



Kalamazoo Public Schools Kalamazoo Central High School Secure Vestibule & Mechanical Upgrades

PRE-BID MEETING

January 15, 2026

PRE-BID MEETING



Every child. Every opportunity. Every time.

Kalamazoo Central High School Secure Vestibule & Mechanical Upgrades
2432 North Drake Rd
Kalamazoo, MI 49006

OWNER



Kalamazoo Public Schools

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



ARCHITECT



TowerPinkster

- Mike Galovan, Senior Project Manager

mgalovan@towerpinkster.com

269-492-6763

- Lee Dingemans, Senior Architectural Project Coordinator

ldingemans@towerpinkster.com

269-250-6718

TowerPinkster
Architecture • Engineering • Interiors

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

- Max Tackett
- 269-350-5757
- mtackett@skillman.com

SITE MANAGER

- Tom Tackett
- 269-567-8450
- ttackett@skillman.com

PROJECT ENGINEER

- Will Karnes
- 269-908-9684
- wkarnes@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



- Replacement of ceilings, piping, drinking fountains/fixtures, and Office storefront in the K-Central Tower.
- Approx 38,000 sqft. of acoustical ceiling replacement.
- Approx. 7,000 l.f. of new piping.
- Schedule = April – August 2026

CONSTRUCTION TIMELINE



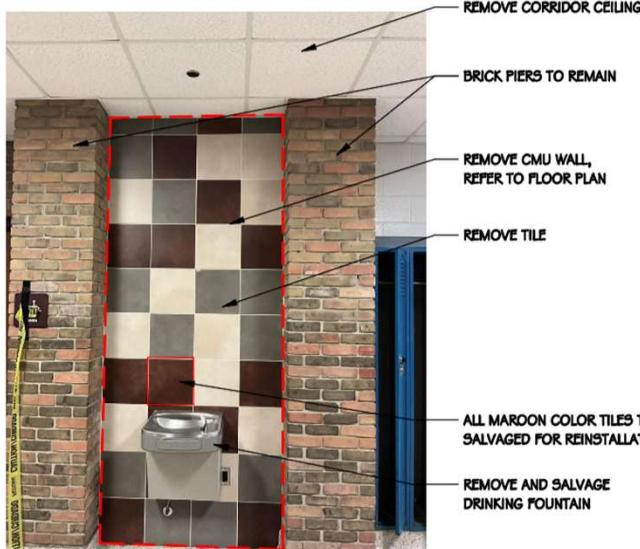
Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: **April 2026 (Tunnels, Boiler Room, Elevator)**

**Anticipated Construction
Completion Date:** **August 2026**

Addendum #1 will include a Guideline Schedule.

