



**Kalamazoo Public Schools
Maple Street Magnet School
For The Arts Office Renovation**

PRE-BID MEETING

February 5, 2026

PRE-BID MEETING



Kalamazoo Public Schools

Every child. Every opportunity. Every time.

Maple Street Magnet School For The Arts Office Renovation
922 W. Maple Street
Kalamazoo, MI 49008

OWNER



Kalamazoo Public Schools

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



ARCHITECT



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

- Justin Douglas
- 269-529-0463
- jdouglas@skillman.com

PROJECT ENGINEER

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

SITE MANAGER

- Tim Frakes

ADMIN. ASSISTANT

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

SCOPE OF WORK

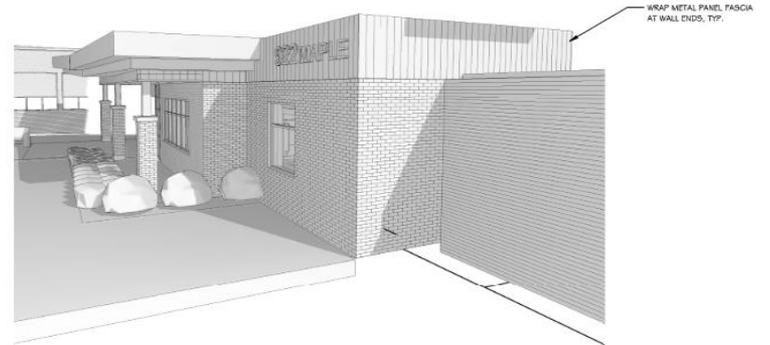


- Selective demolition, new foundations, structural steel, exterior CMU, veneer brick, roofing, interior buildout with partitions, finishes, doors, and casework.
- Mechanical, electrical, plumbing, fire protection, and low-voltage systems will be renovated or installed to support the updated spaces.
- Site work includes limited demolition, concrete flatwork, earthwork, and restoration.
- Approx. Budget = \$2.4M
- May 2026 – October 2026

