

PRE-BID MEETING

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Carmel High School Natatorium
520 East Main Street
Carmel, IN 46032
January 26, 2022

Pool View from West

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Pool Interior View from Southeast

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- Carmel Clay Schools
 - Dr. Michael Beresford – Superintendent
 - Roger McMichael – Associate Superintendent
 - Todd Fenoglio – Director, Facilities & Transportation
 - Thomas Harnas – CHS Principal
 - Toby Steele – CHS Vice Principal, Operations
 - Jim Inskeep – CHS Athletic Director

- Design Team

- Bill Payne – Principal, CEO
- Cheryl Sydzyik – Project Executive, Architect
- Allen Cradler - Principal, Specification Coordinator
- Kurt Sivilich - Architect
- Kate Talkington – Associate AIA
- Gregg Dixon – Construction Administrator

- Key Contacts for the Project

Cheryl Sydzyik

(317) 848-0966 ext. 10344

csydzyik@fhai.com

Gregg Dixon

(317) 848-0966 ext. 10348

gdixon@fhai.com

- Bart York – Executive Vice President, Account Executive
- Tyler Barker – Project Manager

Phone: 317-474-2288

Email: tbarker@skillman.com

- Brad Pawloski– Asst. Project Manager

Phone: 317-417-2046

Email: bpawloski@skillman.com

- Brad Judy – Site Manager

Phone: 317-753-8622

Email: bjudy@skillman.com

- Brandi Holmes – Admin. Assistant

Phone: 317-788-5112

Email: bholmes@skillman.com

Architectural Associate

- Kate Talkington

SCOPE OF WORK

- Construction of a state-of-the-art competition natatorium complete with independent diving well and walk-in therapy pool.
- Construction of redesigned entry plaza at door 21 with round about for student drop off
- Reconfiguring parking lot to North of natatorium
- Site lighting upgrade along west side drive and parking lot of the high school.
- Upon completion and opening of the new natatorium we will be renovating the existing natatorium with upgraded finishes and pool repairs.

SCOPE OF WORK

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- The intent will be that with the renovated entrance space combining the new natatorium to the existing will be that it looks like a complete pool complex.
- Reroof of the existing natatorium
- Upgrade of existing natatorium mechanical equipment
- Upgrade of existing natatorium pool equipment

- Overall Project Budget \$50.5 Million

BID CATEGORIES

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- Bid Category No. 1 – General Trades
- Bid Category No. 2 – Masonry
- Bid Category No. 3 – Structural Steel
- Bid Category No. 4 – Roofing
- Bid Category No. 5 – Metal Studs, Drywall & Acoustical
- Bid Category No. 6 – Aluminum, Glass & Glazing
- Bid Category No. 7 – Painting
- Bid Category No. 8 – Flooring
- Bid Category No. 9 – Terrazzo
- Bid Category No. 10 – Seating

BID CATEGORIES

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- Bid Category No. 11 – Pool & Equipment
- Bid Category No. 12 – Fire Protection
- Bid Category No. 13 – Plumbing
- Bid Category No. 14 – HVAC
- Bid Category No. 15 – Electrical & Technology



- Review Section 01 12 00 – Multiple Contract Summary.
- Please review all Specification Sections that are in your Scope of Work.



