



# **Franklin Central High School Addition & Renovations PRE-BID MEETING**

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**January 24, 2023**

# PRE-BID MEETING



6215 S. Franklin Rd., Indianapolis, IN 46259

# OWNER



## Franklin Township Community School Corporation

- **Fred McWhorter, Chief Operating Officer**





## VPS Architecture

- **George Link, Principal**  
Phone: 812-423-7729  
Email: [glink@vpsarch.com](mailto:glink@vpsarch.com)
- **Keith Frank, Project Manager**  
Phone: 812-423-7729  
Email: [kfrank@vpsarch.com](mailto:kfrank@vpsarch.com)



# THE SKILLMAN TEAM



## ACCOUNT EXECUTIVE

- Tim Funston  
317-783-6151  
[tfunston@skillman.com](mailto:tfunston@skillman.com)

## PROJECT MANAGER

- Tim Brown  
317-788-5145  
[tdbrown@skillman.com](mailto:tdbrown@skillman.com)

## PROJECT ENGINEER

- Joel Markiewicz  
317-409-8985  
[jmarkiewicz@skillman.com](mailto:jmarkiewicz@skillman.com)

## SITE MANAGER

- Dave Spegal  
317-741-4377  
[dspegal@skillman.com](mailto:dspegal@skillman.com)

## ADMIN. ASSISTANT

- Brandi Holmes  
317-788-5112  
[bholmes@skillman.com](mailto:bholmes@skillman.com)

# SCOPE OF WORK

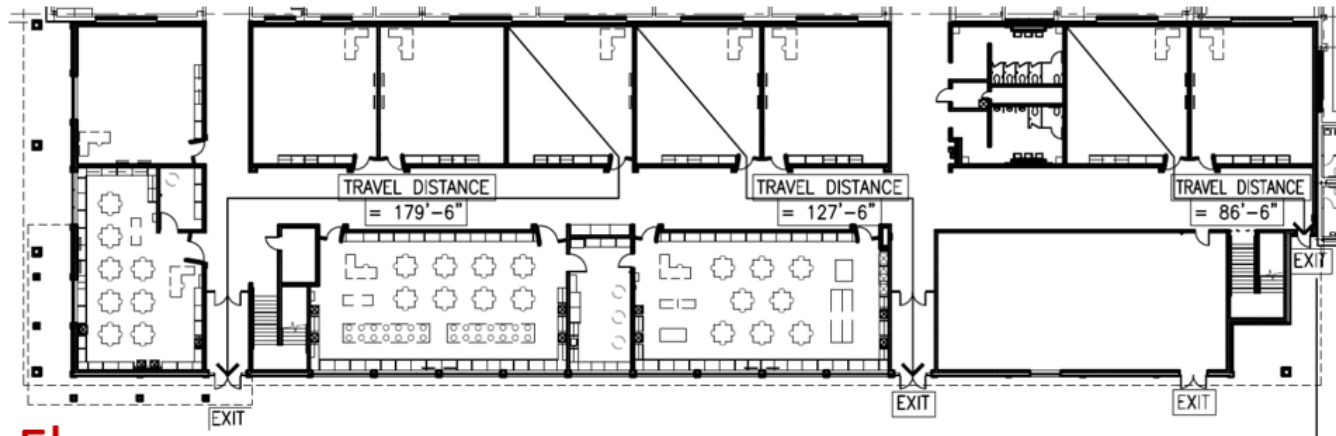


- **Site Improvements**
  - Earthwork & Site Utilities
  - Site Concrete, Asphalt Paving and Landscaping
  - New Air-Cooled Chiller
- **Nearly 46,000 sf Addition & 1,700 sf Existing Renovations**
  - 2-Story Classroom Addition
    - 19 Classrooms
    - 6 Art Rooms with Shared Kiln/Storage Room
    - Boys & Girls Restrooms
    - Mechanical Room
  - New MEP Scope with Fire Protection System
  - Limited Existing Renovations
- **Overall Budget \$13,000,000**