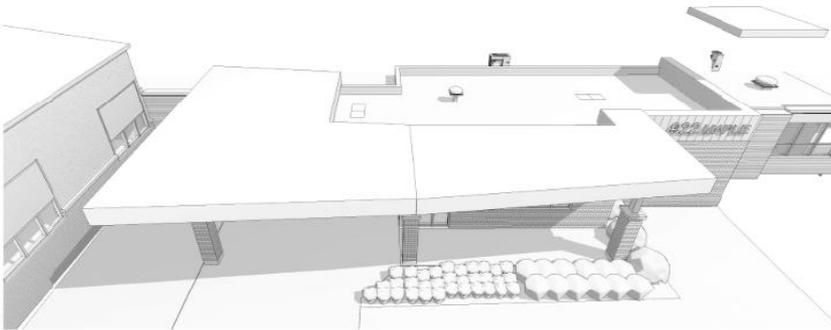
FLOOR PLANS / SITE PLANS



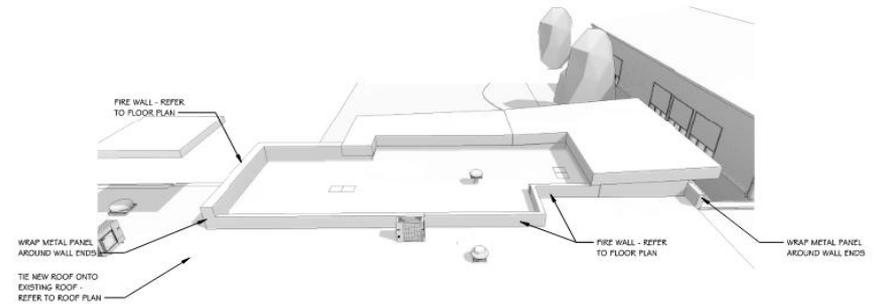
1 CANOPY - SOUTHWEST CORNER
A.307



2 CANOPY - SOUTHEAST CORNER
A.307

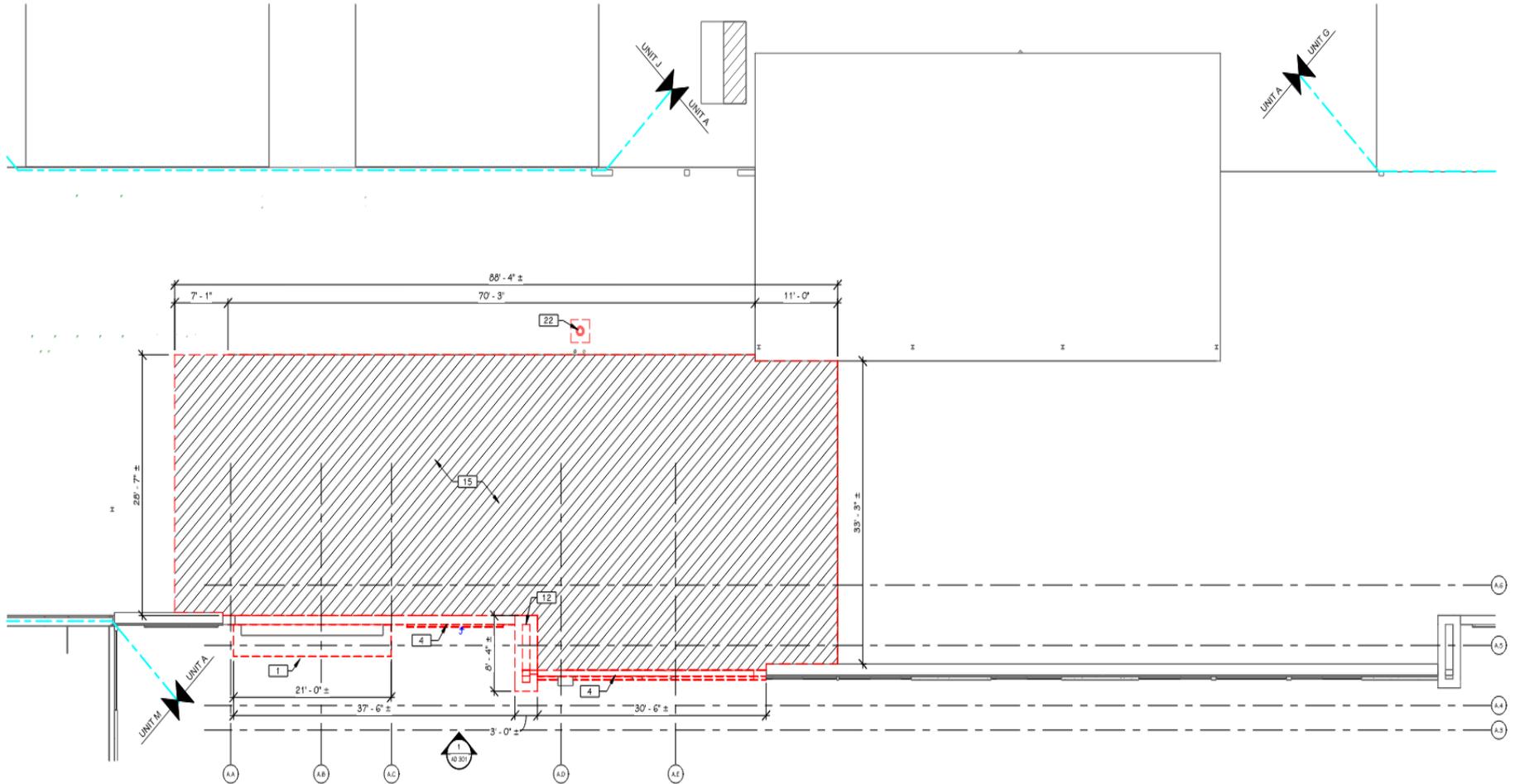


