



**Edwardsburg Public Schools
Middle School & High School
Mechanical Upgrades Project
PRE-BID MEETING**

February 10, 2026

PRE-BID MEETING



Edwardsburg
M I D D L E S C H O O L



Edwardsburg
H I G H S C H O O L

Middle School

69230 Section Street
Edwardsburg, MI 49112

High School

69358 Section Street
Edwardsburg, MI 49112

OWNER



Edwardsburg Public Schools

- **Dr. Courtney Szucs, Superintendent**
- **Gail Enders, Director of Finance & Operations**
- **Christine Neff, Maintenance & Transportation Director**



ARCHITECT



TowerPinkster

- Sue Potter

sue.potter@towerpinkster.com

616-403-8938

- Dennis Knoff

dknoff@towerpinkster.com

269-492-6730

TowerPinkster
Architecture · Engineering · Interiors

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

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

PROJECT ENGINEER

- Blake Lee
- 269-569-3968
- blee@skillman.com

SITE MANAGER

- Jay Bachtel
- 269-830-8685
- jmbachtel@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

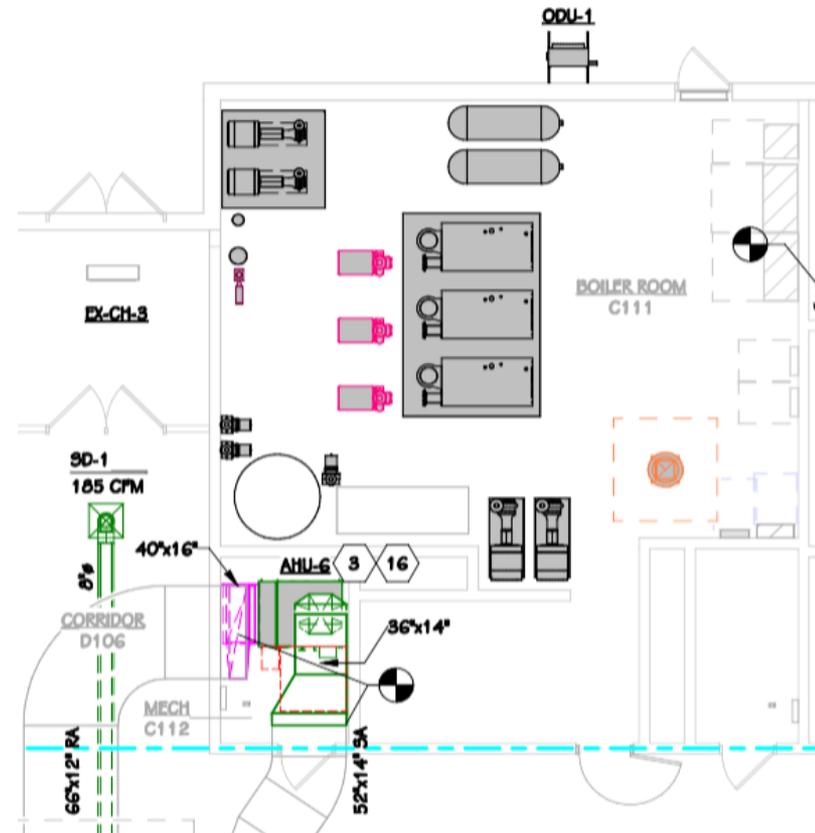
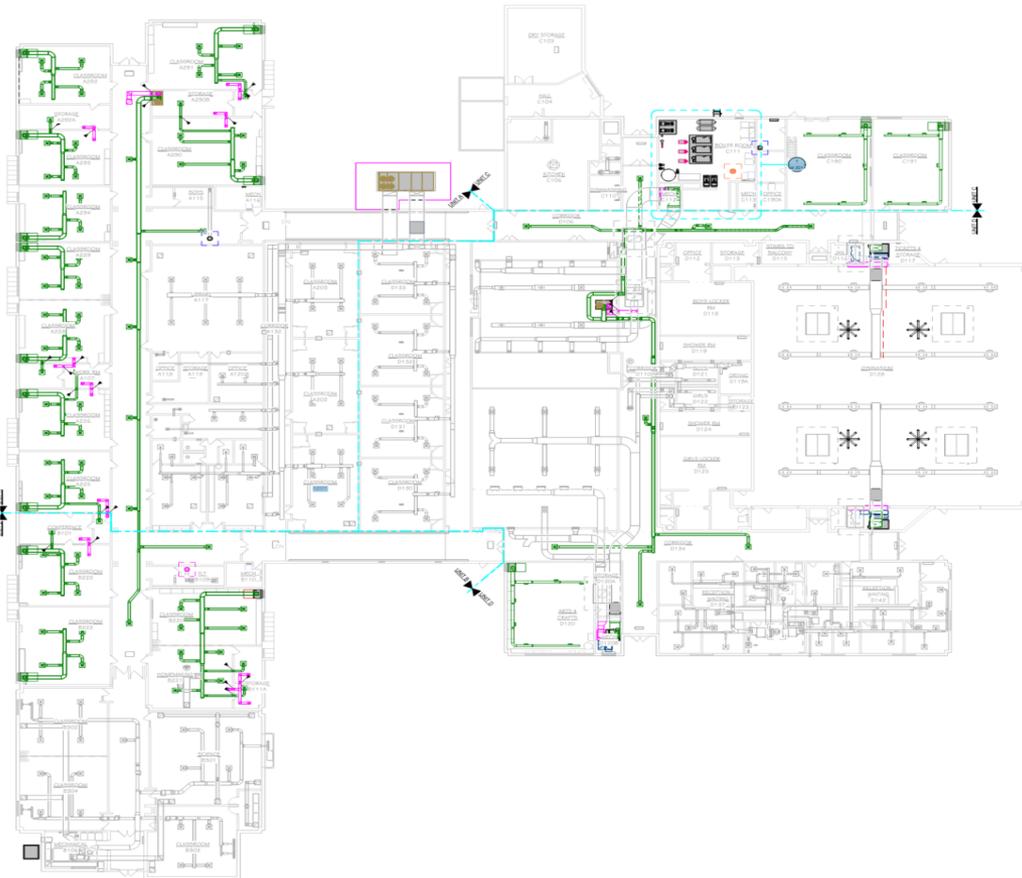