FLOOR PLANS / SITE PLANS



FIRST FLOOR TYPICAL DRINKING FOUNTAIN ALCOVE

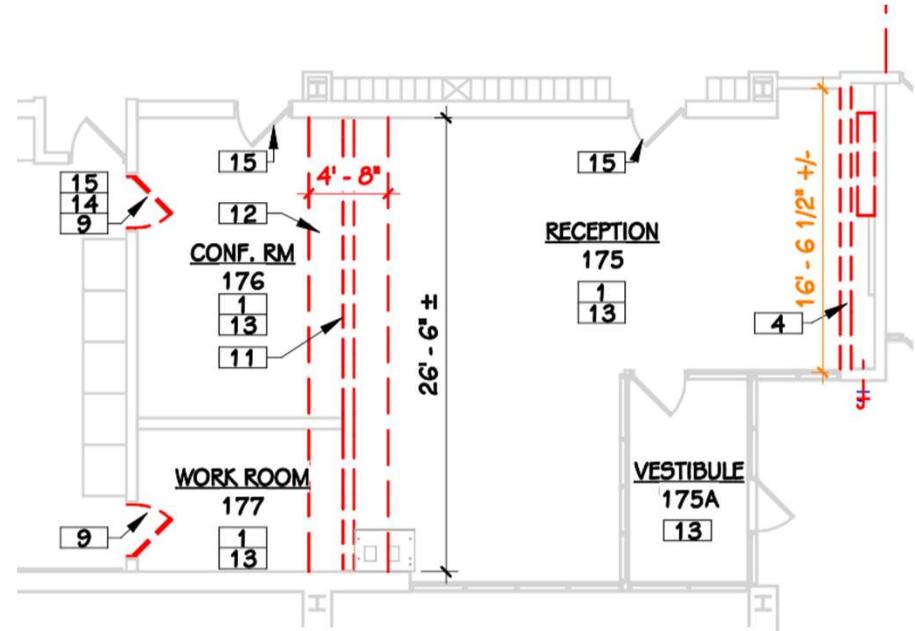
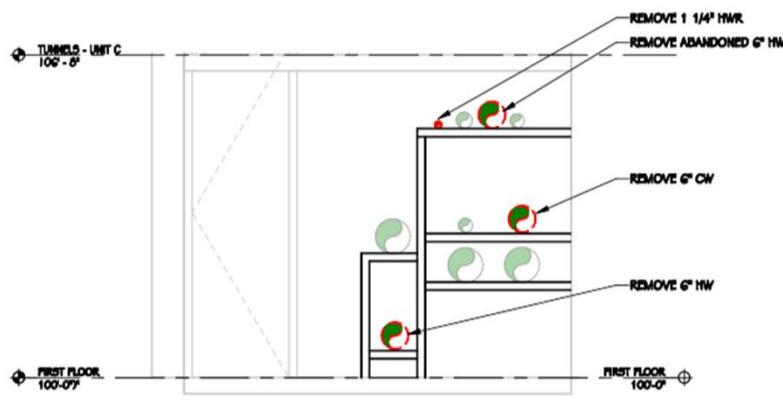


IMAGE 1: VESTIBULE ENTRANCE EXTERIOR VIEW



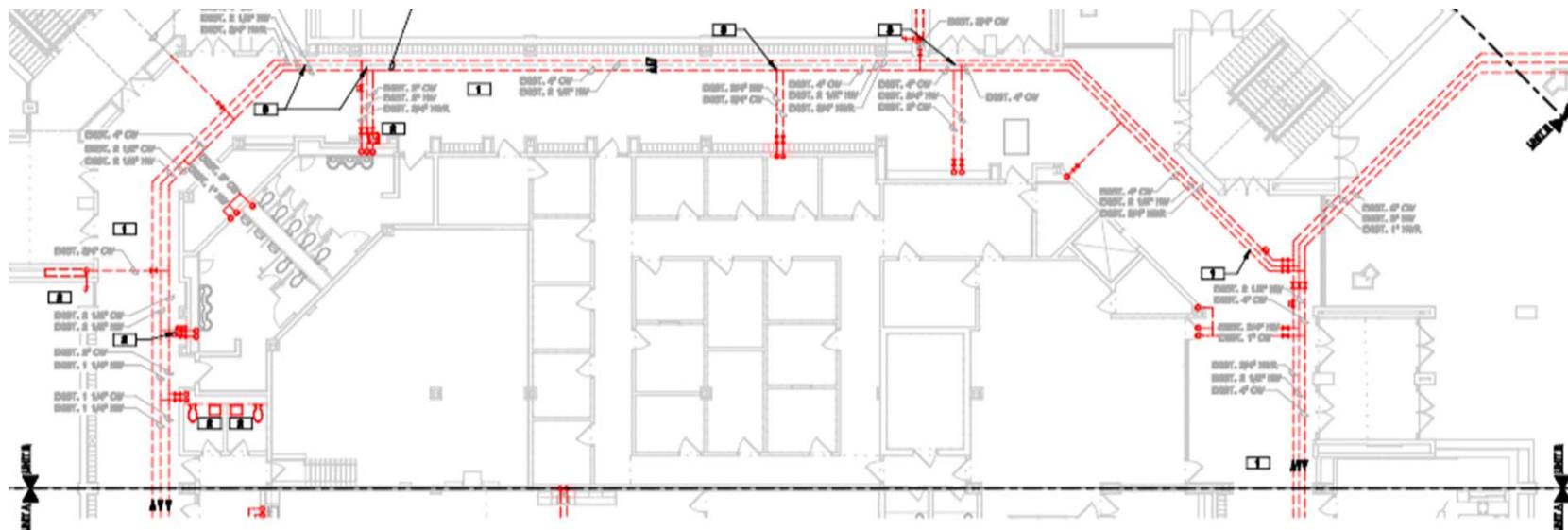
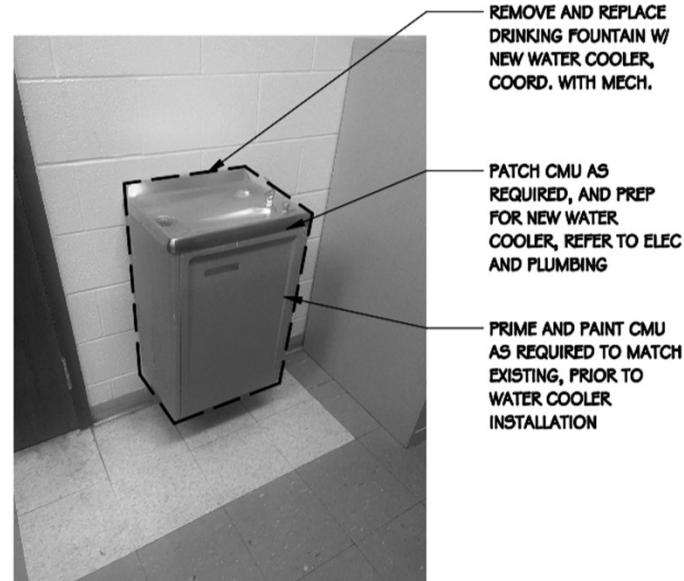
IMAGE 2: INSIDE VESTIBULE

