



**The SKILLMAN Corporation**

AN EMPLOYEE-OWNED COMPANY

May 8, 2026

Adam Bowen, Superintendent  
New Buffalo Area Schools  
1112 East Clay Street  
New Buffalo, MI 49117

**Re: New Buffalo Area Schools  
Re: Parking Lot Replacement Project**

**Subject: Recommendation To Award Contracts**

Dear Mr. Bowen:

On Friday, April 17, 2026, four (4) Prime Contractor bids were received for the Parking Lot Replacement Project. On May 6, 2026, and May 7, 2026, representatives from Skillman and New Buffalo Area Schools conducted pre-award conferences with the apparent low bidders, to review project scope, schedule, and other administrative requirements.

Based on the pre-award conferences, review of the bidders' scope of work, and adherence to schedule, The Skillman Corporation recommends awarding a contract to the following Contractor for their Base Bid amount. This Contractor has demonstrated a thorough understanding of the project requirements, and has also met the specification requirements in determining the lowest responsive and responsible bid:

<b>Bid Cat No.</b>	<b>Bid Cat Name</b>	<b>Contractor Name</b>	<b>Amount</b>
01	Asphalt Paving	Chorba Asphalt Paving LLC	\$409,000.00
<b>Total</b>			<b>\$409,000.00*</b>

\*Please be advised, the total amount does NOT include any costs associated with FFE, land acquisition, financial costs, Construction Contingency, Contract Allowances, Project Specific General Conditions, or any other soft costs.

Upon receipt of your authorization, The Skillman Corporation will proceed into the Construction Phase of the project, prepare Notices to Proceed, and schedule a Pre-Construction Meeting with selected Contractors.

Respectfully,  
**THE SKILLMAN CORPORATION**

Max Tackett  
Project Manager

cc: Pano Arvanitis, Mark German – New Buffalo Schools  
Michael Kounelis, Thomas Tackett, Pat Portteus – The Skillman Corporation  
Enclosures-NBAS Request for Proposals, Contractor Proposals



# NEW BUFFALO AREA SCHOOLS

## REQUEST FOR PROPOSAL (RFP)

### MS/HS West Parking Lot Improvements

**Issue Date:** April 1, 2026

**Proposal Due Date:** April 15, 2026 12:00pm **Bid Opening:** 12:30pm

**Project Location:** 1112 E. Clay St., New Buffalo, MI 49117

**Owner:** New Buffalo Area Schools (NBAS)

**Contact:** Mark German, Director of Operations

**Email:** mgerman@nbas.org

**Phone:** 269-469-6017

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## 1. Project Overview

New Buffalo Area Schools is requesting proposals from qualified contractors to furnish all labor, materials, equipment, and supervision necessary to complete resurfacing improvements to the MS/HS West parking lot.

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## 2. Project Objectives

- Improve overall parking lot condition and longevity
  - Provide a smooth, durable driving and parking surface
  - Strengthen high-traffic drive lanes for long-term performance
  - Maintain existing layout and traffic flow
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# NEW BUFFALO AREA SCHOOLS

## REQUEST FOR PROPOSAL (RFP)

### Transportation Parking Lot Improvements

**Issue Date:** April 1, 2026

**Proposal Due Date:** April 15, 2026 12:00pm **Bid Opening:** 12:30pm

**Project Location:** 711 East Clay Street, New Buffalo, MI 49117

**Owner:** New Buffalo Area Schools (NBAS)

**Contact:** Mark German, Director of Operations

**Email:** mgerman@nbas.org

**Phone:** 269-469-6017

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## 1. Project Overview

New Buffalo Area Schools is requesting proposals from qualified contractors to furnish all labor, materials, equipment, and supervision necessary to complete improvements to the Transportation parking lot, including expansion, resurfacing, and associated site work.

