



Clark-Pleasant WCHS Phase 4 Renovation PRE-BID MEETING

October 24, 2025

OWNER



Clark-Pleasant Community School Corporation

- **Sam Arnes, Director of Operations**
- **Dr. Timothy Edsell, Superintendent**
- **Duke Lines, Principal**
- **Bradley Pendleton, Director of Finance & Budget**





Lancer Associates of Architects

- Misha Belyayev
 - (317) 748-3664
 - Mbelyayev@lancerassociates.com
- Jeff Sims
 - (812) 350-1550
 - jsims@lancerarchitects.com



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Dan King
- dking@skillman.com

PROJECT MANAGER

- Jeremy Putnam
- (317) 650-5367
- Jputnam@skillman.com

PROJECT ENGINEER

- Suang Mung
- (317) 800-1108
- smung@skillman.com

SITE MANAGER

- TBD

ADMIN. ASSISTANT

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

SCOPE OF WORK



- Project Description
 - New interior
 - Minor structural reinforcement
 - HVAC, Plumbing & Electrical
 - New Roof
- Budget - \$27,000,000
- Mobilize – 1/12/2026
- Substantial Completion – 12/1/2028

MULTIPLE CONTRACT SUMMARY



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

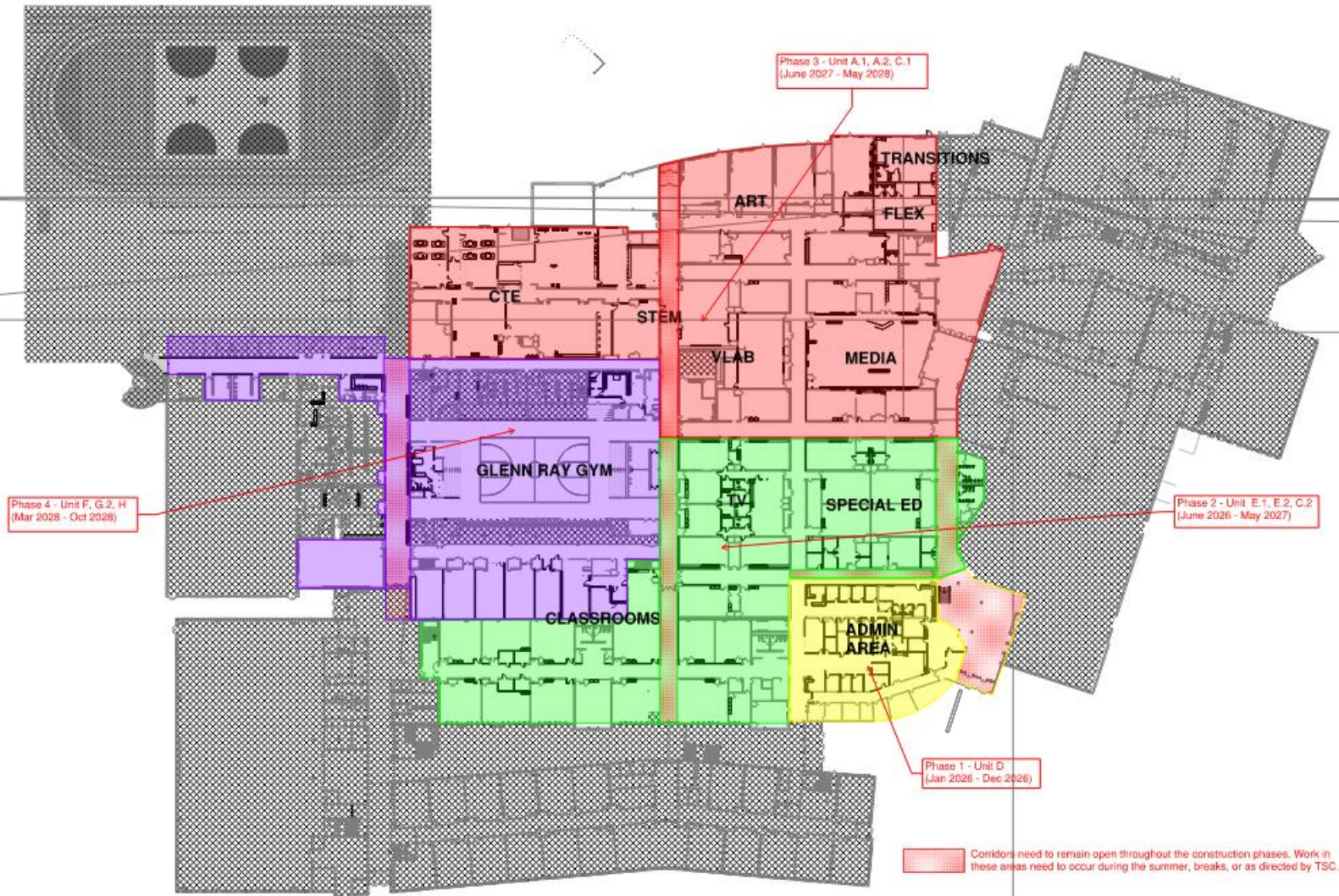
- **Be sure to include all allowances and contingencies in your bid.**
- **Project specific clarifications are also included within the bid category summary.**
- **Review all general and project specific clarifications**

BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Masonry
BID CATEGORY NO. 3	Roofing
BID CATEGORY NO. 4	Metal Studs, Drywall & Acoustical
BID CATEGORY NO. 5	Glass & Glazing
BID CATEGORY NO. 6	Flooring
BID CATEGORY NO. 7	Epoxy Terrazzo
BID CATEGORY NO. 8	Painting
BID CATEGORY NO. 9	Fire Protection
BID CATEGORY NO. 10	Plumbing
BID CATEGORY NO. 11	HVAC
BID CATEGORY NO. 12	Electrical & Technology

PHASING PLAN



SPECIAL REQUIREMENTS



- No deliveries during student drop-off and pickup.
- No Smoking on Campus

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.

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**



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**

ANTICIPATED CHALLENGES



- Phasing
- Site Logistics
- Traffic/Student flow
- Safety



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

- A. Alternate No. 1: Magnetic Hold Opens for Cross-Corridor Doors
- B. Alternate No. 2: Magnetic Hold Opens and Card Readers for Cross-Corridor Doors
- C. Alternate No. 3: Distech with Niagara 4, installed by Jackson Systems and Supply. Base Bid: Controls by Owner.
- D. Alternate No. 4: Johnson Controls Metasys with Niagara 4, installed by local factory authorized branch. Base Bid: Controls by Owner.
- E. Alternate No. 5: Alerton Controls with Niagara 4, installed by Open Control Systems. Base Bid: Controls by Owner.
- F. Alternate No. 6: TV Studio Value Engineering.

ALLOWANCES



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

- Bid Category No.01 – General Trades \$200,000
- Bid Category No.02 – Masonry \$25,000
- Bid Category No.03 – Roofing \$25,000
- Bid Category No.04 - Metal Studs, Drywall, & Acoustical \$50,000
- Bid Category No.05 – Glass & Glazing \$25,000
- Bid Category No.06 - Flooring \$25,000
- Bid Category No.07 - Epoxy Terrazzo \$25,000
- Bid Category No.08 – Painting \$25,000
- Bid Category No.09 - Fire Protection \$25,000
- Bid Category No.10 - Plumbing \$50,000
- Bid Category No.11 - HVAC \$50,000
- Bid Category No.12 - Electrical & Technology \$50,000

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Addendum #1 anticipated date 11/3/25**
- **Addendum #2 anticipated date 11/10/25**

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: Jeremy Putnam

All RFIs must be received before: **10/30/2025 4:00 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: Jeremy Putnam

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 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.**

BID TO AWARD TIMELINE



- Bid Opening – **11/18/2025**
 - Time: **2:00 PM**
 - Location: **50 Center St, Whiteland, IN 46184**
- Complete pre-award meetings -11/20/2025
- Contract Recommendations – 11/25/2025
- Board Approval – 12/1/2025

All Subcontractor & Products Lists

must be submitted by: **Within 48 Hours**

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.

Q & A



Contractors can tour the building on 10/31/25 at 10AM. Please check in at the Skillman trailer at the corner of US 31 and Main St.