



Clark-Pleasant WCHS Phase 3 PRE-BID MEETING

July 8, 2025

PRE-BID MEETING



Clark-Pleasant WCHS Phase 3

300 E Main St, Whiteland, IN 46184

OWNER



Clark-Pleasant Community School Corporation

- **Sam Arnes, Director of Operations**
- **Dr. Timothy Edsell, Superintendent**
- **Duke Lines, Principal**
- **Austin Fruits, Director of Finance & Budget**



OWNER



Lancer Associates of Architects

- Misha Belyayev, (317) 748-3664
- Mbelyayev@lancerassociates.com



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Dan King
- dking@skillman.com

PROJECT MANAGER

- Jeremy Putnam
- (317) 650-5367
- Jputnam@skillman.com

PROJECT ENGINEER

- Suang Mung
- (317) 800-1108
- smung@skillman.com

SITE MANAGER

- Chris Hittle
- (317) 658-4455
- chittle@skillman.com

ADMIN. ASSISTANT

- Brandi Holmes
- (317)788-5112
- bholmes@skillman.com

SCOPE OF WORK



- **Convert old pool into the new wrestling room, and construct new weight room, athletic fieldhouse, and greenhouse.**
- **New Construction – 67,469 SF**
- **Renovation – 16,764 SF**
- **Greenhouse – 3,875 SF**
- **Budget - \$32 Million**
- **Mobilize FEB 2026**
- **Substantial Completion OCT 2027**

MULTIPLE CONTRACT SUMMARY



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

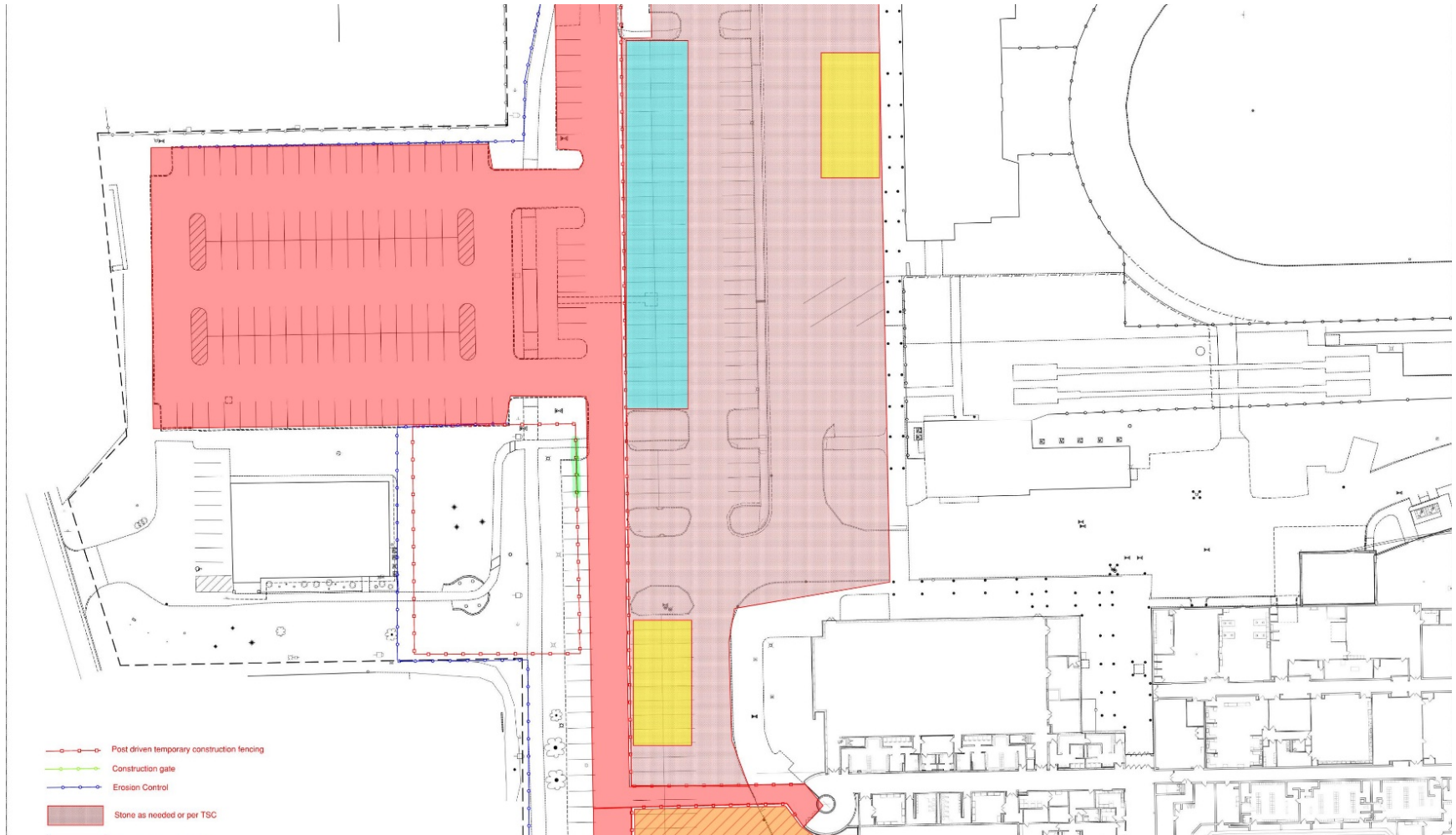
- **Be sure to include all allowances and contingencies in your bid.**
- **Do not qualify your bid.**

