

Edgewood Schools- Richland –Bean Blossom Community School Corporation



**High School Addition & Renovation
Jr. High Addition & Renovation
Intermediate School Controls Renovation
Primary School Controls Renovations
Softball Concessions**

PRE-BID MEETING

July 21, 2026

PRE-BID MEETING



Edgewood Schools- Richland – Bean Blossom Community School Corporation



Richland-Bean Blossom Community School Corporation

- **Dr. Jerry Sanders – Superintendent of Schools**
- **Jennifer Barrett– Assistant Superintendent of Schools**
- **(812) 876-7100**





Lancer Associates Architecture

- Misha Belyayev, Project Manager
- (317) 748-3664
- mbelyayev@lancerarchitects.com



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Victor Landfair
- (317) 788-5108
- vdlandfair@skillman.com

PROJECT MANAGER

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- (317) 788-5147
- mtruesdell@skillman.com

SITE MANAGER

- Dale Flick
- (317) 752-1910
- dflick@skillman.com

ASSISTANT PROJECT MANAGER

- Taenisha Smith
- (317) 513-7717
- tlsmith@skillman.com

ADMIN. ASSISTANT

- Amy Richards
- (317) 499-6156
- arichards@skillman.com



High School Addition & Renovation

- Addition: +/- 13,000 sf
- Renovation: +/- 8,000 sf
- Roofing: +/- 210,000 sf
- H.V.A.C. Controls: +/- 231,000 sf

SCOPE OF WORK



Jr. High Addition & Renovation

- Addition: +/- 11,000 sf
- Renovation: +/- 7,000 sf
- Technology: +/- 27,000 sf
- Roofing: +/- 11,000 sf
- H.V.A.C. Controls: +/- 121,000 sf