- Large piping and HVAC project, including but not limited to large areas of ceiling replacement, new classroom VUVs, new RTU's, new boilers, and a complete control systems upgrade to the Middle School and High School.
- April 2026 – September 2027
- Approx. Budget = \$8M (+/-)

FLOOR PLANS / SITE PLANS



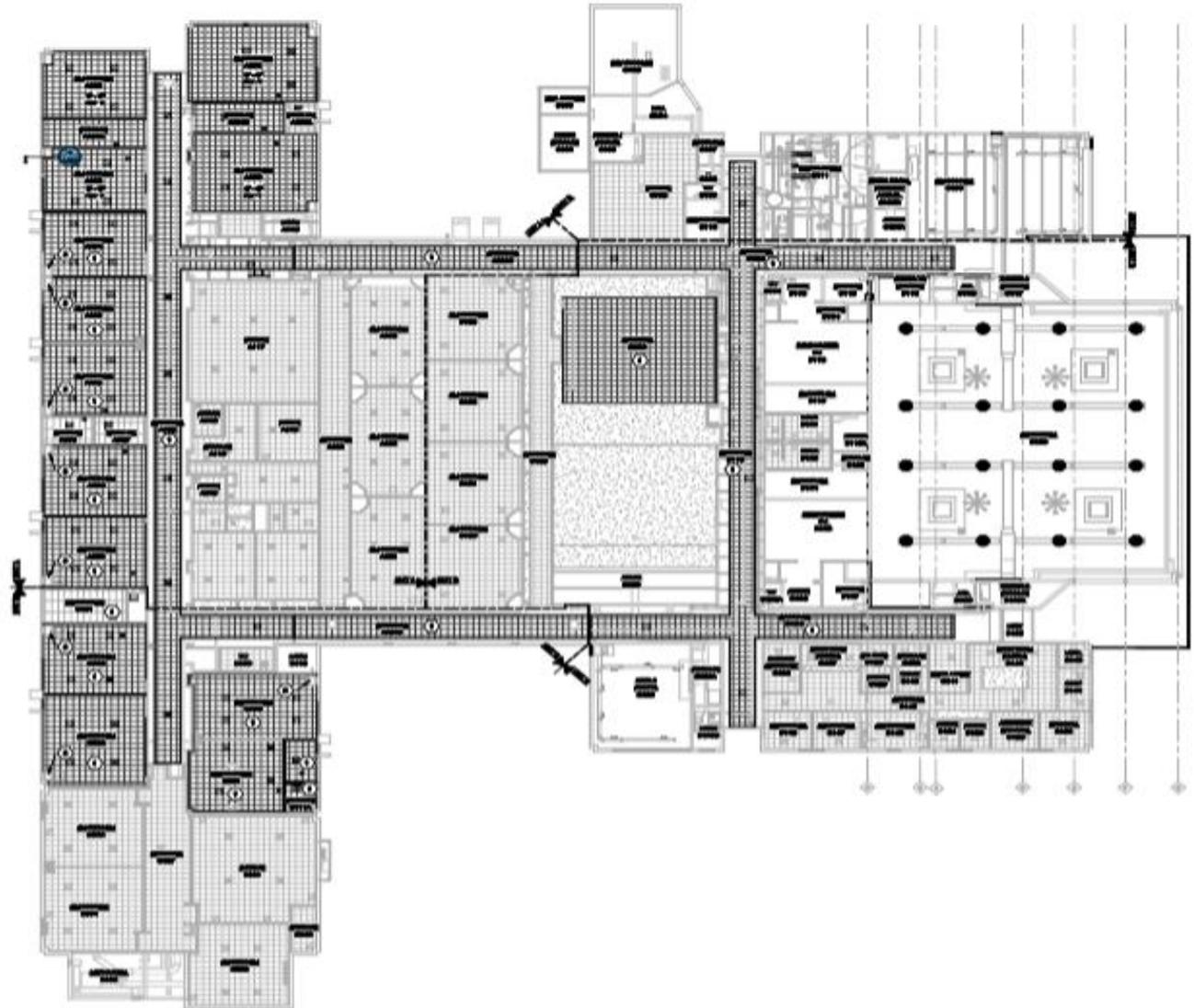
Middle School Boiler Room and Sheet Metal Plan



