

Blue River Valley Schools



- **Elementary School Renovations**
- **Jr. Sr. High School Renovations**

PRE-BID MEETING

April 10, 2024

PRE-BID MEETING



Blue River Valley Elementary School and Jr. Sr. High School Renovations



Blue River Valley Schools

- **Trent McCormick, Superintendent**
- **Lori Dickerson, Assistant Superintendent**
- **Kim Riley, Business Manager**





Gibraltar Design

- Dale Wagner, *Principal Architect*

Phone: 317-580-5777

- Brittany Black, *Architect*

Phone: 317-580-5777 EX. 4151



GIBRALTAR

DESIGN

architects · engineers · interior design

THE SKILLMAN TEAM



Project Manager (Bid & Start-Up)

- Tim Brown
- tdbrown@skillman.com
- 317-694-5434

Project Manager (Construction)

- David Foster
- dfoster@skillman.com
- 317-727-7094

Site Manager

- Joe Stephenson
- jstephenson@skillman.com
- 317-775-2956

Account Executive

- Tim Funston
- tfunston@skillman.com
- 219-789-8034

Administrative Assistant

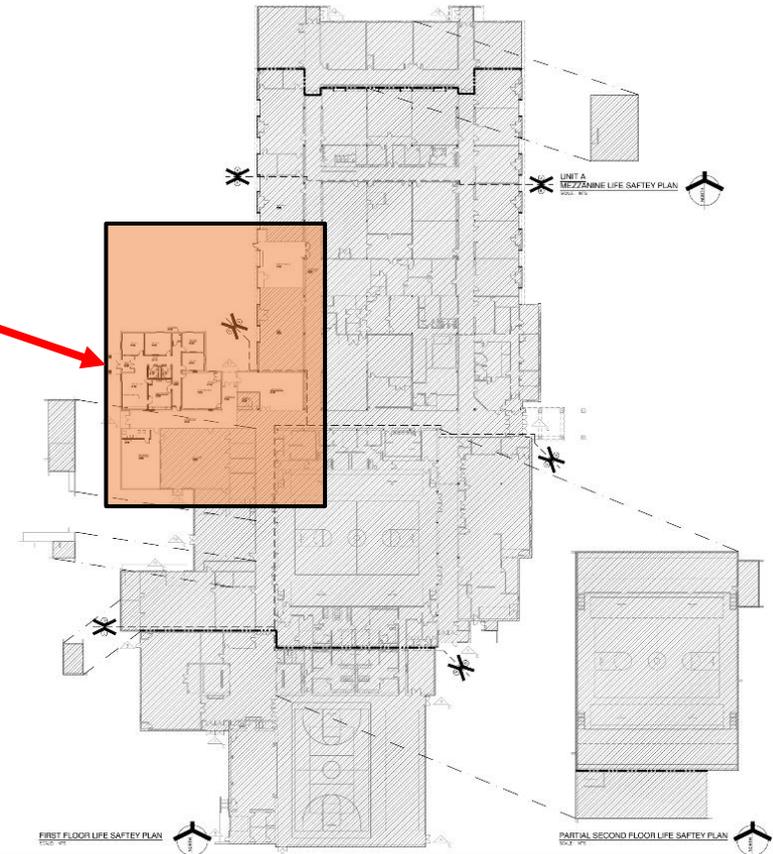
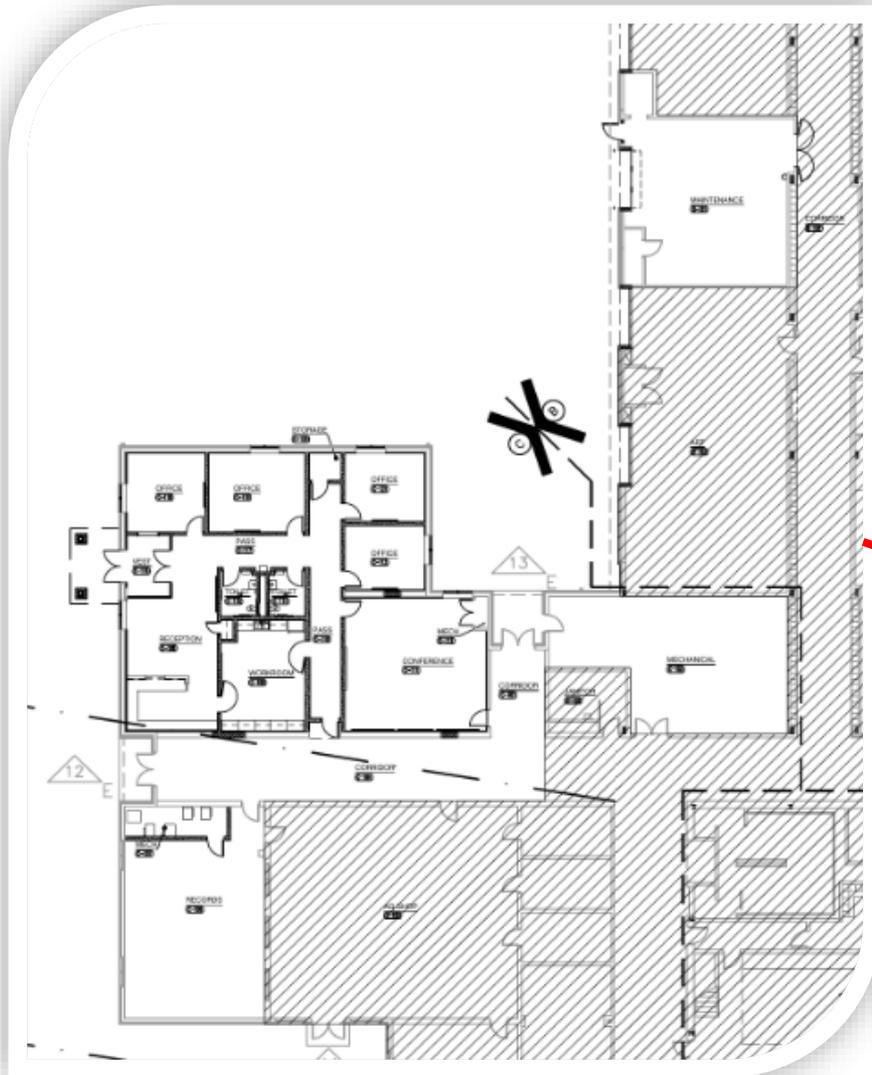
- Connie Patton
- cbpatton@skillman.com
- 317-788-5151