3 CANOPY - ABOVE - FRONT
A.307



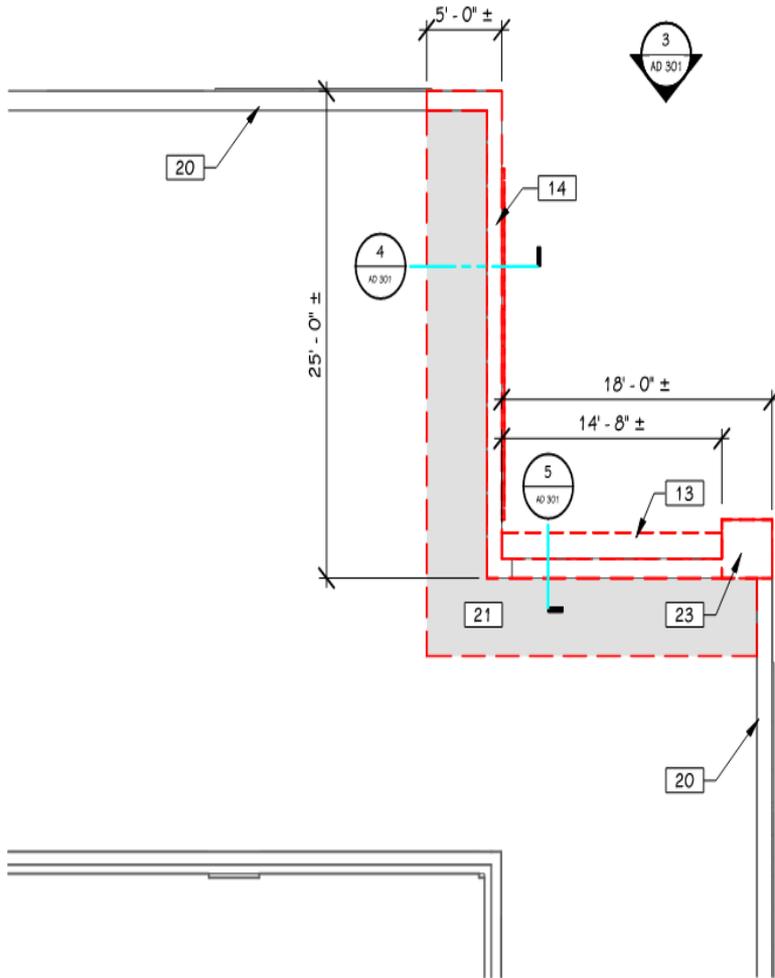
4 CANOPY - ABOVE - BACK
A.307

FLOOR PLANS / SITE PLANS



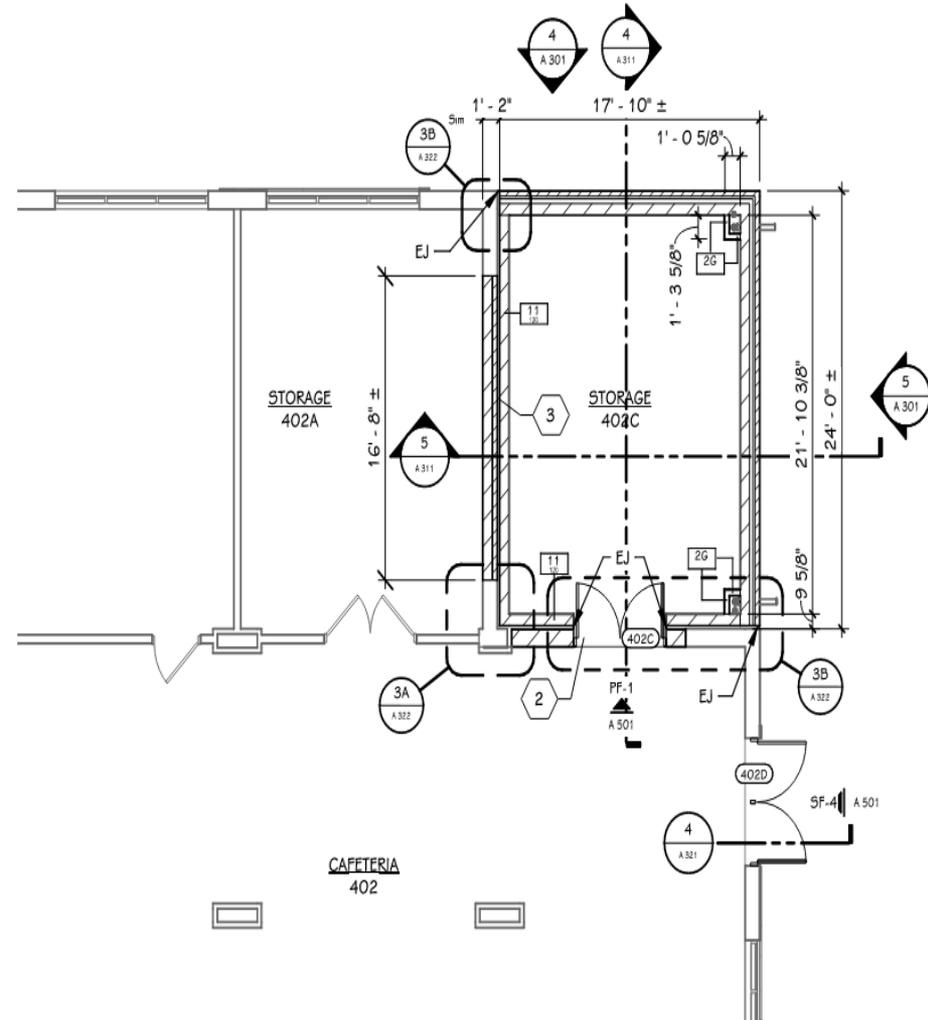
 PARTIAL ROOF DEMOLITION PLAN - UNIT A
1/8" = 1'-0"