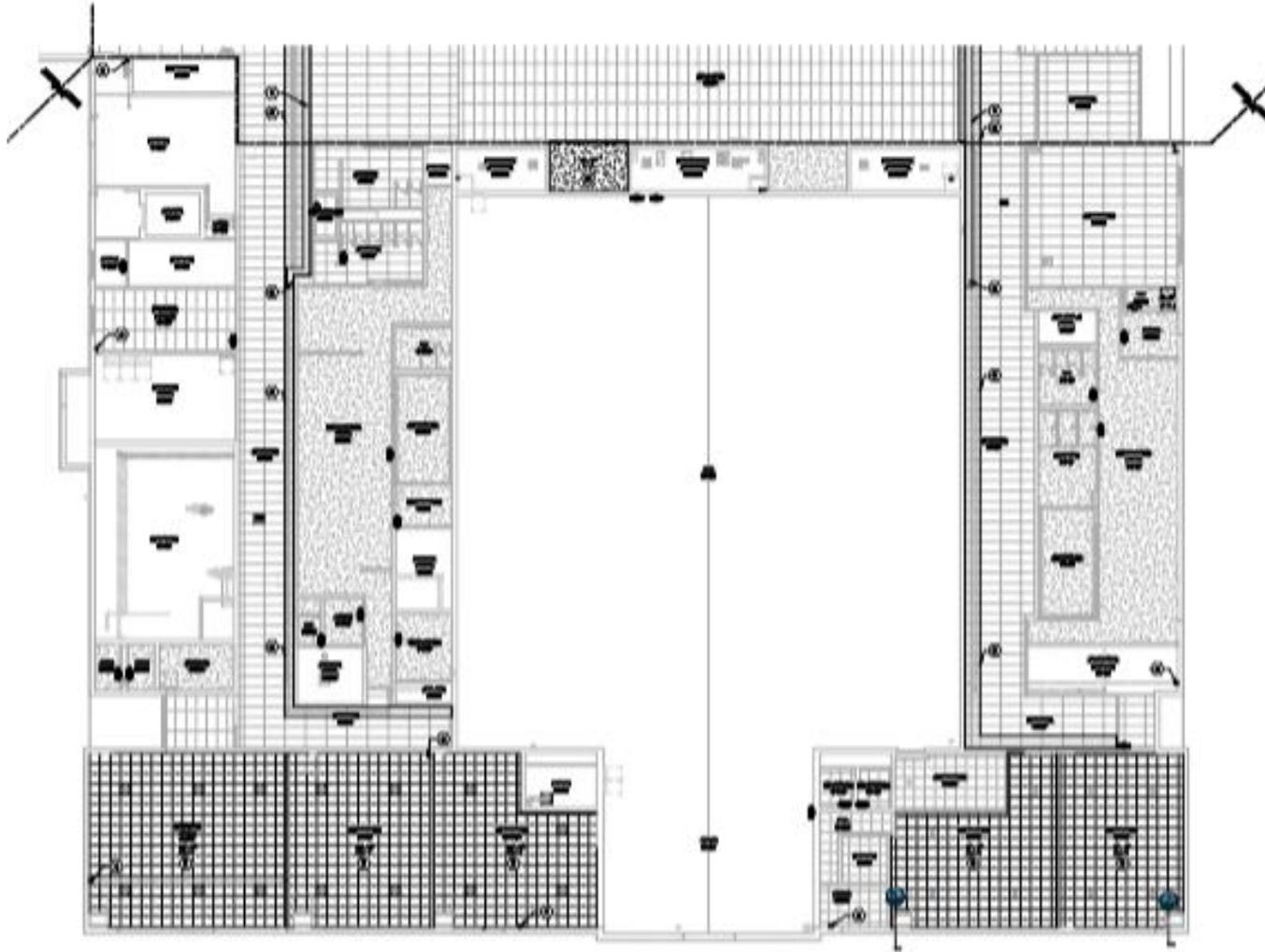
FLOOR PLANS / SITE PLANS



Middle School Reflected Ceiling Plan



FLOOR PLANS / SITE PLANS



**High School
Ceiling Plan**

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	Plumbing
BID CATEGORY NO. 3	Mechanical
BID CATEGORY NO. 4	Electrical