FLOOR PLAN - Jr. Sr. High School



Junior High School Renovation (6,700 sf)

- New Administration Area
 - Reception, Secure Entrance, Conference Room, and Offices.
- Renovated Maintenance Area
- New MEPT Scope

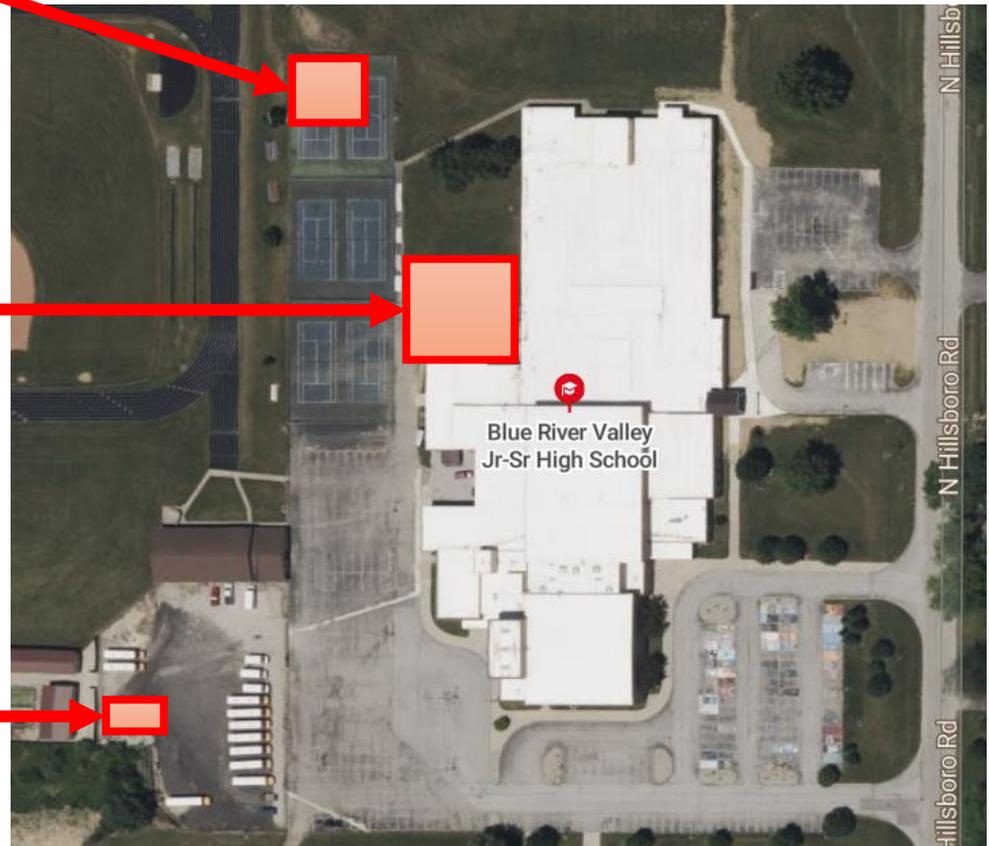
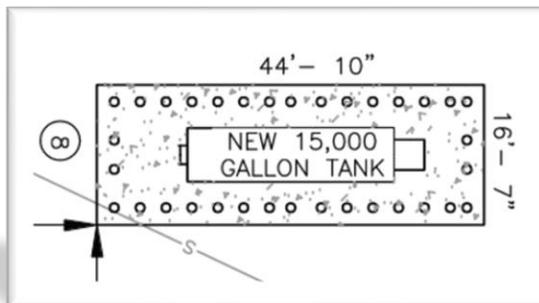
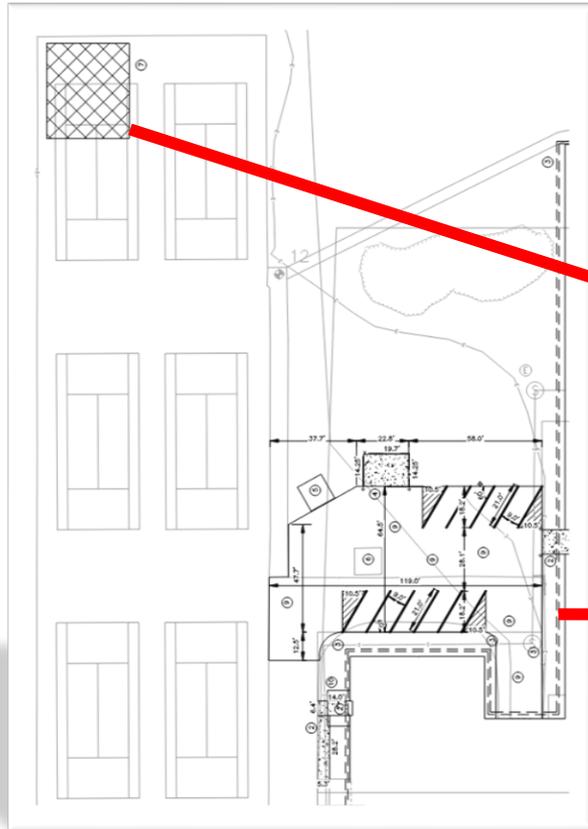


SITE PLAN - Jr. Sr. High School



Exterior Improvements

- Parking Lot Expansion
- Dumpster Enclosure
- Site Concrete
- Fuel Tank Storage SOG
- Storage Facility

