



Edwardsburg Public Schools
US-12 Access Drive
PRE-BID MEETING

June 11, 2025

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
- mkounelis@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.

BID CATEGORIES



BID CATEGORY NO. 1	Sitework
BID CATEGORY NO. 2	Asphalt Paving
BID CATEGORY NO. 3	Concrete
BID CATEGORY NO. 4	Electrical

SCOPE OF WORK



- **New US-12 Access Drive to Primary and Intermediate Schools. Including site clearing, added site drainage, concrete curbs and gutters, sidewalks, raised crosswalks, exterior signage, asphalt paving, striping, and new solar powered light poles.**

- **August 2025 – December 2025**

AREAS OF COORDINATION

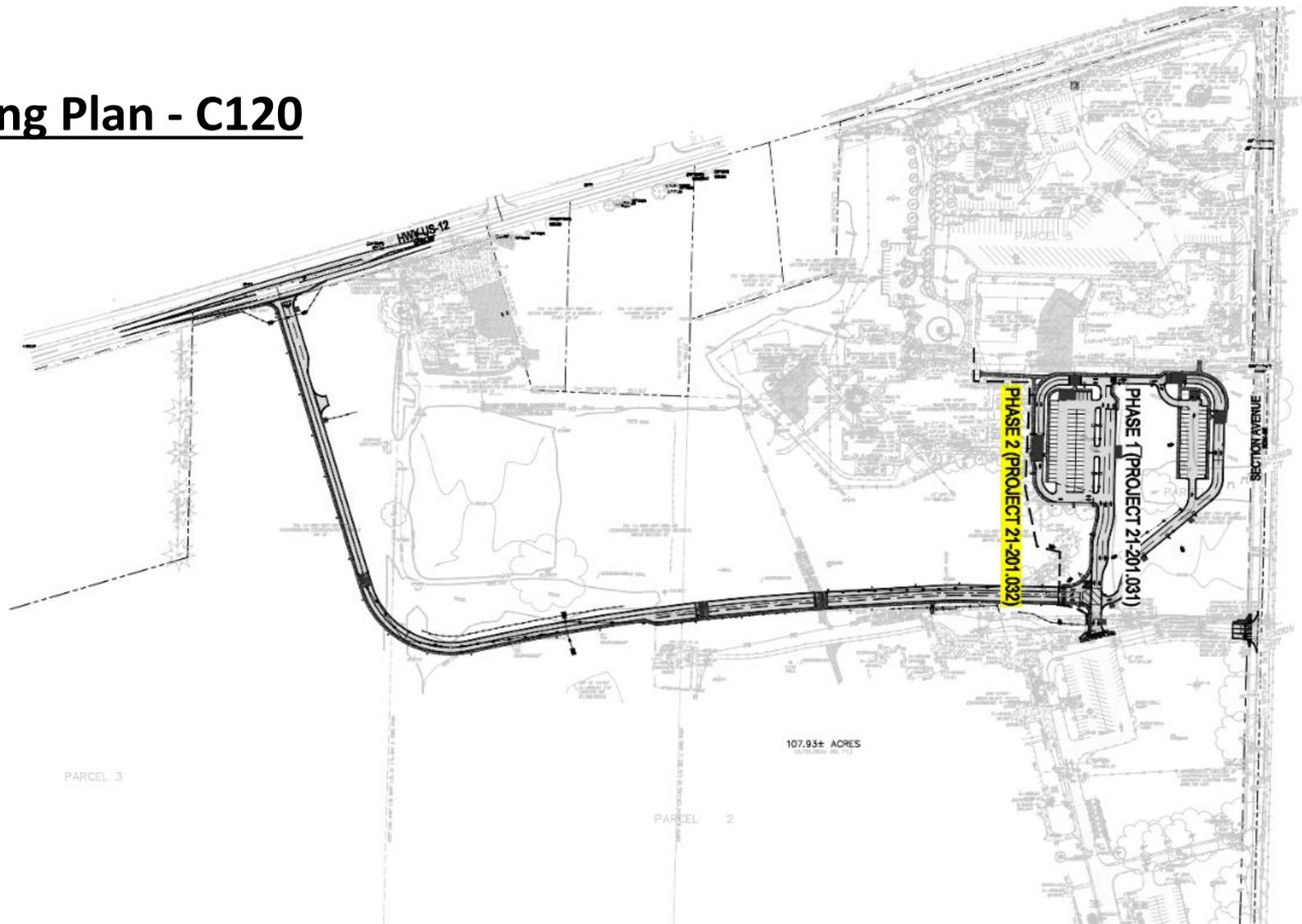


- **State Review Time and Permitting**
- **Expediting Submittals**
- **Material Procurement**
- **Isolating Work Areas**
- **Areas of Selective Demolition**
- **Installation of Gates and Controls**
- **Installation of New Light Poles and Bases**
- **Final Grading for Concrete and Asphalt Paving**