FLOOR PLANS / SITE PLANS



PARTIAL ROOF DEMOLITION PLAN - UNIT E

1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN - UNIT E

1/8" = 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



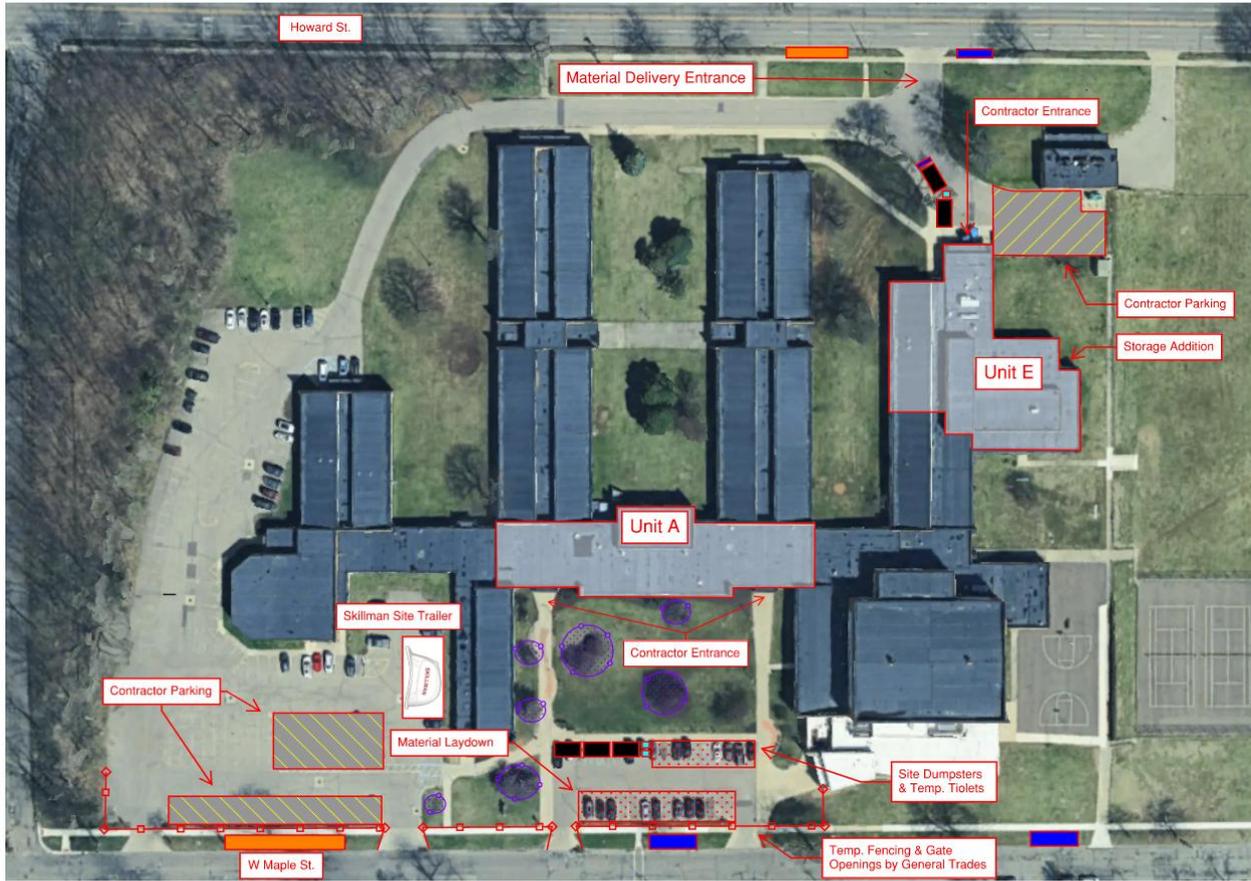
BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Roofing
BID CATEGORY NO. 3	Aluminum Entrances/Storefronts/Doors
BID CATEGORY NO. 4	Mechanical
BID CATEGORY NO. 5	Electrical