SCOPE OF WORK



Intermediate School Controls Renovation

- H.V.A.C. Controls: +/- 125,000 sf

SCOPE OF WORK



Primary School Controls Renovation

- H.V.A.C. Controls: +/- 125,000 sf

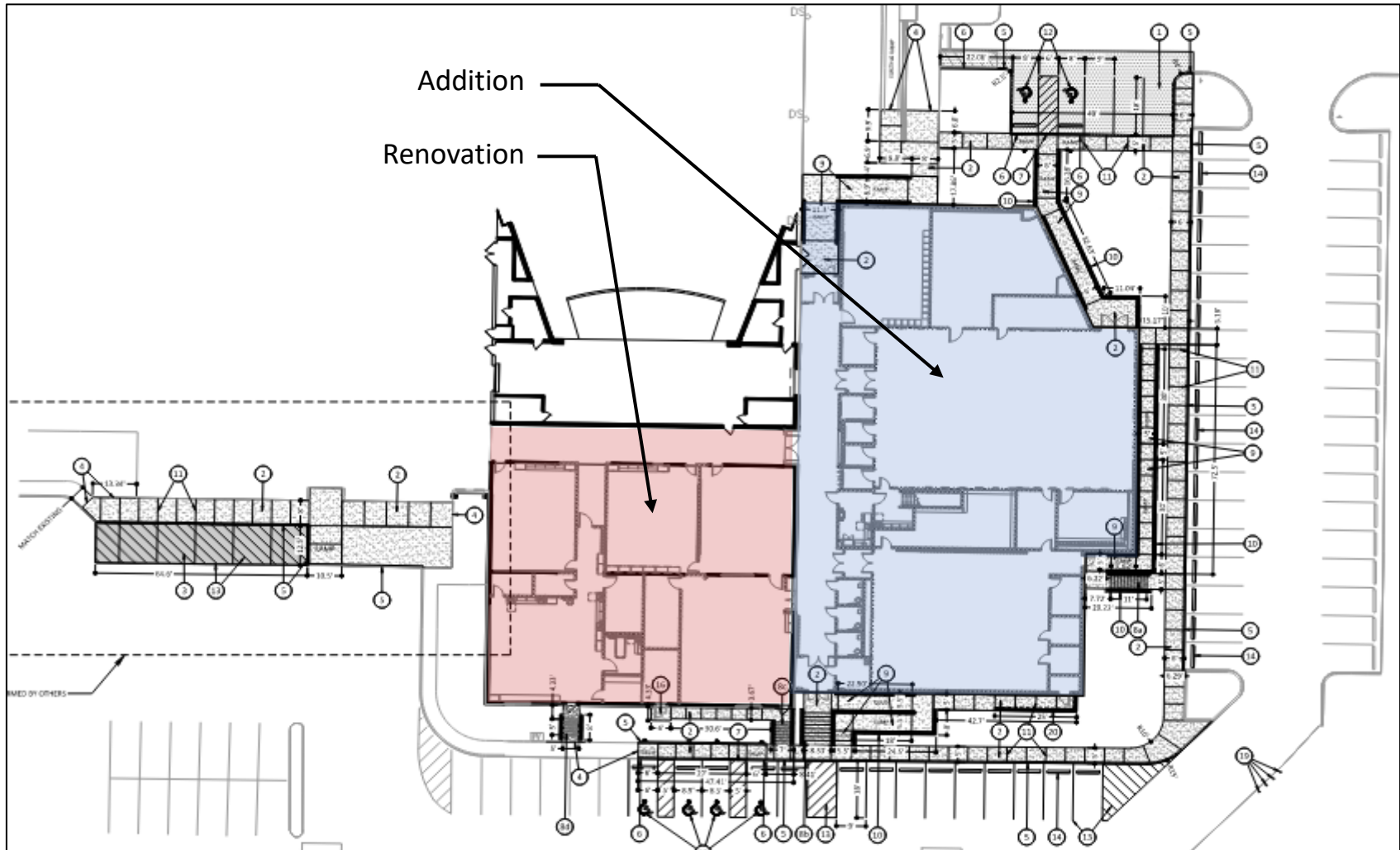
SCOPE OF WORK



Softball Concessions

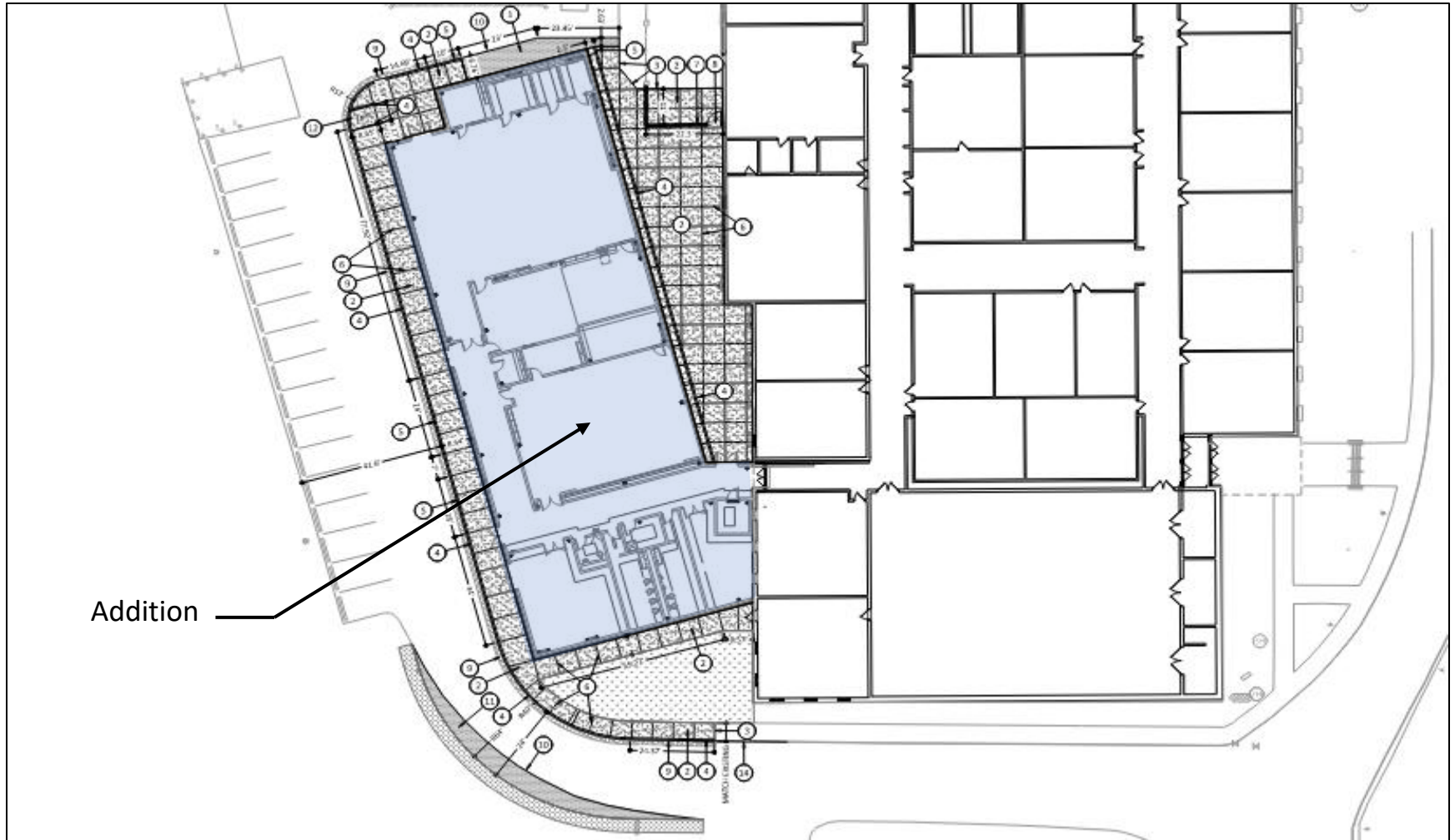
- New Construction: +/- 1,500 sf

FLOOR PLANS / SITE PLANS



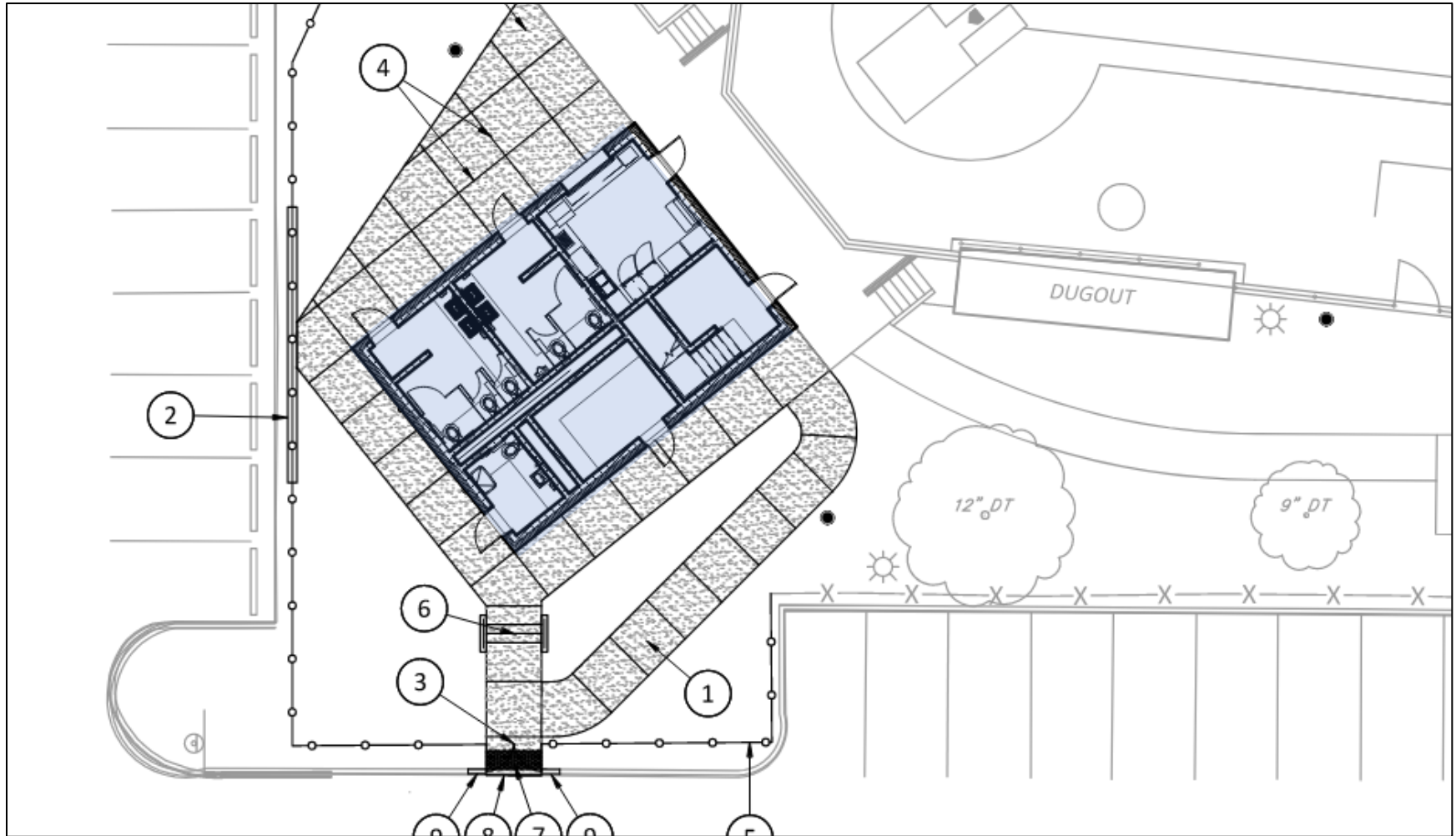
High School Additon and Renovation

FLOOR PLANS / SITE PLANS



Junior High School Additon

FLOOR PLANS / SITE PLANS



Softball Concessions

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	EARTHWORK, PAVING AND SITE UTILITIES
BID CATEGORY NO. 3	MASONRY
BID CATEGORY NO. 4	STRUCTURAL STEEL AND MISCELLANEOUS METAL
BID CATEGORY NO. 5	ROOFING
BID CATEGORY NO. 6	ALUMINUM WINDOWS, ENTRANCES AND STOREFRONTS
BID CATEGORY NO. 7	METAL STUDS, DRYWALL AND CEILINGS
BID CATEGORY NO. 8	FLOORING
BID CATEGORY NO. 9	PAINTING & WALLCOVERINGS
BID CATEGORY NO. 10	CASEWORK
BID CATEGORY NO. 11	INSTRUMENT STORAGE
BID CATEGORY NO. 12	PLUMBING & HVAC
BID CATEGORY NO. 13	HVAC CONTROLS
BID CATEGORY NO. 14	ELECTRICAL & TECHNOLOGY

