



**Richland-Bean Blossom C.S.C.
Edgewood HS, Early Childhood Center
Intermediate School and Primary School Renovations
PRE-BID MEETING**

February 20, 2024

PRE-BID MEETING



Edgewood H.S. Activity Center

PRE-BID MEETING



Early Childhood Center

OWNER



Richland-Bean Blossom Community School Corporation

- **Dr. Jerry Sanders – Superintendent of Schools**
- **Matt Irwin – Assistant Superintendent of Schools**
- **Arnold Caldwell – Maintenance Director**
- **(812) 876-7100**



ARCHITECT



Lancer Associates Architecture

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

LANCER ASSOCIATES
ARCHITECTURE

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

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

PROJECT MANAGER

- Martin Truesdell
- (317) 318-5985
- mtruesdell@skillman.com

PROJECT ENGINEER

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

SITE MANAGER

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

ADMIN. ASSISTANT

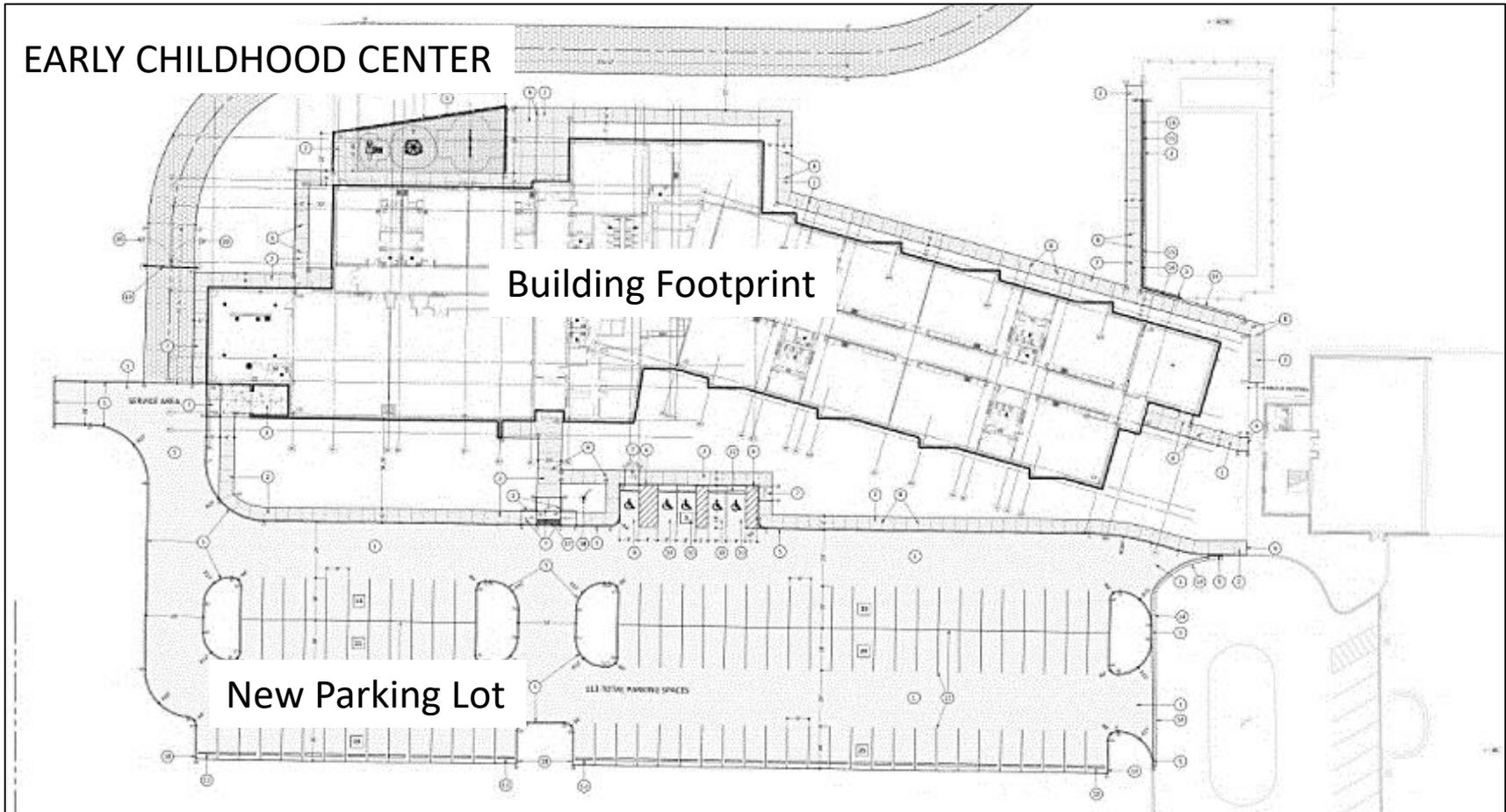
- Connie Patton
- (317) 788-5151
- cbpatton@skillman.com

