



Edwardsburg Public Schools Intermediate Boiler Replacement

PRE-BID MEETING

April 8, 2026

PRE-BID MEETING



**Intermediate Boiler Replacement
27157 US 12
Edwardsburg, MI 49112**

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
- mjkounelis@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

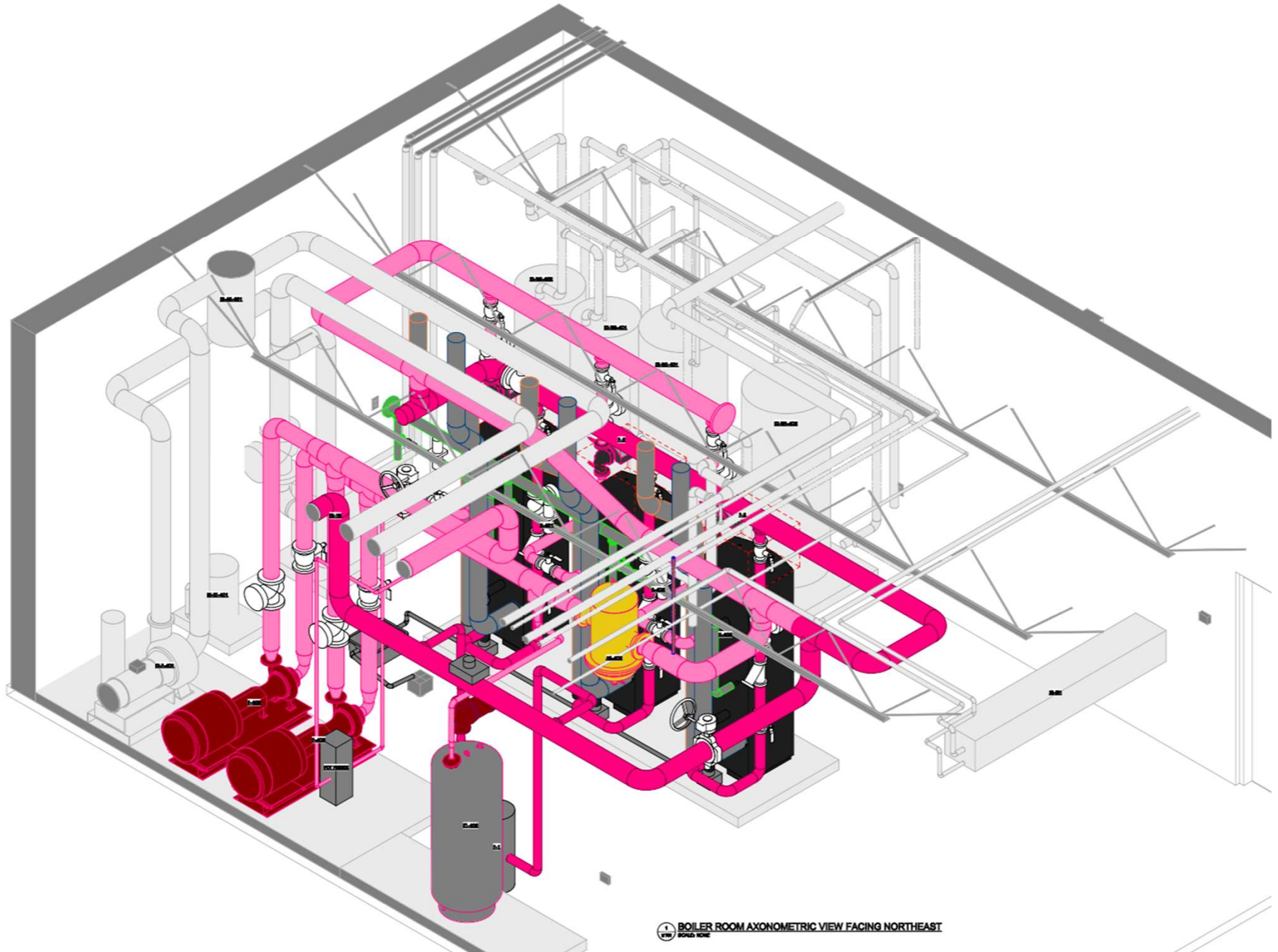
Bidding Contractors are required to pay for printed Documents. The electronic files are available at no cost.

SCOPE OF WORK



- **Scope includes removal of existing boilers, pumps, expansion tank, air separator, associated piping, and related mechanical/electrical components. New work includes installation of three high-efficiency condensing boilers, new primary and secondary pumps, expansion tank, heating hot water piping, gas piping, venting, and associated supports and accessories.**
- **June 2026 – September 2026**

FLOOR PLANS / SITE PLANS



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

MECHANICAL

Bid Category #02 – Electrical and electrical scope of work will be removed in Addendum #2 and will be provided by the Owner.

SITE LOGISTICS PLAN



Edwardsburg Public Schools INTERMEDIATE BOILER REPLACEMENT



LEGEND:

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

Contractor Entrance to Boiler Room

Skillman Site Trailer at Middle School

Contractor Entrance from Section St.

Site Logistics Plan - 3/25/26



The SKILLMAN Corporation
Construction Management



TowerPinkster
Architecture · Engineering · Interiors



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.**
- **Permitting Issuance.**
- **Boiler/Material Procurement.**
- **Completing the project before heating season.**

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

Mechanical

\$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: **April 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:

Sue Potter, sue.potter@towerpinkster.com

Max Tackett, mtackett@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: June 11, 2026

Anticipated Construction

Completion Date: August 24, 2026

- **Begin Boiler Room Demo on June 15, 2026**
- **Begin to Set New Boilers on July 6, 2026**
- **Boiler and Pump Startup on or before August 31, 2026**

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **April 23, 2026**
- Pre Award Conferences: **April 23, 2026**
- EPS Board Meeting: **April 27, 2026**

All Subcontractor & Products Lists

must be submitted by: April 23, 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.

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 OPENING



Date: April 22, 2026

Time: 2:00 PM

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

Q & A



**EPS INTERMEDIATE BOILER
REPLACEMENT**



DATE: April 8, 2026

TSC PROJECT NO.: 224050.08

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
EDWARDSBURG PUBLIC SCHOOLS	Christine Neff		
EDWARDSBURG PUBLIC SCHOOLS	Gail Enders		
EDWARDSBURG PUBLIC SCHOOLS			
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
TOWERPINKSTER	Sue Potter	sue.potter@towerpinkster.com	

**EPS INTERMEDIATE BOILER
REPLACEMENT**



DATE: April 8, 2026

TSC PROJECT NO.: 224050.08

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
TOWERPINKSTER	Perry Hausman	phausman@towerpinkster.com	
TOWERPINKSTER	Dennis Knoff	dknoff@towerpinkster.com	
RW LaPine	John Gonser		
DA Dodd	Justin Steinbeck	justinsteinbeck@dadodd.com	
Havel Bros.	Rod DeVries		
EMCOR Services	Robert Anderson	randersen@shambaugh.com	