



**Additions & Renovations to Franklin  
Central High School Phase 2B**

**PRE-BID MEETING**

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**June 12, 2024**

# PRE-BID MEETING



Additions & Renovations to Franklin Central High School Phase 2B

6215 S. Franklin Rd.,

Indianapolis, IN 46259

# OWNER



## Franklin Township Community School Corporation

- **Fred McWhorter, Chief Operating Officer**
- **Rick Hunter, Director of Facilities**
- **Jody Melady, Asst. Director of Facilities**



# ARCHITECT



## VPS Architecture

- **George Link, Principal**  
Phone: 812-423-7729  
Email: [glink@vpsarch.com](mailto:glink@vpsarch.com)
- **Keith Frank, Project Manager**  
Phone: 812-423-7729  
Email: [kfrank@vpsarch.com](mailto:kfrank@vpsarch.com)



# THE SKILLMAN TEAM



## ACCOUNT EXECUTIVE

- Tim Funston  
317-783-6151  
[tfunston@skillman.com](mailto:tfunston@skillman.com)

## PROJECT MANAGER

- Brian Meyer  
317-796-1204  
[bameyer@skillman.com](mailto:bameyer@skillman.com)

## PROJECT ENGINEER

- Joel Markiewicz  
317-409-8985  
[jmarkiewicz@skillman.com](mailto:jmarkiewicz@skillman.com)