- Friday 1/28 @7:30 am
- See next slide for logistics

Prebid Site Visit Logistics

Legend

Must Exit To the North
to Smoky Row Road

Park Closest to
Building. Do not park
in a numbered space

Meet Up Location

Google Earth

Image Landsat / Copernicus

200 ft






Beachmont U

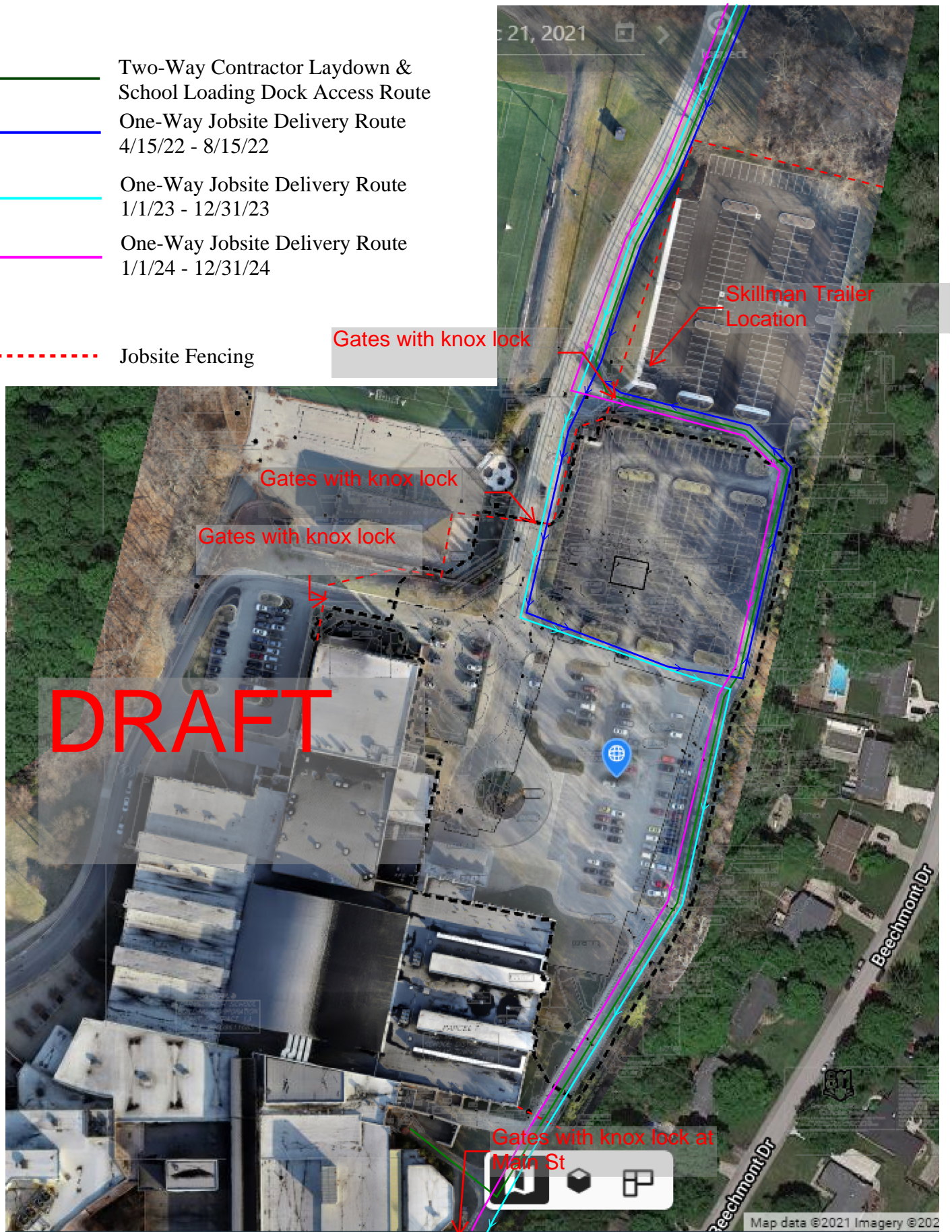
SITE LOGISTICS PLAN

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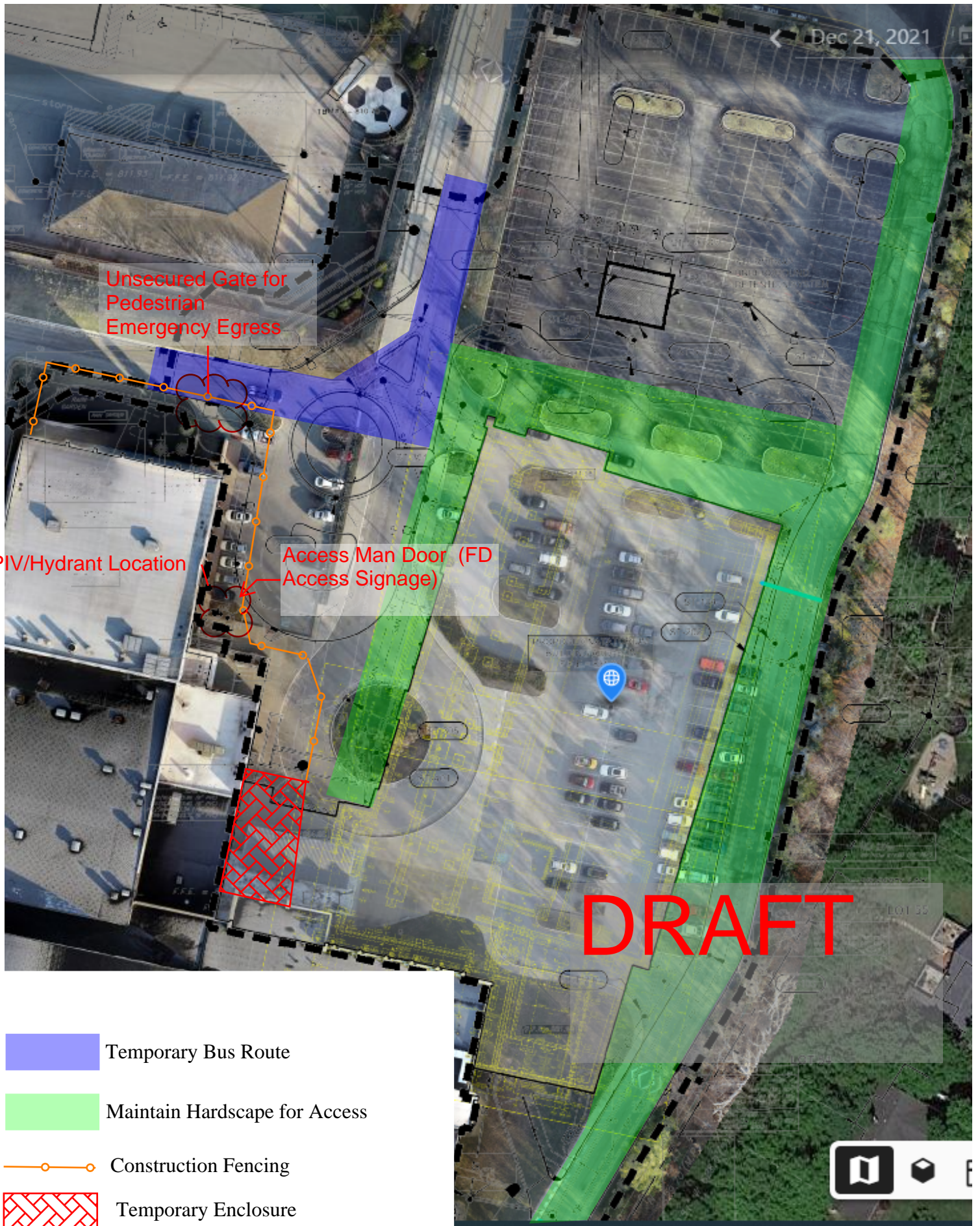


Legend:

-  Two-Way Contractor Laydown & School Loading Dock Access Route
-  One-Way Jobsite Delivery Route
4/15/22 - 8/15/22
-  One-Way Jobsite Delivery Route
1/1/23 - 12/31/23
-  One-Way Jobsite Delivery Route
1/1/24 - 12/31/24
-  Jobsite Fencing



General Site Logistics Plan




Temporary Bus Route

Maintain Hardscape for Access

Construction Fencing

Temporary Enclosure
With Temporary Egress Lighting
Emergency Exit Only

Legend:

 Reserved Parking




Skillman Trailer Location

Contractor Lay Down Area

DRAFT

Legend

 Greyhound Trail

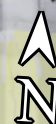
Gate 4

Greyhound Trail

E Smokey Row Rd

Google Earth

Image Landsat / Copernicus



100 ft

Contractor Lay Down

- Legend**
- Carmel Stadium
 - Greyhound Trail
 - Mc Giveney Health Care Center
 - Murray Stadium

