



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

Loy Norrix High School Mechanical Improvements 606 East Kilgore Road Kalamazoo, MI 49001

OWNER



Kalamazoo Public Schools

 Karen Jackson - Director of Facilities Management



ARCHITECT



TowerPinkster

Mike Galovan, Senior Project Manager

mgalovan@towerpinkster.com

269-492-6763



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

- David Taylor
- 269-908-9569
- dtaylor@skillman.com

PROJECT ENGINEER

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

SITE MANAGER

- Brandon Holdeman
- 269-568-3233
- BJHoldeman@Skillman.com

ADMIN. ASSISTANT

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

SCOPE OF WORK



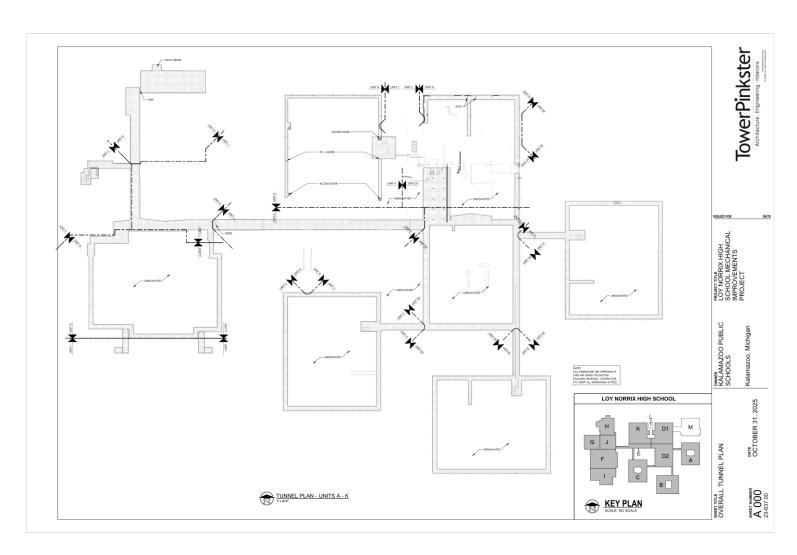
Mechanical Upgrades throughout school (Units D1 and D2)
 with related architectural and FFE improvements