FLOOR PLANS / SITE PLANS



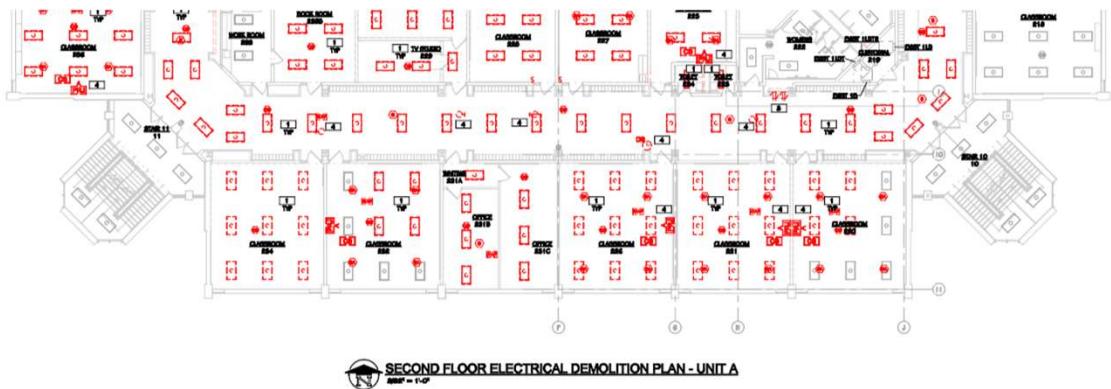
NORTH TUNNEL PLUMBING DEMO DETAIL

SCALE: NONE



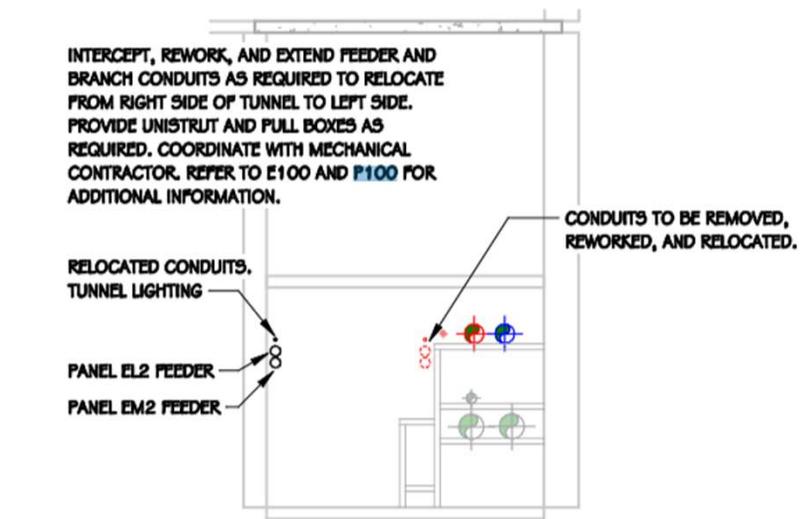
 FIRST FLOOR PLUMBING DEMOLITION PLAN - UNIT B
S 45° E - 1-0'

