Invitation to Bid

Davenport Brothers · 455 Sumpter Rd, Van Buren Township, Michigan 48111 · 734-697-2994 · Estimating@davenportbrothers.com

November 9, 2026

Project information	
Project	Owen Intermediate School HVAC Upgrades
Owner	Van Buren Public Schools (Sinking Fund)
Location	Owen Intermediate School, 45201 Owen Street, Belleville, MI 48111
Architect	The Collaborative, Inc., Toledo, OH (Project No. 107509)
Owner's Representative	Plante Moran Realpoint
Contract type	Lump sum

Dear Subcontractor / Supplier,

Davenport Brothers invites your firm to bid the trade work listed below on the Owen Intermediate School HVAC Upgrades for Van Buren Public Schools. The project installs a new kitchen roof-top unit (RTU-1) with ductwork, gas piping, steel supports, masonry openings, roofing, new lighting and lighting controls, electrical power, and new acoustical ceilings in the kitchen and associated rooms.

Bid Dates

Subcontractor bids are due to Davenport Brothers by 12:00 PM on Friday, November 20, 2026.

Event	Date and time
Pre-bid meeting (non-mandatory), Owen Intermediate main entrance	Wednesday, November 11, 2026, 10:00 AM
Questions / RFIs to Davenport Brothers	Friday, November 13, 2026, 12:00 PM
Subcontractor bids due to Davenport Brothers	**Friday, November 20, 2026, 12:00 PM**
Davenport Brothers' bid due to Owner	Tuesday, November 24, 2026, 1:00 PM

Email bids to **Estimating@davenportbrothers.com** with the subject line "Owen HVAC – [Trade] – [Company Name]." Send questions to the same address; we will forward them to the Owner's Representative before the Owner's clarification deadline of Monday, November 16 at 12:00 PM. Please do not contact the Owner, its board or its staff directly about this bid.

Bid Packages

We are taking bids on the scopes below. Bidders are responsible for the complete plans and specifications, including every note and detail on the drawings. Firestopping (Section 07 84 00) is included in each trade that makes penetrations.

Bid package	Spec sections	Scope summary
Mechanical / HVAC	Div. 22, Div. 23, 07 84 00	Mechanical demolition (diffusers, ductwork, exhaust grille); furnish and install RTU-1 with all ductwork, piping, insulation and supports; new gas piping; new roof curb, including cutting the existing metal deck; complete controls by an approved controls contractor.

Bid package	Spec sections	Scope summary
Electrical	Div. 26, 07 84 00	Demolish existing light fixtures, conduit and wiring back to the feeding junction box; new fixtures, wiring, conduit, sensors and switching; new lighting control system with all programming; new RTU power; temporary kitchen lighting and power for the duration of construction; all coring, patching, fire caulk and wall repairs for electrical work; turn the removed 100A spare breaker from DP-4 over to VBPS.
Roofing	07 54 19, 07 72 00	Cut roof back for new openings (metal deck cut by Mechanical); all roofing and flashing at the new roof curb, pipe supports and conduit penetration. Mechanically attached PVC membrane; Duro-Last is the specified manufacturer. Installer must be manufacturer-authorized with at least three years of documented experience.
Structural and Miscellaneous Steel	05 50 00	Steel framing for roof openings (base bid: adjustable QuickFrames; alternate: steel angle as detailed); steel lintels for new masonry openings.
Masonry	02 41 19	Demolition and masonry openings for new duct penetrations through kitchen walls; set lintels; patch and infill masonry where existing ductwork is removed.

Bid package	Spec sections	Scope summary
Acoustical Ceilings	09 51 13	Remove and reinstall corridor ceilings from the storage room to the kitchen; remove acoustical and gypsum board ceilings in the kitchen and associated rooms; new acoustical ceilings; reinstall or replace insulation on the steel I-beam as needed, including the break-metal transition.
Painting	05 50 00	Paint new gas piping on the roof (Sherwin-Williams basis of design).

Bids for a single package or for combined packages are welcome. Please price each package separately so we can compare.

Bid Requirements

1. Lump sum price per bid package, including all labor, material, equipment, freight and applicable taxes.
2. 100% Performance and Payment Bond cost listed as a separate line item. The Owner may require bonds at contract execution.
3. Acknowledge all addenda by number and date.
4. List all clarifications, exclusions and qualifications. Unlisted exclusions will be treated as included.
5. Prices must be firm for 60 days after the Owner's bid date of November 24, 2026.
6. Each trade secures its own State of Michigan permits and pays its own inspection fees.
7. Two-year warranty on all labor and materials, plus any longer warranties required by the specifications.
8. Coordinate with the other trades (roofing with mechanical at the curb, metal deck and roof openings).
9. Insurance and contract terms per AIA A101-2017 and A201-2017 as modified in the bid documents.
10. Voluntary alternates are welcome; describe each one, give the add or deduct, and attach product data.

Schedule

Milestone	Date
Contract award (target)	December 14, 2026
All submittals due for approval	December 23, 2026
On-site construction starts	June 17, 2027
Substantial completion	July 30, 2027
Final completion	August 27, 2027

Work hours are Monday to Friday, 6:00 AM to 4:00 PM. Extended hours or weekends must be coordinated with the Owner. Long-lead equipment such as RTU-1 should be released early enough to meet the summer start.

Bid Documents

Drawings: Owen HVAC Upgrades Bid Drawings dated 11/02/26 (21 sheets). Specifications: Owen HVAC Upgrades Specifications dated 11/02/26. Contract forms: AIA A101-2017 and A201-2017.

Plans and specifications: download them from the Bid Room – Davenport Brothers Construction. They are also on the Owner's e-Builder site.

Prefer a direct copy? Email Estimating@davenportbrothers.com and we will email you a zip file of the plans and specifications.

Please reply by Friday, November 13 to let us know whether you will be bidding. Thank you for your interest; we look forward to your proposal.

Sincerely,

Davenport Brothers

Mark Davenport mark@davenportbrothers.com · 734-697-2994