



New Lodge and Site Improvements for Potato Creek State Park

**PRE-BID MEETING
INTERIOR FINISHES**

October 15, 2025

PRE-BID MEETING



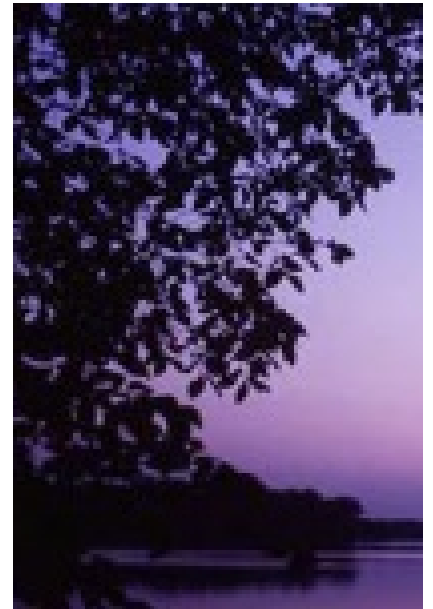
Potato Creek State Park North Liberty, IN



Indiana Dept. of Administration, Division of Public Works

Project Managers:

- Carol French, DAPW
- Matt Pore, IDNR Engineering



ARCHITECT



HAFER

- Jeff Justice, Project Architect
- Jennifer Kissel, Construction Administration

HAFER

architects • designers • engineers

Associate Architect:



Interior Design:



Civil/Structural Engineering:



Landscape Architect:



Aquatics Design:



Food Service:



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Dan King
- (317) 783-6151
- dking@skillman.com

SENIOR PROJECT MANAGER

- Kevin Gujral
- (317) 788-5141
- kgujral@skillman.com

PROJECT MANAGER / PROJECT ENGINEER

- Scott Rogers
- (219) 669-3141
- srogers@skillman.com

SITE MANAGER

- Derek Anderson
- (219) 712-8252
- dmanderson@skillman.com

ADMIN. ASSISTANT

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

SCOPE OF WORK



- This project is for a new 155,000 square foot state park lodge in North Liberty, IN.
- The project includes 118 guest rooms, a large main lobby and lounge, a ballroom, meeting rooms, a large dining room, an aquatic facility, and 18 acres of site development.
- \$108 Million Total Project Budget
- 15 Month Construction Schedule for Interior Finishes