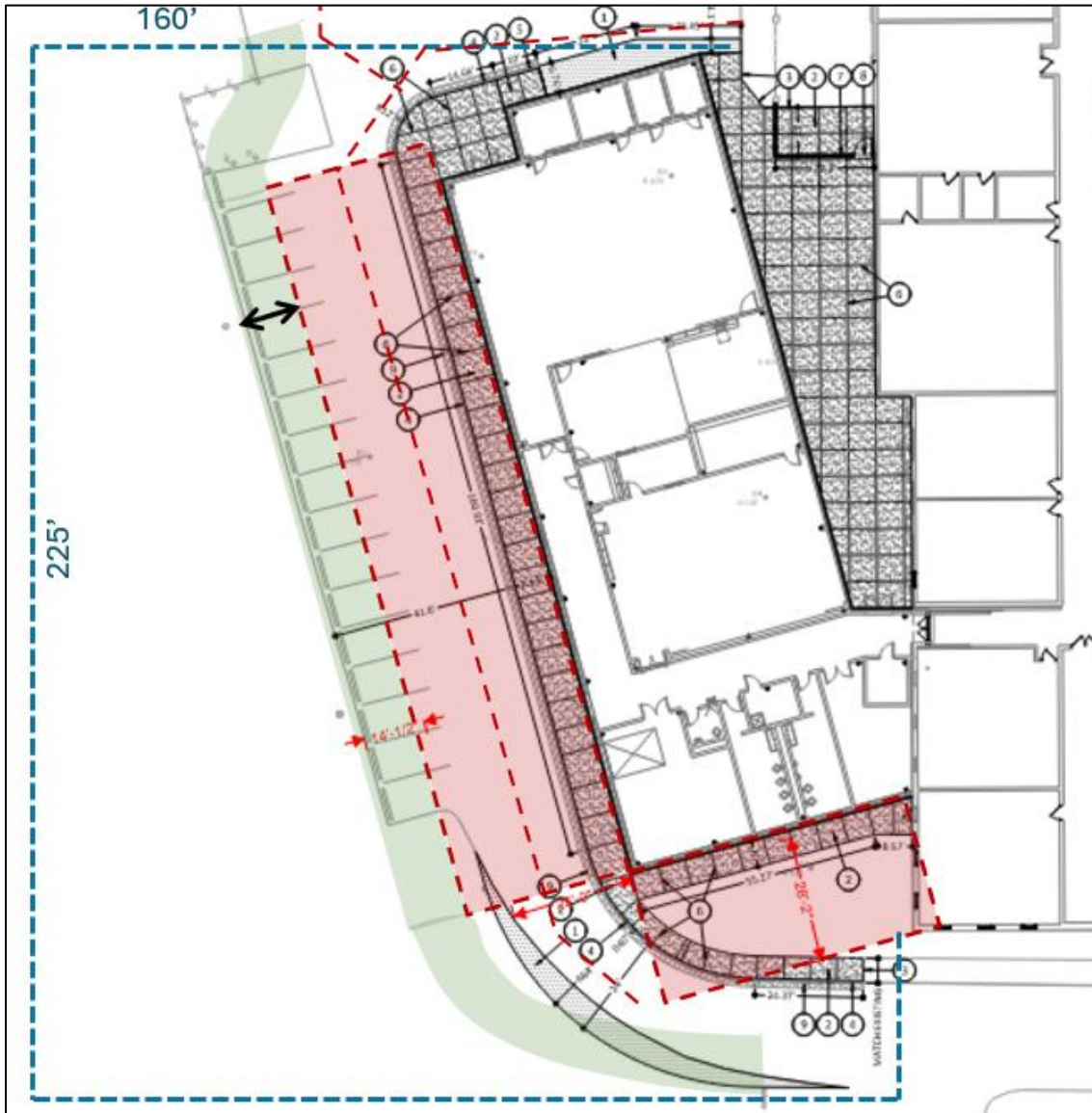
SITE LOGISTICS PLAN



High School

See Specification 01 32 00
Schedules and Reports

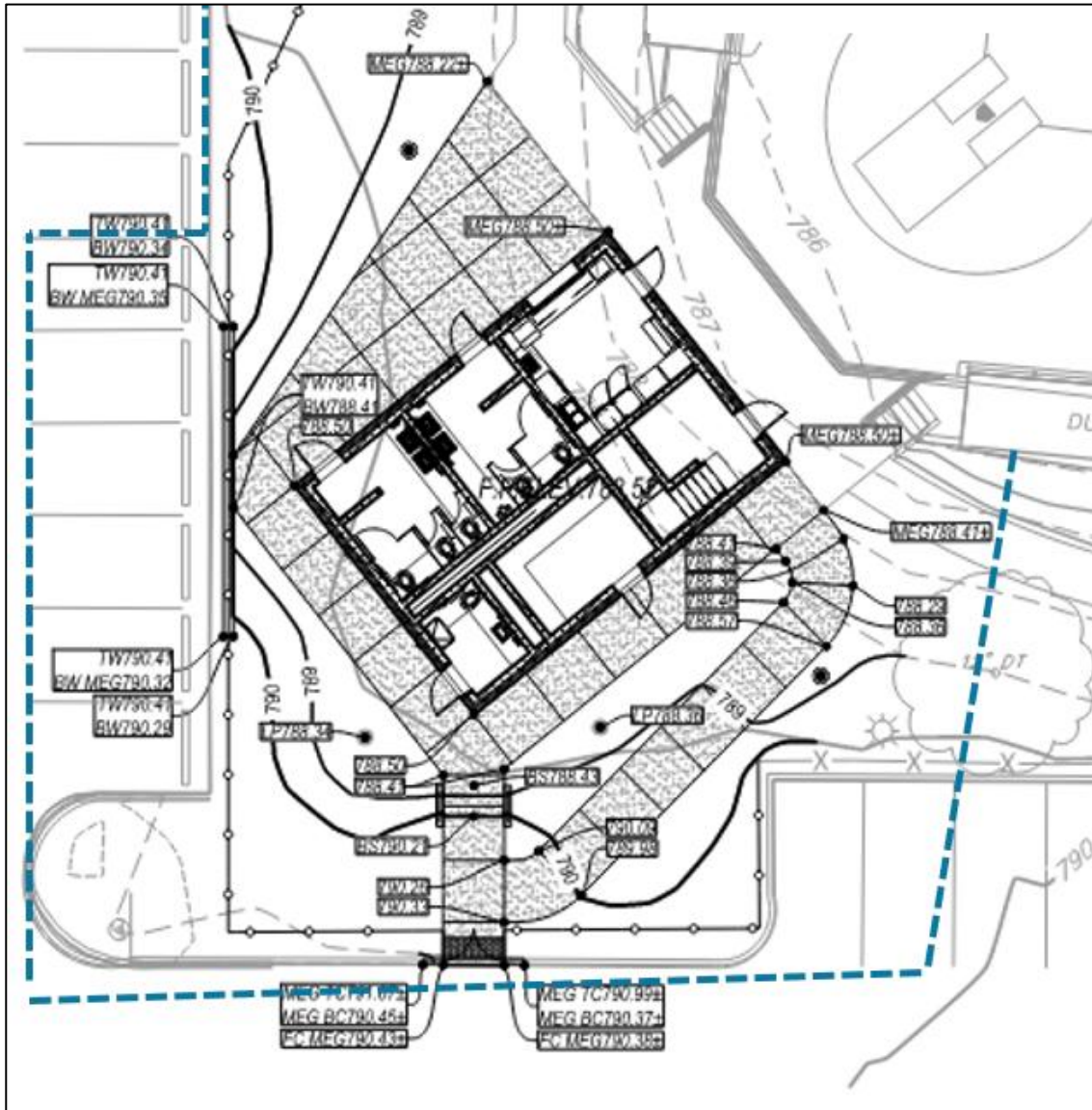
SITE LOGISTICS PLAN



Junior High School

See Specification 01 32 00
Schedules and Reports

SITE LOGISTICS PLAN



Concessions

See Specification 01 32 00
Schedules and Reports

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**

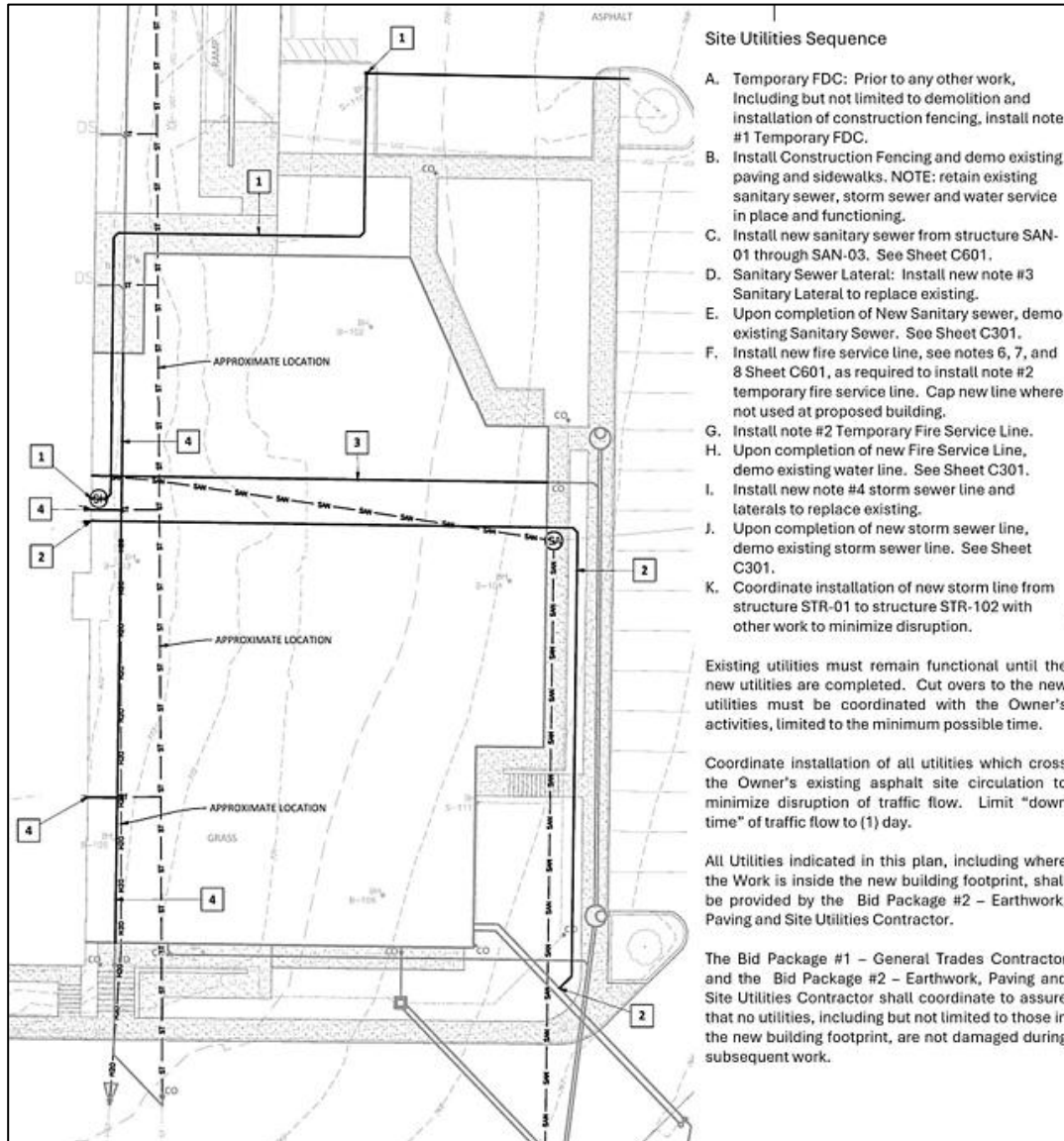
INDIANA PUBLIC WORKS LAW 5-16-13



- 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



Site Utilities Sequence

- A. Temporary FDC: Prior to any other work, including but not limited to demolition and installation of construction fencing, install note #1 Temporary FDC.
