



**Kalamazoo Public Schools
South Westnedge School –
Wall Replacement
PRE-BID MEETING**

November 5, 2025

PRE-BID MEETING



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

South Westnedge School
3333 S. Westnedge Ave
Kalamazoo, MI 49008

OWNER



Kalamazoo Public Schools

- **Karen Jackson - Director of Facilities Management**





TowerPinkster

- Mike Galovan, Senior Project Manager
mgalovan@towerpinkster.com
269-492-6763
- Lee Dingemans, Senior Architectural
Project Coordinator
ldingemans@towerpinkster.com
269.250.0475

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Michael Kounelis
- 269-207-3049
- mkounelis@skillman.com

PROJECT MANAGER

- Max Tackett
- 269-568-2433
- mtackett@skillman.com

PROJECT ENGINEER

- Will Karnes
- 269-908-9684
- wkarnes@skillman.com

SITE MANAGER

- Doug Thompson
- 269-568-0893
- dthompson@skillman.com

ADMIN. ASSISTANT

- Caralee Sokolowski
- 269-350-5757
- csokolowski@skillman.com

CONSTRUCTION DOCUMENTS



Construction Documents are available at:
www.skillmanplanroom.com

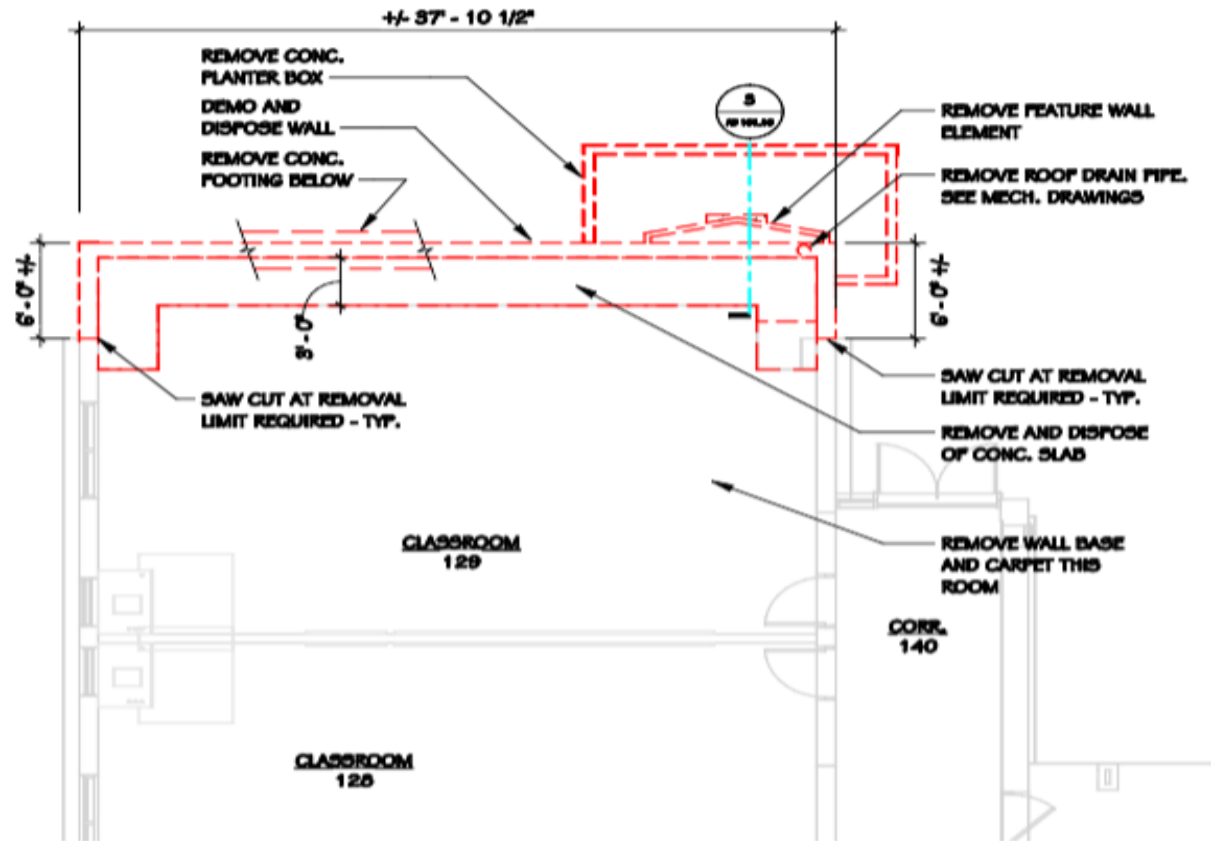
Bidding Contractors are required to pay for printed Documents. The electronic files are available at no cost.

