



Kalamazoo Public Schools
New EL SOL School
PRE-BID MEETING

May 12, 2026

PRE-BID MEETING



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

New El Sol School

1428 Baker Dr.

Kalamazoo, MI 49048

OWNER



Kalamazoo Public Schools

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





TowerPinkster

- Mike Galovan - Senior Project Manager

mgalovan@towerpinkster.com

269-492-6763

TowerPinkster
Architecture · Engineering · Interiors

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

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

PROJECT ENGINEER

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

SITE MANAGER

- Jason Meek
- 269-270-7146
- jmeek@skillman.com

ADMIN. ASSISTANT

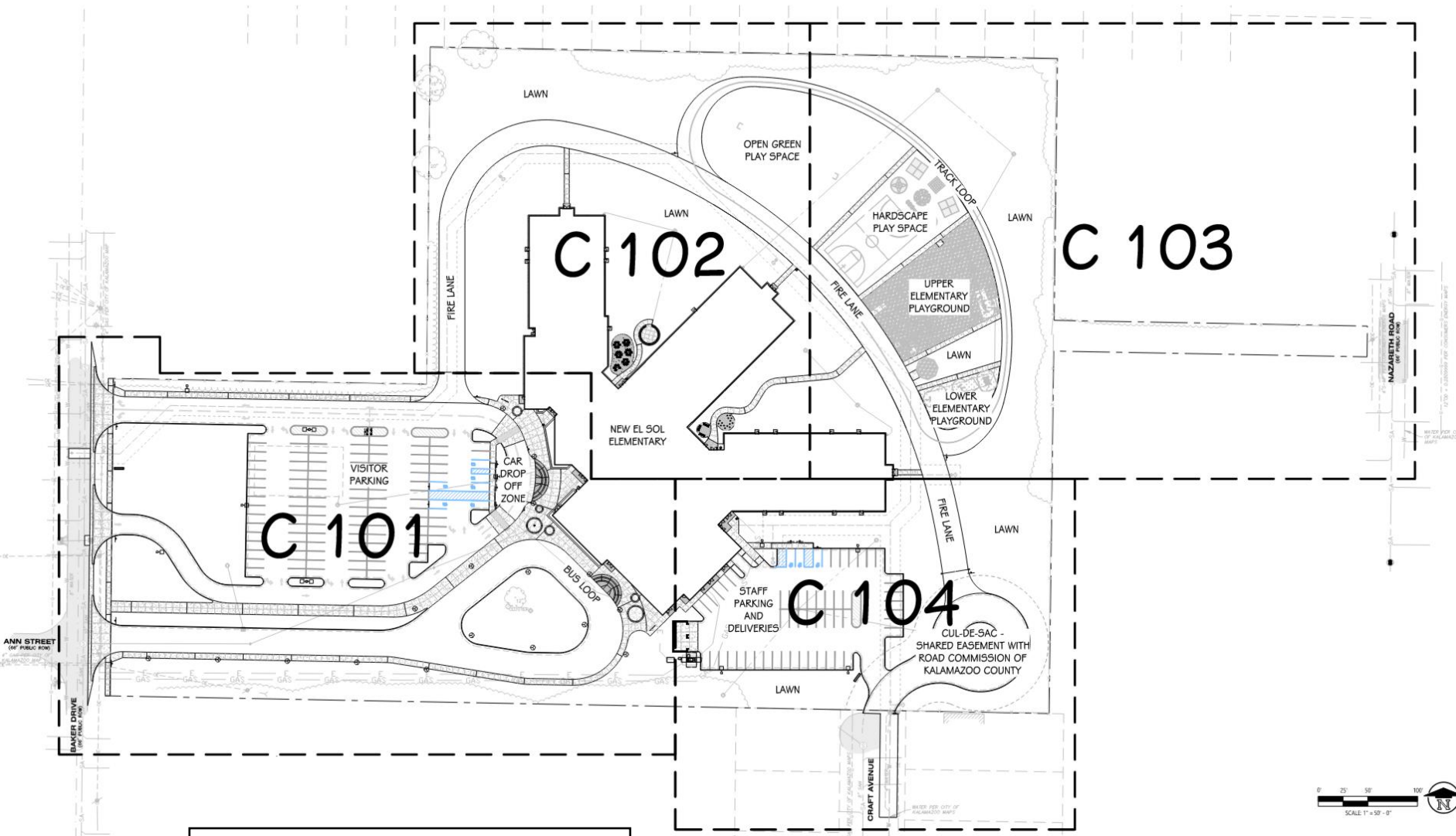
- Caralee Sokolowski
- 269-350-5757
- csokolowski@skillman.com