- B. Install Construction Fencing and demo existing paving and sidewalks. NOTE: retain existing sanitary sewer, storm sewer and water service in place and functioning.
- C. Install new sanitary sewer from structure SAN-01 through SAN-03. See Sheet C601.
- D. Sanitary Sewer Lateral: Install new note #3 Sanitary Lateral to replace existing.
- E. Upon completion of New Sanitary sewer, demo existing Sanitary Sewer. See Sheet C301.
- F. Install new fire service line, see notes 6, 7, and 8 Sheet C601, as required to install note #2 temporary fire service line. Cap new line where not used at proposed building.
- G. Install note #2 Temporary Fire Service Line.
- H. Upon completion of new Fire Service Line, demo existing water line. See Sheet C301.
- I. Install new note #4 storm sewer line and laterals to replace existing.
- J. Upon completion of new storm sewer line, demo existing storm sewer line. See Sheet C301.
- K. Coordinate installation of new storm line from structure STR-01 to structure STR-102 with other work to minimize disruption.

Existing utilities must remain functional until the new utilities are completed. Cut overs to the new utilities must be coordinated with the Owner's activities, limited to the minimum possible time.

Coordinate installation of all utilities which cross the Owner's existing asphalt site circulation to minimize disruption of traffic flow. Limit "down time" of traffic flow to (1) day.