FLOOR PLANS / SITE PLANS



KEYED NOTES - ELECTRICAL - DEMOLITION

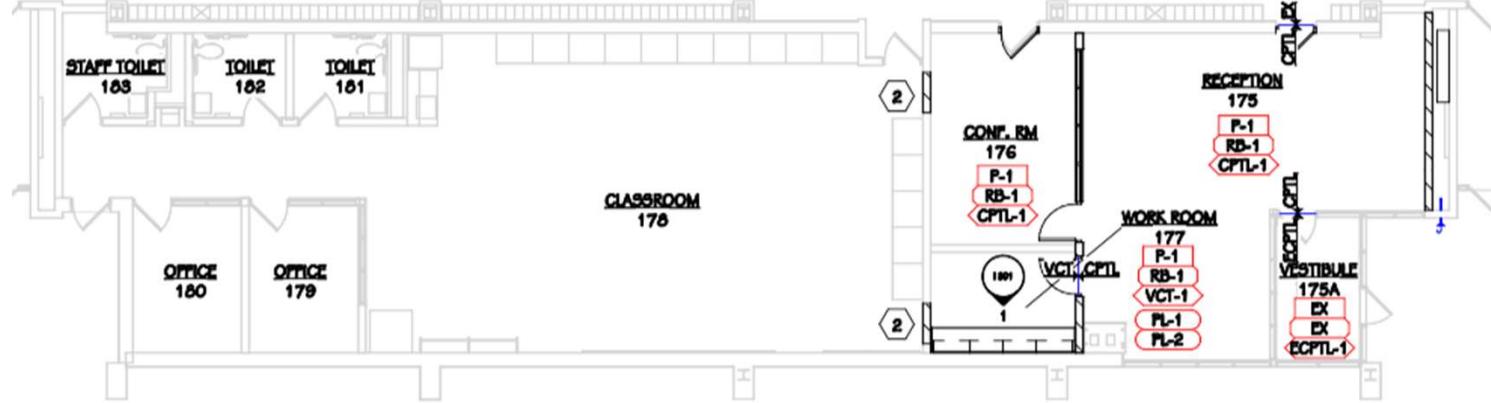
1 TEMPORARILY SUPPORT EXISTING LIGHT FIXTURES, OCCUPANCY SENSORS, AND EXIT SIGNS TO REMAIN IN NEW CEILING IN PLACE OF EXISTING. REINSTALL DEVICES INTO NEW CEILING. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED.



ELECTRICAL TUNNEL CONDUIT DETAIL

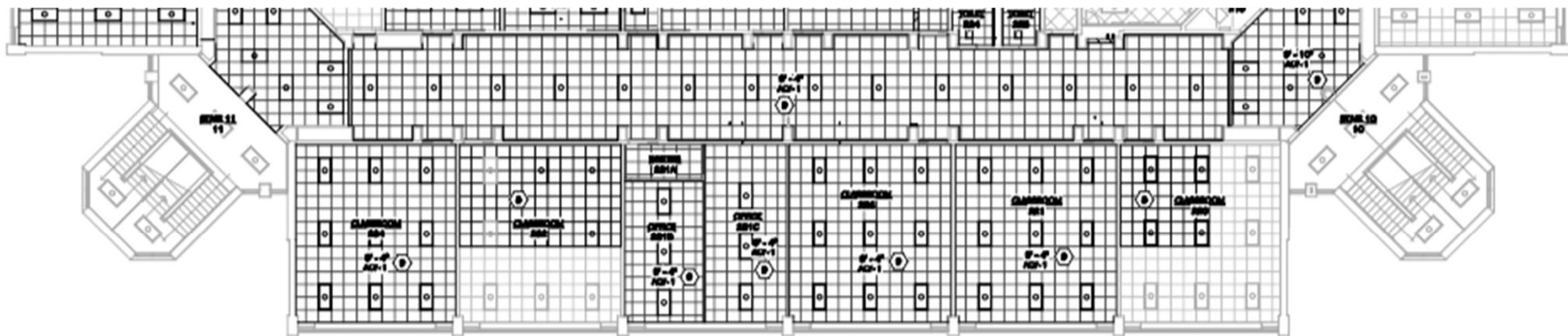
14° = 1° 0'

