



Renovation of Fall Creek Intermediate School Re-Bid PRE-BID MEETING

January 28, 2025

PRE-BID MEETING



Renovation of Fall Creek Intermediate School
12011 Olio Road
Fishers, IN 46038

OWNER



Hamilton Southeastern Schools

- Logan Nunn, Project Manager
- Bob Rice, Energy Management Director
- Matt Rapp, Facilities Director



ARCHITECT



krM Architecture, KBSO Engineering

- Winifrid Williams, Project Manager
wwilliams@krmarchitecture.com
- Matt Yates, Project Architect
myates@krmarchitecture.com
- Carolyn Chinni, Architectural Designer
cgerman@krmarchitecture.com
- Kelley Biegler, KBSO
- Chris Ehlers, KBSO



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Tim Funston
- tfunston@skillman.com
- 219-789-8034

PROJECT MANAGER

- Jacob Bower
- jbower@skillman.com
- 317-318-5795

PROJECT ENGINEER

- Nick Holman
- nholman@skillman.com
- 317-800-3952

SITE MANAGER

- Jim Pearson
- jpearson@skillman.com
- 317-560-7708

ADMIN. ASSISTANT

- Brandi Holmes
- bholmes@skillman.com
- 317-788-5112

SCOPE OF WORK



- Exterior improvements that include masonry restoration, EIFS repairs and window replacement
- Comprehensive interior renovations including architectural finishes and MEP improvements
- 137,000 SF educational facility
- \$26M - \$29M overall estimated construction
- May 2025 – April 2027

INTERIOR RENDERINGS



INTERIOR RENDERINGS



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INTERIOR RENDERINGS



MULTIPLE CONTRACT SUMMARY



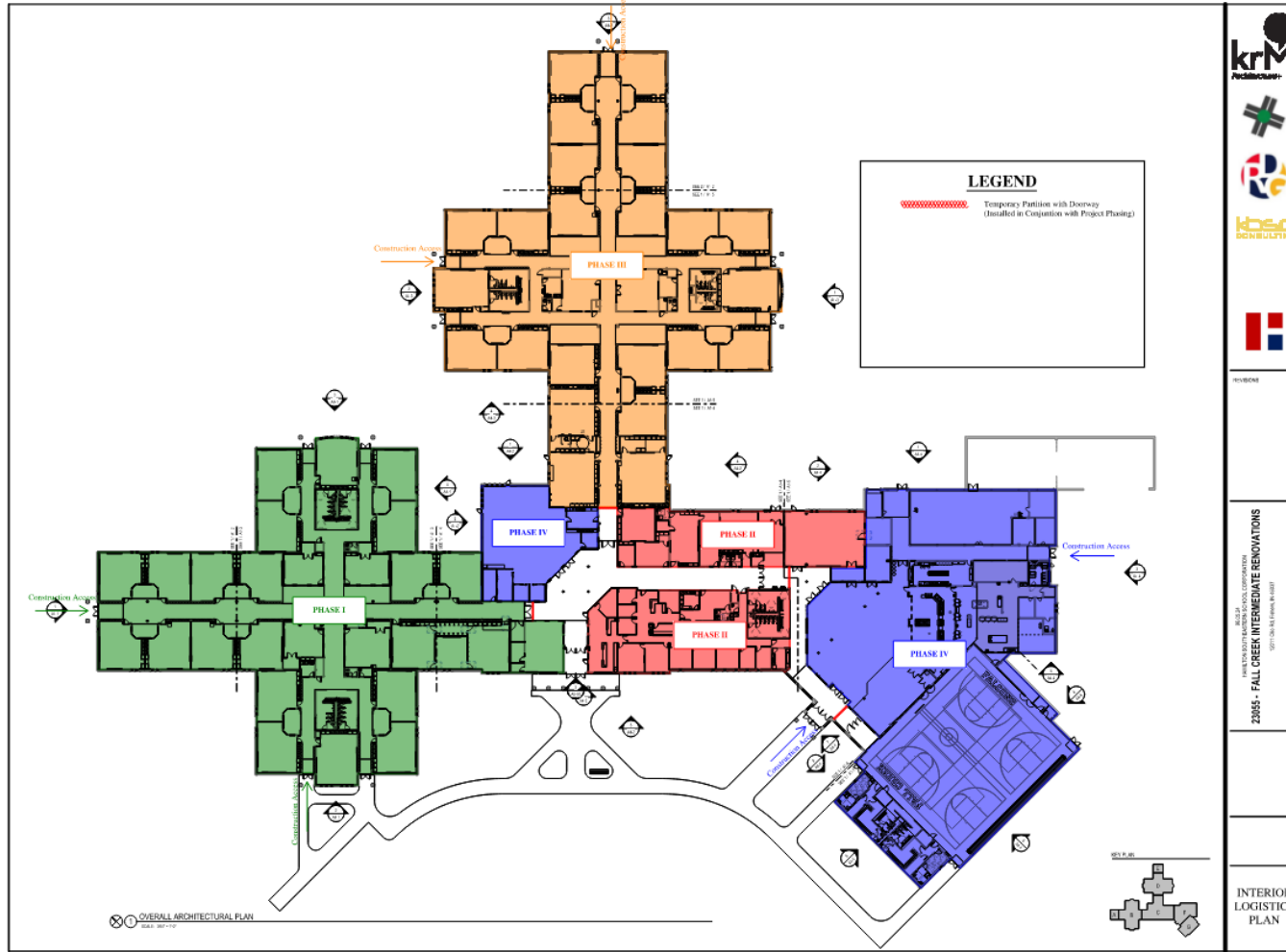
**Review Section 01 12 00 – Multiple Contract Summary.
Review all Specification Sections that are in your Scope
of Work.**