All Utilities indicated in this plan, including where the Work is inside the new building footprint, shall be provided by the Bid Package #2 – Earthwork, Paving and Site Utilities Contractor.

The Bid Package #1 – General Trades Contractor and the Bid Package #2 – Earthwork, Paving and Site Utilities Contractor shall coordinate to assure that no utilities, including but not limited to those in the new building footprint, are not damaged during subsequent work.

High School Site Utilities

See Sheet C303
Utilities Protection Plan
Regarding Sequencing



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

- **Alternate Bid No. 1: Mechanical Controls - Automated Logic/Indiana Carrier Branch**
- **Alternate Bid No. 2: Mechanical Controls - Alerton/OCS**



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

Bid Category 12 – Plumbing and HVAC – High School and Junior High School shall:

Include ALL Work EXCEPT for the Mechanical Controls in its Base Bid number.

Include All Mechanical Controls Work in its Alternate Bid Numbers.

Provide bids for **BOTH** Alternate Bid No.1 **AND** Alternate bid No.2. The Owner reserves the right reject bids which do not include both Alternate bid numbers as non-responsive.

Bid Category No. 13 - HVAC Controls - Primary School and Intermediate School shall:

Include ALL work INCLUDING the Mechanical Controls in its **Base Bid** number.

Mark EITHER Alternate Bid No. 1 OR Alternate Bid No. 2 “No Change” as appropriate.

Mark the other Alternate Bid “No Bid” as appropriate.

All other Bid Categories shall mark “No Change” in both Alternate Bid No. 1 and No.2 locations on the bid form.

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: Misha Belyayev

All RFIs must be received before: **July 27, 2026**
2:00 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: Misha Belyayev

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: August 21, 2026

Anticipated Construction

Completion Date: April 1, 2028

BID TO AWARD TIMELINE



- Bid date: August 6, 2026
- Apparent low bidders will be posted to the Eastern Engineering website within 72 hour of the bid reading.
- The Owner anticipates awarding the Work at its August 18, 2026 Board Meeting.

All Subcontractor & Products Lists

must be submitted by: **August 10, 2026**

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.

PRE-AWARD INTERVIEWS



- Bid Category #1: August 7 from Noon to 1:00 pm
- Bid Category #2: August 7 from 1:00 to 2:00 pm
- Bid Category #3: August 7 from 2:00 to 3:00 pm
- Bid Category #4: August 10 from 9:00 to 10:00 am
- Bid Category #5: August 10 from 10:00 to 11:00 am
- Bid Category #6: August 10 from Noon to 1:00 pm
- Bid Category #7: August 10 from 1:00 to 2:00 pm
- Bid Category #8: August 10 from 2:00 to 3:00 pm
- Bid Category #9: August 10 from 3:00 to 4:00 pm
- Bid Category #12: August 11 from 9:00 to 10:00 am
- Bid Category #13: August 11 from 10:00 am to 11:00 am
- Bid Category #14: August 11 from Noon to 1:00 am
- Bid Category #10: August 11 from 1:00 to 2:00 pm
- Bid Category #11: August 11 from 2:00 to 3:00 pm