MULTIPLE CONTRACT SUMMARY



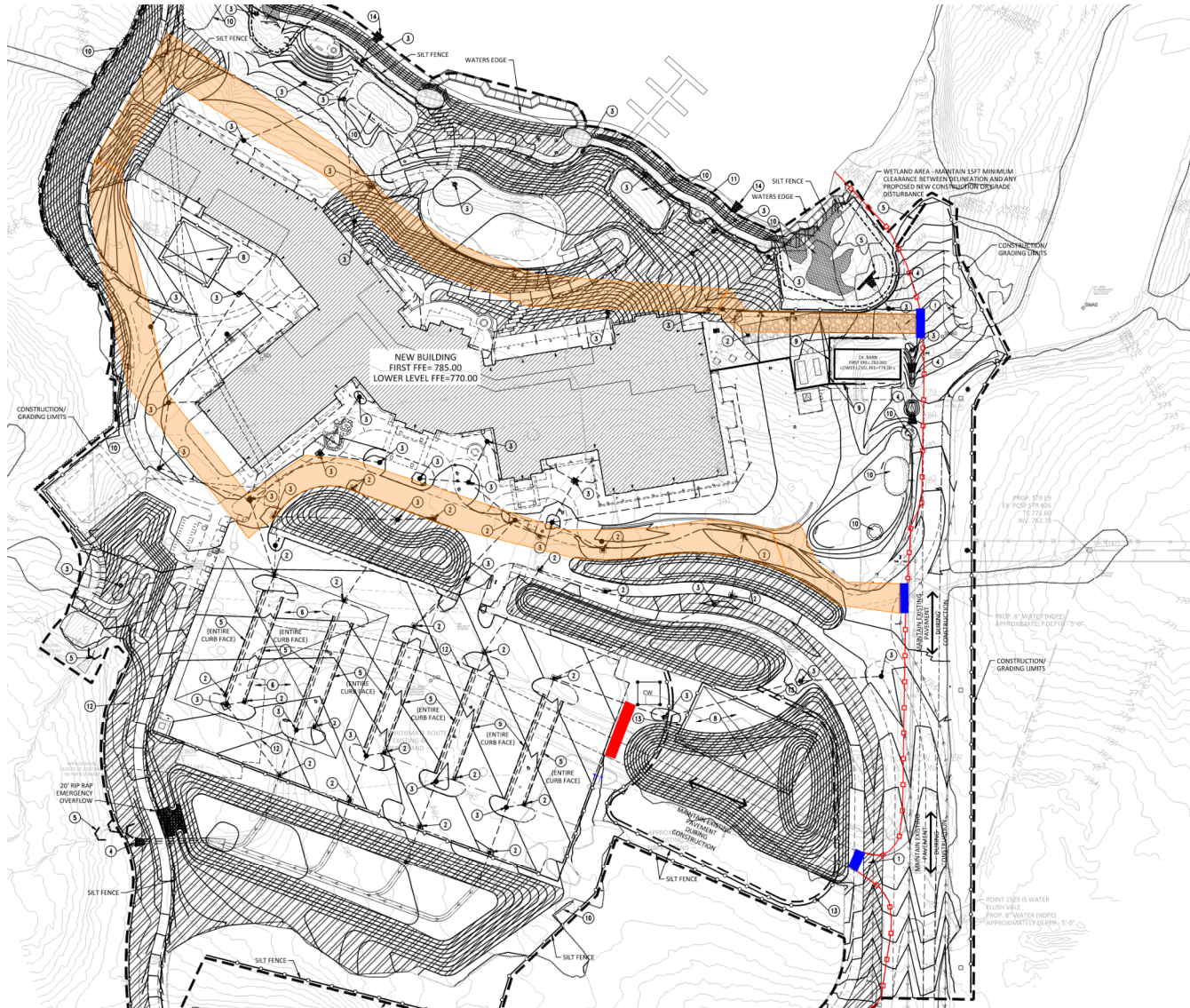
**Review Section 01 12 00 – Multiple Contract Summary.
Review all Specification Sections that are in your Scope
of Work.**