FLOOR PLANS / SITE PLANS



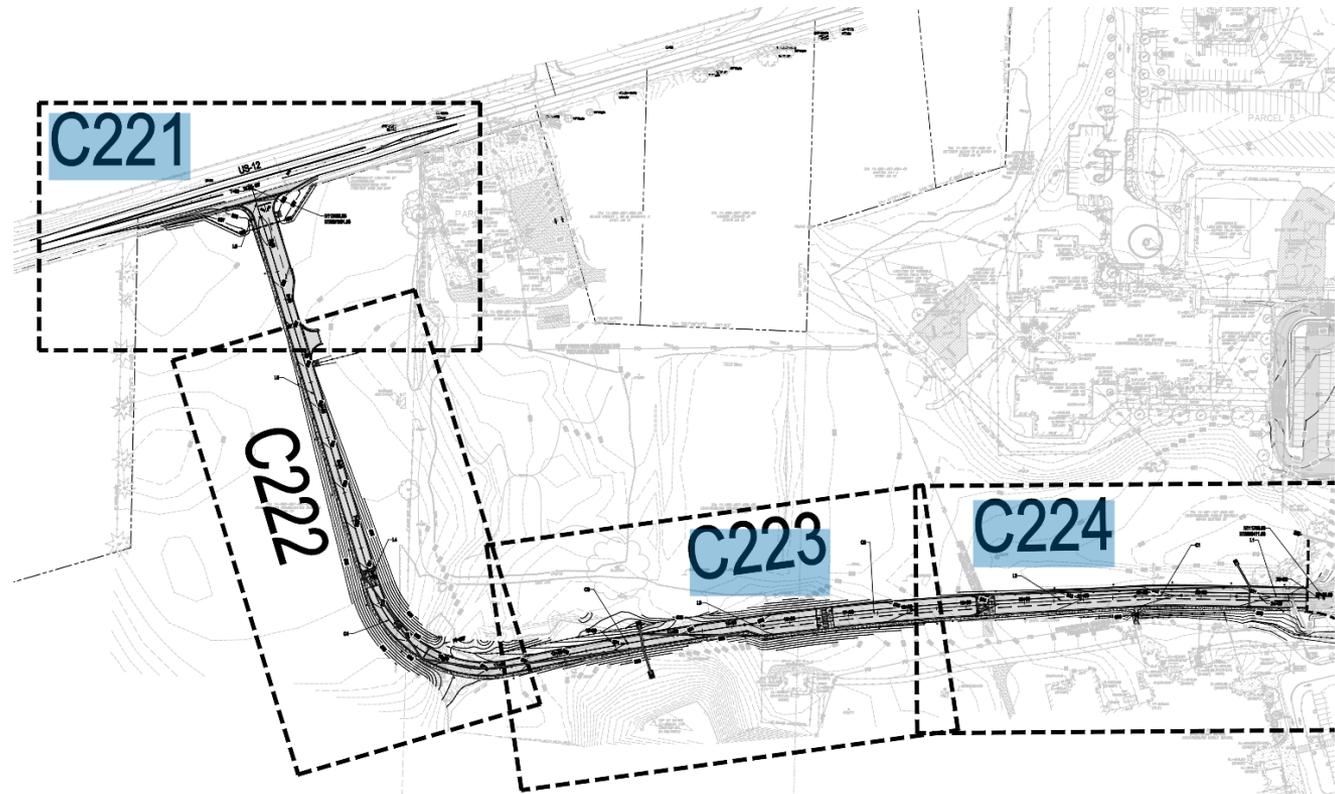
Phasing Plan - C120



FLOOR PLANS / SITE PLANS



Overall Road Plan C220



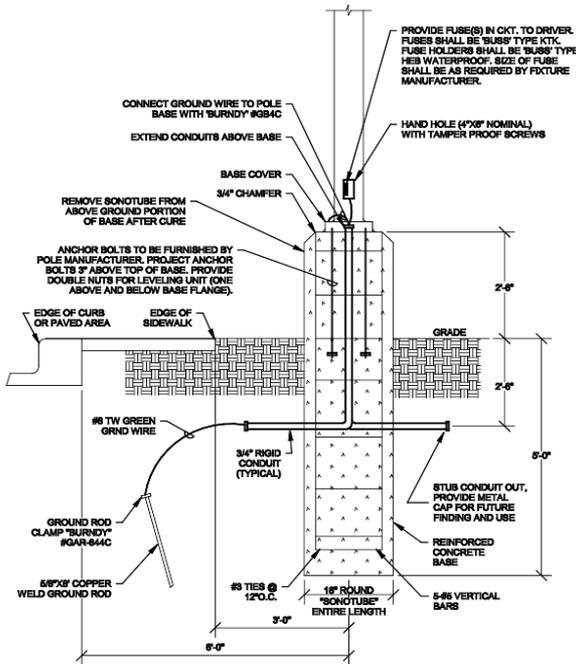
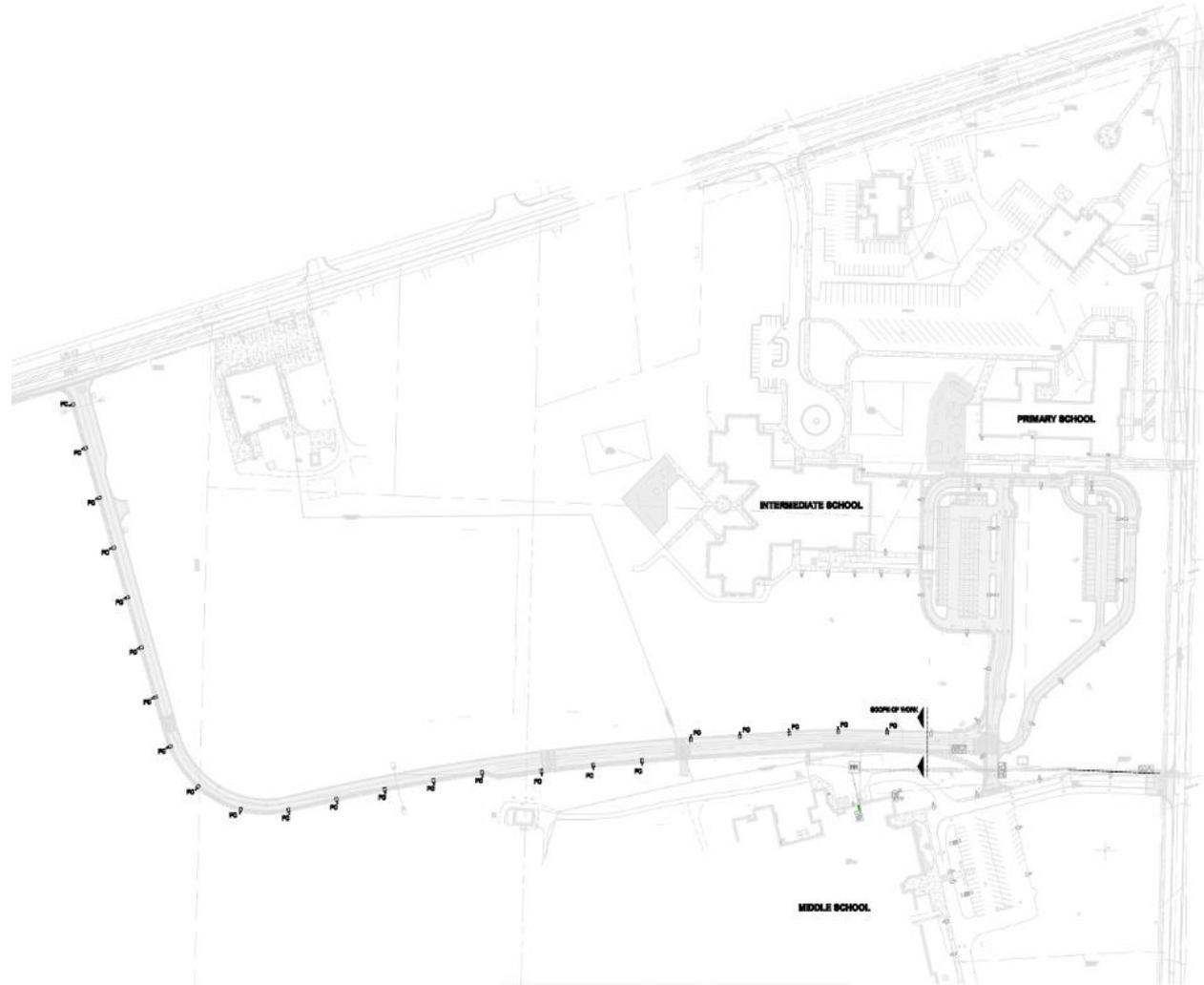
LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L1	207.26	S88° 49' 00"E	(111757.96, 12653174.43)
L2	280.41	N86° 41' 03"E	(111741.43, 12652835.96)
L3	31.99	S87° 00' 44"E	(111707.00, 12652427.80)
L4	28.00	S16° 32' 50"E	(111800.06, 12651788.48)
L5	639.55	S16° 32' 50"E	(112413.12, 12651606.34)
L6	51.98	S16° 32' 50"E	(112462.95, 12651591.53)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C1	78.53	1000.00	4°29'58"	N88°56'01"E	78.51	(111756.49, 12653095.94)
C2	378.04	5004.00	4°19'43"	N84°31'11"E	377.95	(111705.34, 12652459.74)
C3	402.57	5010.00	4°36'14"	N79°41'39"E	402.46	(111635.00, 12652031.83)
C4	300.41	200.00	86°03'38"	S59°34'39"E	272.95	(111773.22, 12651796.46)

