



**Additions & Renovations to Franklin  
Central High School Phase 3A.1**

**PRE-BID MEETING**

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**March 17, 2025**

# PRE-BID MEETING



Additions & Renovations to Franklin Central High School Phase 3A.1

6215 S. Franklin Rd.,

Indianapolis, IN 46259

# OWNER



## Franklin Township Community School Corporation

- **Fred McWhorter, Chief Operating Officer**
- **Rick Hunter, Director of Facilities**
- **Jody Melady, Asst. Director of Facilities**



# ARCHITECT



## 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

- Jeff Lewis  
317-499-7462  
[jlewis@skillman.com](mailto:jlewis@skillman.com)

## PROJECT ENGINEER

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

## SITE MANAGER

- Rico Miller/Chris Pierce
- 317-696-3850/317-617-7992
- [rmiller@skillman.com/cpierce@skillman.com](mailto:rmiller@skillman.com/cpierce@skillman.com)

## ADMIN. ASSISTANT

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

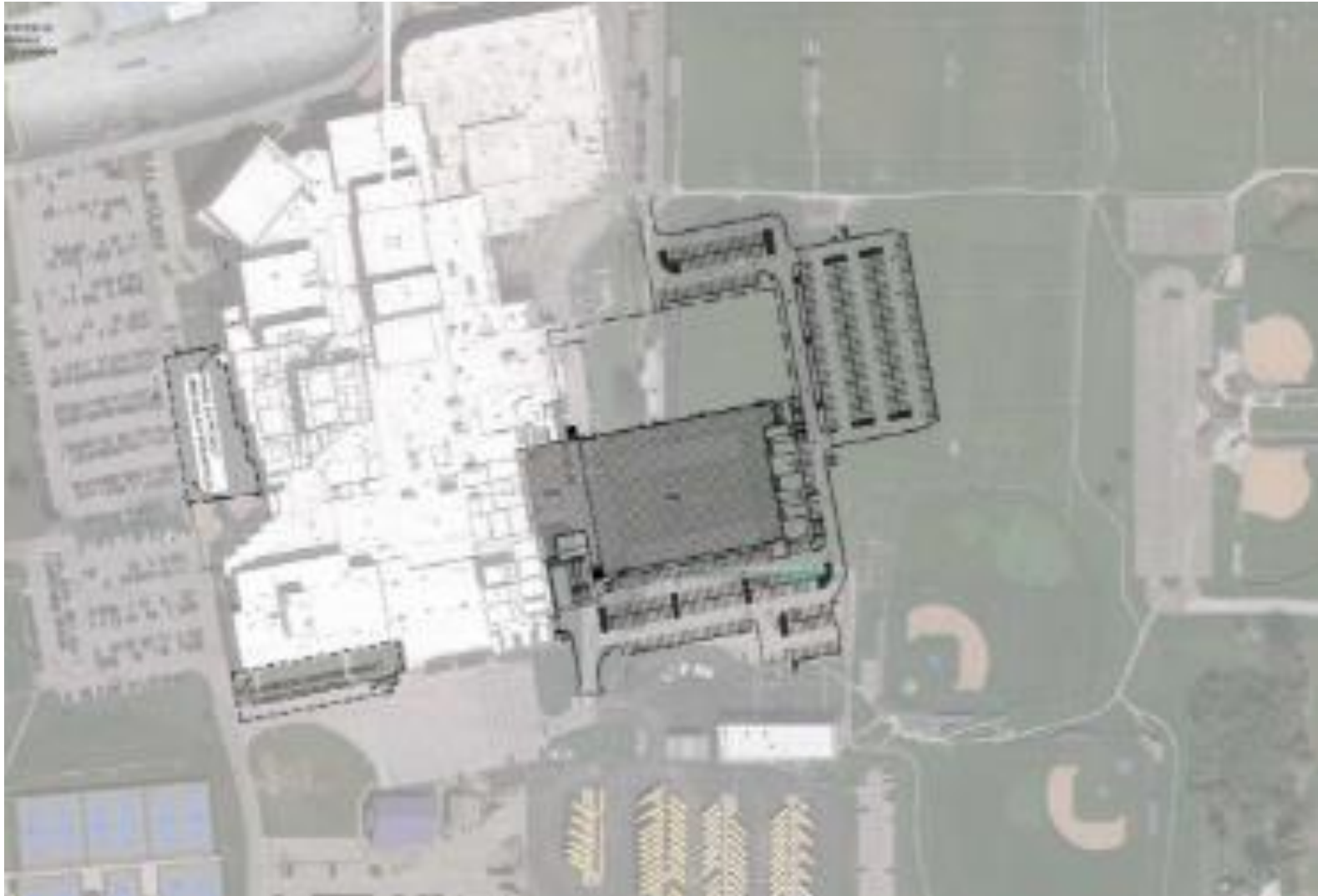
# SCOPE OF WORK



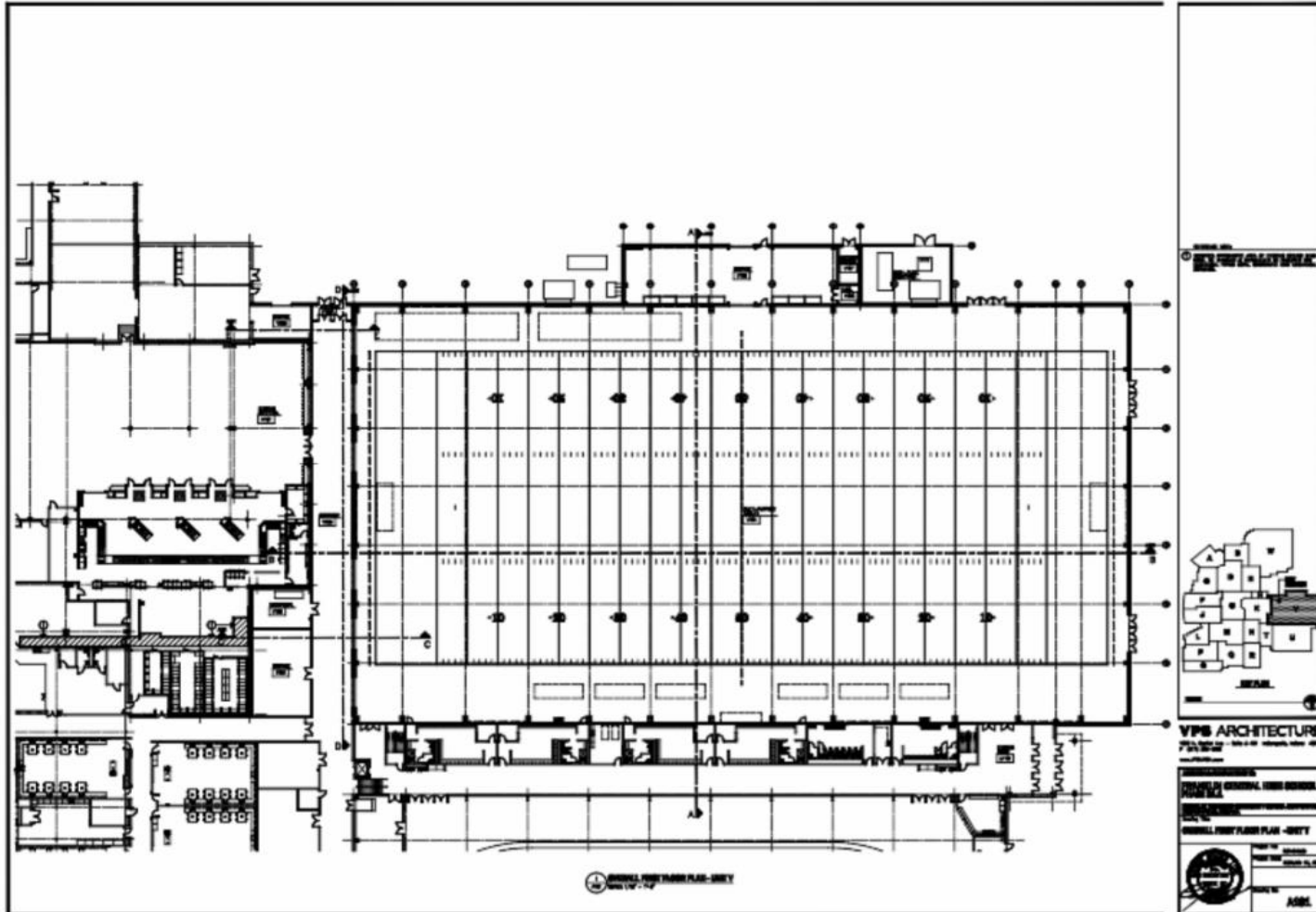
- **Site Improvements**
  - Earthwork & Site Utilities
  - Site Concrete and Landscaping
- **93,000 sf Addition**
  - Indoor Field Turf Addition
- Mobilize August 2025 – Substantial Completion December 2026.



