



PREBID SITE MEETING MINUTES

Project: Ionia County Façade Restoration 2026
RESTORE Project #: 2025-1332

Date: July 31, 2026
Time: 2:00 PM

I. Introductions

- A. Ionia County
Scott DeRuischer, Ionia County Facilities Director
- B. Restore Consulting (RESTORE)
Michael DeMaagd Rodriguez, Project Architect
- C. Attendance
Jason Schumacher, Poe Restoration
Chris Huff, RAM Construction Services
Clifford Freitas, Brickworks Property Restoration
Chris Cusack, Cusack Masonry Restoration
Rob Beard, Davenport Masonry & Restoration
Rick Ackley, Bornor Restoration
David Mead, Bornor Restoration

II. Bid Schedule

Virtual Prebid Meeting 2 PM EST:	Wednesday, July 29, 2026
Prebid Site Walk Meeting 2 PM EST:	Friday, July 31, 2026
Written Questions to Architect Due 2 PM EST:	Monday, August 3, 2026
Bids Due 2 PM EST: (<u>Sealed</u> - Deliver Two (2) Physical Copies In-Person or Certified Mail/Courier)	Friday, August 7, 2026
Anticipated Contract Award:	Monday, August 10, 2026

III. Questions

- A. Please submit questions in writing no later than 2 PM Monday, August 03 to:
Michael DeMaagd Rodriguez, Architect (mrodriguez@restoreces.com).
- B. **All questions and answers will be recorded and included in the bid package as an addendum.**

IV. Proposed Construction Schedule

- A. Start date: Monday, August 31, 2026
- B. Substantial completion: Friday, November 1, 2026 (10 weeks)
- C. Contractor proposed schedule alternate
Contractors are invited to provide alternative schedules for start date and completion for consideration, if desired. Phased mobilizations will be considered.

V. Bid Documents

- A. Drawing Set/Bid Form
The drawing set repair items were reviewed in-sequence. Repair items numbered in the legend correspond to the bid form and the repair details.
- B. Addenda
Addenda will be issued to all bidders and posted to the County website, including meeting minutes and responses to written questions.

VI. Bid Review

- A. Sealed Bids
Only fully completed, sealed, physical bid proposals will be accepted. Bid proposals will be read aloud and recorded publicly. Late bids will not be considered.



- B. Optional materials: References, relevant project experience, and subcontractors, if any.
Optional materials will not be read aloud.

VII. Project Expectations

- A. Submittals
Submittals are required for review for all materials and products prior to work being performed.
- B. Mockups
Material mockups are required for all mortars and replacement masonry units prior to full work being performed. See drawing notes.

VIII. Project Site

- A. Public access
Work may not disrupt building operations, access or egress.
- B. Façade access and overhead protection
Lifts, ladders, swing stage, and/or scaffolding are all acceptable. Barricades and overhead protection are required during overhead work to protect the public and building entrances. Reasonable accommodations to prevent unauthorized scaffolding and building access must be provided.
- C. ROW
Permits to secure street parking, if desired, are the responsibility of the contractor.
- D. West alley drive
Shared access easement is in place. RESTORE and the County will notify neighboring building ownership of scheduled work. Contractors may use the service drive (but not adjacent private parking) for façade access, as needed.
- E. Contractor staging, parking
Dedicated space to be provided in County surface lot directly south of the building.
- F. Contractor lay-down area and mortar mixing areas
Dedicated lay-down and cleaning location to be reviewed with County.
- G. Portable toilets
Contractor to provide temporary toilets in a location approved by the County. Building restrooms will remain reserved for staff and County visitors.
- H. Site repair
Contractor is responsible to return paving and landscaping to existing condition.