FLOOR PLANS / SITE PLANS



FIRST FLOOR FINISH PLAN - UNIT A

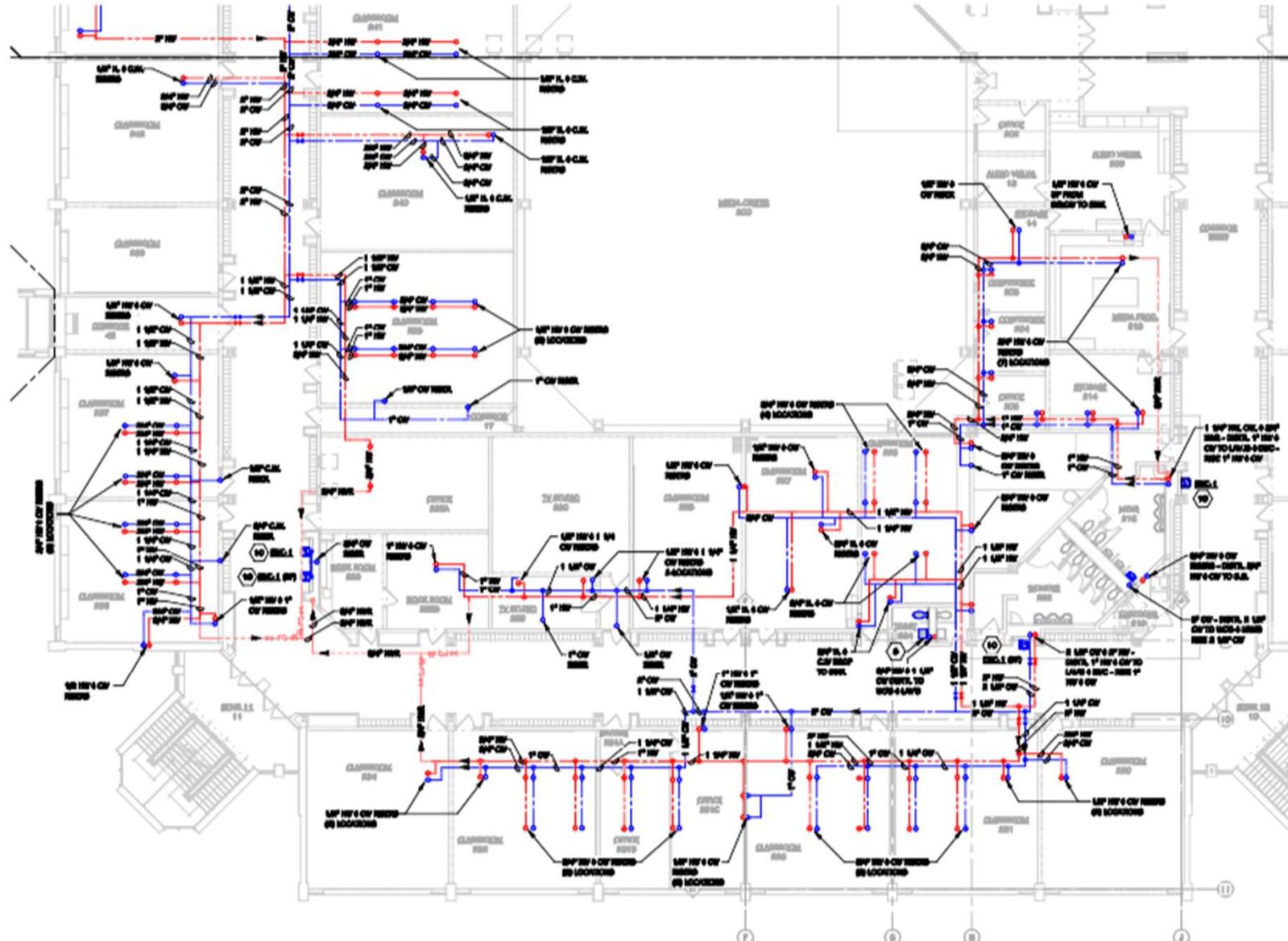
3/32" = 1'-0"