PHASING PLAN



Edwardsburg Public Schools HS/MS Mechanical Upgrades



Phase 1A - Middle School HVAC Upgrades

April 2026 - August 2026

Phase 1B - BMS Integration of PAC and Competition Gym Area

April 2026 - August 2026

Phase 1C - Cabling Infrastructure for BMS Controls/Devices

April 2026 - August 2026

Phase 2 - High School HVAC Upgrades

April 2027 - August 2027



The SKILLMAN Corporation
Construction Management

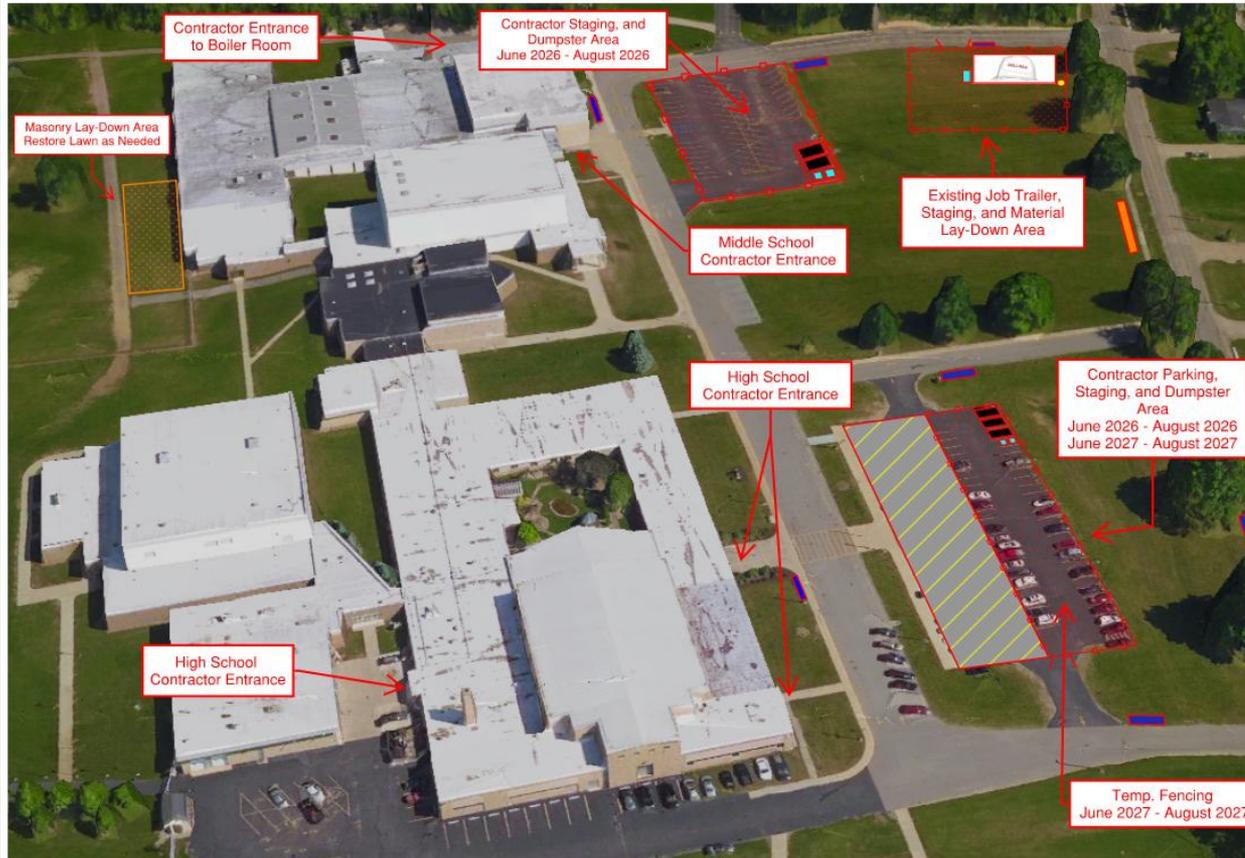
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Phasing Plan - 2/3/26

SITE LOGISTICS PLAN



Edwardsburg Public Schools HS/MS Mechanical Upgrades



LEGEND:

- Temp. Fenced-In Material Lay-Down Area =
- Skillman Site Trailer =
- Contractor Parking Area =
- Dumpsters =
- Large Project Sign =
- Project Traffic and Contractor Entrance Signage =
- Temporary Toilets =

Site Logistics Plan - 1/29/26



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Construction Management



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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



- 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.

- ~~**MIDDLE SCHOOL ALTERNATE NO. 01:** State the cost to provide new 2'x2' ceiling grid and tile in-lieu-of salvaging per base bid.~~
Eliminated in Addendum #2. New ceiling tile and grid is base bid now.
- **MIDDLE SCHOOL ALTERNATE NO. 02:** State the cost to provide new light fixtures and controls in-lieu-of salvaging per base bid.
- ~~**HIGH SCHOOL ALTERNATE NO. 03:** State the cost to provide new 2'x2' ceiling grid and tile in-lieu-of salvaging per base bid.~~
Eliminated in Addendum #2. New ceiling tile and grid is base bid now.
- **HIGH SCHOOL ALTERNATE NO. 04:** State the cost to provide new light fixtures and controls in-lieu-of salvaging per base bid.

ALLOWANCES



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

Bid Category No. 01	General Trades	\$30,000
Bid Category No. 02	Plumbing	\$20,000
Bid Category No. 03	Mechanical	\$30,000
Bid Category No. 04	Electrical	\$20,000

INCLUDE ALLOWANCE AMOUNTS IN YOUR BASE BID

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: **2/13/2026**

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:

Sue Potter, sue.potter@towerpinkster.com

Max Tackett, mtackett@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: April 2026

Anticipated Construction

Completion Date: September 2027

Guideline Schedule is in Addendum #01.

