



**Whiteland Comm. High School Addition**  
**PRE-BID MEETING**

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**August 25, 2023**

# PRE-BID MEETING



Whiteland Community High School Addition

# OWNER



## Clark-Pleasant Community School Corporation

- **Dr. Timothy Edsell, Superintendent**
- **Sam Arnes, Director of Operations**
- **Duke Lines, Principal**
- **Austin Fruits, Corporation Treasurer**
- **Cassie Dodd, Admin Assistant to the Superintendent**



**Clark-Pleasant Community  
School Corporation**



## Lancer Associates Architecture

- Misha Belyayev
- [mbelyayev@lancerarchitects.com](mailto:mbelyayev@lancerarchitects.com)



# THE SKILLMAN TEAM



## ACCOUNT EXECUTIVE

- Dan King
- 317-694-3322
- [dking@skillman.com](mailto:dking@skillman.com)

## PROJECT MANAGER

- Jeremy Putnam
- 317-650-5367
- [jputnam@skillman.com](mailto:jputnam@skillman.com)

## PROJECT ENGINEER

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

## SITE MANAGER

- Chris Hittle
- 317-658-4455
- [chittle@skillman.com](mailto:chittle@skillman.com)

## ADMIN. ASSISTANT

- Connie Patton
- 317-788-5151
- [cbpatton@skillman.com](mailto:cbpatton@skillman.com)

# SCOPE OF WORK

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- **3-story classroom and natatorium addition.**
- **Approximately 82,000 SF addition (footprint)**
- **173,000 total SF**
- **Overall Budget \$55,000,000**
- **Mobilize 1-1-24**
- **Occupancy 7-31-26**



# MULTIPLE CONTRACT SUMMARY



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

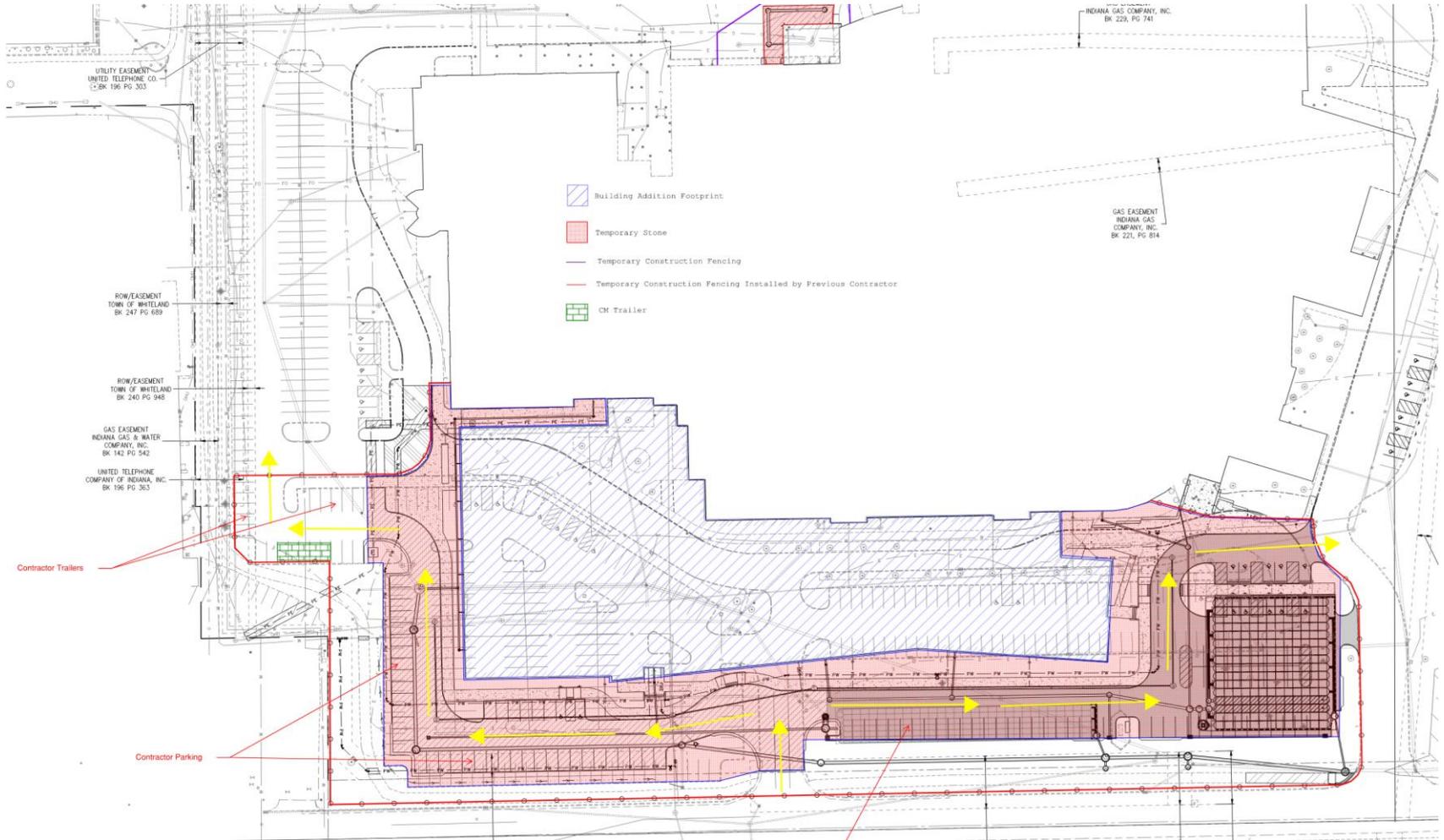
- **Project specific clarifications are also included within the bid category summary.**

