



Board Finance & Operations Committee Meeting August 20, 2020

Presenters:



Paul Thwing, Director of Capital Projects and Planning, TCAPS

Woody Isaacs, Landscape Architect, Viridis Design Group

Jack Abate, Construction Manager, Miller-Davis

Montessori Update



- After some delays during the planning phase due to COVID-19, the team reviewed the overall timeline and made a decision to bid a site work package early for work to begin in the fall of 2020
- **Early Site Work Package:**
 - Earthwork, including excavation and grading
 - Sanitary sewer relocation
 - Storm sewer work
 - Detention basin
 - Soil erosion control
 - Temporary seeding

Timeline



Site Package: Site cleared, engineered fill brought in to bring surface to building pad height

- **Bid & Award: 8/3/20 - 9/18/20**
- **Site Construction: 9/21/20 - 11/27/20**

Building Package:

- **Bid & Award: 1/18/21 - 3/19/21**
- **Construction to begin March 2021 - August 2022**
- **Gym Finishes & Final Site Work: August 2022 - October 2022**

Occupancy: 8/1/22 - 8/25/22

Collaboration for permits and local approvals



Environment, Great Lakes & Energy, State of Michigan (EGLE) - Wetland and stormwater approvals

Garfield Township - Sewer and water connections, emergency service plans

Grand Traverse County - Soil erosion permits

Grand Traverse County Road Commission - Driveway entrances, including required traffic study

Traverse City Light and Power - Service relocations





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Early Sitework Package



- The early site work package was out for bid from July 30, 2020 to August 13, 2020.
- Three bids were received on August 13, 2020.
- Miller Davis conducted post bid interviews in conjunction with the project architects and TCAPS.
- After review of the bids received and the post bid interviews, it is recommended that Walton Contracting, Inc. of Traverse City be awarded the early site package.