• 65,850 SQ. FT of Renovation Area

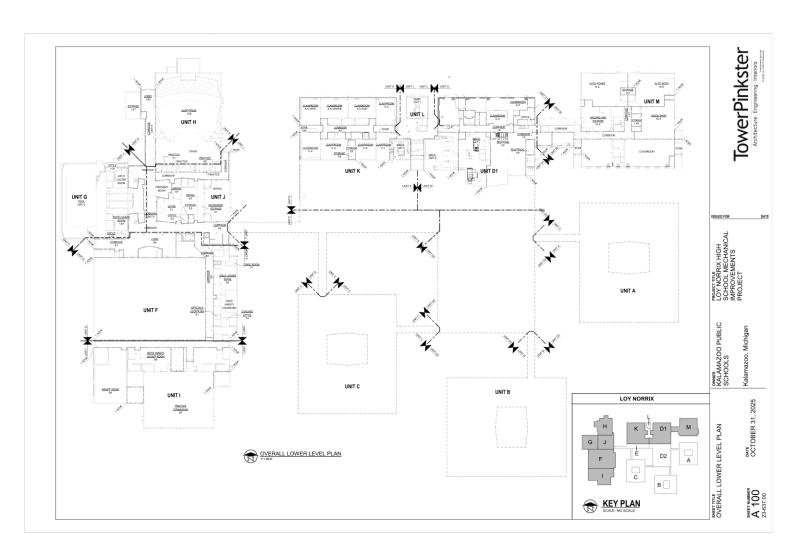
• 5.97M+/- Last Reported Estimate

Construction to take place over 2026 and 2027 summers

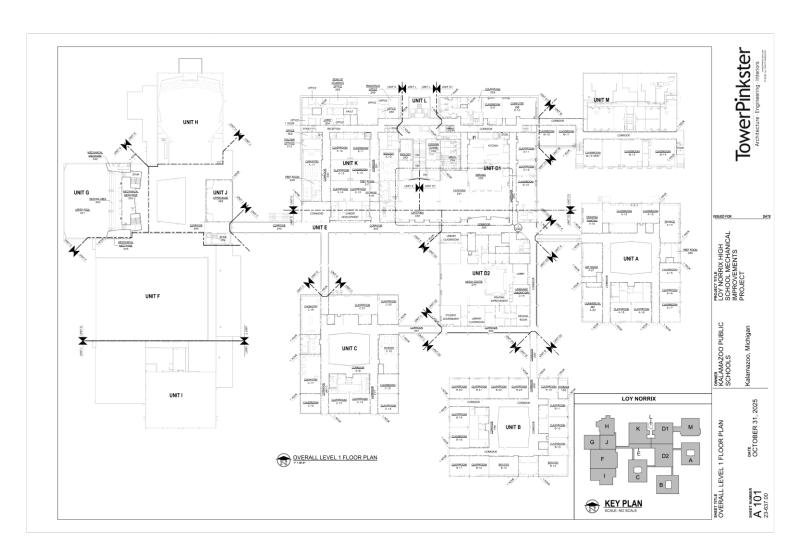




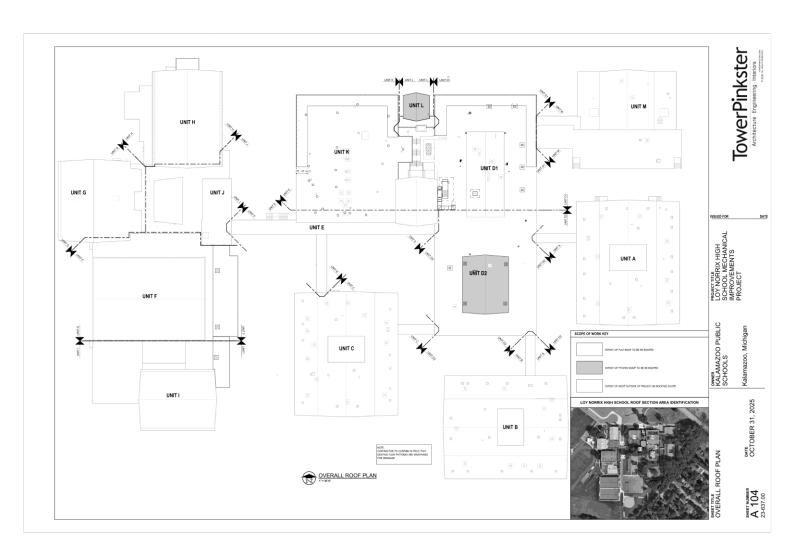




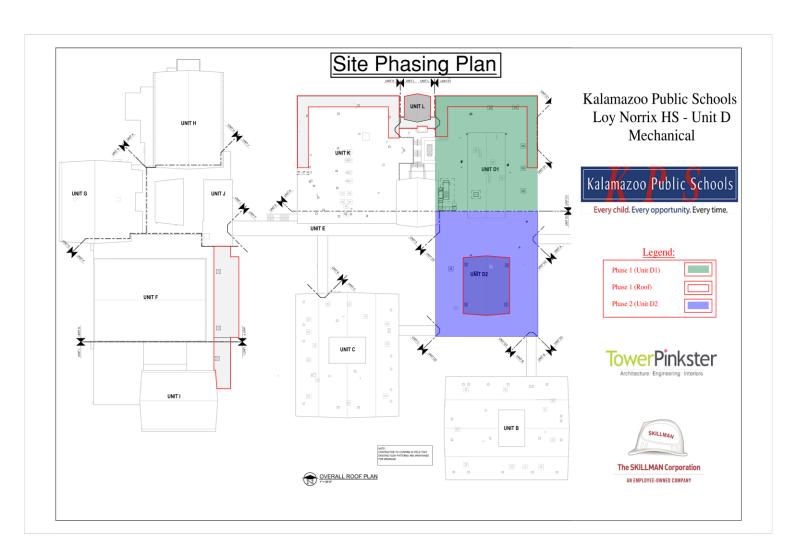












MULTIPLE CONTRACT SUMMARY



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

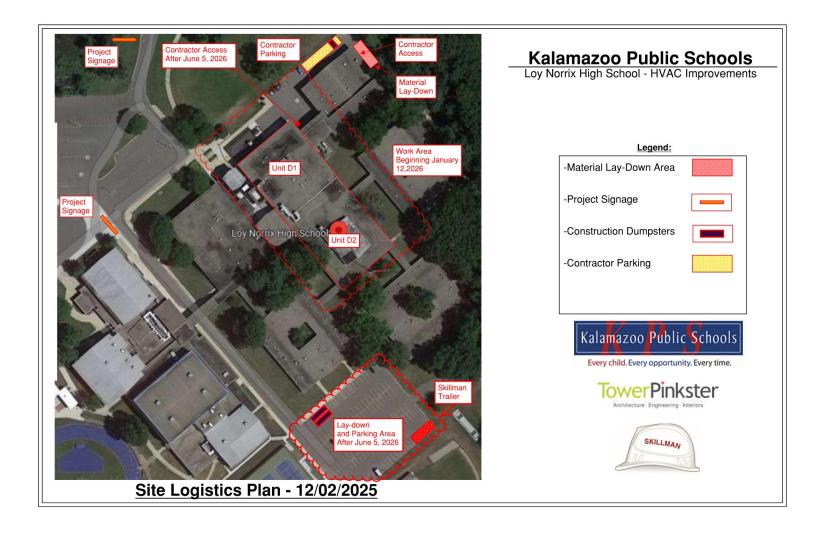
BID CATEGORIES



BID CATEGORY NO. 1	General Trades	
BID CATEGORY NO. 2	Interior Finishes	
BID CATEGORY NO. 3	Mechanical	
BID CATEGORY NO. 4	Electrical	
BID CATEGORY NO. 5	Roofing	

SITE LOGISTICS PLAN





AUTODESK BUILD (FORMERLY PLANGRID)



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



 Time constraints of work that can only be performed when Faculty and Students are not present.

Coordination among trades.

ALTERNATES



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

No Alternates

ALLOWANCES



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

Bid Category No. 01	General Trades	\$20,000
Bid Category No. 02	Interior Finishes	\$10,000
Bid Category No. 03	Mechanical	\$25,000
Bid Category No. 04	Electrical	\$20,000
Bid Category No. 05	Roofing	\$25,000

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: David Taylor dtaylor@skillman.com

All RFIs must be received before: December 5, 2025 @ 4pm

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: David Taylor and Mike Galovan

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: June 2026

Anticipated Construction

Completion Date: August 2027

BID TO AWARD TIMELINE



• Post the Bid Tab to the PlanRoom: December 17, 2025

Pre Award Conferences: TBD, typically 2-3 days post-Bid

KPS Board Meeting: January 8, 2026