# BID CATEGORIES



|                     |                                      |
|---------------------|--------------------------------------|
| BID CATEGORY NO. 1  | General Trades                       |
| BID CATEGORY NO. 2  | Masonry                              |
| BID CATEGORY NO. 3  | Structural Steel/Misc Metals         |
| BID CATEGORY NO. 4  | Roofing                              |
| BID CATEGORY NO. 5  | Metal Studs, Drywall, and Acoustical |
| BID CATEGORY NO. 6  | Curtainwall, Storefront, and Glazing |
| BID CATEGORY NO. 7  | Millwork/Casework                    |
| BID CATEGORY NO. 8  | Flooring                             |
| BID CATEGORY NO. 9  | Epoxy Terrazzo                       |
| BID CATEGORY NO. 10 | Painting                             |
| BID CATEGORY NO. 11 | Aquatic Construction                 |
| BID CATEGORY NO. 12 | Fire Protection                      |
| BID CATEGORY NO. 13 | Plumbing                             |
| BID CATEGORY NO. 14 | HVAC                                 |
| BID CATEGORY NO. 15 | Electrical and Technology            |

# SITE LOGISTICS PLAN



# SPECIAL REQUIREMENTS



- All parking is with-in our construction fencing.
- No deliveries during student drop-off and pick-up
- No Tobacco use.

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**

# ANTICIPATED CHALLENGES



- **Structural steel reinforcing within the existing building.**
- **MEP routing thru the existing building.**
- **Very tight site.**
- **Deliveries. 8am-2pm on school days.**

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# AREAS OF COORDINATION

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- Any work inside the existing building.
- Shutdowns and Tie-ins
- Access in and around the site.
- Dust control
- Road cleanliness

# ALTERNATES



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

- ALTERNATE NO. 1: SUNSHADES
- ALTERNATE NO. 2: VIDEO BOARD
- ALTERNATE NO. 3: AUTOMATED LOGIC CORPORATION DDC SYSTEM
- ALTERNATE NO. 4: ALERTON CONTROLS DDC SYSTEM
- ALTERNATE NO. 5: DELTA CONTROLS DDC SYSTEM
- ALTERNATE NO. 6: SCHNEIDER CONTROLS DDC SYSTEM

# 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.**

- Substitution Requests emailed to Jeremy Putnam.  
Form located in section 00 26 00
- Addendum #1 - 8-30-23
- Addendum #2 - 9-6-23

# 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: **9/1/23**  
**5pm**

# **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**

# CONSTRUCTION TIMELINE



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

**Anticipated Construction Start Date: 1/2/2024**

**Anticipated Construction**

**Completion Date: 5/1/2026**

**Full schedule to be issued in Addendum.**

# BID TO AWARD TIMELINE



- Bid Opening - 9/14/23
- Pre-Award Scope Review Meetings 9/18 – 9/25
  
- Posted on Skillman Planroom within 48 hours after bid opening.
  