SCOPE OF WORK

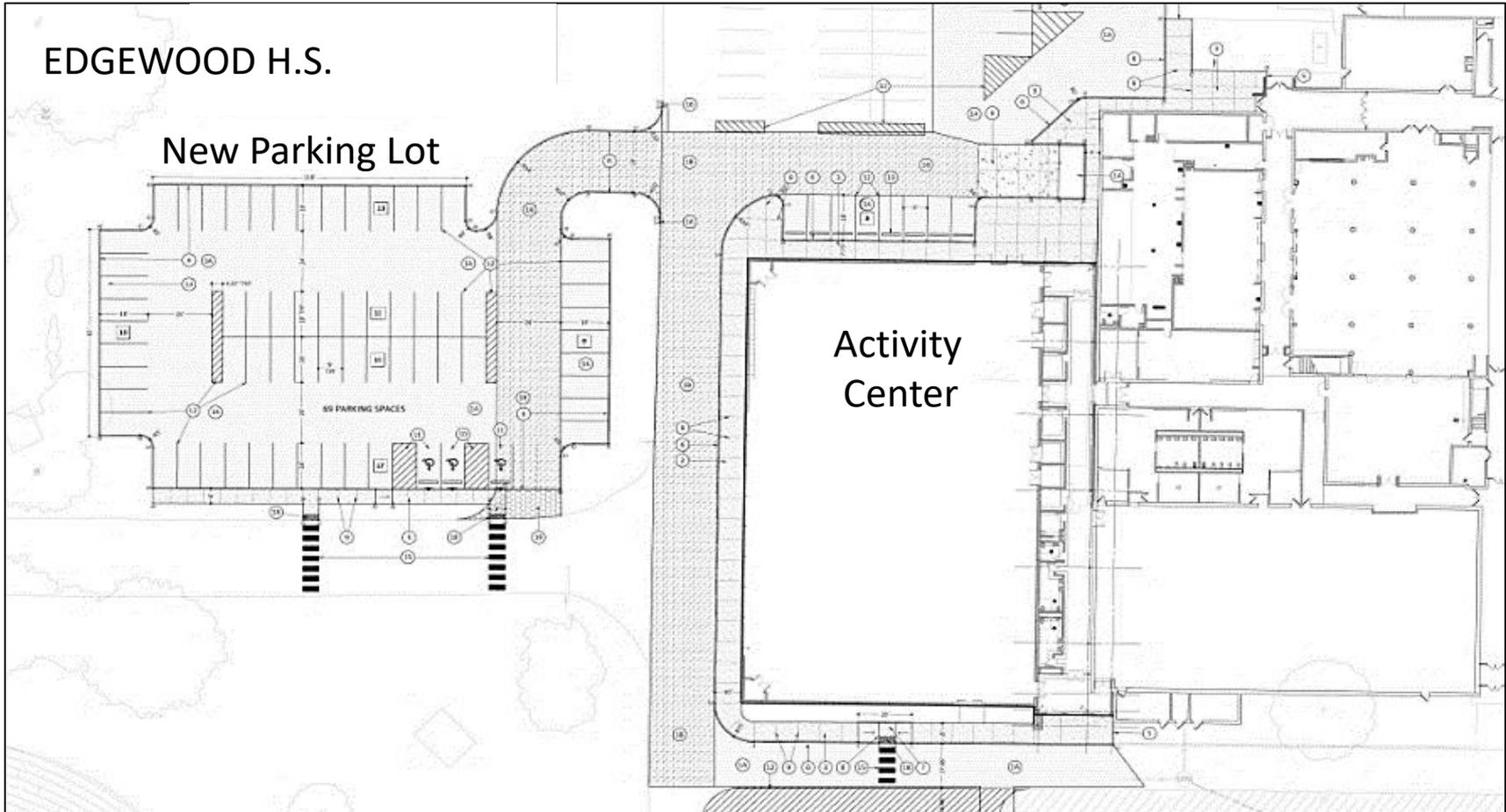


- **Renovations, Additions and New Construction for Richland-Bean Blossom C.S.C.**
- **New Construction – Early Learning Center: +/- 35,000 s.f.**
- **New Construction – Activity Center: +/- 24,000 s.f.**
- **Total Renovation: +/- 118,000 s.f.**
- **Construction Cost Estimate: \$34,000,000**
- **Work to begin Summer 2024 and conclude December 2025.**
- **For more information see Critical Path Schedules in Specification Section 01 32 00 – Schedules and Reports**