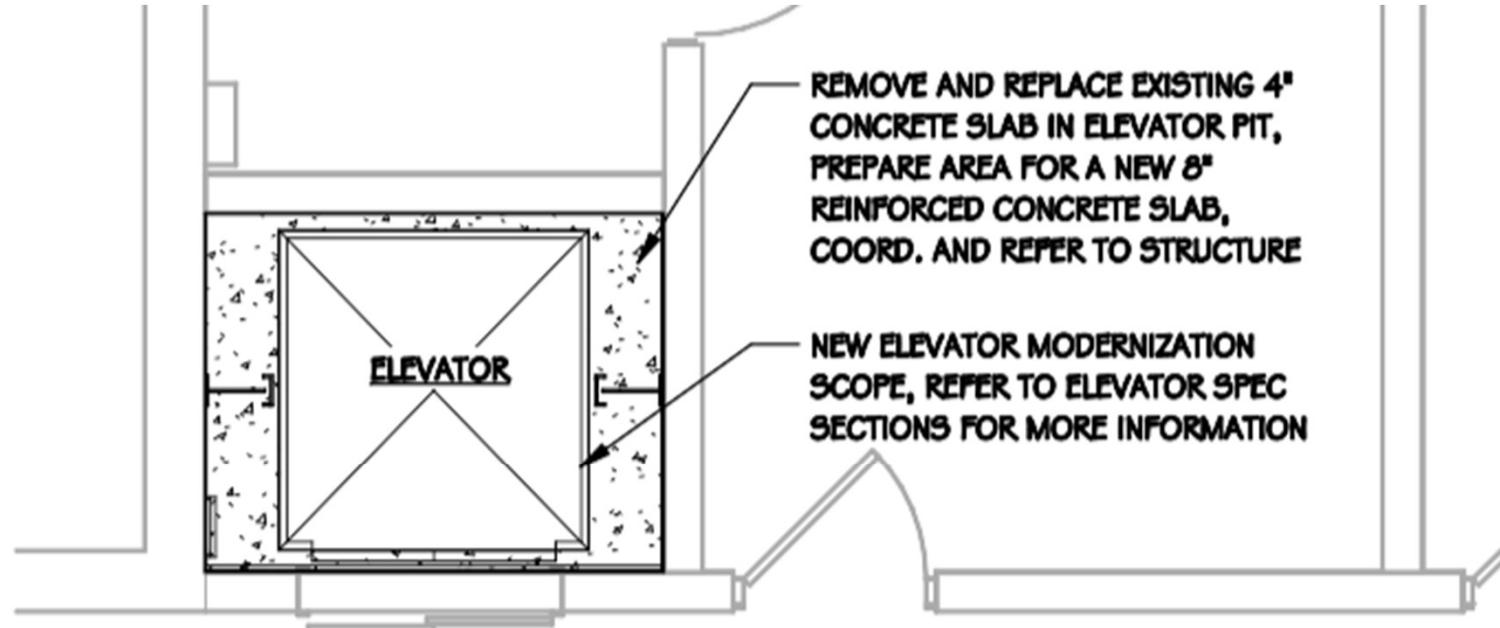
SECOND FLOOR CEILING PLAN - UNIT A

3/32" = 1'-0"

FLOOR PLANS / SITE PLANS



FLOOR PLANS / SITE PLANS



FIRST FLOOR ELEVATOR ENLARGED PLAN

1/4" = 1'-0"