# SITE - CAMPUS



# FLOOR PLAN



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VPS ARCHITECTURE  
7500 10th St. NW, Suite 100, Denver, CO 80202  
303.733.1111

PROJECT INFORMATION  
PROJECT: GENERAL FLOOR PLAN  
DATE: 10/14/14  
DRAWING NO.: 001  
GENERAL FLOOR PLAN - 001

	DATE: 10/14/14
	SCALE: 1/8" = 1'-0"
BY: [Signature]	APP: [Signature]



# 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**



# 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 (\$5M/Occurrence, \$5M/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**

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# ANTICIPATED CHALLENGES

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- **Equipment/Material Lead Times**
- **Tight Site**
- **Occupied Building**





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

- **Alternate 1 – Gymnasium Divider Curtain**
- **Alternate 2 – Automated Logic; Provide all cost required to install controls by Automated Logic**
- **Alternate 3 – Havel; Provide all cost required to install controls by Havel**

# 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.**

# 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: **Jeff Lewis**  
[jlewis@skillman.com](mailto:jlewis@skillman.com)

All RFIs must be received before: **March 25, 2025 @ 3:00 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: Jeff Lewis  
[jlewis@skillman.com](mailto:jlewis@skillman.com)

# CONSTRUCTION TIMELINE



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

**Anticipated Construction Start Date: September 01, 2025**

**Anticipated Construction**

**Completion Date: December 15, 2026**

**Review the Guideline Schedule**



# BID TO AWARD TIMELINE



- April 8, 2025 – Receive Bids at 2:00pm (local time)
- Pre-Awards Start - April 14-16, 2025
- April 21, 2025 – Bid Recommendations to Owner
- April 28, 2025 – School Board Approval
- May 01, 2025 - Notice to Proceed

All Subcontractor & Products Lists

must be submitted by: **April 10, 2025**



**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>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.**

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# PRE-AWARD INTERVIEWS

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- **April 14, 2025 – April 16, 2025**
- **Pre-Awards will be virtual and scheduled following the bid opening.**

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# BID OPENING

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**Date:** April 8, 2025

**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), by 4:30pm to confirm attendance.

**Franklin Central High School  
Addition & Renovation Phase 3A.1**



**DATE: March 17, 2025**

**TSC PROJECT NO.: 224120**

## **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</b>	Rick Hunter	<a href="mailto:rick.hunter@ftcsc.org">rick.hunter@ftcsc.org</a>	
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL</b>	Jody Melady	<a href="mailto:jody.melady@ftcsc.org">jody.melady@ftcsc.org</a>	
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL</b>	Fred McWhorter	<a href="mailto:fred.mcwhorter@ftcsc.org">fred.mcwhorter@ftcsc.org</a>	
<b>THE SKILLMAN CORPORATION</b>	Jeff Lewis	<a href="mailto:jlewis@skillman.com">jlewis@skillman.com</a>	317-499-7462
<b>THE SKILLMAN CORPORATION</b>	Joel Markiewicz	<a href="mailto:jmarkiewicz@skillman.com">jmarkiewicz@skillman.com</a>	317-409-8985
<b>THE SKILLMAN CORPORATION</b>	Chris Pierce	<a href="mailto:cpierce@skillman.com">cpierce@skillman.com</a>	
<b>THE SKILLMAN CORPORATION</b>	Tim Funston	<a href="mailto:tfunston@skillman.com">tfunston@skillman.com</a>	
<b>VPS ARCHITECT</b>	George Link	<a href="mailto:glink@vpsarch.com">glink@vpsarch.com</a>	