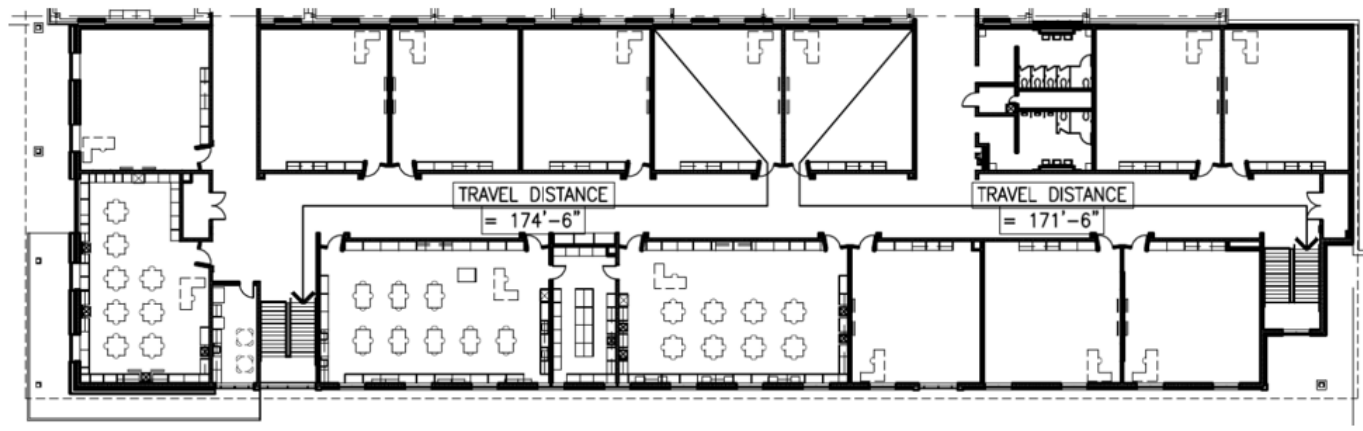
# FLOOR PLANS / SITE PLANS



## 1st Floor



## 2nd Floor



# MULTIPLE CONTRACT SUMMARY



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

- **Project Specific Clarifications included within the Bid  
Category Summary**

# BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Structural Steel
BID CATEGORY NO. 3	Masonry
BID CATEGORY NO. 4	Roofing
BID CATEGORY NO. 5	Aluminum Entrances & Storefront
BID CATEGORY NO. 6	Metal Framing, Drywall & Ceilings
BID CATEGORY NO. 7	Floorcovering
BID CATEGORY NO. 8	Casework
BID CATEGORY NO. 9	Fire Protection
BID CATEGORY NO. 10	Plumbing & HVAC
BID CATEGORY NO. 11	Electrical & Technology
BID CATEGORY NO. 12	Lighting (Alternate 2b)

# SPECIAL REQUIREMENTS



- Project is Tax Exempt

All Contractors and their Sub-contractors must be enrolled in SafeVendor. Please visit: [www.safevisitorsolutions.com/safevendor-app-agreement](http://www.safevisitorsolutions.com/safevendor-app-agreement) to create your account with SafeVendor.

Every worker on the project must have their expanded criminal history and sex offender clearance thru Safe Vendor prior to arriving on site.



## **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**

# INDIANA PUBLIC WORKS LAW 5-16-13



- Tier 1 – Self-Perform 15% of Contract
- Qualification through D.O.A.
- 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



- **Equipment/Material Lead Times**

# ALTERNATES



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

- **Alternate 1** – Existing Sidewalk Replacement
- **Alternate 2a** – Provide Light Fixtures (Bid Category 11)
- **Alternate 2b** – Provide Light Fixtures (Bid Category 12)

# ALLOWANCES



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

# INSTRUCTIONS TO BIDDERS



**Review Section 00 10 00 for Instructions to Bidders.**

- **Final Addendum will be issued no later than February 7<sup>th</sup>, 2023**

# 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: Tim Brown

All RFIs must be received before: **February 3<sup>rd</sup>, 2023**  
**4:30 PM**