FLOOR PLANS / SITE PLANS



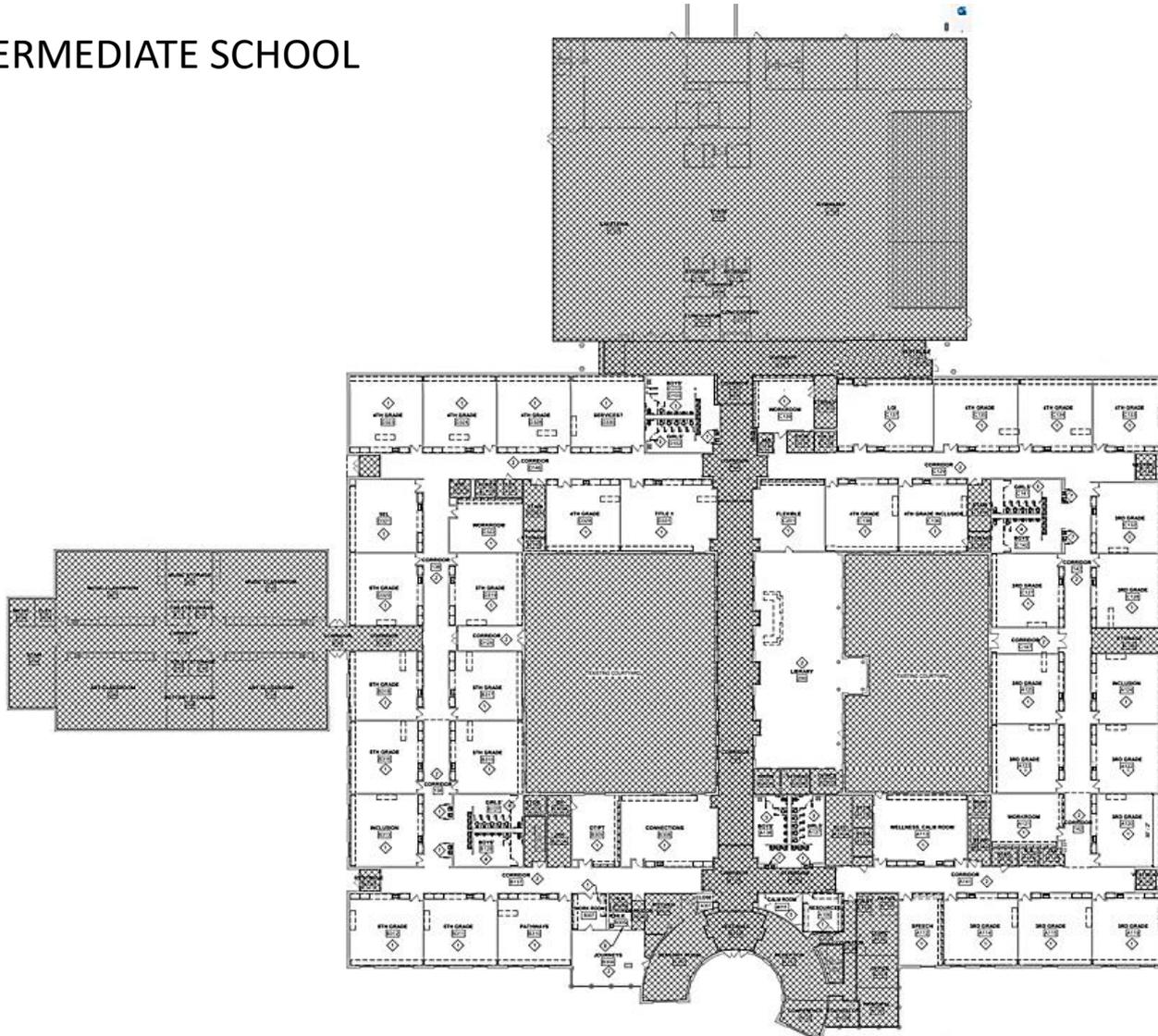
FLOOR PLANS / SITE PLANS



FLOOR PLANS / SITE PLANS



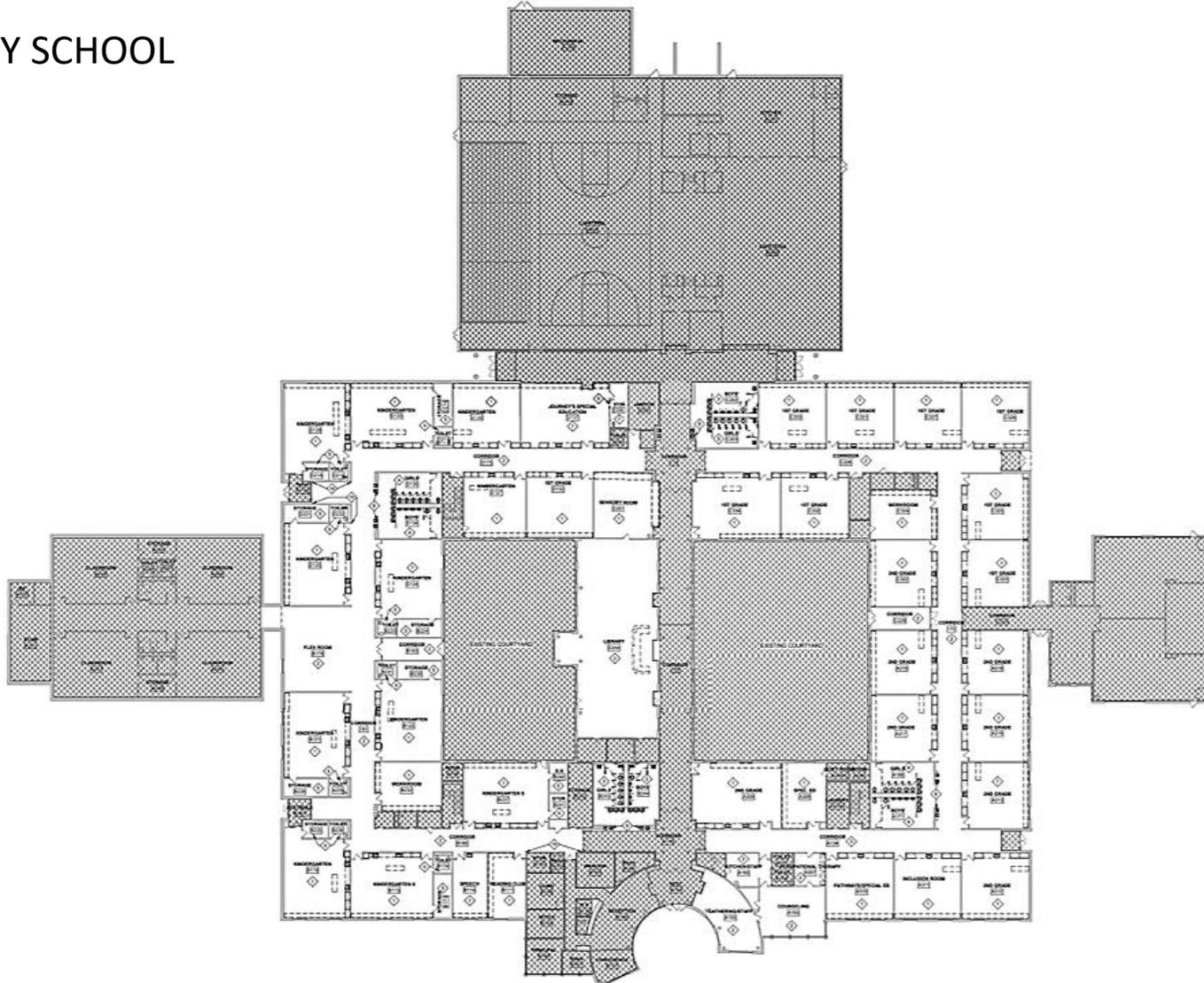
INTERMEDIATE SCHOOL