- **Review all project specific clarifications for ALL Bid Categories.**

BID CATEGORIES



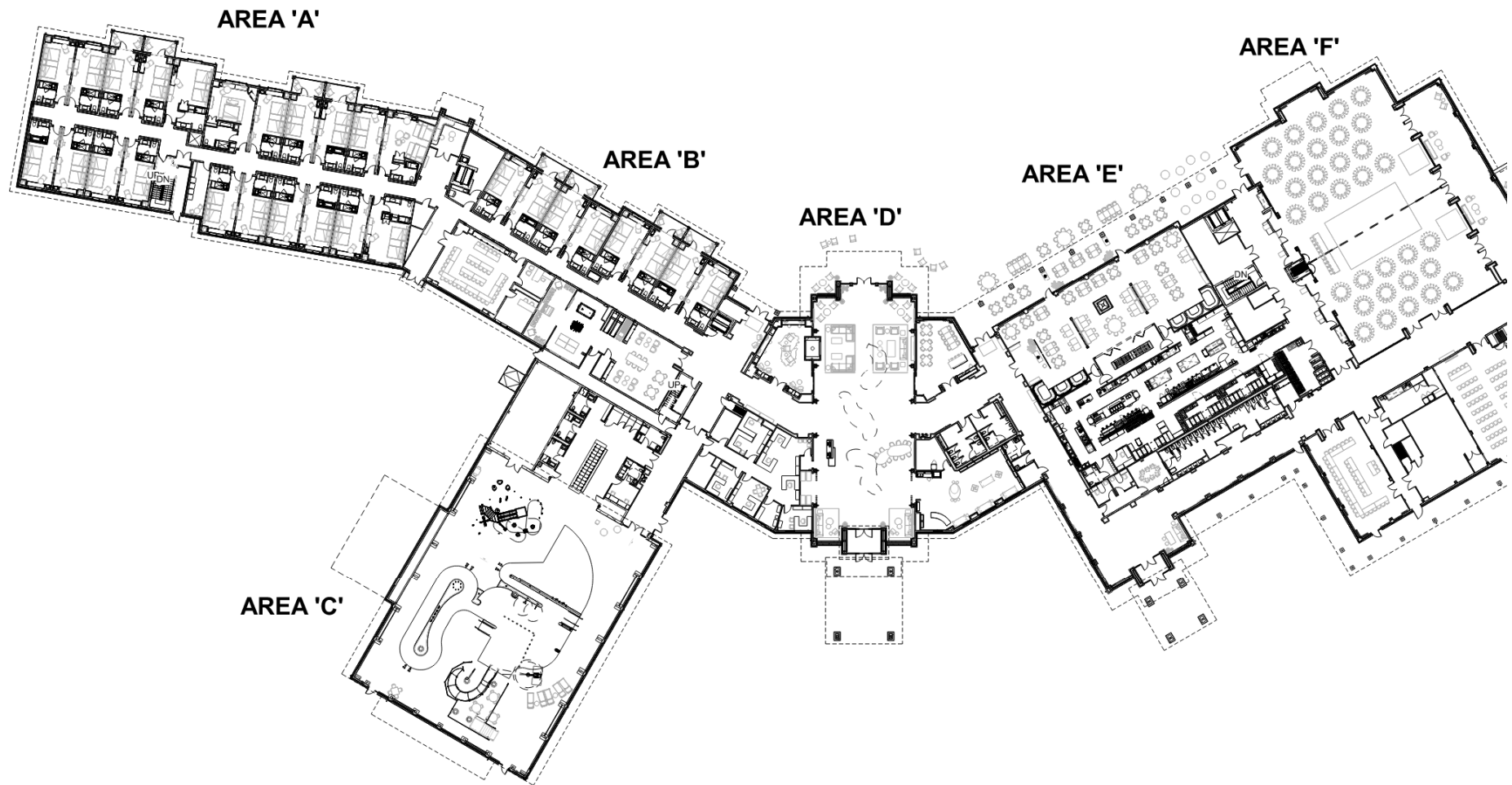
BID CATEGORY NO. 1	General Trades (Previously Bid)
BID CATEGORY NO. 2	Site Clearing, Excavation, Site Utilities (Previously Bid)
BID CATEGORY NO. 3	Concrete (Previously Bid)
BID CATEGORY NO. 4	Masonry (Previously Bid)
BID CATEGORY NO. 5	Steel & Glue-Lam (Previously Bid)
BID CATEGORY NO. 6	Roofing (Previously Bid)
BID CATEGORY NO. 7	Glass & Glazing (Previously Bid)
BID CATEGORY NO. 8	Studs, Drywall & Acoustic (Previously Bid)
BID CATEGORY NO. 9	Hard Tile
BID CATEGORY NO. 10	Flooring
BID CATEGORY NO. 11	Painting & Decorating
BID CATEGORY NO. 12	Millwork & Casework
BID CATEGORY NO. 13	Food Service (Previously Bid)
BID CATEGORY NO. 14	Fire Protection (Previously Bid)
BID CATEGORY NO. 15	Plumbing (Previously Bid)
BID CATEGORY NO. 16	Mechanical (Previously Bid)
BID CATEGORY NO. 17	Electrical & Technology (Previously Bid)
BID CATEGORY NO. 18	Aquatics (Previously Bid)