- Final Contract Recommendations - 10/2/23
- Board Approval – 10/24/23

**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 <b>24/48</b> Hours of the Bid for Apparent Low Bidders.   |     |    |
| On the outside of the envelope containing your Bid have you indicated:<br><b>The Project Name</b><br><b>Bidder's Name</b><br><b>Bid Category No.</b><br><b>Date and Time of Bid Opening</b><br><b>Owner's Address</b><br>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.**

# BID OPENING

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**Date: September 14, 2023**

**Time: 2:00PM**

**Location: Clark-Pleasant Community School Corporation  
Admin Building**

**50 Center Street  
Whiteland, IN 46184**

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# Q & A

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Whiteland Comm. High School Addition

TSC PROJECT NO.: 221170.02

DATE: August 25, 2023



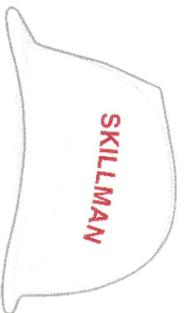
## PRE-BID MEETING SIGN-IN SHEET

| COMPANY REPRESENTED               | ATTENDEE NAME      | EMAIL ADDRESS                   | PHONE NUMBER |
|-----------------------------------|--------------------|---------------------------------|--------------|
| CLARK-PLEASANT COMM. SCHOOL CORP. | Dr. Timothy Edsell |                                 |              |
| CLARK-PLEASANT COMM. SCHOOL CORP. | Sam Arnes          |                                 |              |
| THE SKILLMAN CORPORATION          | Jeremy Putnam      | JPutnam@Skillman.com            | 317-650-5367 |
| THE SKILLMAN CORPORATION          | Suang Mung         | Smung@skillman.com              | 317-800-1198 |
| THE SKILLMAN CORPORATION          | Bart York          |                                 |              |
| THE SKILLMAN CORPORATION          | Dan King           |                                 |              |
| LANCER ASSOCIATES ARCHITECTURE    | Misha Belyayev     | m.belyayev@lancerarchitects.com | 317-748-3664 |
| LANCER ASSOCIATES ARCHITECTURE    | Terry Lancer       |                                 |              |

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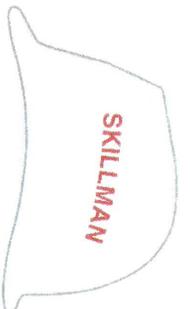
| COMPANY REPRESENTED    | ATTENDEE NAME  | EMAIL ADDRESS            | PHONE NUMBER |
|------------------------|----------------|--------------------------|--------------|
| Danco Roofing          | Josh Wolford   | justford@DancoRoof.com   | 463-271-0013 |
| Colin Lin Lancer Asso. | Jeff Sims      | Jim@lancerarchi.t.com    | 657-500-9429 |
| Lancer associates      | Jan Torres     | j.sims@lancerarchi.t.com | 812-350-1550 |
| CPESC                  |                |                          |              |
| RAU ELECTRIC           | Maria Wawrzec  | Maria@RAUELECTRIC.COM    | 317-718-0487 |
| BANTA ELECTRIC         | NATHAN BROWN   | NBROWN@BANTAELCTRIC.COM  | 317-800-2274 |
| Brews - Gutwillig      | Tony Gutwillig | tonyg@brewsgutwillig.com | 812-934-2105 |
| C.E. Reeve Roofing     | Brian Doyle    | bdoyle@cedarvale.com     | 317-460-8007 |



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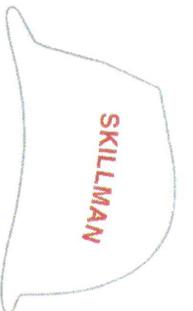
Attendees in Red attended Virtually

| COMPANY REPRESENTED                   | ATTENDEE NAME   | EMAIL ADDRESS | PHONE NUMBER |
|---------------------------------------|-----------------|---------------|--------------|
|                                       |                 |               |              |
| Crossroad Engineering                 | Derek Snyder    |               |              |
| 3D Professional Contracting, Inc.     | Greg Wire       |               |              |
| Davis & Associates                    | Jason Weitzel   |               |              |
| Ferrer Mechanical                     | Colonel May     |               |              |
| Gibson-Lewis of Indianapolis          | Mark Masenthin  |               |              |
| Harrell-Fish, Inc.                    | Colin Hindman   |               |              |
| JC Ripberger Construction Corporation | Chris Zimmerman |               |              |

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Attendees in Red attended Virtually

| COMPANY REPRESENTED           | ATTENDEE NAME     | EMAIL ADDRESS | PHONE NUMBER |
|-------------------------------|-------------------|---------------|--------------|
| Roberts Glass                 | Brian Rueschhoff  |               |              |
| Corey Stein                   | Sexson Mechanical |               |              |
| Skyline Roofing & Sheet Metal | Nick Avampato     |               |              |
| Structural Steel Services     | Jon Fox           |               |              |
| Verkler, Inc.                 | Cory Lusk         |               |              |
|                               |                   |               |              |
|                               |                   |               |              |