Franklin Central High School  
Addition & Renovation Phase 3A.1



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TSC PROJECT NO.: 224120

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
ASTROTURF	Kevin Christman	<a href="mailto:Kevin.Christman@AstroTurf.com">Kevin.Christman@AstroTurf.com</a>	415-640-6412
ASTROTURF	Donny McCall	<a href="mailto:Donny.McCall@astroturf.com">Donny.McCall@astroturf.com</a>	336-363-4984
BCMI	Gregg Stark	<a href="mailto:gregg.stark@bcmi.us">gregg.stark@bcmi.us</a>	317.269.0543 ext. 105
BCMI	Aaron Heis	<a href="mailto:aaron.heis@bcmi.us">aaron.heis@bcmi.us</a>	317.269.0543
BLACKMORE & BUCKNER ROOFING	Dana Larsen	<a href="mailto:DLarsen@tectaaamerica.com">DLarsen@tectaaamerica.com</a>	317-916-2036 (office) 317-223-4032 (cell)
ERMCO	Chris Fritzlen	<a href="mailto:CFritzlen@ermco.com">CFritzlen@ermco.com</a>	317-396-4964 (office) 317-517-0828 (cell)
GILLIATTE GENERAL CONTRACTORS, INC.	David Alexander	<a href="mailto:dalexander@gilliatte.com">dalexander@gilliatte.com</a>	317-638-3355 (office) 317-281-4910 (cell)
GILLIATTE GENERAL CONTRACTORS, INC	Thomas Ritman	<a href="mailto:thomasritman@gilliatte.com">thomasritman@gilliatte.com</a>	317-638-3355 (office)

Franklin Central High School  
Addition & Renovation Phase 3A.1



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## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
IWANSKI MASONRY, INC.	Isela Campuzano	<a href="mailto:Isela@iwanskimasonry.com">Isela@iwanskimasonry.com</a>	630-317-7300 (office)
J.M. ROWLAND	Michael Rowland	<a href="mailto:msrowland8685@gmail.com">msrowland8685@gmail.com</a>	<b>317-797-3667</b>
JAMES BABCOCK INC.	Dustin Frye	<a href="mailto:DustinF@jamesbabcockinc.com">DustinF@jamesbabcockinc.com</a>	317-898-1172 (office) 317-918-0283 (mobile)
JUNGCLAUS-CAMPBELL	Brett Richards	<a href="mailto:brichards@jungclaus.com">brichards@jungclaus.com</a>	317-264-6655 x235 (office) 317-714-2008 (cell)
NU-TEC ROOFING, LLC	Austin Goff	<a href="mailto:agoff@nutecroofing.com">agoff@nutecroofing.com</a>	<b>317-315-4375 (cell)</b> <b>317-255-4464 (office)</b>
PAYNE ELECTRIC CO., INC.	Donald Payne	<a href="mailto:DL.Payne@payne-electric.com">DL.Payne@payne-electric.com</a>	<b>317-240-3264 (mobile)</b> <b>317-431-8665 (cell)</b>
RESTON CONSTRUCTION	Tony Teten	<a href="mailto:Tteten@restonconstruction.com">Tteten@restonconstruction.com</a>	
RL TURNER	Jeff Pratt	<a href="mailto:jpratt@rlturner.com">jpratt@rlturner.com</a>	<b>317-873-2712 (office)</b> <b>317-778-0981 (cell)</b>

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Addition & Renovation Phase 3A.1**



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<b>COMPANY REPRESENTED</b>	<b>ATTENDEE NAME</b>	<b>EMAIL ADDRESS</b>	<b>PHONE NUMBER</b>
<b>SPRINTURF</b>	Randy Hammond	<a href="mailto:Randy.Hammond@sprinturf.com">Randy.Hammond@sprinturf.com</a>	<b>765-437-4385</b>
<b>SPRINTURF</b>	Jeff Fowler	<a href="mailto:Jeff.Fowler@sprinturf.com">Jeff.Fowler@sprinturf.com</a>	
<b>SPRINTURF</b>	Dean Eschenbacher	<a href="mailto:Dean.Eschenbacher@sprinturf.com">Dean.Eschenbacher@sprinturf.com</a>	
<b>STEVE'S ROOFING &amp; SHEET METAL</b>	Mark Hays	<a href="mailto:mhays@bluemarble.net">mhays@bluemarble.net</a>	<b>812-824-3006</b>
<b>TECH ELECTRONICS</b>	Jack Rosebrough	<a href="mailto:Jack.Rosebrough@techelectronics.com">Jack.Rosebrough@techelectronics.com</a>	<b>317-758-8313 (office) 463-267-0027 (cell)</b>
<b>WEDDLE BROS. BUILDING GROUP, LLC.</b>	Doug Perry	<a href="mailto:dperry@weddlebros.com">dperry@weddlebros.com</a>	<b>812-339-9500 (office) 812-929-441 (cell)</b>