## SITE MANAGER

- TBD

## ADMIN. ASSISTANT

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

# SCOPE OF WORK

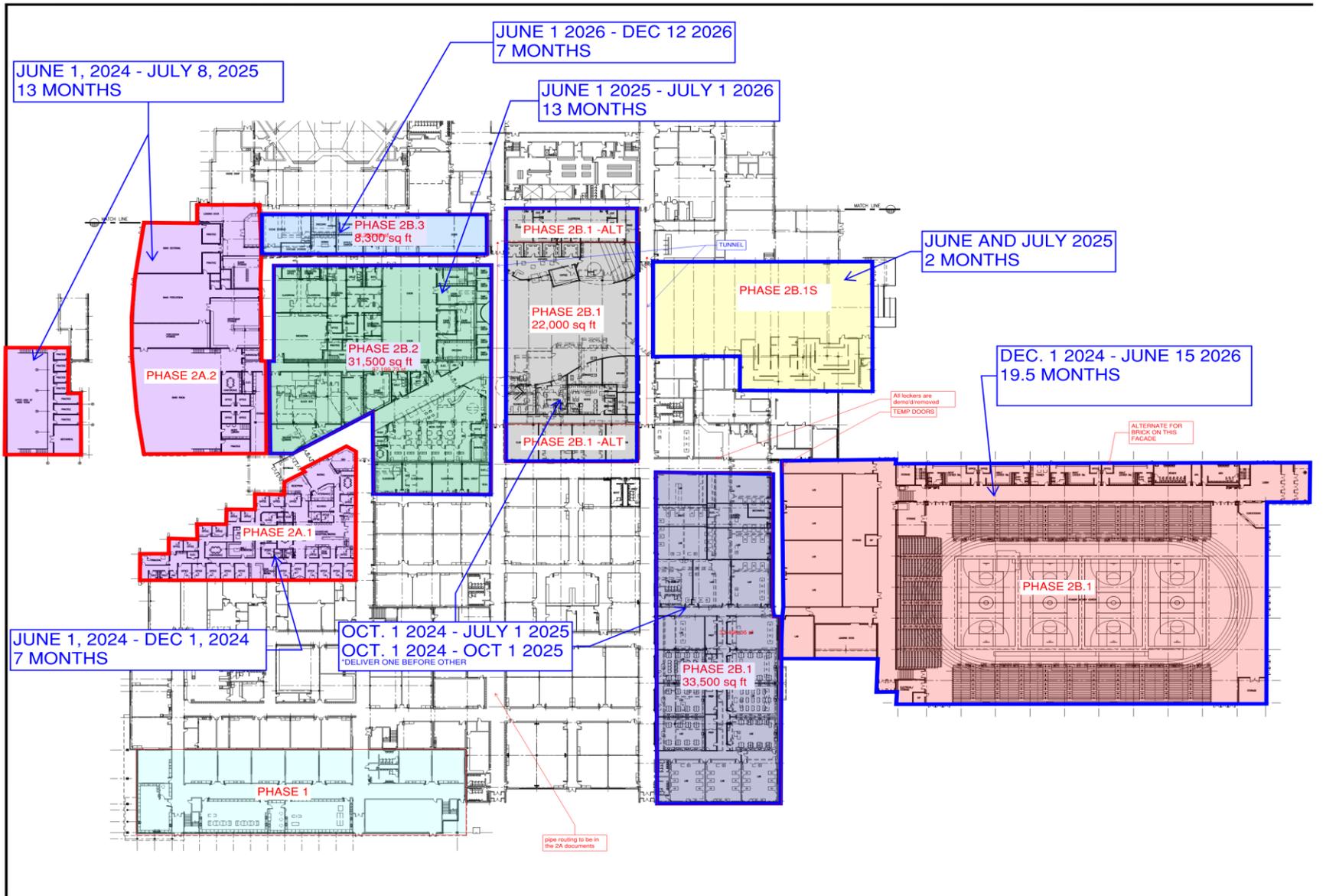


- **Site Improvements**
  - Earthwork & Site Utilities
  - Site Concrete, Asphalt Paving and Landscaping
- **110,000 sf Addition & 148,000 sf Existing Renovations**
  - Student Activity Center – Athletic Courts, Track, Support Spaces, and Bleachers
  - Science Addition
  - Phased Interior Renovations
  - Foodservice Renovations
- Overall Budget \$70,000,000

# SITE - CAMPUS



# FLOOR PLAN/PHASING



# 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	Asphalt Paving
BID CATEGORY NO. 3	Metal Building
BID CATEGORY NO. 4	Masonry
BID CATEGORY NO. 5	Roofing
BID CATEGORY NO. 6	Metal Studs, Drywall, & Acoustical
BID CATEGORY NO. 7	Storefront, Curtainwall, & Glazing
BID CATEGORY NO. 8	Flooring
BID CATEGORY NO. 9	Painting
BID CATEGORY NO. 10	Casework
BID CATEGORY NO. 11	Foodservice Equipment
BID CATEGORY NO. 12	Fire Protection
BID CATEGORY NO. 13	Plumbing and HVAC
BID CATEGORY NO. 14	Electrical and Technology
BID CATEGORY NO. 15	Lighting

# 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](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 (\$5M/Occurrence, \$5M/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**

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# ANTICIPATED CHALLENGES

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- **Equipment/Material Lead Times**
- **Tight Site**
- **Occupied Building**



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

- Alternate 1 - Room G102 - G115
- Alternate 2 - Rooms M101, M102, M103, M104, M108, M100A-M100F, M109, and M110
- Alternate 3 - Science Labs R115, R117, R118, and R119
- Alternate 4 - Walk-in Cooler/Freezers
- Alternate 5 - Epoxy Terrazzo Flooring
- Alternate 6 - NE Parking Lot
- Alternate 7 - Automated Logic
- Alternate 8 - Havel
- Alternate 9 - 5-Year Trane Warranty
- Alternate 10 - Rolling Divider Curtains
- Alternate 11a - Light Fixtures BC #14
- Alternate 11b - Light Fixtures BC #15

# 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.**

**Final Addendum will be issued no later than June 21, 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: **Brian Meyer**

All RFIs must be received before: **June 20, 2024 @ 1:00 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: Brian Meyer**

# CONSTRUCTION TIMELINE



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

**Anticipated Construction Start Date: October 1, 2024**

**Anticipated Construction**

**Completion Date: December 15, 2026**

**Guideline Schedule to be issued with Addendum #1**

# BID TO AWARD TIMELINE



- June 27, 2024 – Receive Bids at 2:00pm (local time)
- July 2, 2024 – Pre-Awards Start
  
- July 12, 2024 – Bid Recommendations to Owner
  
- July 22, 2024 – School Board Approval
- July 24, 2024 - Notice to Proceed

**All Subcontractor & Products Lists**

**must be submitted by: July 1, 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 <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>48</b> 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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- July 2, 2024 – July 10, 2024
- Pre-Awards will be virtual and scheduled following the bid opening.