SCOPE OF WORK



- Replace damaged exterior wall, including replacement of footings, foundations, CMU, brick, DCMU, ductwork, electrical wiring, roof drains, roofing, slab-on-grade concrete, flooring, ceiling grid, sidewalks, and landscaping. Plans also include reinstalling classroom finishes like casework, ceiling tile, and lighting.
- Total Estimate = \$425,000+/-
- 890SF of Renovation
- Construction = December 2025 – April 2026

FLOOR PLANS / SITE PLANS



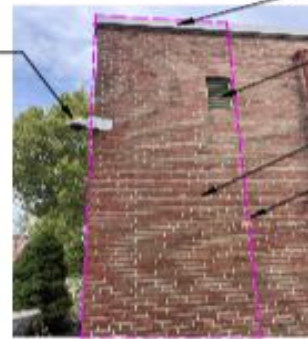
FIRST FLOOR DEMOLITION PLAN - RM 129

1/8" = 1'-0"

FLOOR PLANS / SITE PLANS



- REMOVE AND REINSTALL CAMERA - SEE TECH INFO.
- REMOVE CONC. PLANTER BOX
- REMOVE CONC. PARKING - SEE CIVIL



- REMOVE COPING AT TOP OF WALL
- REMOVE AND DISPOSE LOUVER
- REMOVE AND DISPOSE WALL
- RAW CUT JOINT

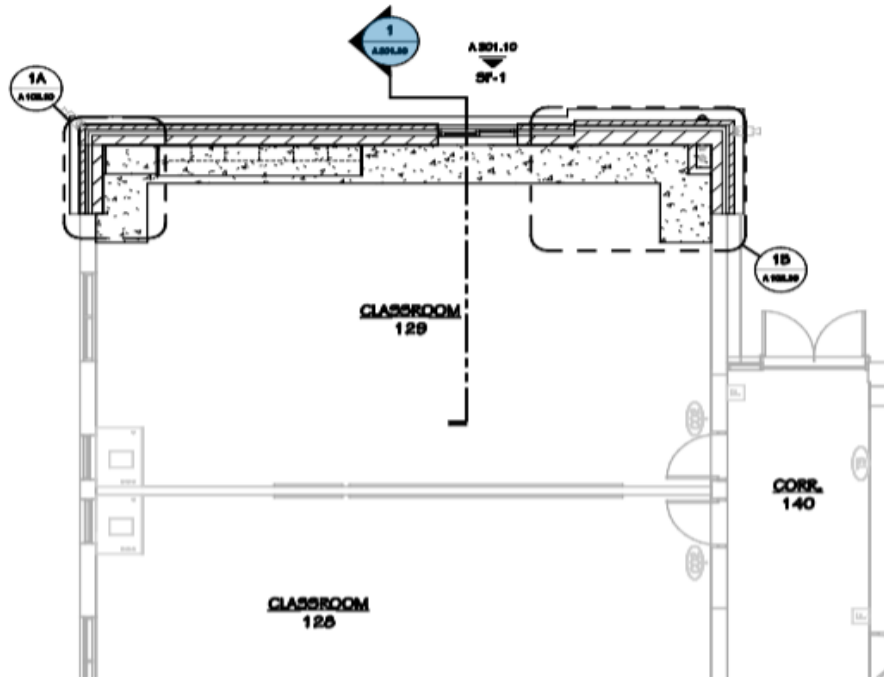


- REMOVE ROOF DRAIN
- REMOVE 8" ROOFING AND INSUL. ALONG EXTENT OF DEMO. WALL, EXISTING TECTUM DECK TO REMAIN