BID CATEGORIES

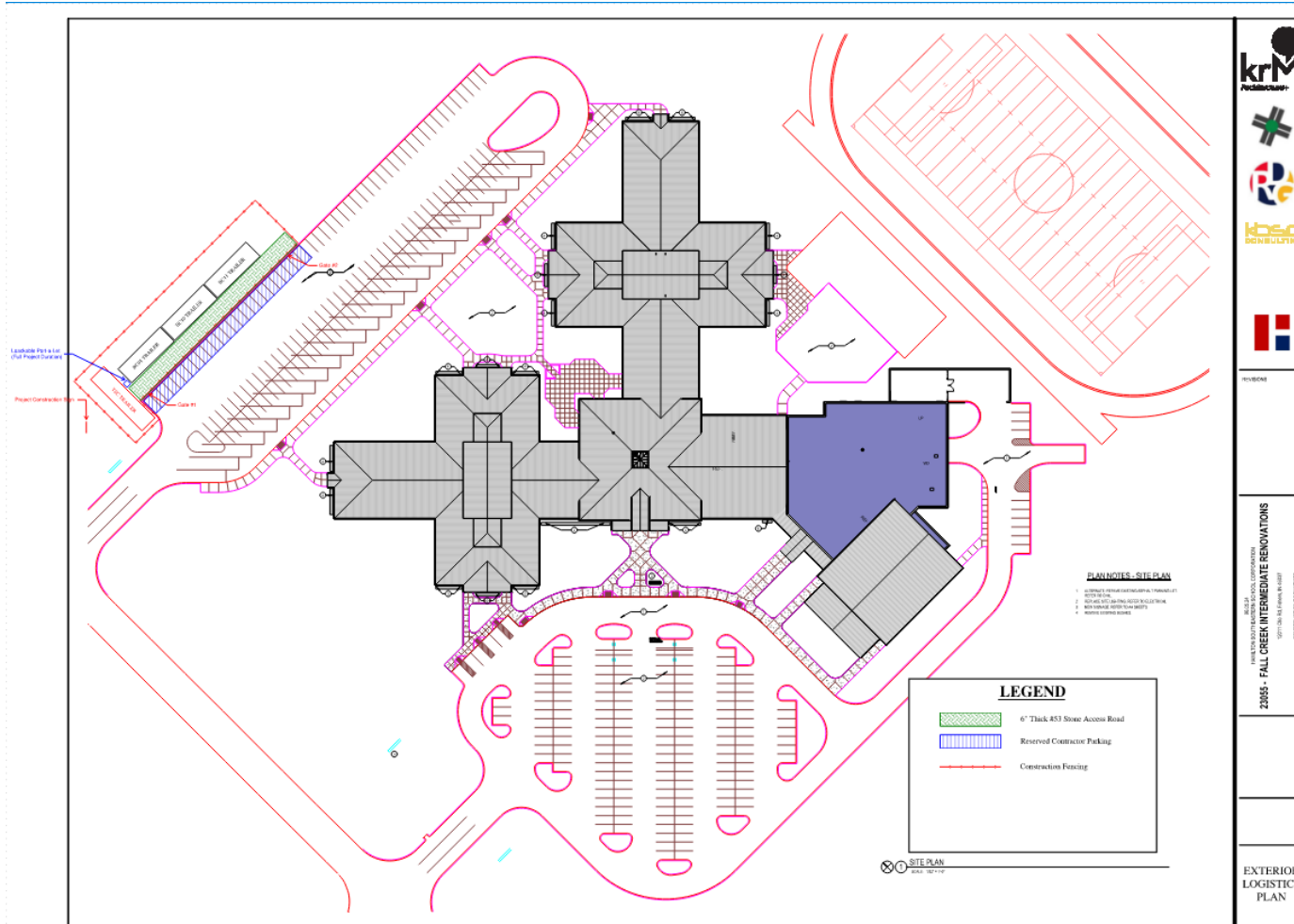


BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Masonry
BID CATEGORY NO. 3	Metal Studs & Drywall
BID CATEGORY NO. 4	Aluminum Storefront & Glazing
BID CATEGORY NO. 5	Flooring
BID CATEGORY NO. 6	Painting
BID CATEGORY NO. 7	Casework
BID CATEGORY NO. 8	Food Service
BID CATEGORY NO. 9	Fire Protection
BID CATEGORY NO. 10	Plumbing
BID CATEGORY NO. 11	HVAC
BID CATEGORY NO. 12	ELECTRICAL

LOGISTICS PLAN



LOGISTICS PLAN



SPECIAL REQUIREMENTS



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.