# **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: Tim Brown**

# CONSTRUCTION TIMELINE



**Review Section 01 32 00 – Schedules & Reports.**

**Anticipated Construction Start Date: May 1, 2023**

**Anticipated Construction  
Completion Date: June 30, 2024**

**Guideline Schedule to be Provided by Addendum**

# BID TO AWARD TIMELINE



- February 14, 2023 – Receive Bids at 2:00pm (local time)
- February 17, 2023 – Posted in The Plan Room
- February 20, 2023 – Bid Recommendations to Owner
- February 27, 2023 – School Board Approval
- February 28, 2023 – Notice to Proceed

**All Subcontractor & Products Lists**

**must be submitted by: February 16, 2023**

# 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 <b>Bid Form</b> (Section 00 31 00)?		
Is the <b>Bid Total</b> written in both words and figures?		
Are the <b>Alternate</b> quantities in both words and figures and noted as <b>Add or Deduct</b> ?		
Is the <b>Non-Collusion Affidavit</b> , part of the Bid Form, signed, & notarized?		
Have you enclosed a certified check or <b>Bid Bond</b> ? (Note: bond must be signed by Surety and Principal)		
Have you included your company's <b>Financial Statement</b> ?		
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 <b>24/48</b> Hours of the Bid for Apparent Low Bidders.		
On the outside of the envelope containing your Bid have you indicated: <b>The Project Name</b> <b>Bidder's Name</b> <b>Bid Category No.</b> <b>Date and Time of Bid Opening</b> <b>Owner's Address</b> 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.**

# CONSTRUCTION DOCUMENTS



**Construction Documents are available at:**  
**[www.skillmanplanroom.com](http://www.skillmanplanroom.com)**



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

# PRE-AWARD INTERVIEWS



- Bid Category No. 01 – 2/15/23 @ 10:00 AM
- Bid Category No. 02 – 2/15/23 @ 11:00 AM
- Bid Category No. 03 – 2/15/23 @ 1:30 PM
- Bid Category No. 04 – 2/15/23 @ 2:15 PM
- Bid Category No. 05 – 2/16/23 @ 9:00 AM
- Bid Category No. 06 – 2/16/23 @ 10:00 AM
- Bid Category No. 07 – 2/16/23 @ 11:00 AM
- Bid Category No. 08 – 2/16/23 @ 1:30 PM
- Bid Category No. 09 – 2/16/23 @ 2:15 PM
- Bid Category No. 10 – 2/17/23 @ 9:00 AM
- Bid Category No. 11 – 2/17/23 @ 10:00 AM
- Bid Category No. 12 – 2/17/23 @ 11:00 AM

# BID OPENING



**Date:** February 14, 2023

**Time:** 2:00 pm (local Time)

**Location:** Franklin Township Community School  
Corporation – Board Room  
6141 S. Franklin Road S.,  
Indianapolis, IN 46259

# Q & A



Email Brandi Holmes, [bholmes@skillman.com](mailto:bholmes@skillman.com), no later than 3:30pm to confirm attendance.