SCOPE OF WORK



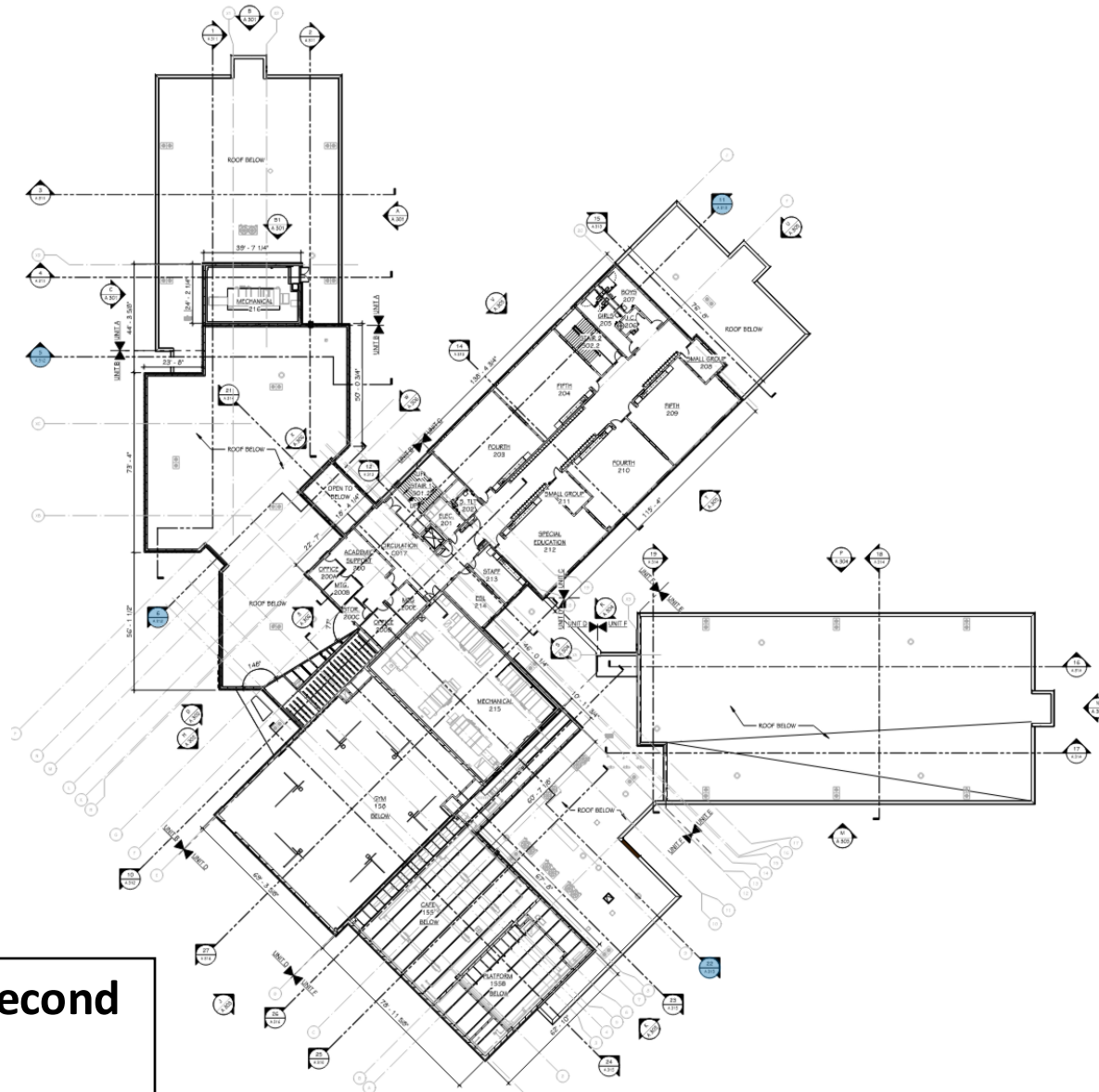
- **84,500 sf ground-up construction of a new school facility, including site preparation, utilities, foundations, structural systems, and various building envelope assemblies. Work includes coordination of all trades required to complete classrooms, administrative areas, common spaces and supporting infrastructure. The project will also involve site improvements such as parking, landscaping, and outdoor amenities.**
- **Approx. Budget = \$37M**
- **July 2026 – July 2028**

