

Peru School Corporation



Peru JR/SR High School

Blaire Point Upper Elementary

Elmwood Primary Learning Center

PRE-BID MEETING

April 10, 2025

PRE-BID MEETING



Peru Jr./Sr. High School - 401 N Broadway St, Peru, IN 46970

Blaire Pointe Upper Elementary - 300 Blair Pike, Peru, IN 46970

Elmwood Primary Learning Center - 515 N Wayne St, Peru, IN 46970

Site Walk through will be at 1:00PM – We will meet at Elmwood

OWNER



Peru School Corporation

- Trent McCormick – Superintendent
- Chuck Hight – Maintenance Director





Gibraltar Design

- Dale Wagner, *Principal Architect*
Phone: 317-580-5777
- Jenna McBryar, *Graduate Architect*
Phone: 317-843-4608



GIBRALTAR

DESIGN

architects · engineers · interior design

THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

Tim Funston

tfunston@skillman.com

219-789-8034

PROJECT MANAGER

David Foster

dfoster@skillman.com

317-727-7094

PROJECT ENGINEER

Matt Jaros

mjaros@skillman.com

317-677-3496

SITE MANAGER

David Foster

dfoster@skillman.com

317-727-7094

ADMIN. ASSISTANT

Connie Patton

cbpatton@skillman.com

317-788-5151

SCOPE OF WORK



- **Peru Jr./Sr. High School Partial MEP Upgrade**
 - Roof Mounted Condensing Unit Replacement
 - Install new tankless water heaters

- **Blaire Pointe Partial MEP Upgrade**
 - Install new tankless water heaters

- **Elmwood Partial MEP Upgrade**
 - AHU replacement
 - Upgrade Controls

MULTIPLE CONTRACT SUMMARY



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

- There is **NO General Trades** package on this project. Please review section 01 12 00 closely. Each Prime is responsible for providing restroom facilities, dumpsters, etc. for their own bid category.

BID CATEGORIES



**BID
CATEGORY
NO. 1**

MEP Improvements

SPECIAL REQUIREMENTS



Each Contractor is responsible for handling and storage of their material.

There will not be a Skillman trailer present at the project site to accept deliveries.

Daily clean up is required.

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**

ALTERNATES



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

- **NONE AT THIS TIME**

ALLOWANCES



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

A. Bid Category No. 01 – \$25,000

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **No addendums anticipated at this time**

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: **David Foster**

All RFIs must be received before: **April 18, 2025**

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: **David Foster**

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: **October, 2025**

**Anticipated Construction
Completion Date: **June, 2026****

BID TO AWARD TIMELINE



- April 29, 2024 – Bids received
- May 19, 2025 – School Board Approval
- May 20, 2025 – Notice to Proceed

All Subcontractor & Products Lists

must be submitted by:

April 30, 2025



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



- **Bid Category No. 1 – April 30, 2025 @ 9:00**

BID OPENING



Date: April 29, 2025

Time: Bids due by 2:00PM Eastern

Location: eBid Electronic Bid Opening

Q & A



Peru Jr./Sr. HS, Blair Pointe Upper ES, and
 Elmwood Primary Learning Center –
 Preventative Maintenance and Related
 Work



DATE: April 10, 2025

TSC Project No.: 224140.01

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
PERU COMMUNITY SCHOOL CORPORATION	Trent McCormick		
✓ PERU COMMUNITY SCHOOL CORPORATION	✓ <i>Chuck Hight</i>		
✓ THE SKILLMAN CORPORATION	David Foster		
THE SKILLMAN CORPORATION			
GIBRALTAR DESIGN	Jenna McBryar		
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DATE: April 10, 2025

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
ERMCO	Danny Brewer	dbrewer@ERMCO.com	317-503-8957
Core Mechanical	Greg Lewis	greg.lewis@core-m-s.com	574-935-5892
Core Mechanical	Zelcu Mesham	zelcu.mesham@core-m-s.com	574-371-0575
Benchmarks Mech	Jason Cox	jcox@benchmarkmechanical.com	765-452-9500
Benchmarks	BRAD WIDNER	Bwidner@benchmarkmechanical.com	765-452-9500