FLOOR PLANS / SITE PLANS



PRIMARY SCHOOL



MULTIPLE CONTRACT SUMMARY



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

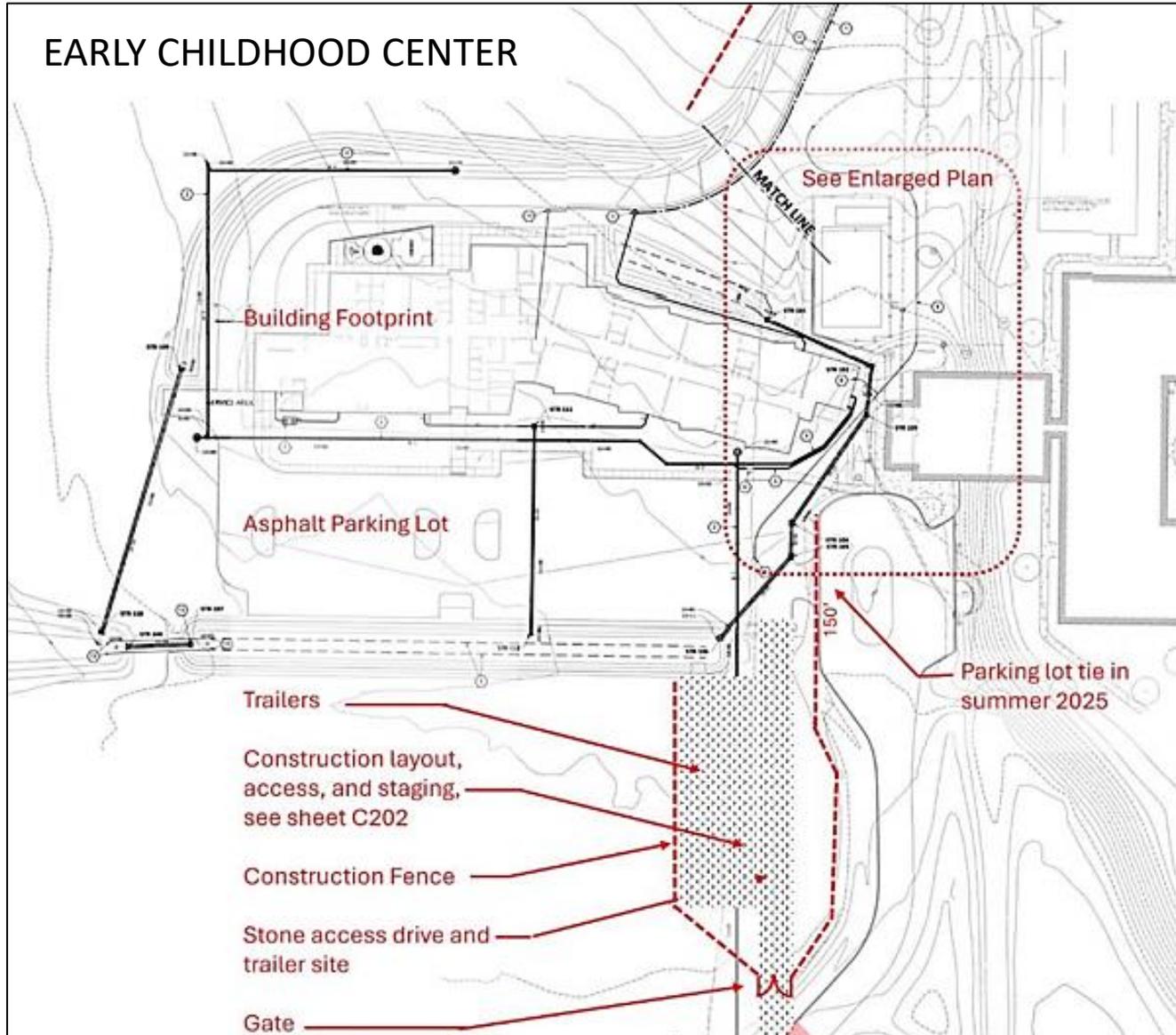
- **Specifications and Clarifications apply to all buildings.**
- **See Site Logistics Plans for further clarification of scope.**
- **Note that Fire Protection is included in Bid Package No. 1 – General Trades.**

