



**Bronson Community Schools
Jr & SR High School Track, Field, and
Parking Lot Improvements
PRE-BID MEETING**

March 11, 2026

PRE-BID MEETING



Bronson Community Schools – Jr. & Sr. High School
501 E. Grant St
Bronson, MI 49028

OWNER



Bronson Community Schools

- **Kate Wall, Superintendent**
- **Alexzandra Hubbard, Business Manager**
- **Jean LaClair, Athletic Director**
- **Neil Kline, Maintenance Supervisor**



ARCHITECT



TowerPinkster

- Doug Milburn

dmilburn@towerpinkster.com

269-350-0942

Driesenga Associates

- Tracy Hutchinson

tracyh@driesenga.com

TowerPinkster
Architecture · Engineering · Interiors

 **DRIESENKA &**
ASSOCIATES, INC.
Engineering · Surveying · Testing

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

- Justin Douglas
- 269-568-2433
- jdouglas@skillman.com

PROJECT ENGINEER

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

SITE MANAGER

- TBD

ADMIN. ASSISTANT

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

SCOPE OF WORK

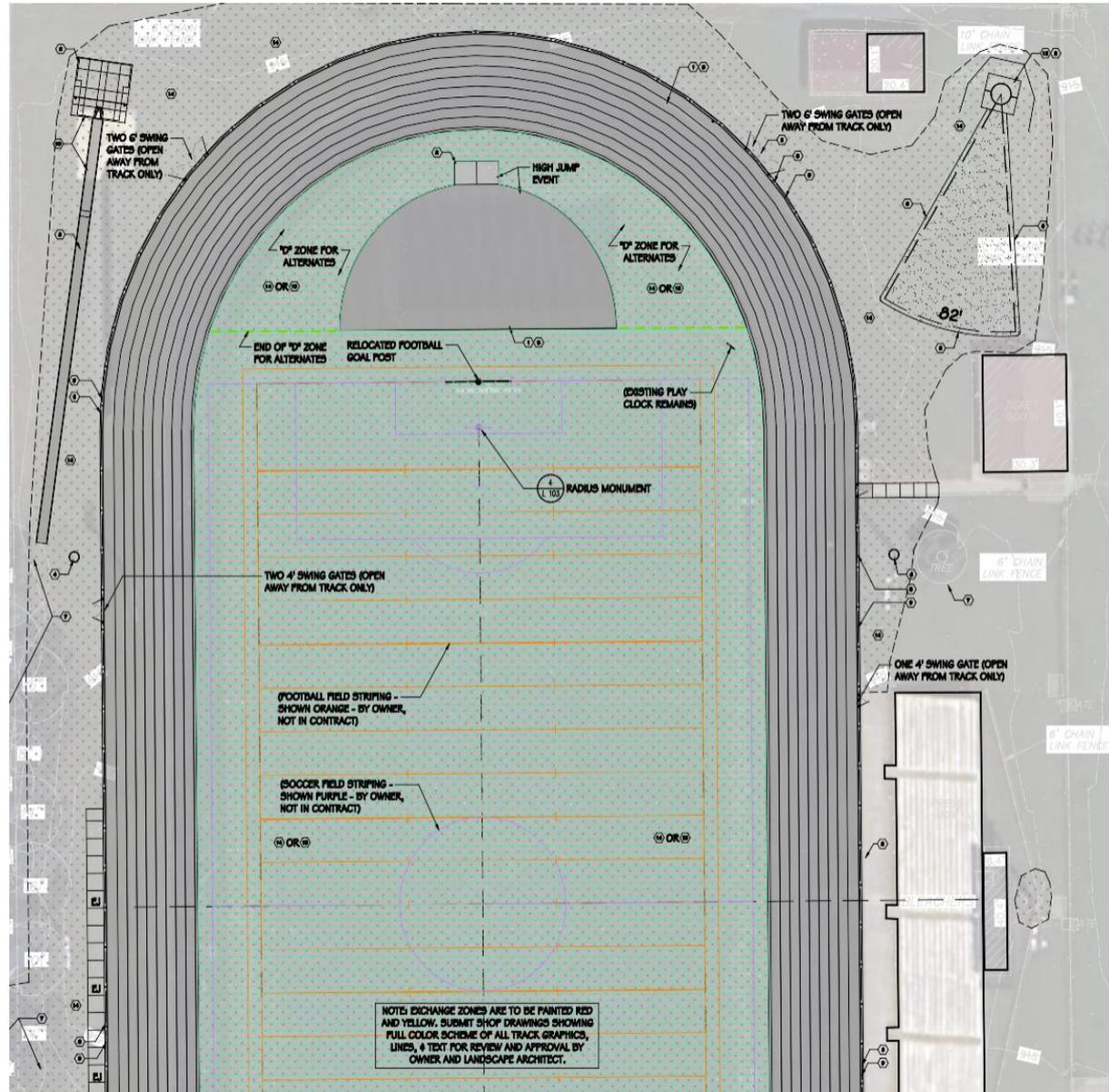


- **Scope includes demolition of the existing track, field event areas (long jump, pole vault, and concrete pads), select fencing, athletic lighting, student parking lot, faculty parking lot, and miscellaneous site improvements. New construction includes a reconstructed running track and field event areas, site grading and drainage improvements, landscaping, irrigation, New student parking lot and electrical work associated with field lighting and site utilities.**
- **\$2.6 million**
- **May 2026 – September 2026**

FLOOR PLANS / SITE PLANS



C102 Track Enlargement - North



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



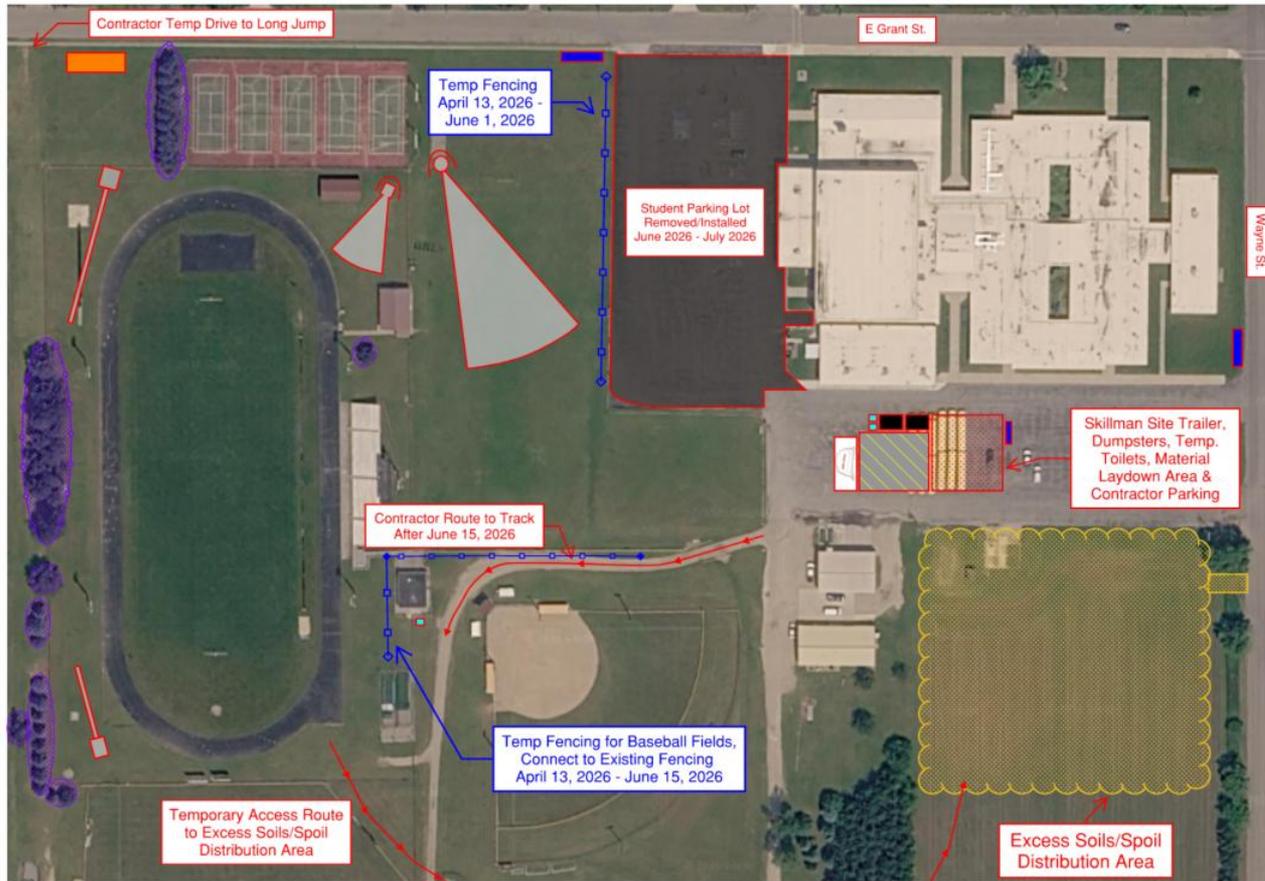
BID CATEGORY NO. 1	SITWORK
BID CATEGORY NO. 2	ASPHALT PAVING
BID CATEGORY NO. 3	GENERAL TRADES
BID CATEGORY NO. 4	ELECTRICAL
BID CATEGORY NO. 5	TRACK SURFACING