FLOOR PLANS / SITE PLANS



Electrical Site Plan ES001



*MAX 2 FIXTURE HEADS (4 SF EPA) AND 30' MAX POLE HEIGHT

SITE LUMINAIRE LEGEND

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	APPROVED EQUALS	VOLTAGE	REQUIRED LAMPS			COMMENTS
						QTY	WATT	TYPE	
PC	POLE MOUNTED AREA LIGHT TYPE II - SOLAR POWERED	LITHONIA	DBX0 LED-P2-40K-70CR1-T2M-SOLAR-8PA-PIR-DBBX0	CURRENT, COOPER	1VOLT	1	40 W	LED, 4000K, 6000LM	PROVIDE 25FT SQUARE STRAIGHT ALUMINUM POLE MATCHING FIXTURE FINISH

SITE LOGISTICS PLAN



Edwardsburg Primary & Intermediate U.S. 12 Access Drive



LEGEND:

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



The SKILLMAN Corporation
Construction Management



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Architecture - Engineering - Interiors

Site Logistics Plan Draft 05/20/2025

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**



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

ALTERNATES



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

No Alternates for this project.

ALLOWANCES



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

Bid Category No. 01	Sitework	\$50,000
Bid Category No. 02	Asphalt Paving	\$10,000
Bid Category No. 03	Concrete	\$5,000
Bid Category No. 04	Electrical	\$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: Max Tackett: mtackett@skillman.com

All RFIs must be received before: **Monday, June 16, 2025**
(End of Day)

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: August 2025

Anticipated Construction

Completion Date: December 2025

BID TO AWARD TIMELINE



- Open Bids – June 24, 2025
- Skillman Review/Certify Bids – June 25, 2025
- Bid Tab Posted to Skillman PlanRoom – June 25, 2025
- Pre-Award Timeline – June 26 – July 3
- EPS Board Approval – July 7, 2025

All Subcontractor & Products Lists

must be submitted by: June 26, 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 ?		
<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: June 24, 2025

Time: 2:00 PM

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

Q & A



Edwardsburg Public Schools - U.S. 12
Access Drive



DATE: June 11, 2025

224050.05

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
EDWARDSBURG PUBLIC SCHOOL			
EDWARDSBURG PUBLIC SCHOOL			
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	269-568-2433
THE SKILLMAN CORPORATION	Jay Bachtel	jmbachtel@skillman.com	269-830-8685
THE SKILLMAN CORPORATION	Blake Lee	blee@skillman.com	269-569-3968
THE SKILLMAN CORPORATION	Caralee Sokolowski	csokolowski@skillman.com	269-568-1460
TOWER PINKSTER			
TOWER PINKSTER			

Edwardsburg Public Schools - U.S. 12
Access Drive



DATE: June 11, 2025

224050.05

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
USA Earth works	Mike Pohlman		
N/A	David Hoyt		
C & E	Tim Bonadies		
Mead & White	Erich Klank		
Reith Riley	Jason Whitmyer		
EMC	Dan Gearhartt		
Indiana Earth	Ryen Myers		
Michigan Paving	Nick Ricketss		