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 & Acoustical
BID CATEGORY NO. 6	Curtainwall, Storefront & Glazing
BID CATEGORY NO. 7	Casework/Millwork
BID CATEGORY NO. 8	Flooring
BID CATEGORY NO. 9	Epoxy Terrazzo
BID CATEGORY NO. 10	Painting
BID CATEGORY NO. 11	Fire Protection
BID CATEGORY NO. 12	Plumbing
BID CATEGORY NO. 13	Mechanical
BID CATEGORY NO. 14	Electrical & Technology

SITE LOGISTICS PLAN



SPECIAL REQUIREMENTS



- No deliveries during student drop-off and pickup.
- No Smoking on Campus

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



- **Converting old pool into wrestling room.**
- **Structural tie-in to existing construction.**
- **Maintaining traffic flow during parking lot work.**
- **Tight Laydown area.**

ALTERNATES



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

- A.ALTERNATE NO. 1: Distech with Niagara 4, installed by Jackson Systems and Supply.
- B.ALTERNATE NO. 2: Johnson Controls Metasys with Niagara 4, installed by local factory authorized branch.
- C.ALTERNATE NO. 3: Alerton Controls with Niagara 4, installed by Open Control Systems.

ALLOWANCES



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

- Bid Category No.01 – General Trades (Undercut Unsuitable Soils) \$200,000
- Bid Category No.01 - General Trades \$100,000
- Bid Category No.02 – Masonry \$25,000
- Bid Category No.03 – Structural Steel/Misc Metals \$25,000
- Bid Category No.04 - Roofing \$25,000
- Bid Category No.05 – Metal Studs, Drywall & Acoustical \$25,000
- Bid Category No.06 – Curtainwall, Storefront & Glazing \$20,000

ALLOWANCES



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

Bid Category No. 07 – Casework/Millwork \$20,000

Bid Category No. 08 - Flooring \$20,000

Bid Category No. 09 – Epoxy Terrazzo \$20,000

Bid Category No. 10 – Painting \$20,000

Bid Category No. 11 – Fire Protection \$10,000

Bid Category No. 12 – Plumbing \$40,000

Bid Category No. 13 - Mechanical \$100,000

Bid Category No. 14 – Electrical & Technology \$100,000

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Addendum #1 anticipated date 7/16/25**
- **Addendum #2 anticipated date 7/23/25**

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: **7/16/25**
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: February 2, 2025

**Anticipated Construction
Completion Date: October 29, 2027**

Notice to Proceed – 8/27/25

BID TO AWARD TIMELINE



- Review/Certify Bids by 8/1/25
- Complete pre-award meetings by 8/8/25
- Owners Notice to Proceed around 8/27/25

All Subcontractor & Products Lists

must be submitted by: **COB 8/1/25**

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



- Will begin on 8/4/25
- Times will be issued via addendum.