SITE LOGISTICS PLAN



Kalamazoo Public Schools

MAPLE STREET SCHOOL



LEGEND:

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



TowerPinkster
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The SKILLMAN Corporation
Construction Management

Site Logistics Plan - 1/22/26

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



- **Contractor Submittal & Material Procurement**
 - **Steel Columns and Beams**
 - **2 Types of Brick**
 - **Metal Panels, Soffit and Fascia**
 - **Aluminum Storefronts and Hardware**
- **Maintaining a secure and weather tight building during construction**
- **Site Access, Primary access from Howard St.**

ALTERNATES



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

- **No Alternates.**

ALLOWANCES



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

Bid Category No. 01	General Trades	\$25,000
Bid Category No. 02	Roofing	\$10,000
Bid Category No. 03	Aluminum Entrances/Storefronts/Doors	\$5,000
Bid Category No. 04	Mechanical	\$20,000
Bid Category No. 05	Electrical	\$15,000

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: Justin Douglas jdouglas@skillman.com

All RFIs must be received before: **February 12, 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: Justin Douglas

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: June 15, 2026

Anticipated Construction

Completion Date: October 14, 2026

- **Demo of Unit A complete by July 4, 2026**
- **Unit A dried in by September 4, 2026**
- **Student access of new entrance and corridor by August 21, 2026**

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **February 27, 2026**
- Pre Award Conferences: **March 2 – March 4, 2026**
- KPS Board Meeting: **March 19, 2026**

All Subcontractor & Products Lists

must be submitted by: February 28, 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.

BID OPENING



Date: February 26, 2026

Time: 2:00 PM

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



MAPLE STREET
MAGNET SCHOOL
FOR THE ARTS

Maple Street Magnet School For The
Arts Office Renovation



DATE: February 5, 2026

TSC PROJECT NO.: 224010.10

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
KALAMAZOO PUBLIC SCHOOLS			
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	Mike Galovan	mgalovan@towerpinkster.com	
TOWERPINKSTER			
SHAWN OLGER	Howley Agency	solger@dsshowley.com	616.785.9000
Brett Rushing	KMI	brushing@kalamazoomechanical.com	616.262.2974



TSC PROJECT NO.: 224010.10

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Hookstar Roofing Co	Dale Roach	dale@hookstarroofing.com	269-998-1463
Shouldice	Alex Coulombe	A_Coulombe@shouldicebrothers.com	269-567-0265
Miller-Davis	Jordan Cotstange	jcotstange@miller-davis.com	269-303-1503
MALL CITY MECHANICAL	ADAM WOLTHUIS	AWOLTHUIS@MCM-TEAM.COM	269-597-2546
Jim Hall	HALL Builders	Jim@hall-builders.com	269-655-8866
R.W. LaPine	John Ganser	jganser@rwlapine.com	Attended virtually
A1 Refrigerant	Ken Pluta	kpluta@a1refrig.com	Attended virtually
Sherriff Goslin	Alex Emery	alexemery@sherriffgoslin.com	Attended virtually



TSC PROJECT NO.: 224010.10

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Comfort systems USA	Owen Thiel	owen.thiel@comfortsystemsusa.com	Attended virtually
Division 7	Brandon Grozier	brandon.grozier@dtbci.com	Attended virtually
TRG	Joel	N/A	Attended virtually
Markel	Mark Cochran	mcochran@markellelectric.com	Attended virtually
E and L Group	Doug Shelton	cdoug.shelton@eandlgroup.com	Attended virtually
N/A	Eric L	N/A	Attended virtually