POTATO CREEK STATE PARK SITE LOGISTICS PLAN OCTOBER 1, 2025

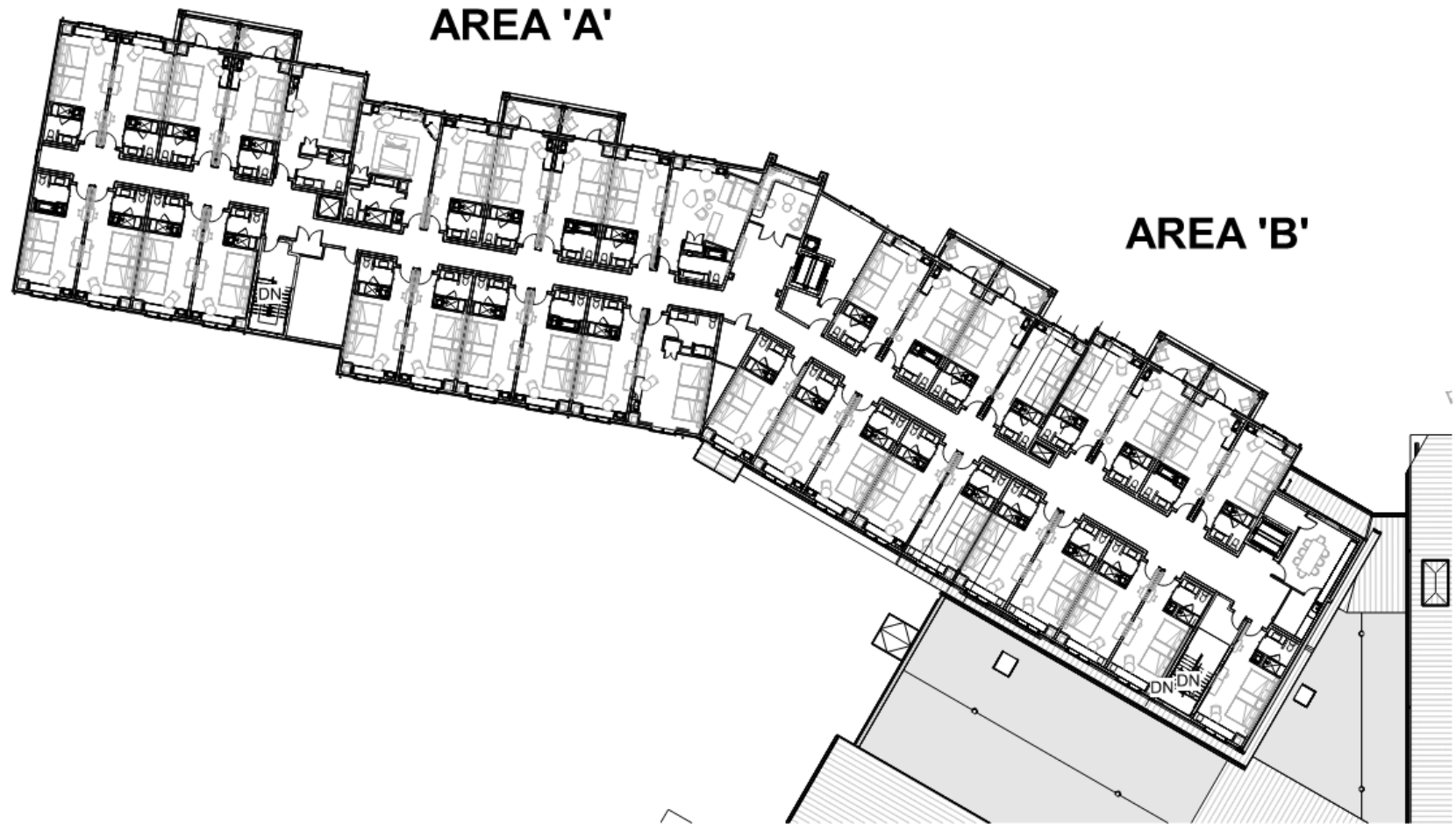
CONSTRUCTION ENTRANCE/GATES

FLOOR PLANS / SITE PLANS



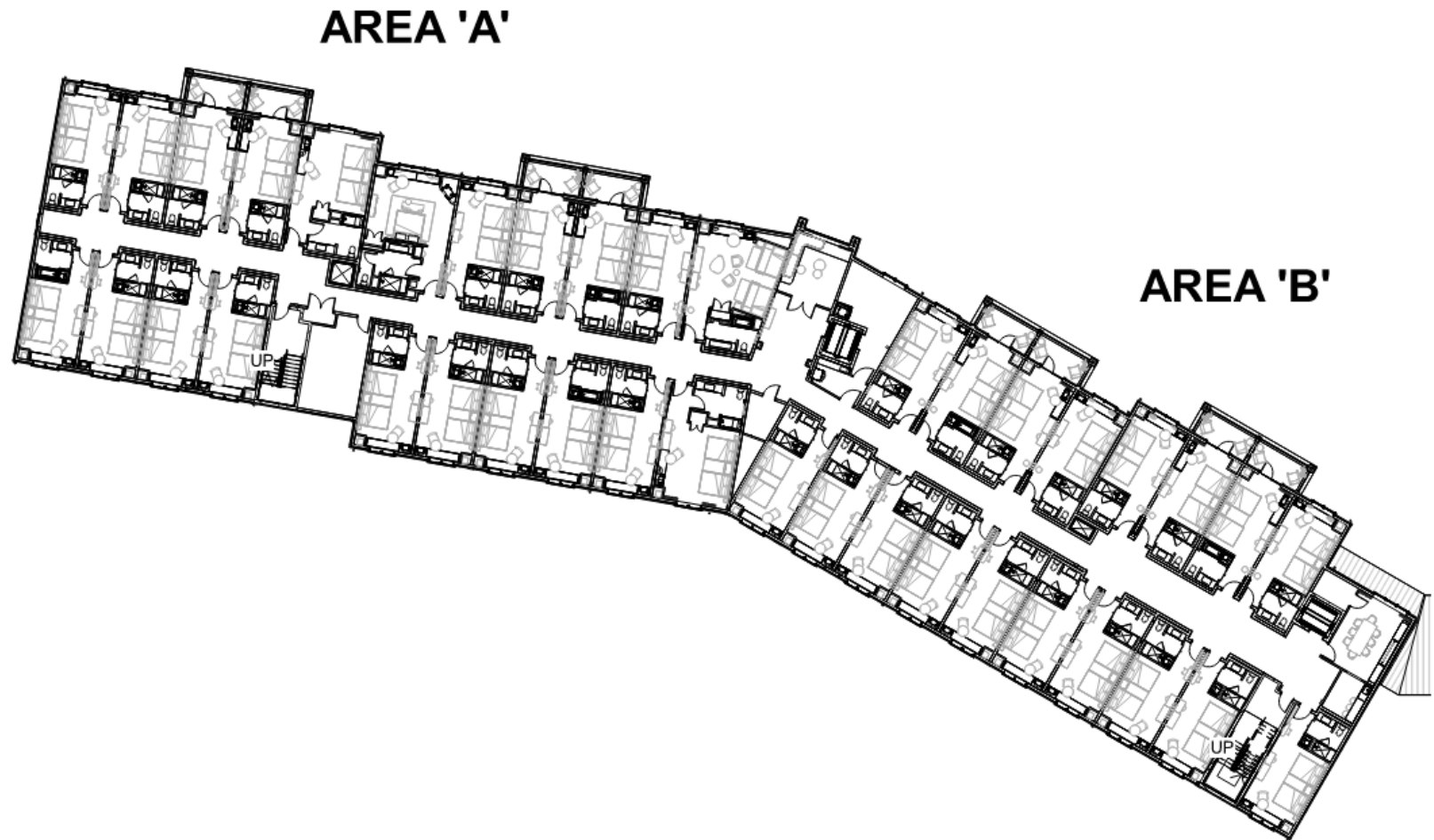
1ST FLOOR OVERALL PLAN

FLOOR PLANS / SITE PLANS



SECOND FLOOR OVERALL PLAN

FLOOR PLANS / SITE PLANS



THIRD FLOOR OVERALL PLAN

SPECIAL REQUIREMENTS



- **Tax Exempt Project**

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**

ALTERNATES



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

- **Alternate No. 1 – WC-01 Area D**
- **Alternate No. 2 – WC-08 Ballroom**
- **Alternate No. 3 – WC-07 Meeting Rooms & Prefunction**
- **Alternate No. 4 – WC-01 Corridor E119**
- **Alternate No. 5 – T-13/T-23 Pool Locker Rooms**
- **Alternate No. 6 – VWC-03 Guest Room Corridors**
- **Alternate No. 7 – Painted Wood Cladding**
- **Alternate No. 8 – Stained Wood Cladding**

NOTICE TO BIDDERS



Review Section 00 02 00 for Notice to Bidders - Prequalification

Prequalification requirements set forth by Indiana Department of Administration – Division of Public Works are as follows:

- All bidders must be prequalified by the State of Indiana Department of Administration. Prequalification applications must be submitted utilizing the link below **prior to the bid opening date**. Bidders are required to be prequalified under the following DAPW categories:

<u>Bid Category</u>	<u>DAPW Prequal Category</u>	<u>Bid Category</u>	<u>DAPW Prequal Category</u>