SITE LOGISTICS PLAN



Bronson Community Schools

JR&SR HS Stadium Track & Parking Lot



LEGEND:

- Temp. Material Laydown Area =
- Temp. Tree Protection =
- Skillman Site Trailer =
- Contractor Parking Area =
- Dumpsters =
- Large Project Sign =
- Project Traffic and Contractor Entrance Signage =
- Temporary Toilets =



The SKILLMAN Corporation
Construction Management



Site Logistics Plan - 3/3/26

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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



- **Coordinating the School's use of the property during site improvements. Specifically for graduation, ongoing athletic practices, seasonal use of adjacent field and facilities.**
- **Provide advance notice of any planned shutdowns.**
- **Power routing issues with the High School.**
- **Daily coordination between the Contractor, Construction Manager and the Owner.**

AREAS OF COORDINATION



- Graduation **May 21, 2026**
- Practices begin **August 10, 2026**
- Staff returns **August 17, 2026**
- Open House **August 20, 2026**
- Students first day **August 24, 2026**
- Faculty Parking Lot offers adequate parking needs after **June 1, 2026**



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

- **ALTERNATE NO. 01:** State the cost to provide Sod within extent of Football Field, as indicated on drawings.
- **ALTERNATE NO. 02:** State the cost to provide sod within extent of “D” Zones, as indicated on drawings.
- **ALTERNATE NO. 03:** State the cost to provide a complete irrigation system for lawn area on the interior of the running track.
- **ALTERNATE NO. 04:** State the cost to replace electrical panel serving field lighting, as indicated on the drawings.



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

- **ALTERNATE NO. 05:** State the cost to provide all work as shown and required for Faculty Lot as outlined and referenced in the drawings and documents issued by Driesenga and Associates. The 6-inch concrete pavement located in the southwest corner of the Faculty Lot shall be included in the Base Bid and shall not be part of this Alternate.
- **ALTERNATE NO. 06:** – For Student Lot; state the cost to mill and re-use existing asphalt/aggregate materials in lieu of completely importing new Class II Sand and 21AA Aggregate. Refer to Geo Technical Report in Section 02 00 00 Information Available to Bidders and Pavement Sections for information. Sub-base and existing milled/aggregate materials would be field tested by Owner’s testing consultant to determine density, compaction, and acceptability.