FLOOR PLANS / SITE PLANS



C100 – Overall Site Plan

FLOOR PLANS / SITE PLANS



A102 – Overall Second Floor Plan

FLOOR PLANS / SITE PLANS



M101 – Overall First Floor Sheet Metal 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	Sitework
BID CATEGORY NO. 2	Asphalt Paving
BID CATEGORY NO. 3	Landscaping
BID CATEGORY NO. 4	Concrete
BID CATEGORY NO. 5	Masonry
BID CATEGORY NO. 6	General Trades
BID CATEGORY NO. 7	Structural & Miscellaneous Steel
BID CATEGORY NO. 8	Pre-Cast Concrete
BID CATEGORY NO. 9	Metal Studs, Drywall, & Accoustical Ceilings
BID CATEGORY NO. 10	Roofing
BID CATEGORY NO. 11	Aluminum Windows/Storefronts/Curtain Wall Assemblies & Glazing
BID CATEGORY NO. 12	Metal Wall Panels

BID CATEGORIES



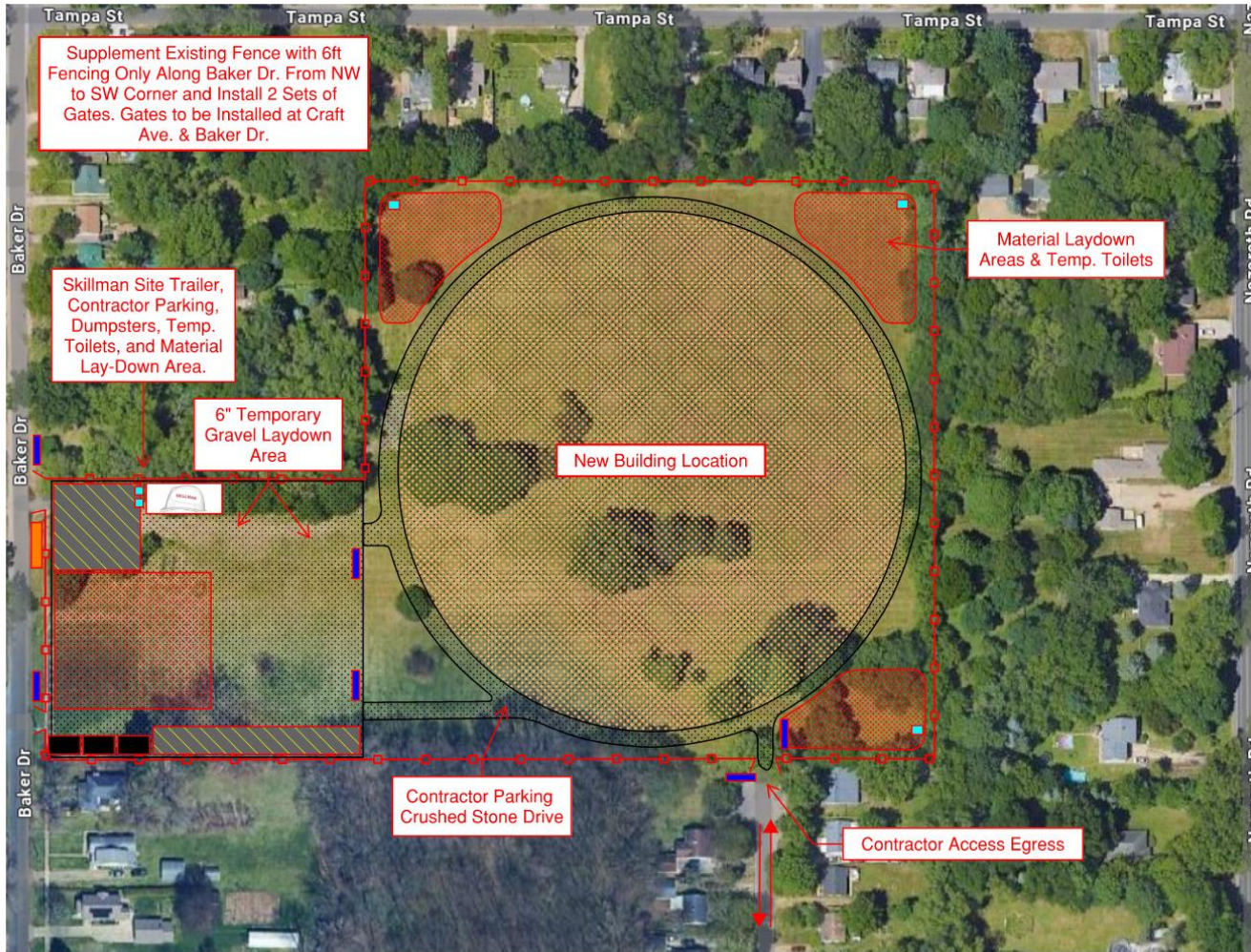
BID CATEGORY NO. 13	Painting
BID CATEGORY NO. 14	Joint Sealants
BID CATEGORY NO. 15	Flooring
BID CATEGORY NO. 16	Terrazzo
BID CATEGORY NO. 17	Casework
BID CATEGORY NO. 18	Lockers
BID CATEGORY NO. 29	Elevator
BID CATEGORY NO. 20	Fire Suppression
BID CATEGORY NO. 21	Food Service Equipment
BID CATEGORY NO. 22	Mechanical
BID CATEGORY NO. 23	Electrical
BID CATEGORY NO. 24	Technology
BID CATEGORY NO. 25	Playground Equipment