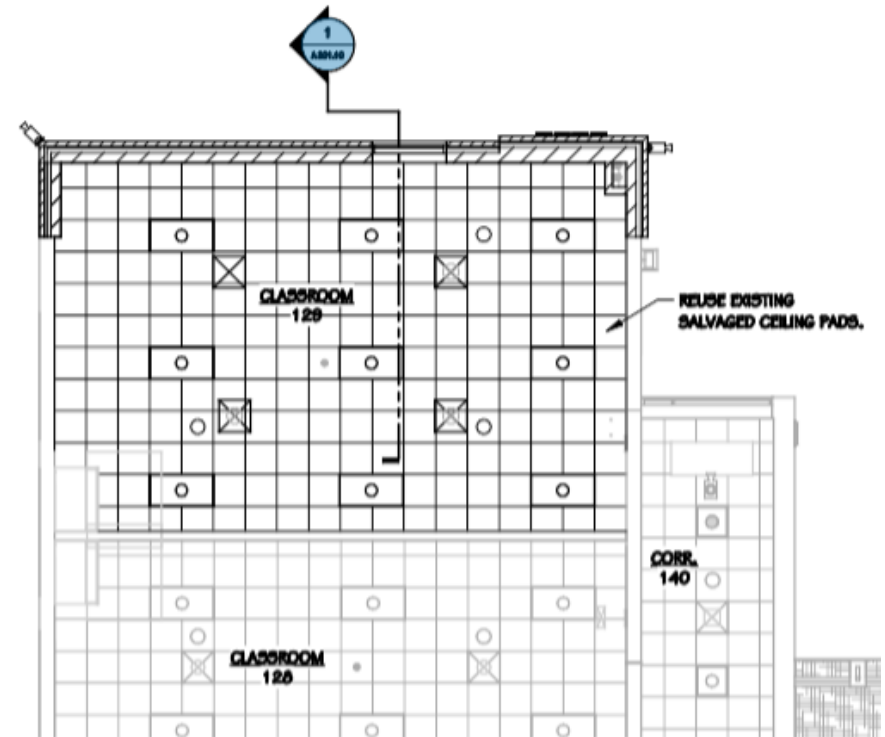


- REMOVE FEATURE WALL
- REMOVE COPING AT TOP OF WALL
- REMOVE AND DISPOSE WALL

FLOOR PLANS / SITE PLANS

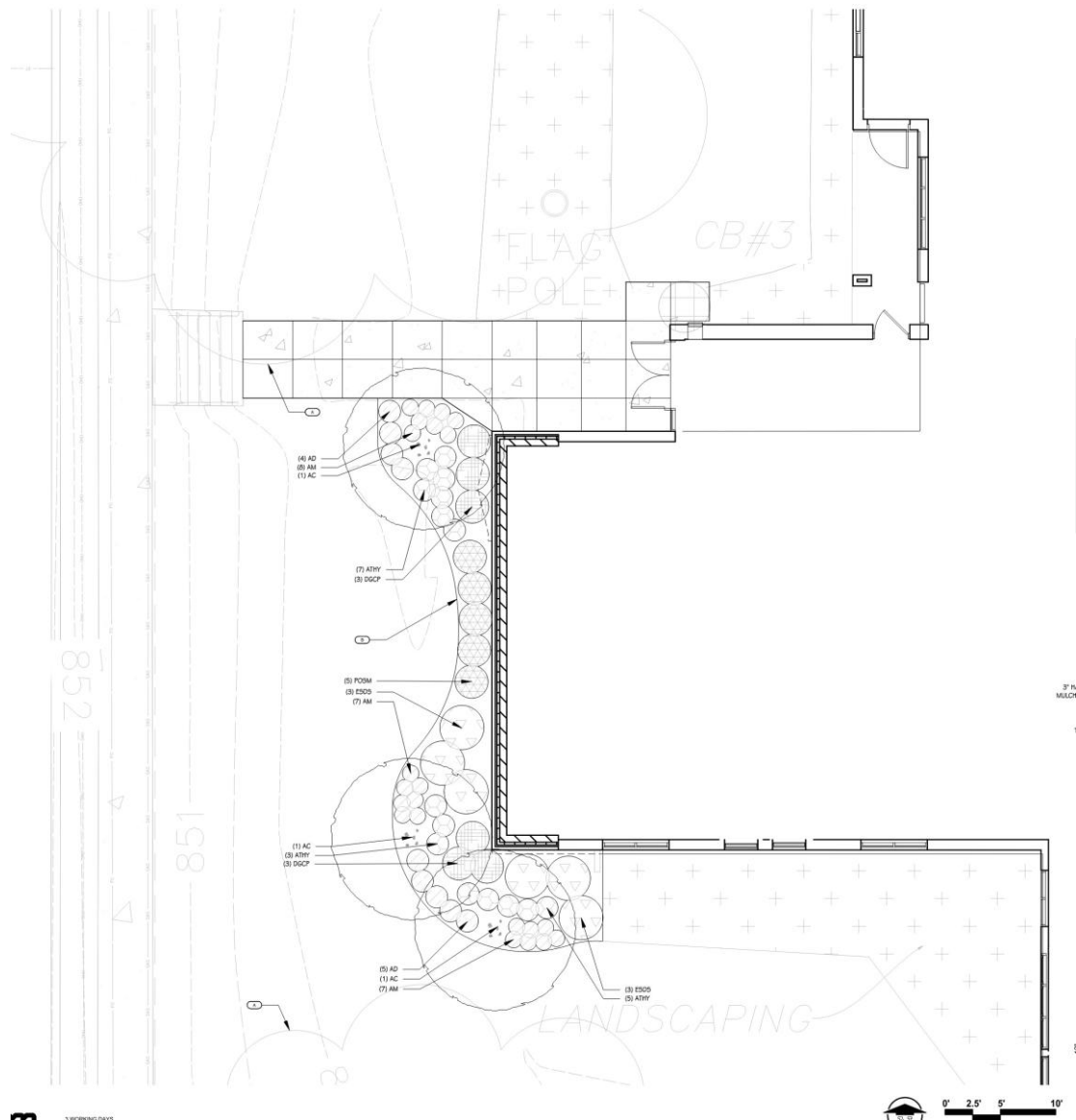


1 **FIRST FLOOR PLAN - RM 129**
A 108.10 1/8" = 1'-0"



2 **REFLECTED CEILING PLAN - RM 129**
A 108.10 1/8" = 1'-0"

FLOOR PLANS / SITE PLANS



MULTIPLE CONTRACT SUMMARY



**Review Section 01 12 00 – Multiple Contract Summary.
Review all Specification Sections that are in your Scope
of Work.**

- **1.05 Prime Contractors Use of Premises**
- **1.07 Occupancy Requirements**
- **1.09 Permits, Fees and Notices**
- **1.10 Labor and Materials. A, B, & C**
- **1.14 Schedules of Contract Responsibilities-Scope**
- **1.16 Time of Commencement and Completion**

BID CATEGORIES



BID CATEGORY NO. 1

General Trades

SITE LOGISTICS PLAN



Site Logistics Plan



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Replacement

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Legend:

Contractor Parking	
Fence Panels	
Dumpsters	
Temp. Driveway and Laydown Area	
Project Signage	
Masonry Cutting Area	
4" Temp. Stone Driveway	

TowerPinkster
Architecture · Engineering · Interiors



The SKILLMAN Corporation
AN EMPLOYEE-OWNED COMPANY



REQUIRED FOR EVERY CONTRACTOR

- **No subscription is required**
- **Current set of documents**
- **Issues tracking**
 - Safety
 - QA/QC
 - Noncompliance
 - Work Completion List
 - Punch List
- **As-built record drawings**

ANTICIPATED CHALLENGES



- Winter Conditions
- Brick and DCMU Procurement
- Selective Demolition and Shoring
- Special Inspections
- State Review Time
- Permitting Process
- Submittal Turnaround
- Material Procurement
- Isolating work areas

ALTERNATES



Review Section 01 23 00 for Alternates that may alter your Scope of Work.

- **No Alternates on this project.**

ALLOWANCES



Review Section 01 21 00 for Allowances that apply to your Scope of Work.

