



River Valley School District
Gym Floor and Parking Lot Replacement
PRE-BID MEETING

April 7, 2026

OWNER



River Valley School District

- **Dave Campbell, Superintendent**
- **Brian Brown, Director of Finance**



ARCHITECT



Wightman

- Thomas McKercher
- tmckercher@gowrightman.com
- 269-567-0060



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

- TBD

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	SITWORK
BID CATEGORY NO. 2	CONCRETE
BID CATEGORY NO. 3	ASPHALT PAVING
BID CATEGORY NO. 4	GYM FLOORING

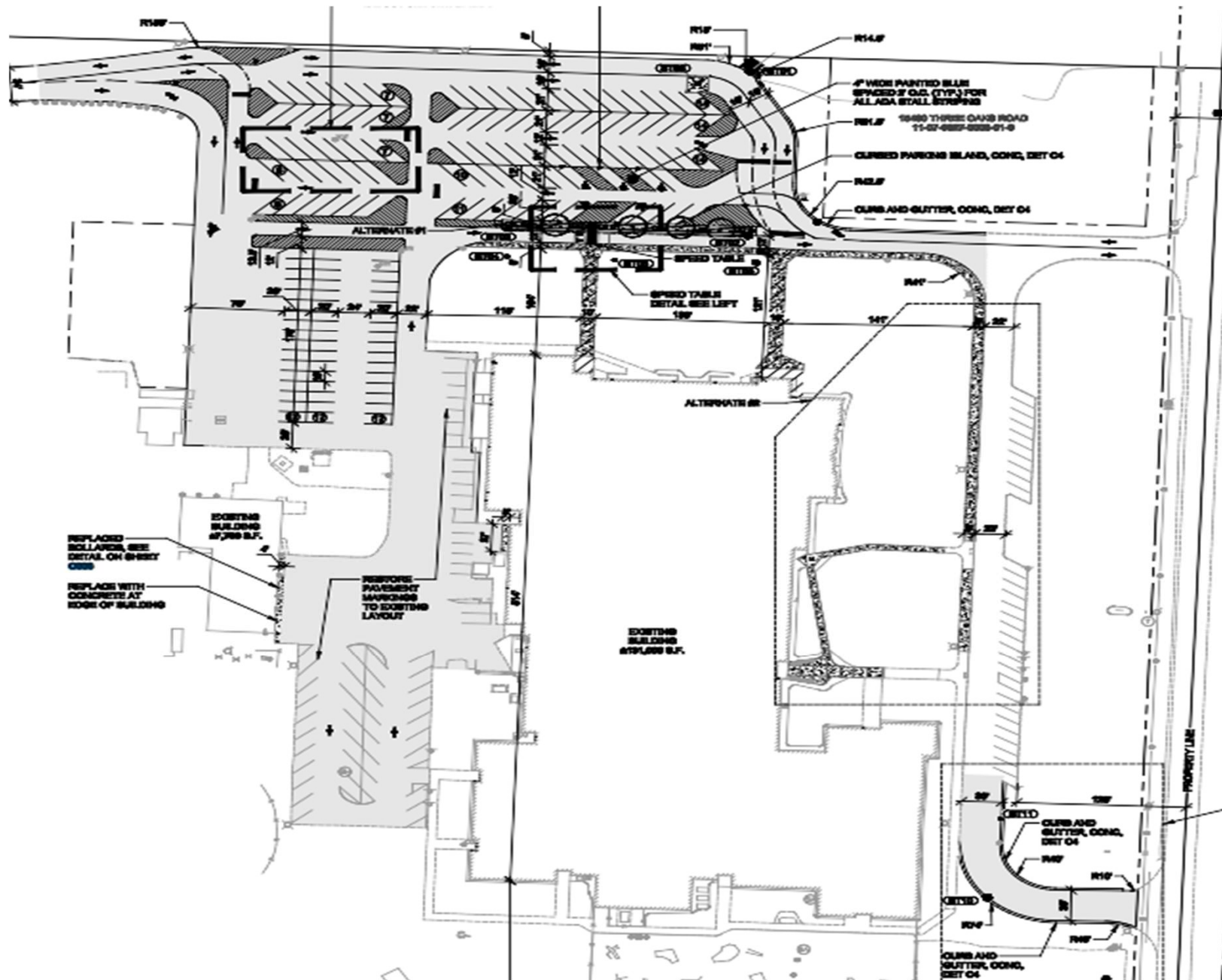
SCOPE OF WORK



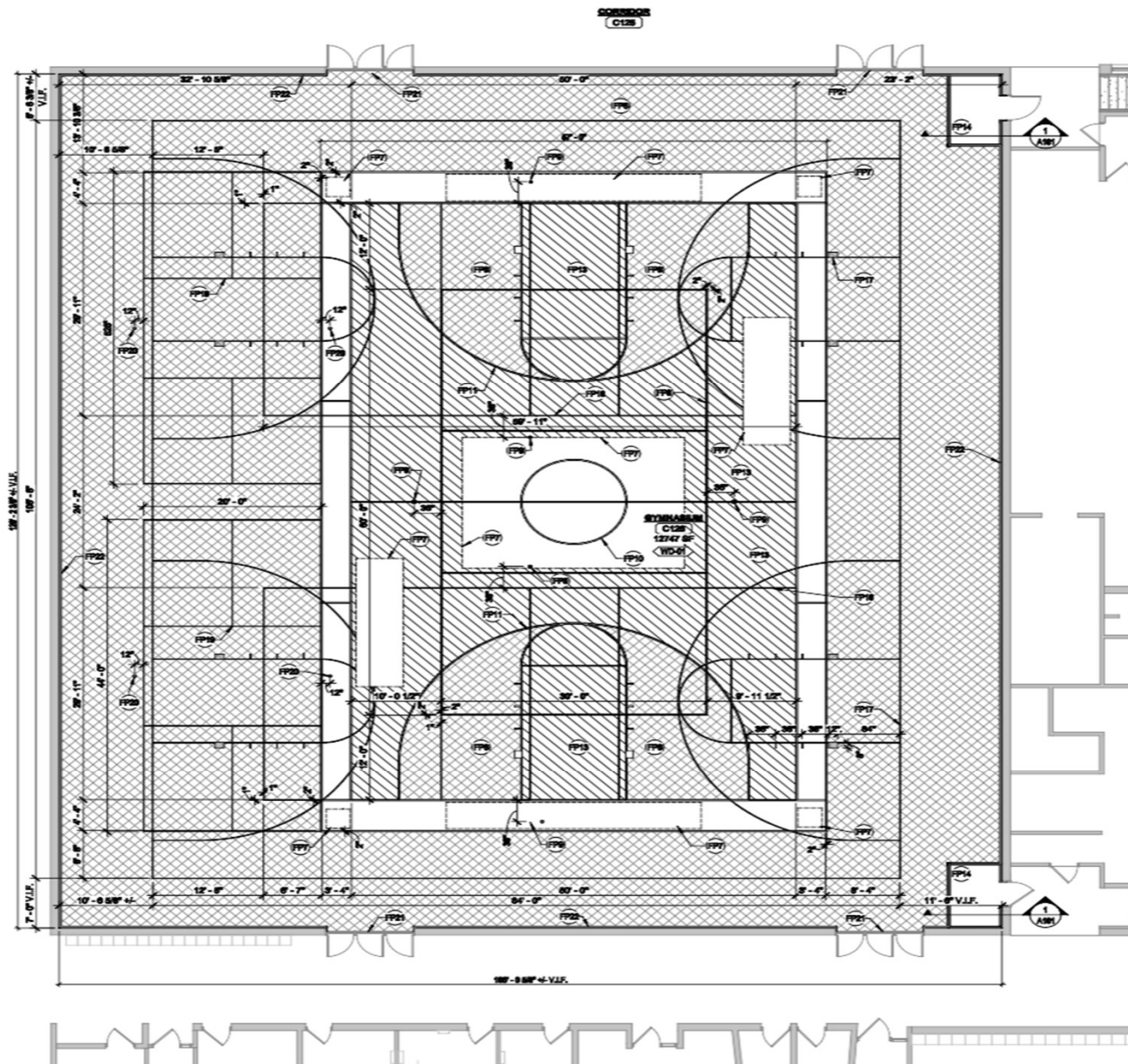
- **Scope includes demolition and replacement of the Gym floor system, installation of new athletic wood flooring, court striping, and vented Gym base. Exterior work involves removal and replacement of existing asphalt paving, sidewalks, curbs, planter areas, and other misc. site components, including underground drainage, base preparation, grading, pavement markings, erosion control, and restoration of disturbed areas.**