SITE LOGISTICS PLAN



Kalamazoo Public Schools

NEW EL SOL SCHOOL



LEGEND:

- Material Laydown Area
6" Crushed Stone =
- 6" Temp. Crushed Stone
10' Wide Stone Access
Drive for Reference =
- Skillman Site Trailer =
- Contractor Parking Area =
- Dumpsters =
- Large Project Sign =
- Project Traffic and Contractor
Entrance Signage =
- Temporary Toilets =



The SKILLMAN Corporation
Construction Management
TowerPinkster
Architecture · Engineering · Interiors

Site Logistics Plan - 4/29/26

Kalamazoo Public Schools



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



- Expedite permits to commence with site work.
- Clear site and prepare for sub grade and bulk earthwork.
- Perform Rapid Impact Compaction work in a successful manner to achieve designed bearing capacity.
- Expedite submittals from suppliers and sub-contractors for long lead material and equipment items.
- Procure necessary embeds to execute concrete footings, foundations, CMU work, and other UG assemblies.
- Manpower to install concrete, masonry, and structural steel assemblies to achieve phased building enclosure prior to winter weather.
- Maintain sequence of work and momentum through winter of 2027.

ALTERNATES



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

- **ALTERNATE NO. 01:** State the cost to construct two classrooms and locker room on the second floor of Unit C, as described on the drawing sheets labeled Alternate No. 01.

ALLOWANCES



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

Bid Category No. 01	Sitework	\$40,000
Bid Category No. 02	Asphalt Paving	\$5,000
Bid Category No. 03	Landscaping	\$10,000
Bid Category No. 04	Concrete	\$10,000
Bid Category No. 05	Masonry	\$15,000
Bid Category No. 06	General Trades	\$30,000
Bid Category No. 07	Structural & Miscellaneous Steel	\$10,000
Bid Category No. 08	Pre-Cast Concrete	\$5,000
Bid Category No. 09	Metal Studs, Drywall, & Acoustical Ceilings	\$15,000
Bid Category No. 10	Roofing	\$5,000
Bid Category No. 11	Aluminum Windows/Storefronts/ Curtain Wall Assemblies & Glazing	\$5,000

ALLOWANCES



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

Bid Category No. 12	Metal Wall Panels	\$5,000
Bid Category No. 13	Painting	\$15,000
Bid Category No. 14	Joint Sealants	\$5,000
Bid Category No. 15	Flooring	\$10,000
Bid Category No. 16	Terrazzo	\$10,000
Bid Category No. 17	Casework	\$5,000
Bid Category No. 18	Lockers	\$0
Bid Category No. 19	Elevator	\$0
Bid Category No. 20	Fire Suppression	\$5,000
Bid Category No. 21	Food Service Equipment	\$0
Bid Category No. 22	Mechanical	\$50,000
Bid Category No. 23	Electrical	\$25,000
Bid Category No. 24	Technology	\$5,000
Bid Category No. 25	Playground Equipment	\$5,000

INCLUDE THIS AMOUNT 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:

Mike Kounelis, mjkounelis@skillman.com &

Blake Lee, blee@skillman.com

All RFIs must be received before: **May 19, 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: **Mike Kounelis**

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: July 20, 2026

Anticipated Construction

Completion Date: July 21, 2028

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **May 29, 2026**
- Pre-Award Conferences: **June 1 – June 12, 2026**
- KPS Board Meeting: **June 25, 2026**

All Subcontractor & Products Lists

must be submitted by: June 1, 2026

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



	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: May 28, 2026 (Revised in Addendum 01)