Gate 4



DRAFT



Greyhound Trail

E Smokey Row Rd

Cool Creek

Stadium Dr



Murray Stadium

Cool Creek

Audubon Dr

Stadium Dr

Willowick Rd

Keystone Pkwy

Bexhill Dr



Mc Giveney Health Care Center



1000 ft

SITE PHASING PLANS

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CARMEL HIGH SCHOOL NATATORIUM ADDITION AND RENOVATIONS

520 E MAIN STREET
CARMEL, IN 46032

CARMEL CLAY SCHOOLS



ARCHITECT

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317.848.0966 WWW.FHAI.COM

350 E NEW YORK ST #300, INDIANAPOLIS, IN 46204

CONSULTANT



CONSTRUCTION DOCUMENTS

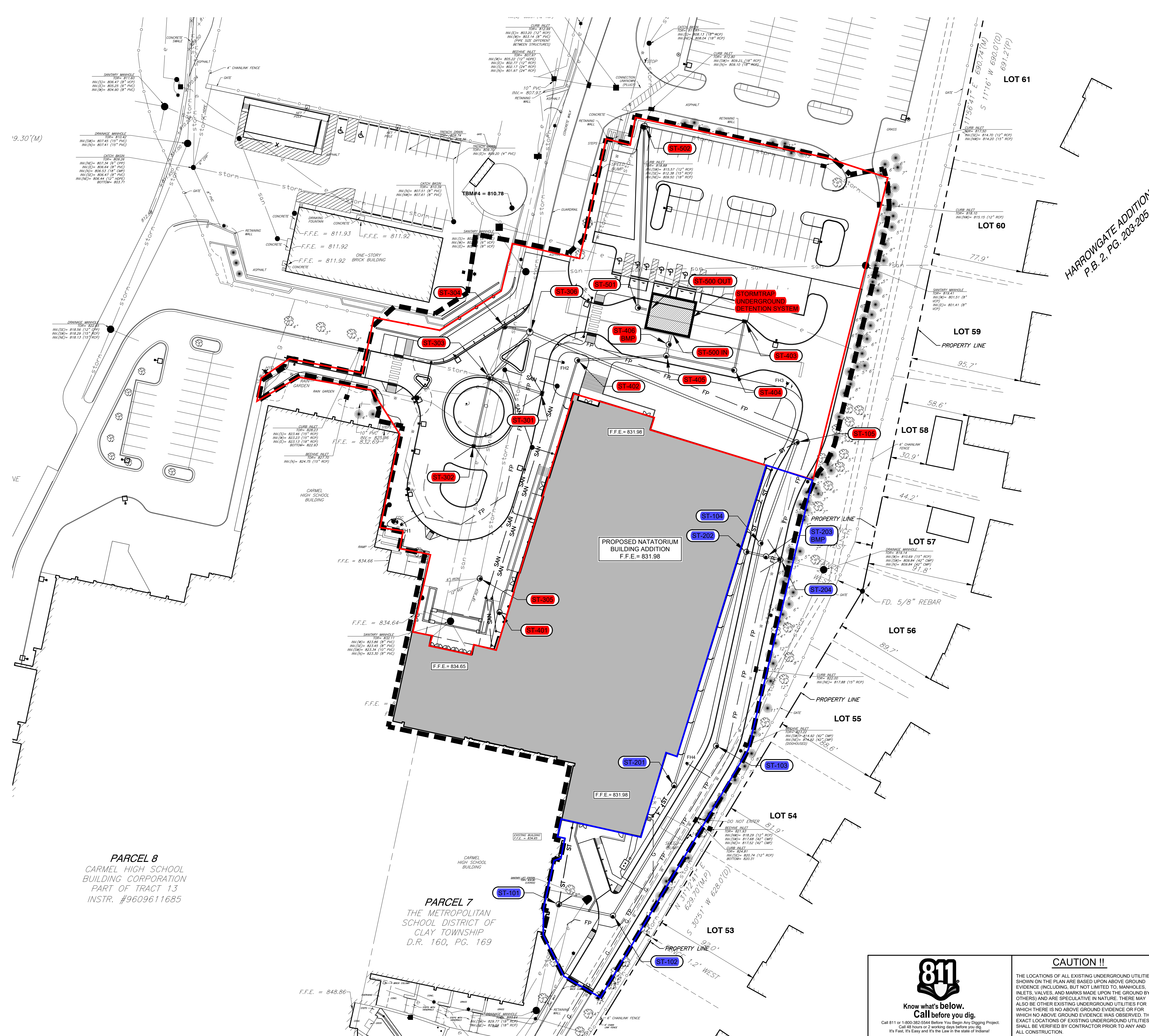


PROJECT MANAGER: PMR
DRAWN BY: HHW
PROJECT NUMBER: 220014.00
PROJECT ISSUE DATE: 12.17.2021

REV. NO.	DESCRIPTION	DATE

Site Utility Phasing Plan

Pg. 2/2



GENERAL NOTES

- SEE DRAWING G00.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
- TOPOGRAPHIC CONDITIONS AND EXISTING UTILITIES SHOWN WERE PROVIDED BY THE SURVEYOR. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE PROJECT AREA INCLUDING UNDERGROUND UTILITY CONDITIONS. LOCATION AND DEPTH PRIOR TO ANY OTHER SITE CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
- UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH PROPOSED DEVELOPMENT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED TO WITHIN ONE FOOT OF PROPOSED RIGHT-OF-WAY LINE.
- DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.
- REFER TO UTILITY DETAILS ON SHEET SU2.1, SU2.2, SU2.3, SU2.4, SU2.5 AND SU2.6
- REFER TO STORM STRUCTURE TABLE ON SHEET SU2.3
- SEE SHEETS SU1.1 AND SU1.2 FOR SANITARY PLAN INFORMATION AND SHEET SU2.2 FOR SANITARY DETAILS

- Phase I Site Utility Work
- Phase II Site Utility Work

UTILITY LEGEND

- ST OR NEW STORM SEWER LINE
- FP NEW FIRE PROTECTION LINE
- SAN NEW SANITARY LATERAL LINE
- G NEW NATURAL GAS LINE
- UD NEW UNDERDRAIN
- storm EXISTING STORM LINE
- w EXISTING WATER LINE
- san EXISTING SANITARY LINE
- e EXISTING ELECTRICAL LINE
- APPROXIMATE LIMITS OF CONSTRUCTION

Know what's below.
Call before you dig.

Call 811 or 1-800-325-0044 before you begin any Digging Project.
Call 48 hours or 2 working days before you dig.
It's Free. It's Easy and It's the Law in the State of Indiana!

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

- All Contractors and their Sub-contractors must be enrolled in SafeVendor. Please visit www.safevisitorsolutions.com/safevendor-app-agreement to create your account with SafeVendor. (Indiana Only)
- Every worker on the project must have their expanded criminal history and sex offender clearance thru Safe Vendor prior to arriving on site.