- **June 2026 – August 2026**

FLOOR PLANS / SITE PLANS

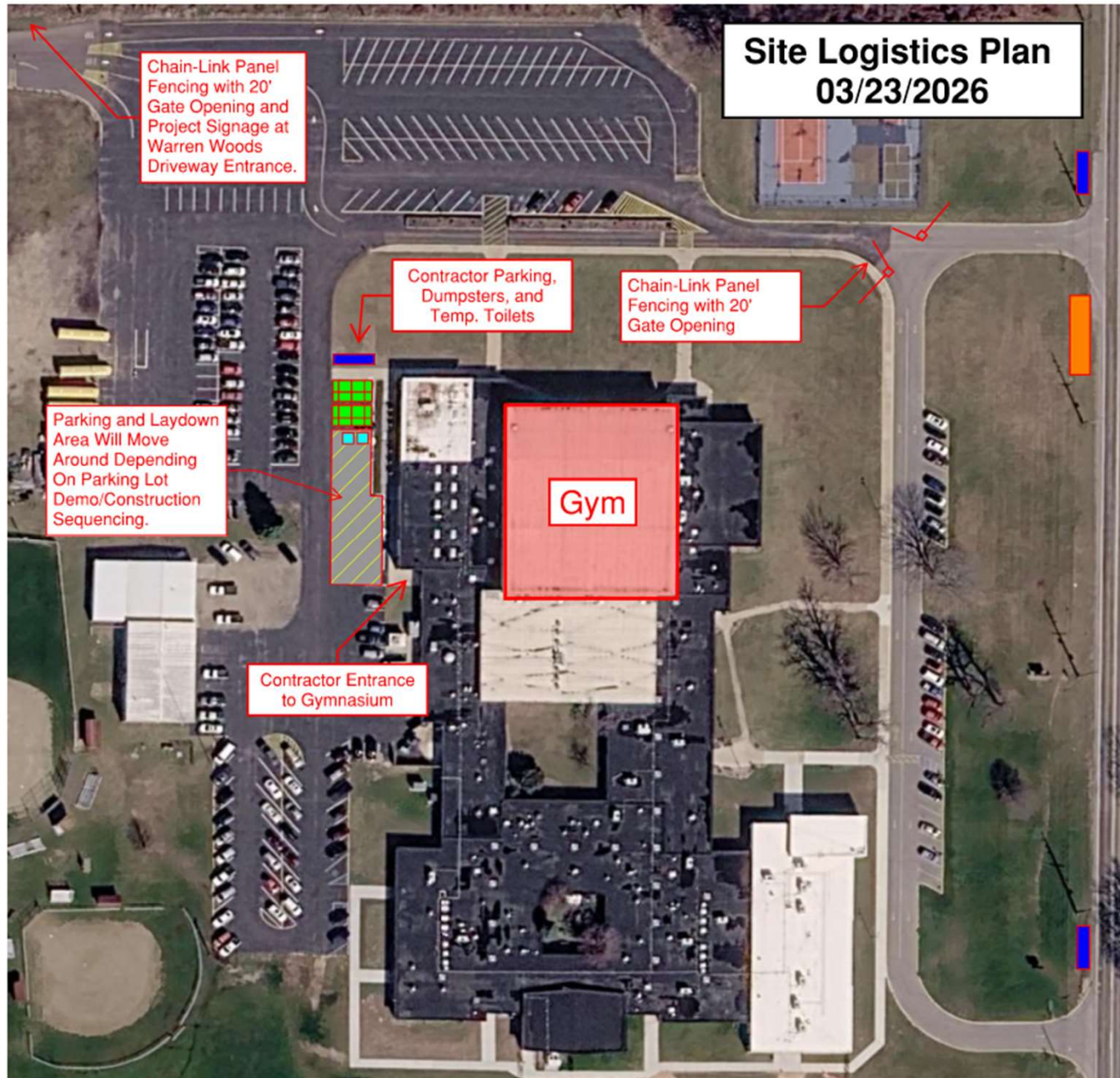


FLOOR PLANS / SITE PLANS



 GYMNASIUM AREA PLAN
SCALE: 1/8"=1'-0"

SITE LOGISTICS PLAN



RIVER VALLEY
SCHOOL DISTRICT

River Valley School District
2026 Sinking Funds
Parking Lot and Gymnasium Floor
Replacement

LEGEND:

- Contractor Parking Area = 
- Dumpsters = 
- Large Project Sign = 
- Project Traffic and Contractor Entrance Signage = 
- Temporary Toilets = 
- 6' Tall Fence Panels = 



The SKILLMAN Corporation
Construction Management





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 and Permitting Delays**
- **Expediting Samples and Submittals**
- **Material Procurement Times**
- **Isolating Work Areas**

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**

ALTERNATES



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

- **Alternate Bid No. 01 – State the cost to provide the new ornamental fencing along the North side as indicated on the drawings.**
- **Alternate Bid No. 02 – State the cost to replace the sidewalks along the East side as indicated on the drawings.**
- **Alternate Bid No. 03 – State the cost to widen the existing south driveway as indicated on the drawings.**

ALLOWANCES



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

Bid Category No. 01	Sitework	\$20,000
Bid Category No. 02	Concrete	\$10,000
Bid Category No. 03	Asphalt Paving	\$10,000