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



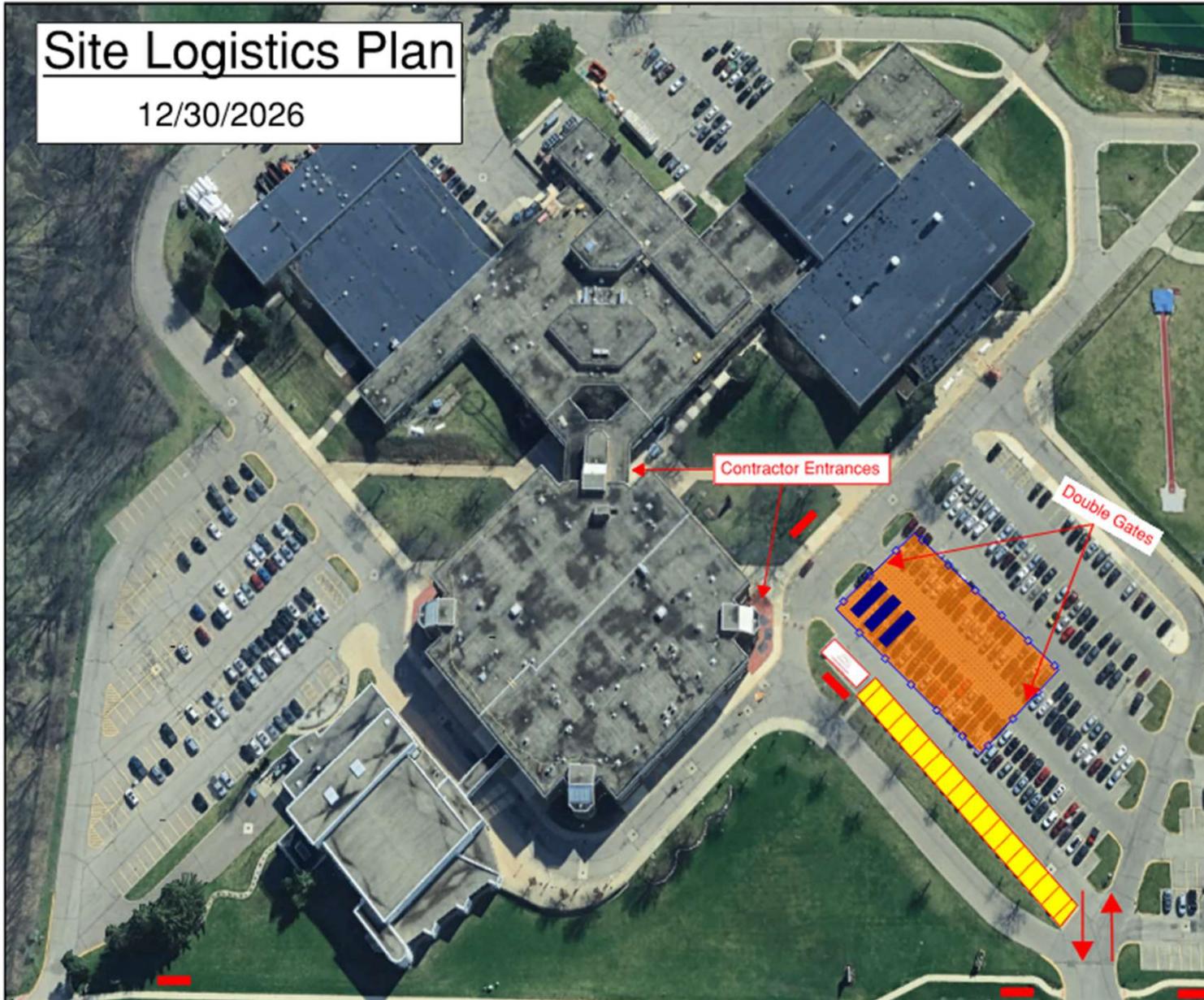
| | |
|--------------------|---------------------------------|
| BID CATEGORY NO. 1 | General Trades |
| BID CATEGORY NO. 2 | Drywall and Acoustical Ceilings |
| BID CATEGORY NO. 3 | Mechanical |
| BID CATEGORY NO. 4 | Electrical |
| BID CATEGORY NO. 5 | Elevators |

SITE LOGISTICS PLAN



Site Logistics Plan

12/30/2026



Kalamazoo Public Schools
Kalamazoo Central High
School - Secure Vestibule &
Mechanical Upgrades



Every child. Every opportunity. Every time.

Legend:

| | |
|-----------------------------------|--|
| Contractor Parking | |
| Fence Panels | |
| Dumpsters | |
| Temp. Staging and Laydown Area | |
| Project Signage | |
| Skillman Office Trailer | |

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The SKILLMAN Corporation
AN EMPLOYEE-OWNED COMPANY



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.
- Procuring permits.
- Expediting submittals and samples.
- Expediting material procurement.
- Isolating work areas.
- Expediting inspections.
- Piping, Insulation, and New Ceiling Coordination

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 | General Trades | \$10,000 |
| Bid Category No. 02 | Drywall and Acoustical Ceilings | \$10,000 |
| Bid Category No. 03 | Mechanical | \$10,000 |
| Bid Category No. 04 | Electrical | \$10,000 |
| Bid Category No. 05 | Elevators | \$5,000 |

INCLUDE THIS AMOUNT IN YOUR BASE BID.