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	Pre-Cast Concrete Panels
BID CATEGORY NO. 5	Structural Steel and Misc. Metals
BID CATEGORY NO. 6	Roofing
BID CATEGORY NO. 7	Aluminum Windows, Entrances and Storefronts
BID CATEGORY NO. 8	Metal Studs, Drywall and Ceilings
BID CATEGORY NO. 9	Flooring
BID CATEGORY NO. 10	Painting and Wallcoverings
BID CATEGORY NO. 11	Casework
BID CATEGORY NO. 12	Plumbing and H.V.A.C.
BID CATEGORY NO. 13	Electrical and Technology
BID CATEGORY NO. 14	Kitchen Equipment

SITE LOGISTICS PLAN



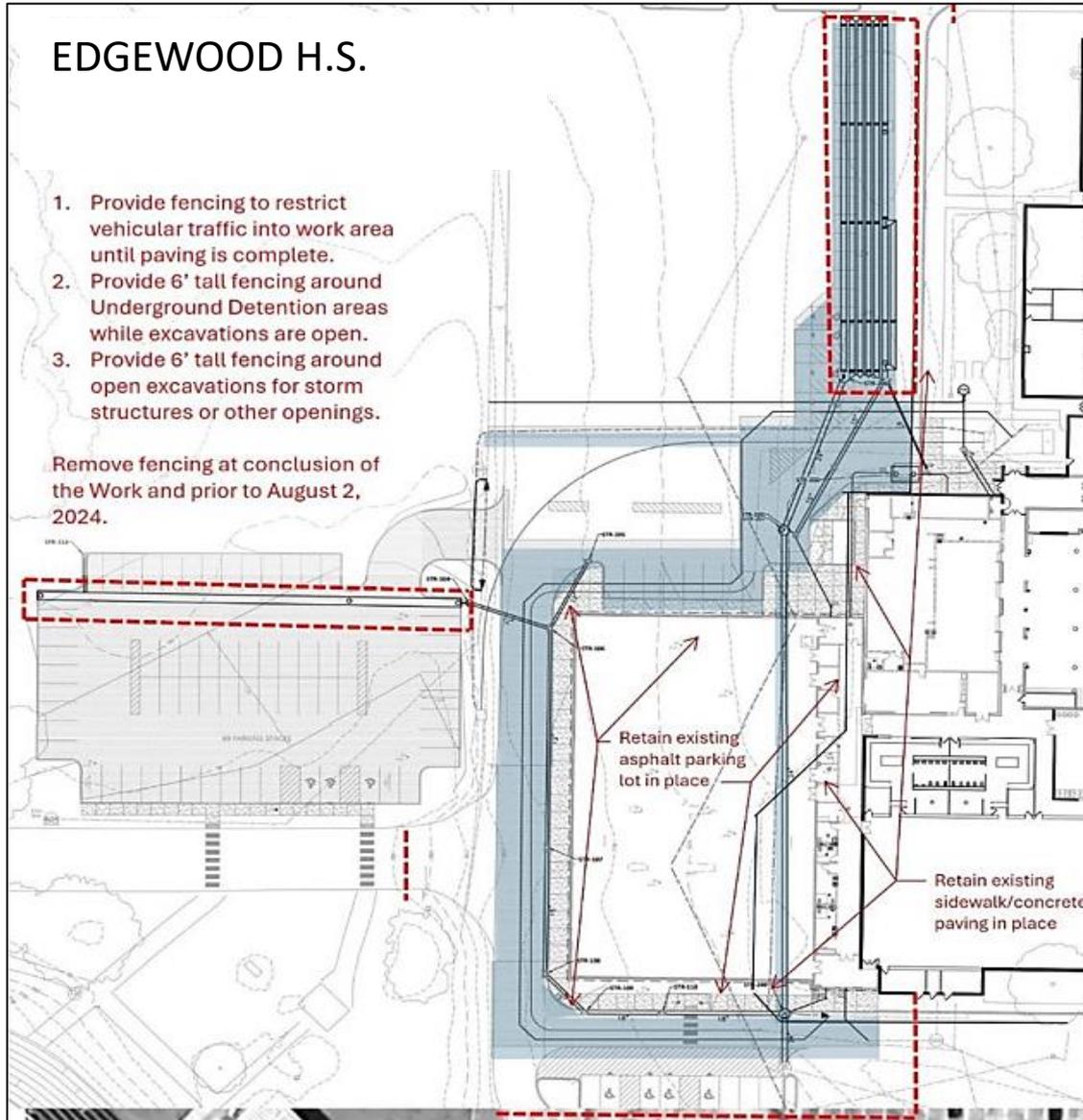
SITE LOGISTICS PLAN



EDGEWOOD H.S.

1. Provide fencing to restrict vehicular traffic into work area until paving is complete.
2. Provide 6' tall fencing around Underground Detention areas while excavations are open.
3. Provide 6' tall fencing around open excavations for storm structures or other openings.

Remove fencing at conclusion of the Work and prior to August 2, 2024.



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



- **The schedule will be driven by the ability to procure long lead time items. Submittals must be provided as soon as possible for:**
 - **Casework – Provide submittals based on phasing with phases 1 and 2 being submitted immediately.**
 - **Precast Architectural Concrete.**
 - **Underground Detention System.**

AREAS OF COORDINATION



- **The Renovation Work will be completed in phases. Each Bid Category must coordinate with others to assure the schedule can be met.**
- **Review Phasing Plans and Critical Path Schedules in Section 01 32 00 – Schedules and Reports. Coordination and timing of work will be imperative in minimizing disruption to the Owner’s use of the facilities.**
 - **Upon award of contracts these schedules will be refined with Contractor Input.**

ALTERNATES



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