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## 2. Project Objectives

Improve overall parking lot condition and durability

Expand usable parking and traffic flow areas

Provide a properly graded and compacted surface for long-term performance

Upgrade traffic control features to support operations at the Transportation facility

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### **3. Scope of Work**

#### **A. Asphalt Removal**

- Rotomill and remove existing asphalt to gravel base
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#### **B. Site Preparation**

- Fine grade the entire project area
  - Compact all areas to be paved
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#### **C. Asphalt Installation**

##### **Standard Parking Areas**

- Furnish, install, and compact:
    - **1-1/2" of 4EL leveling course asphalt**
    - **1-1/2" of 5EL wearing course asphalt**
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##### **Heavy Duty Drive Lanes**

*(Excluding fire lane behind school)*

- Furnish, install, and compact:
    - **3" of 4EL leveling course asphalt**
    - **2" of 4EL wearing course asphalt**
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#### **D. Striping**

- Stripe parking lot per existing layout
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### **4. Site Conditions & Notes**

- Staking and layout are excluded unless otherwise specified
  - Contractor is not responsible for private utilities or irrigation not marked through MISS DIG
  - Materials shall meet **MDOT Tier 2 specifications**
  - Asphalt binder: **64-22 for all materials**
  - Asphalt pricing may fluctuate due to petroleum market conditions
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## 5. Site Visit

A site visit is strongly encouraged. Contractors may contact Mark German to schedule access and review conditions prior to submitting a proposal.

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## 6. Contractor Qualifications

Contractors submitting proposals must demonstrate:

- Experience with asphalt milling and resurfacing
  - Capability to perform grading, compaction, and paving work
  - Proper insurance and licensing for work in Michigan
  - Ability to meet school site safety requirements
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## 7. Proposal Requirements

Proposals must include the following:

### Company Information

- Company name, address, and contact person
- Phone and email

### Cost Proposal

- Lump sum cost for total project
- Breakdown of costs (if applicable)
- Any assumptions clearly listed

## **Project Schedule**

- Proposed start date
  - Estimated duration
  - Completion date
  - **All work will be scheduled and coordinated with NBAS, with project start no earlier than July 1, 2026**
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## **Materials & Methods**

- Description of asphalt materials and installation methods
- Milling, grading, and compaction approach

## **Insurance**

- Proof of liability insurance
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## **8. Evaluation Criteria**

NBAS will evaluate proposals based on:

- Cost
  - Contractor experience and qualifications
  - Schedule and ability to complete within desired timeline
  - Quality of materials and installation approach
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## **9. General Conditions**

- NBAS reserves the right to reject any and all proposals
  - NBAS reserves the right to accept the proposal deemed in the best interest of the District
  - Contractor shall coordinate work to minimize disruption to school operations
  - Contractor shall maintain a clean and safe worksite at all times
  - Contractor shall be responsible for all utility locating prior to excavation (MISS DIG)
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## **10. Submission Instructions**

Sealed bid shall be submitted by due date at 12:00pm to:

**NBAS Business Office**

Door 21

1112 E. Clay St.

New Buffalo, MI 49117

**Subject Line:** RFP – MS/HS West Parking Lot Proposal

# ESTIMATE



## Prepared For

New Buffalo Area Schools  
1112 E Clay St  
New Buffalo, MI 49117

## Chorba Asphalt Paving LLC

28500 M-152  
Dowagiac, MI 49047  
Phone: (269) 782-1765  
Email: dchorba@chorbaasphaltpaving.com

Estimate # 26-32  
Date 04/13/2026

Description	Total
Mill parking stalls and fire lane at 3", mill front loop and main drives at 5". Approx 58,000 Sq Ft MS/HS lot	\$20,000.00
Pave parking stalls and fire lane with 3" of asphalt. Pave main drives and front loop with 5" of asphalt. MS/HS lot	\$182,250.00
Stripe parking lot to match current layout MS/HS lot	\$2,200.00
Mill existing asphalt 5". Approx 42,500 Sq Ft Trans Lot	\$18,000.00
Remove top soil and tree stumps. Add in 6" of gravel and grade Trans Lot	\$4,200.00
Pave parking lot with 5" of asphalt. Trans Lot	\$180,350.00
Install two gate loops Trans Lot	\$1,000.00

Stripe lot to match current layout

\$1,000.00

Trans Lot

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**Subtotal**

\$409,000.00

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**Total**

**\$409,000.00**

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**Notes:**

All asphalt will be installed in 2 lifts. Gravel to be graded and compacted before installation of asphalt.

MS/HS Lot \$ 204,450

Trans Lot \$ 204,550

By signing this quote you're stating you both understand and agree with the price listed above. After quote is signed the job can be scheduled. Payment due within 15 days of job completion.



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Signed on: 04/13/2026  
Dylan Chorba

New Buffalo Area Schools