**Franklin Central High School  
Addition & Renovations**



**DATE: January 24, 2023**

**TSC PROJECT NO.: 222000**

## **PRE-BID MEETING SIGN-IN SHEET**

<b>COMPANY REPRESENTED</b>	<b>ATTENDEE NAME</b>	<b>EMAIL ADDRESS</b>	<b>PHONE NUMBER</b>
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL CORPORATION</b>	<b>Jody Melady</b>	<a href="mailto:jody.melady@ftcsc.org">jody.melady@ftcsc.org</a>	
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL CORPORATION</b>	<b>Rick Hunter</b>	<a href="mailto:rick.hunter@ftcsc.org">rick.hunter@ftcsc.org</a>	
<b>THE SKILLMAN CORPORATION</b>	<b>Tim Brown</b>	<a href="mailto:tdbrown@skillman.com">tdbrown@skillman.com</a>	<b>317-694-5434</b>
<b>THE SKILLMAN CORPORATION</b>	<b>Joel Markiewicz</b>	<a href="mailto:jmarkiewicz@skillman.com">jmarkiewicz@skillman.com</a>	
<b>THE SKILLMAN CORPORATION</b>	<b>Pat Portteus</b>	<a href="mailto:paportteus@skillman.com">paportteus@skillman.com</a>	
<b>THE SKILLMAN CORPORATION</b>	<b>Tim Funston</b>	<a href="mailto:tfunston@skillman.com">tfunston@skillman.com</a>	
<b>3D PROFESSIONAL CONTRACTING, INC.</b>	<b>Greg Wire</b>	<a href="mailto:gwire@3dproinc.com">gwire@3dproinc.com</a>	<b>765-483-8124</b>
<b>3D PROFESSIONAL CONTRACTING, INC.</b>	<b>Don Hawkins</b>	<a href="mailto:dhawkins@3dproinc.com">dhawkins@3dproinc.com</a>	<b>765-483-8124</b>

**Franklin Central High School  
Addition & Renovations**



**DATE: January 24, 2023**

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<b>COMPANY REPRESENTED</b>	<b>ATTENDEE NAME</b>	<b>EMAIL ADDRESS</b>	<b>PHONE NUMBER</b>
<b>THE BLAKLEY CORPORATION</b>	<b>Jacob Henderson</b>	<a href="mailto:jacobhenderson@blakleys.com">jacobhenderson@blakleys.com</a>	<b>919-923-6162</b>
<b>BOYLE CONSTRUCTION</b>	<b>Gregg Stark</b>	<a href="mailto:gregg.stark@bcmi.us">gregg.stark@bcmi.us</a>	<b>317-269-0543 ext. 105</b>
<b>C-CAT, INC.</b>	<b>Shawn Annandale</b>	<a href="mailto:sannandale@c-cat.com">sannandale@c-cat.com</a>	<b>317-568-2899 ext. 112</b>
<b>COMMERCIAL AIR</b>	<b>Carrie Gourley</b>	<a href="mailto:carrie@commercialair.com">carrie@commercialair.com</a>	<b>765-482-8121</b>
<b>FERGUSON CONSTRUCTION</b>	<b>Joe Charles</b>	<a href="mailto:jcharles@ferguson-construction.com">jcharles@ferguson-construction.com</a>	<b>317-416-4738</b>
<b>GEYER FIRE PROTECTION</b>	<b>Jeff Ryan</b>	<a href="mailto:jryan@geyerfire.com">jryan@geyerfire.com</a>	<b>800-477-4955</b>
<b>INTERIOR SPECIALTIES</b>	<b>Bruce Schrougham</b>	<a href="mailto:bschrougham@isiindy.com">bschrougham@isiindy.com</a>	<b>317-862-3134</b>
<b>J.M. ROWLAND</b>	<b>Mike Rowland</b>	<a href="mailto:msrowland8685@gmail.com">msrowland8685@gmail.com</a>	<b>317-797-3667</b>

Franklin Central High School  
Addition & Renovations



DATE: January 24, 2023

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## **PRE-BID MEETING SIGN-IN SHEET**

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
JBM CONTRACTORS	Drew Walters	<a href="mailto:dwalters@jbmcontractorscorp.com">dwalters@jbmcontractorscorp.com</a>	317-344-2732
QUALITY PLUMBING & HEATING	Kim Jackson	<a href="mailto:estimating@qph.com">estimating@qph.com</a>	765-450-4008
R & M ELECTRIC, INC.	Michael Wanninger	<a href="mailto:michael@randelectricinc.com">michael@randelectricinc.com</a>	317-718-0487
VERKLER	Corey Lusk	<a href="mailto:cjlusk@verkler.com">cjlusk@verkler.com</a>	317-297-7054
VERKLER	Harry Lusk	<a href="mailto:hllusk@verkler.com">hllusk@verkler.com</a>	317-297-7054
EASTERN ENGINEERING	Nicholas Logsdon		