

October 19, 2026

CSL Charter School Addition and Renovation

ADDENDUM 3

The attached Pre-Bid Meeting Agenda and Sign-In Sheets from the mandatory Pre-Bid Meeting held on October 16, 2026, are hereby incorporated into and made part of the Bidding Documents.

The attachments are provided to document information presented during the Pre-Bid Meeting and to provide a record of meeting attendance.

Bidders are advised that verbal statements, discussions, questions, answers, comments, interpretations, or clarifications provided during the Pre-Bid Meeting were informational in nature only and shall not be relied upon as a basis for preparing bids or interpreting the Contract Documents.

Any interpretation, clarification, or modification of the Bidding Documents that may affect bidding requirements, scope, cost, schedule, or any other aspect of the Work shall be made only by a written Addendum issued to all prospective bidders. Bidders seeking clarification of any matter discussed during the Pre-Bid Meeting shall submit a question in accordance with the Instructions to Bidders.

END OF DOCUMENT

PROJECT PROCUREMENT

Pre-Bid Meeting Agenda

CSL Charter School Addition and Renovation

DATE

Friday, October 16, 2026

TIME

1:00 PM

01 Welcome & Introductions

Owner Representatives

- CSL Charter School: TBD

Design Team

- Heckendorn Shiles Architects: Bryant Snyder
- Bohler Engineering: TBD

Construction Manager

- Skanska: Joe Dressel, James Hannigan

02 Project Overview

- CSL Charter School Addition and Renovation Overview
- Owner purchasing requirements and considerations

03 Procurement & Bidding Requirements

Pre-Bid Requirements

- Mandatory pre-bid meeting
- Sign-in sheet required; the sign-in sheet will be posted to BuildingConnected.com

Contracting Structure

- Multiple Prime Contracts: General Contractor (GC), Electrical Contractor (EC), Mechanical Contractor (MC), Plumbing Contractor (PC), and Fire Protection Contractor (FPC)

Labor Requirements

- Prevailing Wage Rates apply
- Certified payroll is required with each pay application

Bid Documents

- Division 00: Instructions to Bidders, Bid Table, Bid Form, and Sample Contract
- Division 01 Specifications: requirements noted in Division 01 and Multiple Contract Summary

Bid Schedule & Early Deliverables

- Review bid schedule and logistics plan
- Early deliverables, including material submittal and release requirements

04 Project Management & Coordination

Coordination Requirements

- Project management and coordination expectations
- Lean Procedures & Principles
- Pull Planning Sessions
- P6 scheduling requirements; Skanska will facilitate the schedule, and contractors are still required to provide P6 (.xer) files

Project Management Information System

- Procore provided by Skanska

Contract Provisions

- Allowances
- Unit Prices
- Appendix requirements

CONSTRUCTION TIMELINE

NTP: January 5, 2027

Final Completion: August 28, 2028

05 Safety, Permitting & Quality Control

Safety

- PPE requirements provided by each prime contractor
- Compliance with OSHA regulations

Permits

- Owner to obtain permits, with prime contractor input as necessary
- Permit costs provided directly by owner

Testing & Inspections

- Prime contractors to coordinate with Authorities Having Jurisdiction (AHJs)
- Prime contractors to coordinate required third-party inspections
- Owner to provide third-party inspection services

06 Site Access & Preconstruction Activities

- Additional building walkthrough opportunities

07 Questions & Addenda Process

Questions

- All questions must be submitted in writing
- Submit through BuildingConnected.com via the Skanska Plan Room

Key Dates

MILESTONE	DATE / TIME
Last date to submit questions	October 26, 2026 at 1:00 PM
Bid deadline	November 10, 2026 at 10:00 AM
Apparent low bidder notification	November 10, 2026
Bid Review / Descope Meetings	November 10 – December 2, 2026
Recommendation to award contracts, Board Working Session	December 8, 2026
Notice of Intent to Award	December 9, 2026
Notice to Proceed on or before	January 5, 2027

08 Post-Bid Process

Bid Review

- Descope meetings will be conducted with the apparent responsible low bidder
- Bidder notifications issued by CSL / Skanska

Descope Meetings

- Scheduled for November 10 – December 2, 2026
- Occur after bid opening and notification of apparent low bidders on November 10, 2026

09 Contract Award & Notice to Proceed

Award Recommendation

- Recommendation to award contracts at the December 8, 2026 Board Working Session

Final Approval

- December 8, 2026

Letter of Intent

- May be issued immediately following Board approval on December 9, 2026

Contract Execution / Notice to Proceed

- Contracts issued following approval to award
- NTP issued on or before January 5, 2027