All Subcontractor & Products Lists
must be submitted by: December 18, 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.

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.

BIDDERS' REMINDER LIST



		T
	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: December 16, 2025

Time: 2:00 PM

Location: Kalamazoo Public Schools Facilities Office

600 West Vine Street

Kalamazoo, MI 49008





Kalamazoo Public Schools Loy Norrix High School Mechanical Improvements

TSC PROJECT NO.: 224010.13



Date: December 2, 2025

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
KALAMAZOO PUBLIC SCHOOLS	Kaven Jackson		
THE SKILLMAN CORPORATION	David Taylor	dtaylor@skillman.com	269-908-9569
THE SKILLMAN CORPORATION	Will Karnes	wkarnes@skillman.com	269-908-9684
THE SKILLMAN CORPORATION	Brandon Holdeman	BJHoldeman@Skillman.com	269-568-3233
THE SKILLMAN CORPORATION	Caralee Sokolowski	Csokolowski@skillman.com	269-568-1460
TOWERPINKSTER	Loe Chapman	ichapman@towerpinkstr.com	269-816-2526
TOWERPINKSTER	GALOVAN		
TP	L L2 pirkenars		269.250.0475

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Jergens Piping	Doug Bosch	dougboscheizergenspiping.com	
RULAPME	JOHN GONSCR	Jgonser Parwlapine. com	269-998-8354
MALL CITY MECHANICAL	ADAM WOLTHUU	AWOCTHUIS EMCM - TEAM. COM	269-599-2546
Buist Electric	Isaac Mcolelland	imaclelland @frist. com	269-343-9191
Havel	Michael Presnell	mpresnelleshambaugh.com	269-503-0705
Millet - Davis	Jordan Cotstange	Jostange Omille-Javis.com	269 - 303 - 1503
535	Anny Bushe	ondrewb@sbsmi.lom	614-862-3674

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Ritsema	Brian Justus	Justusb@ ritsema.com	269-491-4134
Haekstra Roofing	Dale Roach	clale @ hoekstra roofing.com	269-343-5536
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