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



- **Work inside occupied academic building**
- **Inclusion of multiple construction phases**
- **Critical phased completion dates for Owner occupancy**
- **Shared site access, laydown and parking**
- **Restricted delivery hours**

ALTERNATES



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

- **Alternate No. 1 – Exterior Window Replacement**
- **Alternate No. 2 – Air Handling Unit Replacement**
- **Alternate No. 3 – Replacement of Gas Boilers**
- **Alternate No. 4 – Provide Instrumentation and Controls**

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Review all Addenda**
 - **Addendum 01 is forthcoming**
 - **Addendum 02 is forthcoming**
- **Early preparation for electronic bid submission**
 - **Set up eComm Planroom account**
 - **Familiarize with website in advance**

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: **Andrew Huehls & Jacob Bower**
ahuehls@skillman.com
jbower@skillman.com

All RFIs must be received before: **Monday, 2/3/25**

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:

Andrew Huehls & Jacob Bower

ahuehls@skillman.com & jbower@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: May 19, 2025

Anticipated Construction

Completion Date: April 30, 2027

BID TO AWARD TIMELINE



- February 13, 2025 – Electronic Bid Opening, 11:00 AM
- February 17, 2025 – Pre-Award Meetings
- March 12, 2025 – School Board Approval
- March 14, 2025 – Notice to Proceed

All Subcontractor & Products Lists

must be submitted by: February 15, 2025

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?		
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 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 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

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

eBID SUBMISSION



- **Go to SkillmanPlanroom.com – DO NOT wait until 11:00AM Eastern Time to submit your bid; when the countdown clock expires, even if you are in the middle of the bid submission process, your bid will not be accepted by the eBid System.**

The screenshot shows the Skillman Plan Room website interface. The browser address bar displays 'skillmanplanroom.com/View/Login.aspx'. The website header includes 'ONLINE PLAN ROOM', 'BUILDING SUCCESS STORIES', and the Skillman logo. Below the header, there are navigation tabs for 'Public Projects', 'Private Projects', 'Addendum Watch', and 'Sign In/Register'. A search bar is also visible. The main content area features a 'Sign In' form with fields for 'User Name', 'Password', and a 'Remember Me' checkbox, along with a 'Sign In' button. Below the sign-in form is a link for 'Reset Password or Recover User Name'. At the bottom, there is a 'New User?' section with a 'Register Here' button.

1. **Sign In – you MUST have a planroom account and be signed into that account to submit your bid.**
2. **Click the project Renovation of Fall Creek Intermediate School # 223730**
3. **Click the Submit Bid button and FOLLOW THE DIRECTIONS**

eBID SUBMISSION



The screenshot shows the Skillman eBID submission interface. At the top, there is a green banner with the text "ONLINE PLAN ROOM" on the left, "BUILDING SUCCESS STORIES" in the center, and the "EASTERN Engineering WBE Certified" logo on the right. Below the banner is a navigation bar with links for "Public Projects", "Private Projects", "Addendum Watch", "My Downloads", "Administration", and "My Account". A search bar labeled "Search Projects" is on the right. The main content area displays the project title "Renovation of Fall Creek Intermediate School #223730" and an "Order/Download" button. Below this is a tabbed interface with tabs for "Information", "Plan Holders", "Plans", "Shipping Information", and "Addenda". Under the "Plans" tab, there are buttons for "Edit", "View Log", and "Submit Bid". A red arrow points to the "Submit Bid" button. Below the buttons, the project title is repeated. At the bottom, there are two sections: "Company Contact" with details for "The Skillman Corporation (IN) Connie Patton" and "Location" with details for "12011 Olio Road, Fishers, Indiana 46038".

- **Save your bid form and all required attachments in PDF format and submit **ONE file per bid category.****
- **Name your PDF bid file as: Fall Creek_Bidders Name_BC No.(enter your BC #)**
- **Upload PDF bid file to the Bid Document area (drag & drop or click Browse to select file)**
- **Click SUBMIT BID button**

PRE-AWARD INTERVIEWS



- **Pre-Award Schedule to be posted via Addendum No. 2**
- **Scheduled for February 17, 2025**

BID OPENING



Date: February 13, 2025

Time: 11:00 AM Eastern

Location: eBid Electronic Bid Submission

Q & A