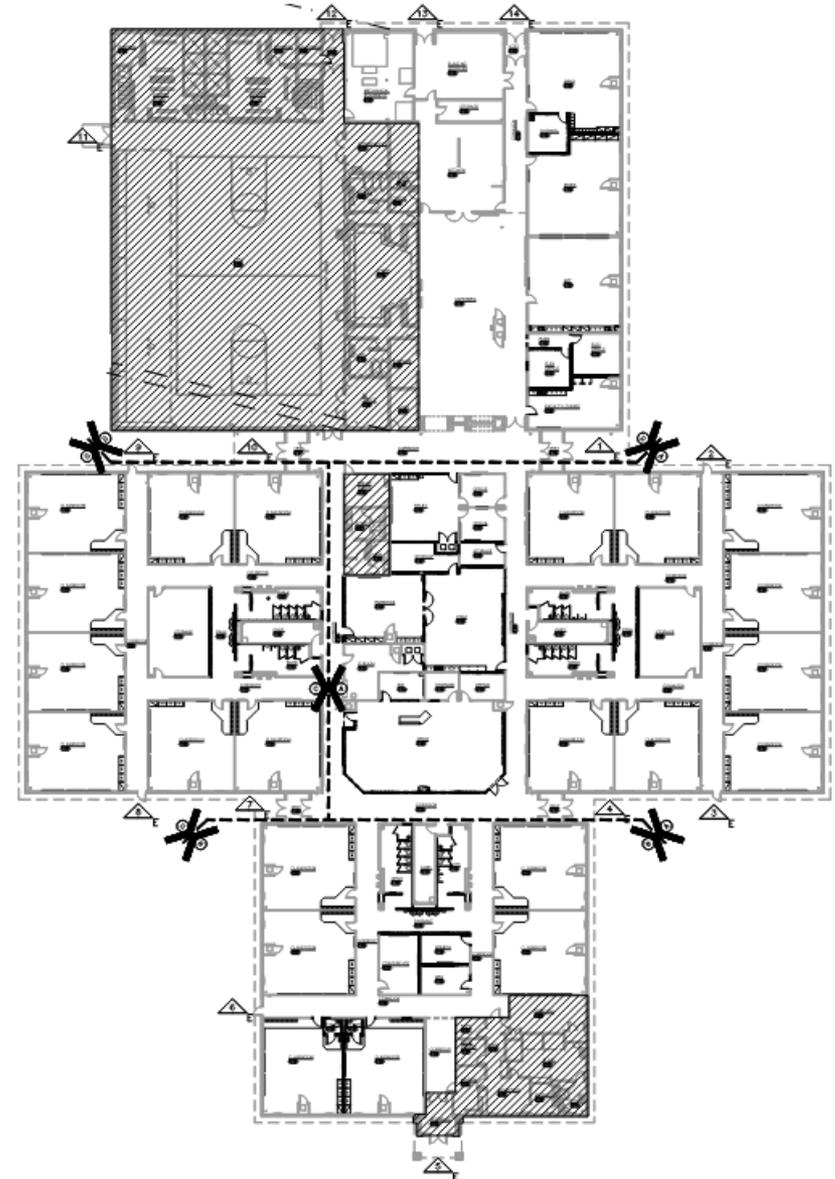


FLOOR PLAN - Elementary School



Interior Renovations (54,100 sf)

- Classroom Improvements
 - Interior Finishes
 - Casework
 - Classroom Specialties/Equipment
 - Sound Attenuation
- Moisture Mitigation
- Large Group Restroom Improvements
- Gym Roof Improvements
- Renovations to FACS, Specials, and Media Center.
- MEPT Improvements/Upgrades



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 included within the Bid
Category Summary**

BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Masonry
BID CATEGORY NO. 3	Metal Framing Drywall & Ceilings
BID CATEGORY NO. 4	Flooring
BID CATEGORY NO. 5	Fire Protection, Plumbing & HVAC
BID CATEGORY NO. 6	Electrical & Technology

SPECIAL REQUIREMENTS



- **Project is Tax Exempt**

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



- **Equipment/Material Lead Times**

ALTERNATES – Elementary School



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

- **Alternate 1** – Extend Existing Classroom Walls to Deck.
- **Alternate 2** – Insulate Existing Classroom Interior Walls
- **Alternate 3** – Gymnasium Roof Edge Replacement
- **Alternate 4** – Thru-Wall Flashing at Building Perimeter
- **Alternate 5** – Replace Electric Boiler

ALTERNATES – Jr. Sr. High School



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

- **Alternate 6** – Provide New Canopy C-116 Entrance
- **Alternate 7** – Pre-engineered storage building
- **Alternate 8** – Parking Lot Expansion and Dumpster Enclosure

ALLOWANCES



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

Contingency Allowance

Bid Category No. 01 General Trades	\$50,000
Bid Category No. 02 Masonry	\$15,000
Bid Category No. 03 Metal Framing, Drywall & Ceilings	\$20,000
Bid Category No. 04 Flooring	\$15,000
Bid Category No. 05 Fire Protection, Plumbing & HVAC	\$30,000
Bid Category No. 06 Electrical & Technology	\$30,000