BC No. 09	1743.01	BC No. 11	1721.01
BC No. 10	1752.02	BC No. 12	1751.02

<https://www.in.gov/idoa/state-property-and-facilities/public-works/certification-board/contractors-and-sub-contractors/>.

NOTICE TO BIDDERS



Review Section 00 02 00 for Notice to Bidders - Prequalification

- **All first-tier contractors must submit their completed Prequalification Form conforming to the requirements set forth by no later than October 30, 2025.**
- **The CMc reserves the right to extend this deadline in its sole discretion. The Prequalification Form is available for pick up by interested first tier subcontractors at The Skillman Corporation's Office. Prequalification Form will also be available via email; requests shall be sent to Andrew Huehls (ahuehls@skillman.com).**

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Make sure to acknowledge ALL Addendums on the Bid Form**

Diversity Utilization Plan



SECTION 00 35 00 - OVERALL GOALS AND OBJECTIVES

The project has established target goals for participation as follows:

- a. MBE = 7%
- b. WBE = 5%
- c. IVOSB = 3%
- Bidders shall indicate on the bid form provided what percentage of the base bid amount would be contracted to MBE, WBE, and IVOSB firms.
- Bidders shall submit their MBE/WBE/IVOSB PARTICIPATION PLAN and GOOD FAITH EFFORT WORKSHEET within 48 hours upon request from the Construction Manager.