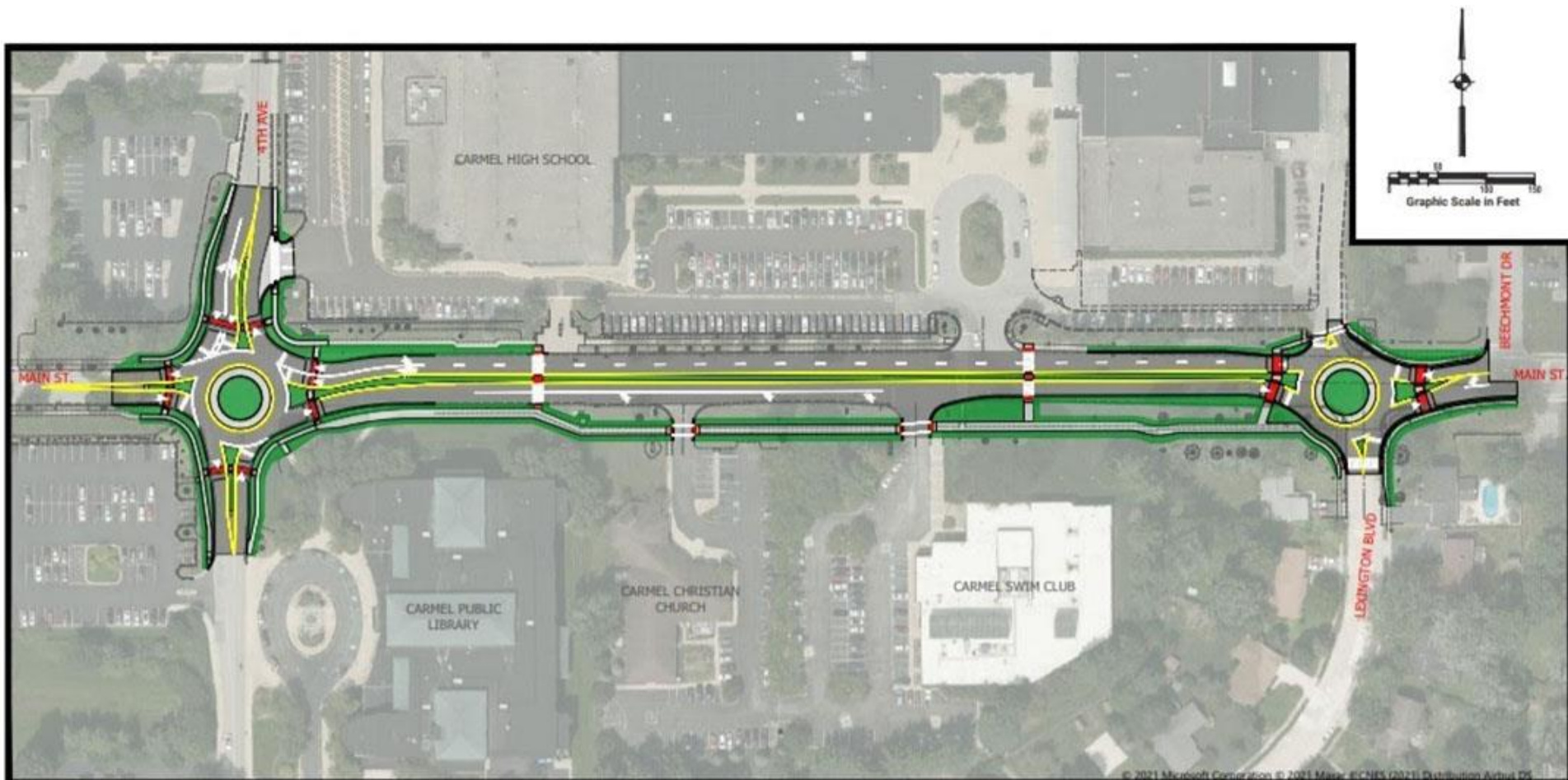
- Tier 1 – Self-Perform 15% of Contract
- Qualification through D.O.A.
 - **Bids shall not be considered unless (1) the Prime Bidder and (2) all lower tiered Subcontractors whose subcontract is estimated to \$300,00 or more are qualified at the time of the bid in accordance with IC 4-13.6-4.**
- Written Drug Testing Plan with Bid IC 4-13-18-5
- Minimum Insurance Requirements
 - \$1M/Occurrence, \$2M/Aggregate
- Mandatory Enrollment in E-Verify
 - Case Verification # for ea./employee
- Cannot Pay Employees in Cash
- Retain Payroll Records for 3 Years
- Contractor Must Comply With
 - Fair Labor Act
 - Indiana's Workers Comp Insurance
 - Indiana's Unemployment Comp
- Mandatory Training Based Upon Number Of Employees
- Failure To Comply May Result In Debarment From Public Works Projects for 4 Years

ANTICIPATED CHALLENGES

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- Carmel round about construction and site access limited to the North off of Smokey Row.