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

- **ALTERNATE NO. 07– For Faculty Lot; state the cost to mill and re-use existing asphalt/aggregate materials in lieu of completely importing new Class II Sand and 21AA Aggregate. Refer to Geo Technical Report in Section 02 00 00 Information Available to Bidders and Pavement Sections for information. Sub-base and existing milled/aggregate materials would be field tested by Owner’s testing consultant to determine density, compaction, and acceptability.**

ALLOWANCES



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

Bid Category No. 1	Sitework	\$20,000
Bid Category No. 2	Asphalt Paving	\$10,000
Bid Category No. 3	General Trades	\$10,000
Bid Category No. 4	Electrical	\$5,000
Bid Category No. 5	Track Surfacing	\$5,000

INCLUDE THESE 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.**
- **1.20 Combined Bids**

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: Justin Douglas: jdouglas@skillman.com

All RFIs must be received before: **March 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:

Douglas Milburn, dmilburn@towerpinkster.com

Justin Douglas, jdouglas@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: May 4, 2026

Anticipated Construction

Completion Date: September 11, 2026

- Submittals are due **June 9, 2026**
- Contractors mobilize from **April 27 – May 1, 2026**
- Begin Selective Demolition on **May 11, 2026**
- Begin removing existing Student Parking Lot on **June 3, 2026**

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **March 26, 2026**
- Pre Award Conferences: **March 26 – March 27, 2026**
- BCS Board Meeting: **March 30, 2026**

All Subcontractor & Products Lists

must be submitted by: March 26, 2026



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



	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.

PRE-AWARD INTERVIEWS



Plan on the following; subject to change post bid.

- **March 26, 2026:**

- BC01: 11:00 – 11:30 AM
- BC01: 11:30 – 11:30 AM
- BC02: 1:00 – 1:30 PM
- BC02: 1:30 – 2:00 PM

- **March 27, 2026:**

- BC03: 9:00 – 9:30 AM
- BC03: 9:30 – 10:00 AM
- BC04: 10:00 – 10:30 AM
- BC04: 10:30 – 11:00 AM
- BC05: 11:00 – 11:30 AM
- BC05: 11:30 – 12:00PM

BID OPENING



Date: March 25, 2026

Time: 2:00 PM

Location: Bronson Community Schools Administration
501 E. Chicago Street
Bronson, MI 49028



JR & SR HIGH SCHOOL TRACK,
FIELD, AND PARKING LOT
IMPROVEMENTS



DATE: March 11, 2026

TSC PROJECT NO.: 225150.01

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
BRONSON COMMUNITY SCHOOLS	Kate Wall		
BRONSON COMMUNITY SCHOOLS	Neil Kiine		
BRONSON COMMUNITY SCHOOLS	Jean Laclair		
THE SKILLMAN CORPORATION	Justin Douglas	jdouglas@skillman.com	269-529-0463
THE SKILLMAN CORPORATION	Blake Lee	blee@skillman.com	269-569-3968
THE SKILLMAN CORPORATION	Caralee Sokolowski	csokolowski@skillman.com	269-568-1460
TOWERPINKSTER	Dave Wilbutz		
TOWERPINKSTER	Shawn Parshall		

JR & SR HIGH SCHOOL TRACK,
FIELD, AND PARKING LOT
IMPROVEMENTS



DATE: March 11, 2026

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PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
DRIESENKA	Terry Hutchinson		
Thompson construction	Scott Riddle	Riddles955@gmail.com	517-455-3214
Thompson construction	Ken Vaughn	KenVaughn77@gmail.com	517-617-7772
Breakyard KREATIONS	Ryan Mysha	OFFICE BYK@GMAIL.COM	517-369-1585
Excell Paving Plus	Jarroel Hoath	Jhoath@excellpaving.com	517-740-2311
The Skillman Corporation	Mike Kounelis	mjkounelis@skillman.com	
Cripps Fontaine	Jim VanAtter	jvanatter@crippsfontaine.com	

JR & SR HIGH SCHOOL TRACK,
FIELD, AND PARKING LOT
IMPROVEMENTS



DATE: March 11, 2026

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PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
J. Ranck Electric	Melissa Townsend	mtownsend@jranck.com	
HSE Pavement	Archie		
Lakeland Asphalt	Ellen Bentley		
Quality Sports Lighting	Benny Coe	rcoe@qualite.com	
Brussee/Brady	Eric Chard	eric@brusseebrady.com	
Cripps Fontaine	Michael Cade	mikec@crippsfontaine.com	