BID OPENING

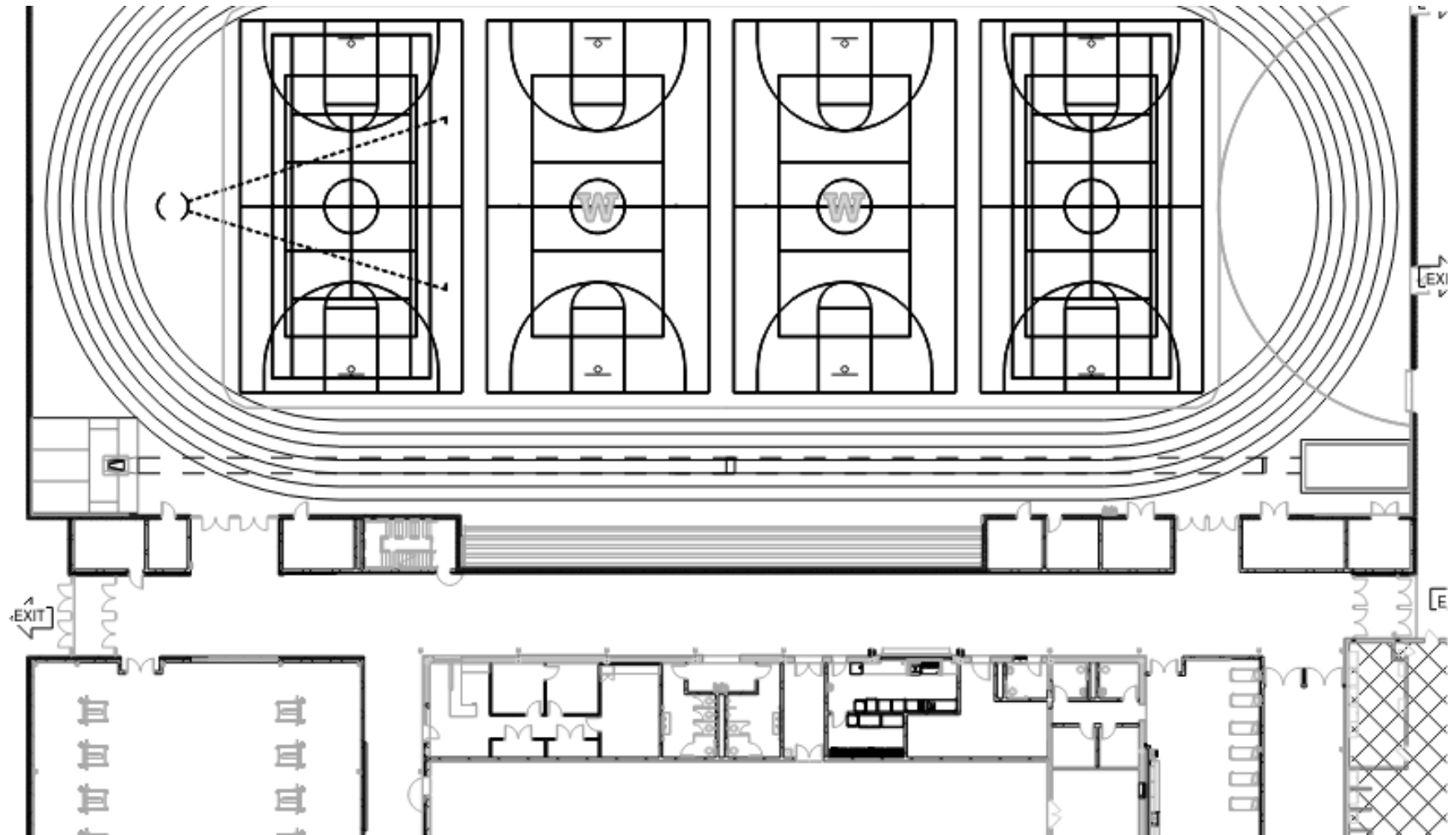


Date: July 30, 2025

Time: 2:00 PM

Location: 50 Center St, Whiteland, IN 46184

Q & A



CLARK-PLEASANT WCHS PHASE 3

TSC PROJECT NO.: 221170.05



DATE: July 08, 2025

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
CLARK-PLEASANT			
CLARK-PLEASANT			
THE SKILLMAN CORPORATION	Jeremy Putnam		
THE SKILLMAN CORPORATION	Suang Mung		
LANCER ASSOCIATES OF ARCHITECTS	Misha Belgayer		
LANCER ASSOCIATES OF ARCHITECTS			
Nu-Tec Roofing	Austin Gott	agott@nutecroofing.com	317-255-4464
BANTA ELECTRIC	MIKE ADAMS	madams@bantaelectric.com	317-786-9648
Brens - Gutzwiller	Tom Siefert	tsiefert@brens-gutzwiller.com	12-212-1026
Johnson Melloh	Travis Gibbs	tgibbs@johnsonmelloh.com	(317) 416-8694
Delta Services	Scott Gully	sgully@deltaservicesinc.com	317-586-3585

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Johnson Melloh	Jeff Worde	jwardle@johnsonmelloh.com	317 409 6510
Johnson Melloh	Dennis Bragg	Dbragg@johnsonmelloh.com	317-416-1897
Dennis Petersen Petersen	Dennis Jones	jones@thepetersenco.com	812-208-208-9255
C&C Sheet Metal	Kyle Byrd	kbyrd@ccsheetmetal.net	317-281-1929
FE Moran	Cole Ritter	cole.ritter@FEMoran.com	463-254-1276
Steve Scott			
Unique Quality Const.	Steve Scott	steve@uniquequalityco.com	317-409716
Associated Drywall Partners	Wyatt Spencer	wspencer@drywallpartners.com	317 954 1648
C-CAT	Charlie Whitlow	cwhitlow@c-cat.com	317-986-7687
S CACSC	Sam Arnes	sarnes@cacsc.k12.in.us	

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THE SKILLMAN CORPORATION	Suang Mung		
LANCER ASSOCIATES OF ARCHITECTS	Misha Belgayer		
LANCER ASSOCIATES OF ARCHITECTS			
Nu-Tec Roofing	Austin Gott	agott@nutecroofing.com	317-255-4464