- Working with bus schedule and owner traffic
- Pedestrian traffic
- Working in and around owner occupied spaces
- Restricted site access for material laydown and deliveries.
- Laydown area in relation to project
- Restricted contractor parking

- Winter construction during steel erection and building enclosure.
- Construction of entrance at door 21 as well as renovation of existing natatorium within existing school
- Maintaining emergency egress required
- Maintaining hardscape as required for site access and bus traffic
- We must maintain at least 1 lane of access on east drive at all times during construction
- Supply chain and lead time issues

- All material deliveries to be between 10am and 3pm.
- Site utility work and maintaining hardscape for laydown and workable surface to the north of the Natatorium Addition.
- Coordination of demo of Door 21 entrance with temporary enclosure to secure school and provide necessary emergency egress.
- Reconstruction of Door 21 entrance
- Working around the pool space once excavated

- There are 5 alternates
 - All 5 are for pool equipment

- Review Section 01 21 00 for Allowances that apply to your Scope of Work.
- Each Bid Package Contains a Contingency Allowance.
- General Trades Bid Category includes a signage allowance.
- Pool & Equipment Bid Category includes a timing system allowance.
- Electrical/Technology Bid Category includes several product allowances for lighting.

ALLOWANCES



Bid Category No. 1 – General Trades	\$150,000
Bid Category No. 2 – Masonry	\$65,000
Bid Category No. 3 – Structural Steel	\$50,000
Bid Category No. 4 – Roofing	\$100,000
Bid Category No. 5 – Metal Studs, Drywall & Acoustical	\$50,000
Bid Category No. 6 – Aluminum Glass & Glazing.....	\$30,000
Bid Category No. 7 – Painting	\$30,000
Bid Category No. 8 – Flooring	\$30,000
Bid Category No. 9 – Terrazzo	\$20,000
Bid Category No. 10 – Bleachers & Seating	\$10,000
Bid Category No. 11 – Pool	\$50,000
Bid Category No. 12 – Fire Protection	\$25,000
Bid Category No. 13 – Plumbing	\$30,000
Bid Category No. 14 – HVAC	\$30,000
Bid Category No. 15 – Electrical/Technology.....	\$100,000

- Review Section 00 01 00 for Instructions to Bidders
- Addendum 1 is being processed and posted today 1/26
 - Guideline schedule added
 - Updates to several spec sections. Sections affected were attached in their entirety to this addendum.

- Each Bidder is encouraged to contact the Architect and Construction Manager in the event that 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 **Cheryl Sydzyik**, csydzyik@fhai.com
- Copy **Tyler Barker**, tbarker@skillman.com
- All Requests for Information must be received before January 31st.

SUBSTITUTION REQUESTS

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- 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: **Cheryl Sydzyik**,
csydzyik@fhai.com
- **By close of business January 31, 2022.**

Scheduled Construction Timeline

- Begin Construction May 2022
- Substantial Completion Natatorium addition May 2024
- Renovation of Existing Natatorium to start June 2024
- Substantial Completion of Existing Natatorium November 2024
- Final Completion of Existing Natatorium December 2024
- Reference guideline schedule issued in Addendum 1

BID TO AWARD TIMELINE



- Receive bids February 9, 2022 at 2:00pm (local time).
- Apparent low bidders will be posted to the planroom
- February 18th Bid Recommendations to Owner
- February 28th Board Approves Contracts
- March 2nd Notice to Proceed
- **All Subcontractor and Products Lists must be submitted by: 48-hours after bid opening.**

- Review and fully complete the Bid Form 00 31 00

BIDDERS REMINDER LIST

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_____ NAME OF BIDDER

BIDDER REMINDER LIST TO BE COMPLETED AND INCLUDED IN BID PACKAGE FOR REVIEW AT BID OPENING

	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?		
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 ?		
Have you included your Written Drug Testing Plan that covers all employees of the bidder who will perform work on the public work project and meets or exceeds the requirements set in IC 4-13-18-5 or IC 4-13-18-6?		
Have Subcontractors and Products List to the Construction Manager within 24/48 Hours of the Bid for Apparent Low Bidders.		
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 Owners Address		