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: kgujral@skillman.com
srogers@skillman.com

All RFIs must be received before: **10/29/25**
12:00 PM Eastern

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: kgujral@skillman.com
srogers@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: January 2, 2026

Anticipated Construction

Completion Date: March 31, 2027

- **Bidders need to review the Schedule Update dated 09/29/25 included within Section 01 32 00**

BID TO AWARD TIMELINE



- Pre-Award Meetings: 11/11/25 & 11/12/25
- Develop GMP/Submit to Owner: 11/13/25 – 11/21/25
- GMP - Owner Approval: 11/24/25 – 12/19/25
- Notice to Proceed: 12/19/25

All Subcontractor & Products Lists

must be submitted by: **11/07/25**

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.

BIDDER 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?		
Include MBE, WBE and IVOSB Information		
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.		
BIDS SHALL BE SUBMITTED ELECTRONICALLY THROUGH EBID.		
SEE SECTION 00 10 00 – INSTRUCTION TO BIDDERS FOR UPLOAD INSTRUCTIONS.		

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

eBID SUBMISSION



The screenshot shows the Skillman Plan Room Sign In page. The browser address bar displays 'skillmanplanroom.com/View/Login.aspx'. The page header includes 'ONLINE PLAN ROOM', 'BUILDING SUCCESS STORIES', and the Skillman logo. Below the header, there are navigation links: 'Public Projects', 'Private Projects', 'Addendum Watch', 'My Downloads', and 'My Account'. A search bar is also present. The main content area features a 'Sign In' section with fields for 'User Name' (labeled 'lgjgrol@skillman.com') and 'Password' (masked with asterisks). There is a 'Remember Me' checkbox and a 'Sign In' button. Below the sign-in section, there is a link to 'Reset Password or Recover User Name' and a 'New User?' section with a 'Register Here' button.

1. LOG IN
2. CLICK POTATO CREEK PROJECT
3. CLICK SUBMIT BID AND FOLLOW INSTRUCTIONS

The screenshot shows the Skillman Plan Room project page for 'Potato Creek State Park - New Lodge & Site Improvements - #221740'. The browser address bar displays 'http://www.skillmanplanroom.com/View/ViewJob.aspx?job_id=27323&view=add'. The page header includes 'ONLINE PLAN ROOM', 'BUILDING SUCCESS STORIES', and the Skillman logo. Below the header, there are navigation links: 'Public Projects', 'Private Projects', 'Addendum Watch', 'My Downloads', and 'My Account'. A search bar is also present. The main content area features a 'Potato Creek State Park - New Lodge & Site Improvements - #221740' title and an 'Order/Download' button. Below the title, there are tabs for 'Information', 'Plan Hub', 'Plans', 'Shipping Information', and 'Addenda'. The 'Information' tab is selected, showing a 'View Log' button and a 'Submit Bid' button. A red arrow points to the 'Submit Bid' button. Below the buttons, there is a 'Company Contact' section with 'The Skillman Corporation (IN)' and 'Kevin Gugal'. There is also a 'Location' section with 'North Liberty, IN'. At the bottom, there is a 'Pre-Bid Information' section with '10/25/2023 02:00 PM ET' and a 'Bid Information' section with '11/16/2023 02:00 PM ET'. There are also links for 'Advertisement' and 'Table of Contents'.

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.

PRE-AWARD INTERVIEWS



- **Pre-Award Meetings will take place 11/11/25 and 11/12/25**
- **MS Teams Meetings will be scheduled with the lowest, responsive, responsible bidder from each Bid Category.**

BID OPENING



Date: November 6, 2025

Time: 2:00PM Eastern

Location: eBID Electronic Bid Submission

PREBID MEETING SIGN IN



- All bidders please email Brandi Holmes bholmes@skillman.com to confirm that you are on this virtual Pre-Bid Meeting.
- A copy of this presentation will be available on the Skillman Planroom website.

Q & A