IX. Repair Items

All project repair items were reviewed:

- A. Item 1 – East Entrance
 - **An emphasis on removing safety hazards is discussed.**
 - **The expectations for above-average care of the aesthetic impacts of masonry and mortar joint repairs are emphasized. Repairs to match existing in color, texture, aggregate, and joint profile.**
 - **Sandstone requires PHL or NHL (3.5 moderately feeble). All other masonry mortars may be Type N. The distinction between hydraulic lime materials and tending practices compared with other conventional mortars is discussed. The architect invites any bidder to contact with questions.**
 - **Mortar mockups are required for all mortars.**
 - **An area of previously repointed and cleaned masonry on the East elevations is shown as a demonstration of the work expectations.**



- B. Item 2 – SE Corner Upper Wall
 - **Base bid is clarified as repair to existing conditions.**
- C. Item 2A – Rebuild SE Corner Pilaster
 - **Alternate is reconstruction of SE pilaster with matching new brick units and salvage of historic face bricks for repairs elsewhere.**
 - **The unique brick dimensions are discussed. New brick must maintain existing joint dimensions. Brick faces to be stained to match.**
- D. Item 3 – East Entrance Infilled Opening (EFIS)
 - **Base bid is repair to existing conditions.**
- E. Item 3A – East Entrance Infilled Opening (Brick)
 - **Alternate is replacement of EFIS with more durable, historically appropriate brick infill.**
 - **Backup wall conditions are not known. Base bid includes minor repairs as needed for masonry anchorage. Significant reconstruction, if needed, will require a change.**
- F. Item 4 – North Pediment
 - **Light, gentle cleaning of stone from spring line of arch and above is discussed.**
 - **Includes removal of steel anchors and stone patching. JAHN repair mortars are specified, though alternate materials may be considered if appropriate use can be demonstrated.**
 - **Reconstruction of eroded stone detailing is not included.**
- G. Item 5 – North Basement Doors
 - **Base bid includes repair to existing concrete jambs, if required. HM metal frames do not need to be grouted.**
 - **Interior finishes and electronic strikes are the responsibility of the County.**
 - **Base bid assumes salvage and reinstallation of closers and panic bars.**
 - **Door specifications and pricing are available from SA Mormon. Contact:**

Joe Koperski
1100 Gezon Pkwy SW, Grand Rapids, MI 49509
PO Box 2182 Grand Rapids, MI 49501
616-723-4604 (cell)
jkoperski@samorman.com

- H. Item 6 – North Foundation Wall
- I. Item 7 – West Lower Wall
 - **Base bid assumes average 3' reconstruction of single outer wythe.**
 - **Additional interior wythe reconstruction to be performed within the allowance.**
 - **Excessive shoring and foundation work are not included in the base bid.**
 - **Replacement brick to be a color blend to approximate the existing cream/orange/pink brick blend.**
 - **Deteriorated stone sills to be removed and not rebuilt.**
- J. Item 7A – West Lower Wall (Granite)
 - **Coursing to match that of North elevation.**
- K. Item 8 – West Upper Wall
 - **Base bid assumes average 4' reconstruction of single outer wythe, including tie-in to CMU on South elevation.**



- **Additional interior wythe reconstruction to be performed within the allowance.**
- **EPDM membrane is confirmed to be adhered to the masonry and sheet metal coping is fastened to wood blocking. Base bid assumes full repair of the existing roofing conditions.**
- **Full parapet wall construction, if necessary, will require a change.**
- **Any proposed redesign of coping will require a change.**

- L. Item 9A – West Arch Openings Reconstruction
- M. Item 10 – West Wall Misc. Crack Repair
- N. Item 11 – West Wall Misc. Mortar Repointing
- O. Item 12 – West Wall Misc. Brick Replacement
- P. Item 13 – West Wall Paint Strip Test
- Q. Item 13A – West Wall Paint Stripping
- R. Item 14 – West Wall Repainting
 - **Base bid as specified. Contractor-provided paint alternates for consideration are welcomed.**

- S. Item 14A – West Wall Mineral Staining
 - **Base bid as specified. Contractor-provided stain or coating alternates for consideration are welcomed.**

- T. Item 15 – West Wall Concrete Curb
 - **New concrete curb to be laid over existing paving.**
 - **Provide control joints, isolation board, and joint sealant with backer rod between concrete and reconstructed wall.**

- U. Item 16 – West Wall Vent Hoods