

CONCRETE SUBCONTRACTOR — SCOPE SUMMARY

402 E. 8th Street Parking Lot Improvements

Date	June 23, 2026
Project	402 E. 8th Street Parking Lot Improvements
Owner	Holland Charter Township, Ottawa County, MI
Engineer	Prein&Newhof 476 120th Avenue, Suite A, Holland, MI 49424 (Ken Bosma, PE)
Project No.	2260233
Bid Date	Tuesday, July 7, 2026 @ 10:00 AM (sealed paper bid only)
Completion	Within 30 days of Notice to Proceed — no later than October 16, 2026 (Liquidated damages: \$800/day)
Prepared By	Tyler DeJonge, Terracon LLC 616.218.7684 tyler@terraconllc.com

IMPORTANT — READ FIRST

This document is a SUMMARY prepared by Terracon LLC for the convenience of subcontractors reviewing this project. It is NOT an official contract document and is not intended to replace any portion of the bid documents issued by the Engineer (Prein&Newhof).

When pricing and performing the work, you must rely solely on the official files provided by the Engineer — including the full project specifications book, the drawings, and any addenda issued during the bidding period. If anything in this summary conflicts with the official documents, the official documents control.

Bidder is responsible for reviewing the full spec book and drawings, performing their own site investigation, and confirming all quantities, conditions, and specifications.

PROJECT OVERVIEW

Holland Charter Township is building a 30-space parking lot at 402 E. 8th Street and reconstructing approximately 250 feet of roadway (Center Street and West Street) in Ottawa County, Michigan. The site is a former dry-cleaning facility; the existing building and pavement are being removed by a separate Township contractor before construction begins (that contractor's deadline is August 30, 2026).

Terracon LLC is bidding the project as the General Contractor and is requesting your number for the CONCRETE scope only — concrete curb & gutter, concrete sidewalk, detectable warning surfaces, and removal of the existing concrete curb & gutter.

SCOPE OF WORK

The bid items below are your scope. Provide unit prices for each. The # column is the official bid item number.

#	ITEM	DESCRIPTION	QTY / UNIT	YOUR PRICE
4	Concrete Curb & Gutter Removal	Sawcut, remove, and dispose of all existing concrete curb & gutter.	160 FT	\$ _____
14	Concrete Curb & Gutter, MDOT F4 Mod	Furnish & install concrete curb & gutter per MDOT Detail F4, Modified — including the tip-out curb variant where shown on the Sheet 2 details. All measurement for payment is along the flow line. No additional payment for Type M openings. Concrete testing included.	1,020 FT	\$ _____
12	Concrete Sidewalk	4-inch thick concrete sidewalk per Section 3.09 of the Standard Spec for Surface Construction, including sidewalk ramps and the connector to the parking lot. Concrete testing included.	400 SFT	\$ _____
13	Detectable Warning Surface	Red fiberglass detectable warning surfaces to MATCH the existing detectable warnings on the adjacent sidewalk. Installed at the ramp locations.	16 FT	\$ _____

WORK LOCATIONS

LOCATION	APPROX. WALL FACE (SF)	NOTES
Parking lot — 402 E. 8th St (30 spaces)	1,020 FT curb (total)	New curb & gutter around the lot perimeter and islands; tip-out curb at drainage low points; sidewalk connector into the lot. See Sheet 4 (Grading & Marking) and Sheet 2 (cross sections & details).
Center St & West St reconstruction (~250 ft)	Included in curb total	Curb & gutter along the reconstructed roadway. See Sheet 7.
Sidewalk ramps / 8th St crossing	400 SFT walk, 16 FT DWS	ADA ramps with red fiberglass detectable warnings to match existing. Existing curb to be removed (160 FT) is at these tie-in areas. See Sheet 4 ramp details.

Review Sheet 2 (F4 Mod and tip-out curb details, sidewalk section) and Sheet 4 (curb and sidewalk layout) before quoting. Site investigation is the Bidder's responsibility.

NOT IN YOUR SCOPE

These items are part of the overall project but are handled by Terracon directly or by other subcontractors. Do NOT carry them in your number unless discussed separately.

×	ITEM	WHO HANDLES IT
X	Item 3 — Pavement Removal (9,270 SFT)	By Terracon / earthwork sub — HMA pavement and concrete sidewalk removal. Your removal scope is curb & gutter only (Item 4).
X	Items 5 & 7 — Earthwork & Aggregate Base	By Terracon / earthwork sub — subgrade prep, grading, and 7" 21AA aggregate base. Subgrade will be set before you place concrete.
X	Items 8–11 — HMA Paving	By paving sub. Do not include any asphalt.
X	Items 18–25 — Pavement Markings	By marking sub.

×	ITEM	WHO HANDLES IT
X	Items 26–29 — Storm Sewer & Structures	By storm / utility sub.
X	Items 1 & 2 — Mobilization & Traffic Control	By Terracon.