Bid Category No. 01 General Trades \$10,000

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **1.02 Bidders Examination & Representation**
- **1.10 Bidding Procedures, (R.) Sales Tax (include in bid)**
- **1.15 Determination of Lowest Responsible & Responsive Bid**
- **1.17 Execution of The Contract**
- **1.19 Wage Rates-NOT APPLICABLE.**

RFI PROCESS



Each Bidder is encouraged to contact the Architect and Construction Manager if problems occur or questions arise in analyzing the Drawings and Specifications, where additional clarification or information would be helpful in the preparation of a proper bid.

Submit all questions in writing to: Max Tackett: mtackett@skillman.com

All RFIs must be received before: **November 6, 2025.**

SUBSTITUTION REQUESTS



Prior to receipt of bids, the Architect will consider proposals for substitution of materials, equipment, and methods only when such proposals are submitted in writing within the time period stated before the date and time set for receipt bids, and are accompanied by full and complete technical data and other information required by the Architect to evaluate the proposed substitution.

Request for product approval shall be submitted on the Substitution Request Form and sent to: Lee Dingemans
ldingemans@towerpinkster.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: End of November 2025.

**Anticipated Construction
Completion Date: April 2026.**

Projected Milestone Dates:

Finish CMU Replacement – January 27, 2026.

Finish Brick and DCMU - February 13, 2026.

Finish Interior – March 10, 2026.

BID TO AWARD TIMELINE



- Bids Due: **November 12, 2025**
- Post the Bid Tab to the PlanRoom: **November 13, 2025**
- Pre Award Conferences: **November 13, 2025**
- KPS Board Meeting: **November 20, 2025**

All Subcontractor & Products Lists

must be submitted by: **November 13, 2025**

BID FORM



Review and fully complete the Bid Form 00 31 00

Complete all alternates on the Bid Form that may affect your Scope of Work.

BIDDERS' REMINDER LIST



	YES	NO
Have you properly and completely executed the Bid Form (Section 00 31 00)?		
Is the Bid Total written in both words and figures?		
Are the Alternate quantities in both words and figures and noted as Add or Deduct ?		
Is the Non-Collusion Affidavit , part of the Bid Form, signed, & notarized?		
Is the Familial Disclosure Affidavit , part of the Bid Form, signed and notarized?		
Is the Iran Sanctions Act Certificate of Compliance , part of the Bid Form, signed and notarized?		
Have you enclosed a certified check or Bid Bond ? (Note: bond must be signed by Surety and Principal)		
Have you included your company's Financial Statement ?		
On the outside of the envelope containing your Bid have you indicated: The Project Name Bidder's Name Bid Category No. Date and Time of Bid Opening Owner's Address Address to Where Bid is to be Delivered if different from Owner's Address		

**IF ANY OF THE REQUIRED BIDDING DOCUMENTS ARE NOT INCLUDED,
DATED, OR PROPERLY EXECUTED, THE CONTRACTOR'S BID MAY NOT BE ACCEPTED.**

BID OPENING



Date: November 12, 2025

Time: 2:00 PM

Location: Kalamazoo Public Schools Facilities Office
600 West Vine Street
Kalamazoo, MI 49008

Q & A



Kalamazoo Public Schools
South Westnedge School -
Wall Replacement



DATE: November 5, 2025

TSC PROJECT NO.: 225120

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
KALAMAZOO PUBLIC SCHOOL	<i>Harvey Guden</i> ✓		
THE SKILLMAN CORPORATION	Max Tackett <i>[Signature]</i> ✓	mtackett@skillman.com	
THE SKILLMAN CORPORATION	Doug Thompson ✓	dthompson@skillman.com	
THE SKILLMAN CORPORATION	Will Karnes ✓	wkarnes@skillman.com	
THE SKILLMAN CORPORATION	Caralee Sokolowski ✓	Csokolowski@skillman.com	
TOWERPINKSTER	<i>LEED. [Signature]</i> ✓		
TOWERPINKSTER			

Kalamazoo Public Schools
South Westnedge School -
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DATE: November 5, 2025

TSC PROJECT NO.: 225120

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
VPS	Julia Savors ✓		
CRIPPS FONTAINE EXCAVATING	DRU FONTAINE ✓	dFontaine@crippsfontaine.com	269-342-1088
BERGLUND CONSTRUCTION	MICHAEL D. GNATT ✓	MGNATT@BERGLUND.CO.COM	(219) 308-1332
TRG	Josh Matthews ✓	josh@therienksgroup.com	