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: **1/23/2026**

Contact Max for onsite visits. ½ day of school 1/20 – 1/22 and no students on 1/23.

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:**

Max Tackett –
mtackett@skillman.com

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.

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 ? | | |
| 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 TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **February 5, 2026**
- Pre Award Conferences: **February 5-6, 2026**
- KPS Board Meeting: **February 19, 2026**

All Subcontractor & Products Lists
must be submitted by: **Prior to Pre-Award Conference**

BID OPENING



Date: ~~January 29, 2026~~ February 4th, 2026 (changing in Addendum #1)

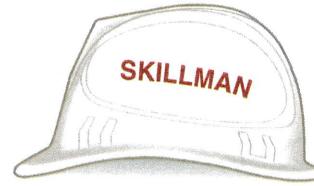
Time: 2:00PM

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

Q & A



Project Name: KPS K-Central HS
Vestibule & Piping Upgrades

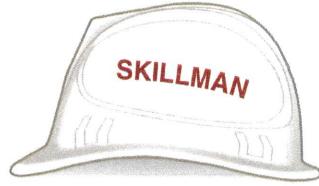


DATE: 1/15/2026

TSC PROJECT NO.: 224010.12

PRE-BID MEETING SIGN-IN SHEET

| COMPANY REPRESENTED | ATTENDEE NAME | EMAIL ADDRESS | PHONE NUMBER |
|--------------------------|---------------|--------------------------------|-----------------|
| KPS | | | |
| KPS | | | |
| THE SKILLMAN CORPORATION | Max Tackett | mtackett@skillman.com | |
| THE SKILLMAN CORPORATION | Tom Tackett | ttackett@skillman.com | |
| TowerPinkster | | | |
| TowerPinkster | | | |
| Shantloice | Chad Heuer | C-heuer@shantloicebrothers.com | |
| Jergens Piping | Doug Bosch | dougbosch@jergenspiping.com | 269 700-3544 |



PRE-BID MEETING SIGN-IN SHEET

| COMPANY REPRESENTED | ATTENDEE NAME | EMAIL ADDRESS | PHONE NUMBER |
|---------------------|----------------|---------------------------------|--------------|
| SHOULDICE (Piping) | Jim Newbury | j-newbury@shouldicebrothers.com | 517 348 9149 |
| Trumble | Jordan Shoulis | jeremy@trumblegroup.com | 517 323 6449 |
| mcnally | Ryan Wardlaw | ryan@mcnallyelectrators.com | 209.381.1860 |
| Eric Chard | Brussie | eric@brusseebrady.com | 209.278.762 |
| Eric Head | TRC Company | | |
| Nick Cintorino | N/A | | |
| Grant Wilhelm | Otis | Grant.Wilhelm@otis.com | 616.304.2782 |
| Brian Freeman | Schindler | brian.craig@schindler.com | 419.341.0818 |

Project Name: KPS K-Central HS
Vestibule & Piping Upgrades



DATE: 1/15/2026

TSC PROJECT NO.: 224010.12

PRE-BID MEETING SIGN-IN SHEET

| COMPANY REPRESENTED | ATTENDEE NAME | EMAIL ADDRESS | PHONE NUMBER |
|---------------------|---------------|-------------------------------|----------------|
| Jim Hall | Hall Builders | Jim@hall-builders.com | 269 655-8866 |
| Shouldice | Chris Moore | C-Moore@shouldicebrothers.com | 269-274-3818 |
| Jordan Corstange | Miller-Davis | Jcorstange@millerdavis.com | 269 303-1503 |
| Howley Agency | SHAWN DUGER | sduger@dshowley.com | 616.785.9000 |
| RW LAPINE | Evan McKillip | emckillip@rwlapine.com | (269) 779-7405 |
| Hurst Mach | Zach Ham | Zham@hurstind.com | 616-560-8639 |