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **February 27, 2026**
- Pre Award Conferences: **March 2 – 6, 2026.**
- EPS Board Meeting: **March 9, 2026.**

All Subcontractor & Products Lists

must be submitted by: Within 48 hrs of Bid Opening



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 ?		
<p>On the outside of the envelope containing your Bid have you indicated:</p> <ul style="list-style-type: none"> 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: February 26, 2026

Time: 2:00 PM

Location: District Administration Center
27145 US 12
Edwardsburg, MI 49112

Q & A



Edwardsburg
MIDDLE SCHOOL



Edwardsburg
HIGH SCHOOL

Middle School & High School
Mechanical Upgrades



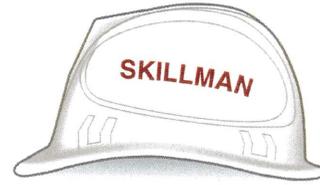
DATE: February 10, 2026

TSC PROJECT NO.: 224050.07

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
EDWARDSBURG PUBLIC SCHOOLS The Rienks Group	Jason Alphenaar	Jason@theRienksgroup.com	264-655-3980
EDWARDSBURG PUBLIC SCHOOLS	Carney Sturs	csturs@goeddies.com	
EDWARDSBURG PUBLIC SCHOOLS	Christine Neff	cneff@goeddies.com	
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	269-568-2433
THE SKILLMAN CORPORATION	Blake Lee	blee@skillman.com	269-569-3968
THE SKILLMAN CORPORATION	Jay Bachtel	jmbachtel@skillman.com	269-830-8685
THE SKILLMAN CORPORATION	Caralee Sokolowski	Csokolowski@skillman.com	269-568-1460
TOWERPINKSTER	Dennis Knoff	dknoff@towerpinkster.com	

Middle School & High School
Mechanical Upgrades



DATE: February 10, 2026

TSC PROJECT NO.: 224050.07

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
TOWERPINKSTER	Dillion Shimmel	dillion.shimmel@towerpinkster.com	
TOWERPINKSTER	Conner Nickelson	conner conner.nickelson@towerpinkster.com	
TOWERPINKSTER MEAD & WHITE ELECTRIC	JOE SIPOCZ	JOE@MEADWHITE.COM	574-876-9727
KMI	Bruce Zache	bzache@kalamazoo-mechanical.com	269-366-7313
Brown + Brown	Luke Romine	bids@bbgc.us	574-340-1127
Pearson Construction Fred Swem	Rob Swem	rswem@pearsonconstruction.com	269-926-7281
Jorgens Piping	Jody Ruff	JodyRuff@jorgenspiping.com	269-998-3235
Justin Skinbeck D.A. Podd	Justin Skinbeck	justinskinbeck@dadbodl.com	269-214-0445

Middle School & High School
Mechanical Upgrades



DATE: February 10, 2026

TSC PROJECT NO.: 224050.07

PRE-BID MEETING SIGN-IN SHEET

Gibson Lewis

Matt Potter

mpotter@gl.nceusa.com

574-259-8581

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
EMC	Dan Heath	DHeath@EMCelectricalLLC.com	574-323-5102
HOEKSTRA ROOFING CO	BEAU BYERLY	BEAU@HOEKSTRAROOFING.COM	616-914-7112
SBS	Andrew Bosse	andrewb@sbsmi.com	616 862-3674
LoPace Plumbing	Austin Teter	ATeter@cresy.com	574-327-9277
TRG	Tyler Thomas	tyler@therientsgroup.com	262-620-4476

Control Resource

Justin Holmes

jholmes@hurstind.com

616-644-6535

K2 Power Solutions

Eric Kovach

eric@k2powersolutions.com

(219) 608-9105

B.C. Mech

Jeff Stout

(574) 220-7796

K2 Power Solutions

Nick Weldy

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(574) 274-7804

Herrman + Groetz

JOHN FEERS

jfeers@hgservices.com

574-339-1325

Middle School & High School
Mechanical Upgrades



DATE: February 10, 2026

TSC PROJECT NO.: 224050.07

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Rogger Construction	Alex Rogger	arogger@rogger.com	Attended Virtually
Linear Electric	Joel Andres	joel@linearelectricinc.net	Attended Virtually
Martell Electric	Mark Cochran	mcochran@martellelectric.com	Attended Virtually
Brussee Brody	Eric Chard	eric@brusseebrody.com	Attended Virtually
Tower Pinkster	Connor Nickelson	connor.nickelson@towerpinkster.com	Attended Virtually
Pearson Construction	Thad Rieder	trieder@pearsonconstruction.com	Attended Virtually