Time: 2:00 PM

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

Q & A



New EL SOL School

TSC PROJECT NO.: 224010.11



DATE: May 12, 2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
KALAMAZOO PUBLIC SCHOOLS	Karen Jackson		
KALAMAZOO PUBLIC SCHOOLS			
THE SKILLMAN CORPORATION	Mike Kounelis	mjkounelis@skillman.com	269-350-5757
THE SKILLMAN CORPORATION	Blake Lee	blee@skillman.com	269-569-3968
THE SKILLMAN CORPORATION	Jason Meek	jmeek@skillman.com	269-270-7146
TOWERPINKSTER	Mike Galovan		
TOWERPINKSTER			
The Skillman Corporation	Justin Douglas		

New EL SOL School

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Driesenga	Doug Snyder	Dougs@driesenga.com	616-293-2642
Michigan Paving	Matt Ustrecht	MATTHEW.USTRECHT@MIPMC.COM	517-388-9559
John Buiteweg ^{mobile} AIR	John Buiteweg	jbuiteweg@mobileair.com	616-929-6970
DIVERSIFIED SPEC SALES	MATT SLEPER	msleper@dsshowley.com	269-267-2401
Miller-Davis	Jordan Costanga	Jcostanga@Miller-Davis.com	269-303-1503
National Time & Signal	Aaron Bauman	abauman@natsco.net	248-773-9321
Rieth-Riley	Justin Krueger	JKrueger@rieth-riley.com	269-364-7982

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Quality Air	Owen Thiel	owen.thiel@qualityairinc.com	616-929-6367
LOUNSBURY EXC	TIZAS WETHERILL	TWETHERILL@LOUNSBURYEXCAVATING.COM	269-251-0402
Jergens Piping	Doug Bosch	doug.bosch@jergens-team.com	269-760-3544

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DATE: May 12, 2026

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
CRIPPS-FONTAINE EXCAVATING	Michael Cade		
LAKELAND ASPHALT	Ellen Bentley		
REITH-RILEY	Justin Krueger		
PROLINE CONCRETE	Pete Klaasen		
DAVENPORT MASONRY	Greige Carnevale		
INTEGRATED EXTERIORS	Jeremy Hall		
SCHWEITZER INC.	Kyle McDowell		
TRG	Joel		
FABCON PRECAST	Scott Hadder		

New EL SOL School

TSC PROJECT NO.: 224010.11



DATE: May 12, 2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
INTERNATIONAL PRECAST SOLUTIONS	Ron Lister		
ARROW ROOFING	Dan Vandeenboom Jr.		
DIVISION 7 ROOFING	Greg Boyle		
HOEKSTRA ROOFING	Dale Roach		
QUALITY ROOFING	Johna Russell		
VERSATILE ROOFING	Jason Volkers		
WINDWARD ROOFING	Joesph Gross		
DAVE'S GLASS SERVICE	Travis Williamson		
UNIVERSAL WALL SYSTEMS	Brian Fiorillo		

H&H PAINTING COMPANY	Mike Maust		
VORK BROTHERS PAINTING	Jordan Boeve Bryce Jacope		
CENTRAL TILE & TERRAZZO CO, INC.	Andrew Bragagnini		
LANSING TILE & MOSAIC	Ben Lyke		
MIGALA CARPET ONE	Mandie Bazan		
RITSEMA ASSOCIATES	Brian Justus		
LANSING TILE & MOSAIC	Ben Lyke		
INTEGRATED BUILDING SPECIALTIES	Dan Bishop		
KNIGHT WATCH	Jeff Bristow		
SHAMBOUGH & SONS	Mark Manninen		
TOTAL FIRE PROTECTION INC.	Kevin Siegel		
BBC DISTRIBUTING	N/A		

MERCHANDISE EQUIPMENT	Colleen Wilson		
SINGER MD, LLC	Joshua Reiner		
A-1 REFRIGERATION	Ken Pluta		
JERGENS	Doug Bosch		
MALL CITY MECHANICAL	Adam Wolthuis		
QUALITY AIR	Owen Thiel		
R.W. LAPINE, INC.	Evan McKillop		
BUIST ELECTRIC	Chris Hamilton Lance Benedict		
CIRCUIT ELECTRIC	Andy VanOrder		
HI-TECH ELECTRIC	Tim Wyngarden		
HILLARD ELECTRIC	Hudson Ruhlig		
PARKWAY ELECTRIC	Brian Rotman		
SCHOULDICE BROTHERS	Chad Heuer		

SINCLAIR RECREATION	Jeremy Bosman		
SNIDER RECREATION	Paul Childs		