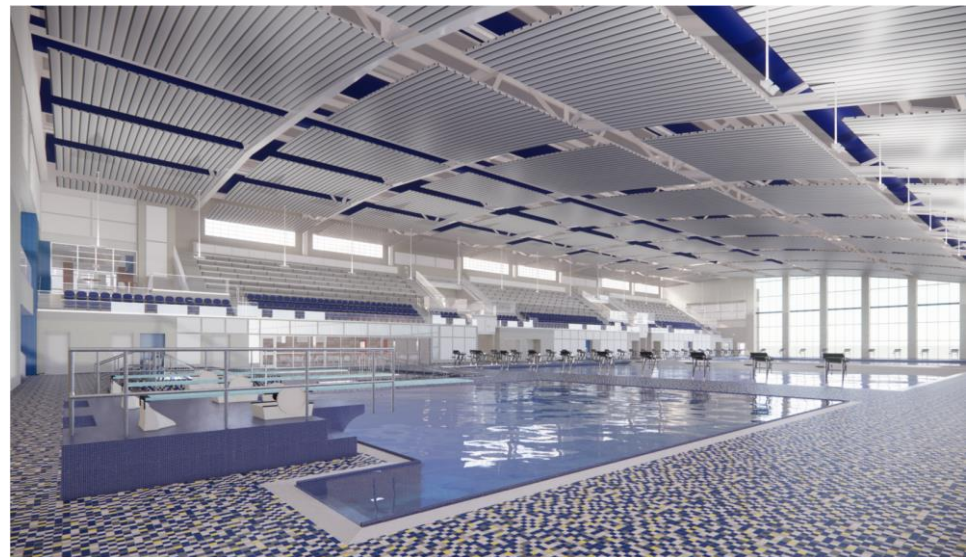
NOTE: IF ANY OF THE REQUIRED BIDDING DOCUMENTS ARE NOT INCLUDED, DATED OR PROPERLY EXECUTED, THE CONTRACTOR'S BID MAY NOT BE ACCEPTED.

Pre-Award conferences will be held on the following dates:

- February 15
 - February 16
 - February 17
-
- Scheduled time slots for bid categories will be sent out in Addendum 2

- Construction Documents are available at:
www.skillmanplanroom.com
- Bidding Contractors are required to pay for Documents. Electronic files are available for download at no cost.
- The Documents can be picked up at the following locations:
 - Eastern Engineering Supply - Fishers, IN

- **Date: February 09, 2022**
- **Time: 2:00 PM (Local Time)**
- **Location:**
 - **Carmel Educational Services Center**
 - 5201 E. Main Street
 - Carmel, IN 46033



**Project Name: Carmel High School
Natatorium**



DATE: January 26, 2022

TSC PROJECT NO.: 220090

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
CARMEL CLAY SCHOOLS	Todd Fenoglio	tfenoglia@k12.ccs.in.us	
CARMEL CLAY SCHOOLS			
THE SKILLMAN CORPORATION	Tyler Barker	tbarker@skillman.com	
THE SKILLMAN CORPORATION	Ruth Drake	rdrake@skillman.com	
THE SKILLMAN CORPORATION	Jacob Bower	jbower@skillman.com	
THE SKILLMAN CORPORATION	Brad Pawloski	bpawloski@skillman.com	
THE SKILLMAN CORPORATION	Pat Portteus	paportteus@skillman.com	
FANNING HOWEY	Gregg Dixon	gdixon@fhai.com	

**Project Name: Carmel High School
Natatorium**



DATE: January 26, 2022

TSC PROJECT NO.: 220090

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
GILLIATTE GENERAL CONTRACTORS, INC.	Dave Alexander	dalexander@gilliatte.com	
SPEAR CORP.	Sam Blake	sblake@spearcorp.com	
F.A. WILHELM	Matthew Spicer	MatthewSpicer@fawilhelm.com	
JOHNSON-MELLOH	Chris Whittaker	cwhittaker@johnsonmelloh.com	
SIEMENS	Kevin Bedel	Kevin.bedel@siemens.com	
LENEX STEEL	Rob Louden	Rob.louden@lenexsteel.com	
LENEX STEEL	Allen Hanavan	Allen.hanavan@lenexsteel.com	

**Project Name: Carmel High School
Natatorium**



DATE: January 26, 2022

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PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
NATARE CORP	Scott Black	sblack@natare.com	
GENERAL PIPING INC.	Daniel Zawis	Daniel.zawis@generalpiping.com	
JAMES BABCOCK INC.	Tony Quiett	tonyq@jamesbabcockinc.com	