BANTA ELECTRIC	MIKE ADAMS	madams@bantaelectric.com	317-786-9648
Brens - Gutzwiller	Tom Siefert	tsiefert@brens-gutzwiller.com	12-212-1026
Johnson Melloh	Travis Gibbs	tgibbs@johnsonmelloh.com	(317) 416-8694
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Johnson Melloh	Jeff Worde	jwardle@johnsonmelloh.com	317 409 6510
Johnson Melloh	Dennis Bragg	Dbragg@johnsonmelloh.com	317-416-1897
Dennis Petersen	Dennis Jones	Dennis Jones@thepetersen.com	812-208-208-9255
C&C Sheet Metal	Kyle Byrd	kbyrd@ccsheetmetal.net	317-281-1929
FE Moran	Cole Ritter	cole.ritter@FEMoran.com	463-254-1276
Steve Scott			
Unique Quality Const.	Steve Scott	steve@uniquequalityco.com	317-409716
Associated Drywall Partners	Wyatt Spencer	wspencer@drywallpartners.com	317 954 1648
C-CAT	Charlie Whitlow	cwhitlow@c-cat.com	317-986-7687
S CACSC	Sam Arnes	sarnes@cacsc.k12.in.us	

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
THE SKILLMAN CORPORATION	Pat Portteus	paportteus@skillman.com	
BCMI	Aaron Heis	aaron.heis@bcmi.us	
SOUTH CENTRAL ROOFING, INC.	Cassie Hernandez	chernandez@scroof.com	
FERRER MECHANICAL	Colonel May	colonel@ferrer-ms.com	
VERKLER, INC.	Corey Lusk	cjlusk@verkler.com	
ALMET, INC.	Dan Patterson	dpatterson@almetinc.com	
BLACKMORE & BUCKNER ROOFING	Dana Larsen	DLarsen@tectaaamerica.com	
SEXSON MECHANICAL	Dave Misener	dmisener@sexsonmechanical.com	
	Greg Wire		
	Jason Weitzel		

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	Jeff Hartman		
	Jeffrey Bergstedt		
THE BLAKLEY CORPORATION	John Blakley	johnblakley@blakleys.com	
	John Huggins		
	JR Kuzma		
	Kim Jackson		
	Kris Griffith		
	Michael Ripberger		
C&T DESIGN	Randy Truitt	Randyt@c-tdesign.com	