Bid Category No. 04	Gym Flooring	\$10,000

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**

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 10, 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:

Thomas McKercher, tmckercher@gowightman.com

Max Tackett, mtackett@skillman.com

BID TO AWARD TIMELINE



- Post the Bid Tab to the PlanRoom: **April 17, 2026**
- Pre Award Conferences: **April 22 - April 23, 2026**
- RVSD Board Meeting: **April 27, 2026**

All Subcontractor & Products Lists

must be submitted by: April 22, 2026

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: June 8, 2026

**Anticipated Construction
Completion Date: August 14, 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 16, 2026

Time: 2:00 PM

Location: River Valley School District's Administration Office
15480 Three Oaks Road
Three Oaks, MI 49128

Q & A



**RVSD Gym Floor and Parking Lot
Replacement**



DATE: April 7, 2026

TSC PROJECT NO.: 225170.01

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
RIVER VALLEY SCHOOL DISTRICT	Brian Brown		
RIVER VALLEY SCHOOL DISTRICT			
THE SKILLMAN CORPORATION	Max Tackett	mtackett@skillman.com	269-568-2433
THE SKILLMAN CORPORATION	Blake Lee	blee@skillman.com	269-569-3968
THE SKILLMAN CORPORATION	Caralee Sokolowski	Csokolowski@skillman.com	269-568-1460
WRIGHTMAN			
Michigan Paving	Nick Ricketts	nricketts@mipmc.com	
Selge Construction	Kyle Silvevs	ksilvevs@selgeconstruction.com	