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Final Addendum will be issued no later than April 25th, 2024**

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: **Tim Brown**

All RFIs must be received before: **April 22, 2024 @ 4:30 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: Tim Brown

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: September 2, 2024

Anticipated Construction

Completion Date: August 31, 2025

Guideline Schedule to be Provided by Addendum

BID TO AWARD TIMELINE



- May 02, 2024 – Receive Bids at 2:00pm (local time)
- May 06, 2024– Posted in The Plan Room
- May 08, 2024– Bid Recommendations to Owner
- May 13, 2024– School Board Approval
- May 14, 2024– Notice to Proceed

All Subcontractor & Products Lists

must be submitted by: May 6, 2024

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.

COMBINATION BIDS



- **Review Section 00 10 00 for Instructions to Bidders**
 - Paragraph 1.19 Combined Bids

Example: Submitting Combined Bid for BC 01 & 02

- Create PDF Bid File for “***BC 01 General Trades_Contractor Name***”
- Create PDF Bid File for “***BC 02 Masonry_Contractor Name***”
- Create PDF Bid File for “***Combo BC 01 & 02 General Trades_Masonry_Contractor Name***”

UPLOAD THREE FILES TO THE *BID DOCUMENT SECTION IN eBID and CLICK SUBMIT BID.

BID OPENING



Date: May 02, 2024

Time: 2:00 PM Eastern

Location: eBid Electronic Bid Submission

PRE-AWARD INTERVIEWS



- Bid Category No. 01 – 05/03/2024 @ 09:00 AM
- Bid Category No. 02 – 05/03/2024 @ 10:00 AM
- Bid Category No. 03 – 05/03/2024 @ 11:00 AM
- Bid Category No. 04 – 05/03/2024 @ 12:30 PM
- Bid Category No. 05 – 05/03/2024 @ 01:00 PM
- Bid Category No. 06 – 05/03/2024 @ 02:00 PM



QUESTIONS

Email Connie Patton cbpatton@skillman.com
and Tim Brown tdbrown@skillman.com no
later than 3:30pm to confirm attendance.



**Blue River Valley Schools
Elementary School and Jr. Sr. High
School Renovations**



DATE: 4/10/2024

TSC PROJECT NO.: 223000

VIRTUAL PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Blue River Valley Schools	Trent McCormick		
Blue River Valley Schools	Sam Parley		
The Skillman Corporation	Tim Brown		
The Skillman Corporation	Tim Funston		
The Skillman Corporation	David Foster		
Gibraltar Design	Brittany Black		
Complete Masonry			
Ferrer Mechanical	Colonel May		
Ferrer Mechanical	Len Shuck		
Lehman's Mechanical	Travis Ayers		

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School Renovations**



DATE: 4/10/2024

TSC PROJECT NO.: 223000

VIRTUAL PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Quality Plumbing & Heating	Kim Jackson		
RL Turner	Brad Whitaker		
Verkler Inc.	Jamie Hergott		
Verkler Inc.	Corey Lusk		
Verkler Inc.	Harry Lusk		
Verkler Inc.	Jim Lusk		
West Electric	Jamie Pickering		

**Blue River Valley Schools
Elementary School and Jr. Sr. High
School Renovations**



DATE: 4/10/2024

TSC PROJECT NO.: 223000

SITE INVESTIGATION SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Blue River Valley Schools	Trent McCormick		
Blue River Valley Schools	Sam Parley		
The Skillman Corporation	Tim Brown	tdbrown@skillman.com	317-694-5434
Gibraltar Design	Brittany Black	bblack@gibraltardesign.com	317-580-5777
C-Cat, Inc.	Shawn Annandale	sannandale@c-cat.com	317-902-7184
Environmental Assurance Company, Inc.	Allan Garnett	agarnettiii@eaciusa.com	317-691-9640
Environmental Assurance Company, Inc.	Ron Yazel	ryazel@eaciusa.com	317-501-1604
Gibson-Lewis	Bryan Rusk	brusk@gli.nceusa.com	317-800-0746
Hill Electric, Inc.	Rich Hobson	hobhil6973@yahoo.com	765-967-6350
Perry Acoustic	Gerry Gibson	ggibson@perryacoustics.com	317-840-8784
West Electric	Jamie Pickering	jamie@westelectricinc.com	765-643-6444