- **Alternates #1 and #2 - Mechanical Controls and Fire Alarm System are REQUIRED Alternates.**
- **Alternate #5 - Describes early renovation work at the H.S. which may proceed during Summer 2024.**
- **Review Section 01 23 00 Alternates for further information.**

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.

- **This Project is considered a Public Works Project and all regulatory requirements apply.**

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: **Martin Truesdell**

All RFIs must be received before: **February 28, 2024**
5:00 p.m.

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: June 3, 2024

Anticipated Construction

Completion Date: Dec. 30, 2025

Site and utility work at the High School are critical for the Owner's use of the Facility.

Construction timeline will be greatly driven by lead times and availability of Casework and Pre-Cast Architectural concrete.

BID TO AWARD TIMELINE



- Bid date: March 7, 2024
- 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 March 25, 2024 Board Meeting.

All Subcontractor & Products Lists

must be submitted by: **48 Hours after bid**

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.

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



- **March 11, 2024**
 - Bid Category #1 - 1:00 p.m.
 - Bid Category #2 - 2:00 p.m.
 - Bid Category #3 - 3:00 p.m.
 - Bid Category #4 - 4:00 p.m.
- **March 12, 2024**
 - Bid Category #5 - 1:00 p.m.
 - Bid Category #6 - 2:00 p.m.
 - Bid Category #7 - 3:00 p.m.
 - Bid Category #8 - 4:00 p.m.
- **March 13, 2024**
 - Bid Category #9 - 1:00 p.m.
 - Bid Category #10 - 2:00 p.m.
 - Bid Category #11 - 3:00 p.m.
 - Bid Category #12 - 4:00 p.m.
- **March 14, 2024**
 - Bid Category #13 - 1:00 p.m.
 - Bid Category #14 - 2:00 p.m.
 - Bid Category #15 - 3:00 p.m.

BID OPENING



Date: March 7, 2024

Time: 2:00 p.m Owner's local time.

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

Q & A