# BID OPENING



**Date:** June 27, 2024

**Time:** 2:00 PM (Local Time)

**Location:** Franklin Township Community School  
Corporation – Board Room  
6141 S. Franklin Road S.,  
Indianapolis, IN 46259

# Q & A



Email Brandi Holmes, [bholmes@skillman.com](mailto:bholmes@skillman.com), by 4:30pm to confirm attendance.

**Franklin Central High School  
Addition & Renovation Phase 2B**



**DATE: June 12, 2024**

**TSC PROJECT NO.: 223081**

## **PRE-BID MEETING SIGN-IN SHEET**

<b>COMPANY REPRESENTED</b>	<b>ATTENDEE NAME</b>	<b>EMAIL ADDRESS</b>	<b>PHONE NUMBER</b>
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL</b>	Rick Hunter	<a href="mailto:rick.hunter@ftcsc.org">rick.hunter@ftcsc.org</a>	
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL</b>	Jody Melady	<a href="mailto:jody.melady@ftcsc.org">jody.melady@ftcsc.org</a>	
<b>FRANKLIN TOWNSHIP COMMUNITY SCHOOL</b>	Fred McWhorter	<a href="mailto:fred.mcwhorter@ftcsc.org">fred.mcwhorter@ftcsc.org</a>	
<b>THE SKILLMAN CORPORATION</b>	Brian Meyer	<a href="mailto:bameyer@skillman.com">bameyer@skillman.com</a>	317-796-1204
<b>THE SKILLMAN CORPORATION</b>	Joel Markiewicz	<a href="mailto:jmarkiewicz@skillman.com">jmarkiewicz@skillman.com</a>	317-409-8985
<b>THE SKILLMAN CORPORATION</b>	Pat Portteus	<a href="mailto:paportteus@skillman.com">paportteus@skillman.com</a>	
<b>THE SKILLMAN CORPORATION</b>	Tim Funston	<a href="mailto:tfunston@skillman.com">tfunston@skillman.com</a>	
<b>DECO ASSOCIATES, INC.</b>	Bruce Osborne	<a href="mailto:osborne@decoassociates.com">osborne@decoassociates.com</a>	317-775-6628

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<b>THE BLAKLEY CORPORATION</b>	Jacob Henderson	<a href="mailto:jacobhenderson@blakleys.com">jacobhenderson@blakleys.com</a>	317-800-1242
<b>GIBRALTAR CONSTRUCTION CORP.</b>	Steve Smith	<a href="mailto:SSmith@gibraltarconstruction.com">SSmith@gibraltarconstruction.com</a>	317-375-1588
<b>J.C. RIPBERGER</b>	Cory Biddle	<a href="mailto:coryb@jcripberger.com">coryb@jcripberger.com</a>	
<b>IRWIN SEATING</b>	Heidi Schulte	<a href="mailto:heidi.schulte@irwinseating.com">heidi.schulte@irwinseating.com</a>	217-663-8396
<b>UNIQUE QUALITY CONSTRUCTION</b>	Aristeo Santamaria	<a href="mailto:Aristeo@uniquelityco.com">Aristeo@uniquelityco.com</a>	317-731-7984
<b>BRUNS-GUTZWILLER</b>	Tom	<a href="mailto:tom@bruns-gutzwiller.com">tom@bruns-gutzwiller.com</a>	
<b>QUALITY PLUMBING &amp; HEATING, INC.</b>	Kim Jackson	<a href="mailto:k.jackson@qph.com">k.jackson@qph.com</a>	740-450-4008

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<b>DAVE OMARA</b>	Leon Pottschmidt	<a href="mailto:leonp@daveomara.com">leonp@daveomara.com</a>	
<b>BCMI</b>	Gregg Stark	<a href="mailto:gregg.stark@bcmi.us">gregg.stark@bcmi.us</a>	317.269.0543 ext. 105
<b>GREINER BROTHERS</b>	Tom Greiner		
	Austin Goff		
	Joey Bastian		
	Joel McClenney		
	Nolan, Rogers		

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