BID OPENING

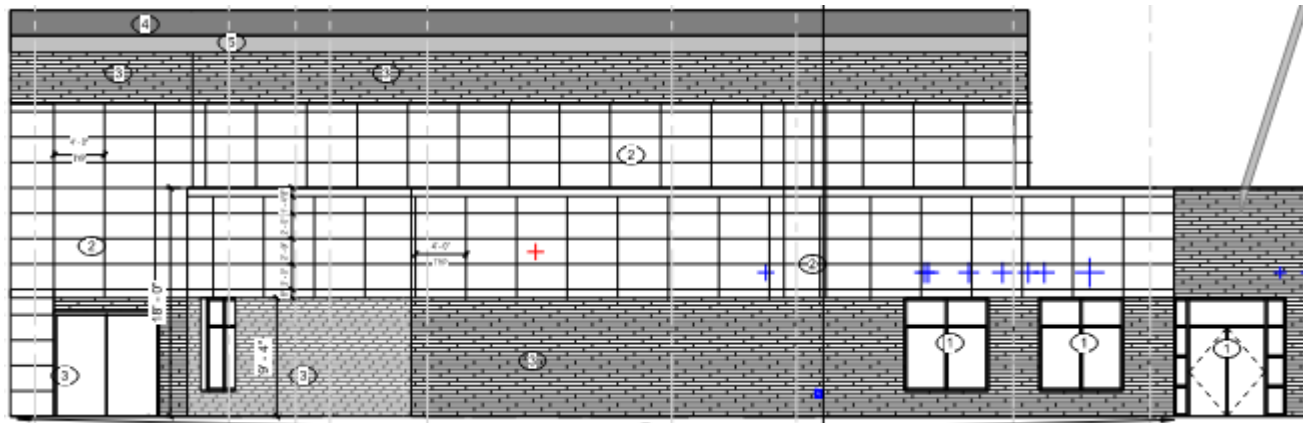
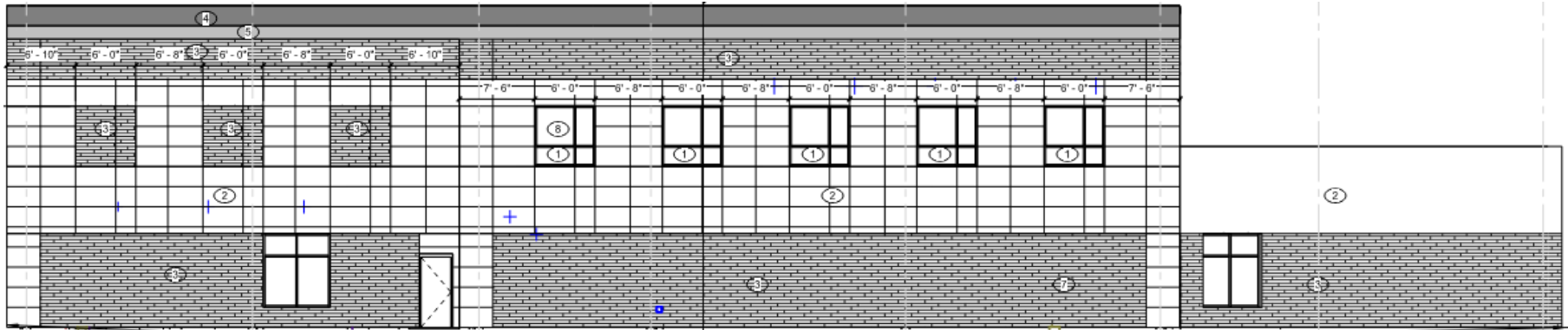


Date: August 6, 2026

Time: 2:00 PM local time

Location: Richland-Bean Blossom
Community School Corporation
600 S. Edgewood Drive
Ellettsville, IN 47429

Q & A



**Edgewood Schools Richland-Bean
Blossom Community School
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High School Addition & Renovation
Jr. High Addition & Renovation
Intermediate School Controls Renovations
Primary School Controls Renovations
Softball Concessions



**DATE: July 21, 2026
TSC PROJECT NO.: 225081**

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Woods Electric	DAVID GARDNER	dave@woodselectric.biz	812-322-4000
Woods Electric	Roger Woods	roger@woodselectricinc.biz	812-325-3218
Tech Electronics	JACK ROSEBROUGH	Jack.Rosebrough@techelectronics.com	463 267 0029
Tech Electronics	Jeff Watson	jeff.watson@techelectronics.com	317-755-9511
C-CAT	Charlie Whitlow	cwhitlow@c-cat.com	317-696-7574
Open Control Systems	Bryce Davenport	brycedavenport@envelopgroup.com	463-325-0980

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
open Control Systems	Megan Tobias-Schreiber	mtobias@envelopgroup.com	317-760-5241
Steve's Roofing	MARK HAYS	steves.srsm@gmail.com	812-824-3006
BRCJ	Kenton Pardue Alan Mortindale	k.pardue@brcjcivil.com asmortindale23@gmail.com	812-336-8277
CES	Gabe Carrier	gcarrier@creativang.net	317-605-1648
CES	Jody Melady	JMelady@creativang.net	317-945-8256
RBB	Arnold & Caldwell	arnold.caldwell@rbbsheds.net	812-585-5240

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
RICHLAND-BEAN BLOSSOM COMMUNITY SCHOOL CORP	Dr. Jerry Sanders		
THE SKILLMAN CORPORATION	Martin Truesdell		
THE SKILLMAN CORPORATION	Taenisha Smith		
LANCER ASSOCIATES	Matt Denton		
AUTOMATED LOGIC	David Sheperd		
AUTOMATED LOGIC	Dylan Seefeldt		
CASSADY ELECTRICAL CONTRACTORS INC	Trent Ramsey		

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
CASSADY ELECTRICAL CONTRACTORS INC	Trevor Chitwood		
E&B PAVING	Jeff Ooley		812-512-0681
HARRELL-FISH INC.	Randy Miller		
HANNING CONSTRUCTION, INC.	Seth Porter	sporter@hannigconstructions .com	
UNITED MOBILE HEATING AND COOLING	Aarron King	aaronking@unitedmhc.com	
VERKLER INC.	Casey Hoersten		

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
TABER CRANE CONSTRUCTION	Lara Dawson	Lara.dawson@taberowens.com	
TECH ELECTRONICS	Jack Rosebrough		