KEY REQUIREMENTS — CONCRETE SCOPE

- Curb & gutter: MDOT Detail F4, Modified, per Section 3.05 of the Project Specifications and Section 3.10 of the Standard Spec for Surface Construction, built to the Sheet 2 details. Provide the tip-out curb variant where shown. All measurement for payment is along the flow line. No additional payment is made for Type M openings.
- Sidewalk: 4 inches thick, per Section 3.09 of the Standard Spec for Surface Construction. Install to the lines and grades on Sheet 4.
- Detectable warning surfaces: RED FIBERGLASS, matching the existing detectable warning surfaces on the adjacent sidewalk. Confirm the product/manufacturer before ordering.
- Concrete testing is INCLUDED in your unit prices — there is NO separate payment. You must engage a qualified third-party testing agency. Per Spec 1.03.07.04: one composite sample (4 cylinders) per day's pour of each mix under 50 cyd, plus a set per additional 50 cyd; slump (ASTM C143), air content (C231), temperature (C1064); 7-day and 28-day compressive breaks (C39). Reports to Owner, Engineer, and the concrete producer within 48 hours.
- Concrete mix design submittal is required via the Prein&Newhof Plan Room BEFORE placement. Verify in writing that all materials meet MDOT specifications.
- Cold-weather concrete: the schedule runs into fall (Oct 16 completion). Account for cold-weather protection and the added temperature testing required when air temperature is 40°F and below.
- Warranty: 1-year warranty on materials and workmanship from the date of final acceptance.
- All work per the current MDOT Standard Specifications for Construction.

GENERAL REQUIREMENTS THAT APPLY TO YOUR WORK

- Pre-construction notice: minimum 72-hour written notice (email acceptable), exclusive of weekends and holidays, to BOTH the Engineer (Prein&Newhof) and Owner before any on-site work. (Section 1.03.05)
- Construction staking is furnished by the Engineer; give 72-hour written notice to request stakes and coordinate to minimize the number of staking trips. (Section 1.03.06)
- Compaction testing is performed by the Engineer; give a minimum 48-hour advance notice before any work requiring compaction testing. (Section 1.03.07.02)
- Site sequencing: the former building and existing pavement are removed by a separate Township contractor (deadline Aug 30, 2026); earthwork and aggregate base by others precede your curb and sidewalk. The completion window is tight (Oct 16) — coordinate your schedule closely with Terracon.
- MISS DIG (811): locate all underground utilities before any sawcutting or excavation. Contractor is responsible for damage to any utilities encountered.
- Submittals: electronic via the Prein&Newhof Plan Room (www.preinnewhof.com/plan-room), PDF format, naming "Submittal Number - Spec Section - Description.pdf". The Plan Room login is provided to the GC only — route all submittals through Terracon.
- Insurance: carry your own Commercial General Liability (\$1M per occurrence / \$2M aggregate, incl. products-completed operations), Automobile Liability (\$1M CSL), and Workers' Compensation (statutory; Employer's Liability \$500K) per the project Insurance Specifications. Name TERRACON LLC as additional insured on a primary and non-contributory basis. You do NOT need to name the Township, OCRC, or Prein&Newhof as additional insureds — Terracon carries those owner-side parties as required by the contract.
- Waiver of subrogation: your subcontract will require you to waive rights of recovery (waiver of subrogation) in favor of Terracon, the Owner, the Ottawa County Road Commission, and Prein&Newhof, as required by Insurance Specification 1.4.8.

WHERE TO FIND THINGS IN THE SPEC BOOK

Page numbers below refer to the full project specifications book (the 233-page PDF). Plan items refer to the separate drawing set.

SECTION / TOPIC	PAGE	WHAT'S THERE
Bid Proposal — Unit Prices	pp. 13-15	Concrete bid items & quantities (Items 4, 12, 13, 14). Back-check your takeoff.
Project Specs 2.02 — Curb & Gutter Removal	p. 214	Sawcut, remove, and dispose of all existing curb (Item 4).
Project Specs 3.04 — Concrete Sidewalk	p. 215	4-inch sidewalk; detectable warnings = red fiberglass to match existing.
Project Specs 3.05 — Curb & Gutter F4 Mod	p. 215	F4 Mod; measure along flow line; no extra pay for Type M openings.
Standard Spec Section 3 — Surface Construction	pp. 169-178	Full concrete methods & materials, measurement & payment (sidewalk 3.09, curb 3.10).
Project Specs 1.03.07.04 — Concrete Testing	pp. 208-209	Testing requirements & frequency — included in your unit prices, no separate pay.
Project Specs 1.03.04 — Submittals	pp. 204-206	Mix design submittal; Plan Room procedure & file naming.
Insurance Specifications	pp. 139-149	Coverage types, minimum limits, additional insureds.
Plans — Sheet 2 (Cross Sections & Details)	Drawing set	F4 Mod & tip-out curb details; sidewalk and pavement sections.
Plans — Sheet 4 (Grading & Marking)	Drawing set	Curb layout, sidewalk ramps, and parking-lot geometry.

BIDDING CHECKLIST

- Read Project Specifications Section 3 (pp. 214-217) and Standard Spec Section 3 — Surface Construction (pp. 169-178).
- Review Plan Sheet 2 (curb & sidewalk details) and Sheet 4 (curb & sidewalk layout) before quoting.
- Confirm the detectable warning product is red fiberglass matching existing; lock in your supplier price.
- Include concrete testing (third-party agency) in your unit prices — it is NOT paid separately.
- Account for cold-weather concrete protection (fall pour, Oct 16 completion).
- Confirm your insurance carrier can name Holland Charter Township, the Ottawa County Road Commission, and Prein&Newhof as additional insureds.
- Walk the site at 402 E. 8th Street — site investigation is the Bidder's responsibility.
- Submit your number to Tyler with sufficient lead time before the July 7 bid date. Target: by end of day Thursday, July 2, 2026.

QUESTIONS

For pre-bid technical questions, the spec routes everything through the Engineer of Record (Prein&Newhof). Submit technical questions in writing through the Prein&Newhof Plan Room. Questions are due 5 business days before the bid; the last addendum is issued 3 business days before the bid. Only written addenda issued by the Engineer are binding — oral interpretations are not.

For coordination with Terracon LLC's bid, contact:

Tyler DeJonge — 616.218.7684 | tyler@terraconllc.com

Thank you for your interest in pricing this work.