they can direct their quotations to the correct Prime Contractor.

Insurance

The School District will be implementing an Owner-Controlled Insurance Program. By submitting a bid, the Contractor is certifying that it has excluded all insurance costs from the Base Bid, Alternates and Unit Prices with respect to those insurance coverages that will be provided by the School District in accordance with the General Conditions Paragraph 11 – Insurance.

Bid Security/Bonds

Bid security or bid bond in the amount of 10% of base bid shall be included with each proposal copy.

Wage Rates

Project is subject to Davis-Bacon Act. Certified payrolls will be required on a monthly basis with applications for payment. Current rates are included in the specifications.

Taxes

Bidders are directed to review the PA Tax Exempt Entities, Section 000860. Contractors will be responsible for sales tax, consumer, and use taxes as required by law. Contractors are directed to the PA. Sales & Use Tax Guide to determine which items are taxable/tax exempt. The Bermudian Springs School District reserves the right to pursue sales tax paid to the State in error.

BIDDING REQUIREMENTS

ADDITIONAL INFORMATION

Performance/Payment/Bonds

Successful contractors will be required to provide Performance and Payment Bonds. Performance, Payment and Bid Bonds must be submitted on forms provided in the documents.

Substitutions

All substitutions must be submitted to the Architect no later than 60 days after the intent to award contracts is issued. Contractors are directed to use “Substitution Request Form” found in Section 012500. Unless materials have been accepted by Addendum, materials and equipment shall be furnished and installed as per the specifications.

Miscellaneous Issues

NO SMOKING OR USE OF ILLEGAL DRUGS OR TOBACCO PRODUCTS ON SCHOOL PROPERTY.
THE USE OF PROFANITY IS PROHIBITED.

Act 34, Employee Background Check and Criminal History Reports will be required for all contractor employees and subcontractor employees working onsite. Contractors were instructed that once they are notified of intent to award that they should file with the Pennsylvania State Police for all criminal history reports for employees to be assigned to the project.

NAME	COMPANY	ADDRESS	EMAIL	PHONE #
STEVE HART	RENICK		SHART@RENICK BROTHERS.COM	724 794 4200
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ROBERT RAMELLA MATTHEW WALTER	Pennsylvania Roofing		ROBERT.RAMELLA@ PA-Roof.com	724-443-6872
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CHRIS SHIPLEY	SHIPLEY PLUMBING LLC		Plumber 4 @ ZOOMINTERNET .NET	724 591 9589
Jim Shipley	Jiffy Prot.		Jim. Shipley@JandJ Proe.com	724-586-6111
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NAME	COMPANY	ADDRESS	EMAIL	PHONE #
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GARY GUZAK	R.A. Gilman & Sons Inc	Gibsonia Pa	office@raglinc.com	(412) 487-8873

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Wes Bartholomew	Phoenix Roofing	230 Coraopolis Rd Coraopolis PA	wesb@BirdandbearSVCS. com	412-778-8645
Jace Hils	Hils Excavating LLC	170 Bish Rd Chicora PA 16025	Info@Hilsexcavating .com	724-968-8749

QUESTIONS?



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