



Clark-Pleasant WCHS  
Phase 5  
PRE-BID MEETING

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**February 27, 2026**

# PRE-BID MEETING



Clark-Pleasant WCHS Phase 5

300 E Main St, Whiteland, IN 46184

# OWNER



## Clark-Pleasant Community School Corporation

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



# OWNER



## Lancer Associates of Architects

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



# THE SKILLMAN TEAM



## ACCOUNT EXECUTIVE

- Dan King
- [dking@skillman.com](mailto:dking@skillman.com)

## PROJECT MANAGER

- Suang Mung
- (317) 800-1108
- [smung@skillman.com](mailto:smung@skillman.com)

## PROJECT ENGINEER

- N/A

## SITE MANAGER

- Zach Essex
- (317) 512-9433
- [zessex@skillman.com](mailto:zessex@skillman.com)

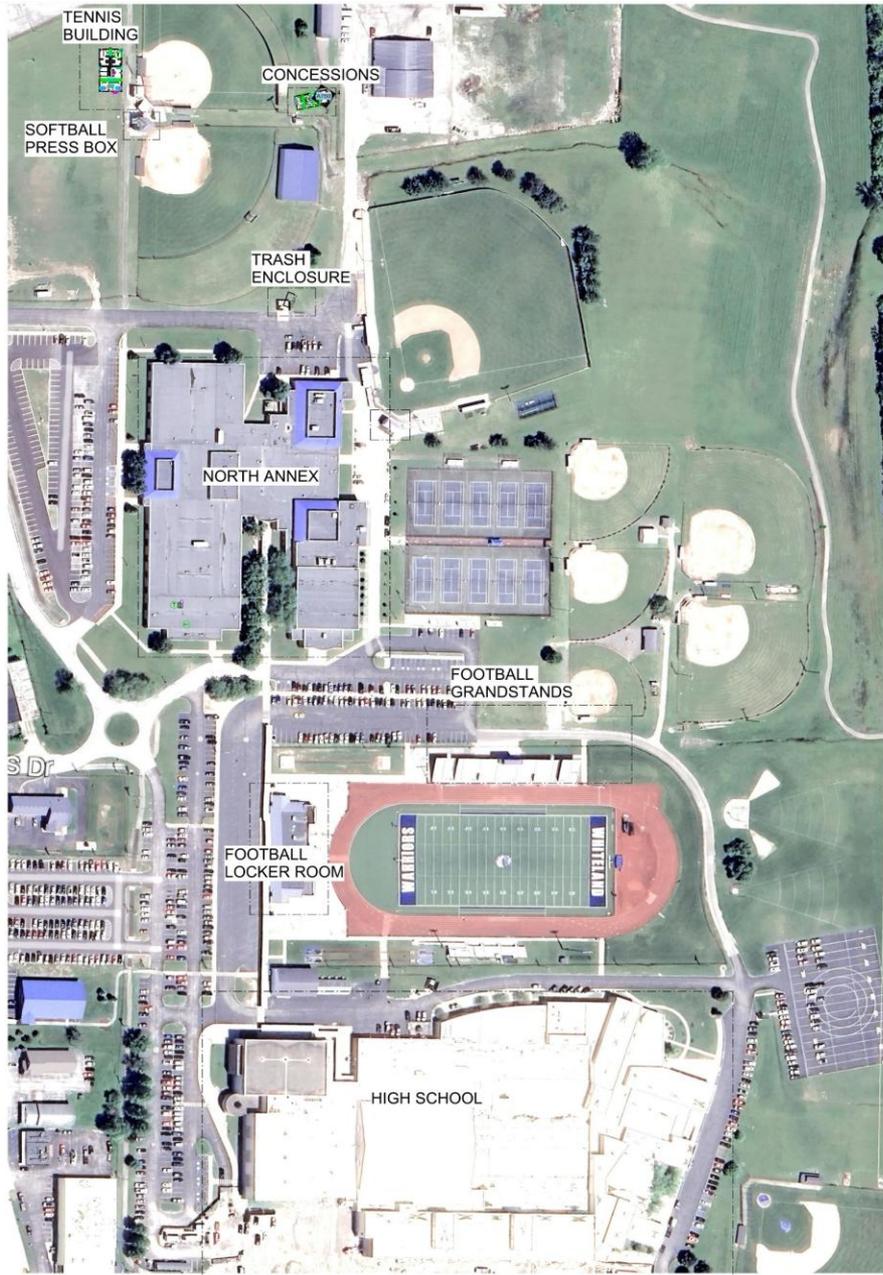
## ADMIN. ASSISTANT

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

# SCOPE OF WORK



- New baseball field, softball fields, reurf football field, replace football press box, new concession building, new tennis building, and renovate existing spaces.
  
- Budget - \$13 Million
- Mobilize June 2026
- Substantial Completion October 2028



1 FIRST FLOOR - OVERALL  
SCALE: 1" = 80'-0"



A011

FLOOR PLAN -  
FIRST FLOOR -  
OVERALL

100% CONSTRUCTION  
SCHEDULED

PROJECT: 20210  
DATE: 02/20/2021  
DRAWN BY: JL

NO.	DATE	DESCRIPTION



CLARK-PLEASANT COMMUNITY SCHOOL CORP.  
WHITELAND COMM. HIGH SCHOOL PHASE 5  
300 E MAIN ST., WHITELAND, IN 46184

LANCER ASSOCIATES  
ARCHITECTURE  
1425 N. EAST STREET  
INDIANAPOLIS, IN 46204

# MULTIPLE CONTRACT SUMMARY



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

- **BC No. 1 – General Trades**
- **BC No. 2 – Plumbing & Mechanical**
- **BC No. 3 – Electrical & Technology**
- **BC No. 4 – Synthetic Turf**



# SPECIAL REQUIREMENTS



- No deliveries during student drop-off and pickup. All deliveries to be from 8am-2pm.
- No Smoking on Campus
- Park within Phase 5 construction area

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**



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

- ALTERNATE NO.1: Provide a quote to furnish and install a Beynon BSS 1000 Track Surfacing System with Hobart Texture or equal approved by the Landscape Architect prior to bidding.
- ALTERNATE NO.2: Varsity Baseball Pressbox.
- ALTERNATE NO.3: Replace the fire alarm system completely at the football locker room/concessions building.

# ALLOWANCES



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

Bid Category No.01 – General Trades (Unsuitable Soils)	\$150,000
Bid Category No.01 - General Trades	\$100,000
Bid Category No.02 – Plumbing & Mechanical	\$50,000
Bid Category No.03 – Electrical & Technology	\$50,000
Bid Category No.04 - Synthetic Turf	\$50,000

# INSTRUCTIONS TO BIDDERS



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

- **Addendum #1 anticipated date 03/09/2026**
- **Addendum #2 anticipated date 03/16/2026**

# 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: Suang Mung

All RFIs must be received before: **3/11/2026**  
**4:00 PM EST**

# **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: Suang Mung**

# CONSTRUCTION TIMELINE



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

**Anticipated Construction Start Date: June 1, 2026**

**Anticipated Construction**

**Completion Date: October 31, 2028**

**Notice to Proceed – April 13, 2026**

# BID TO AWARD TIMELINE



- Review/Certify Bids by 3/25/26
- Complete pre-award meetings by 03/31/26
- Owners Notice to Proceed around 04/12/26

All Subcontractor & Products Lists

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

# 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 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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- Will begin on **03/26/26**
- Times will be issued via addendum.

# BID OPENING



**Date: March 24, 2026**

**Time: 2:00 PM**

**Location: Administration Building  
50 Center St  
Whiteland, IN 46184**

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# Q & A

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