



**Perry Township Schools**  
**Perry Meridian Central Plant**  
**Southport Electrical Infrastructure**  
**PRE-BID MEETING**

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**March 12, 2026**

# PRE-BID MEETING



Perry Meridian – 400 W. Meridian School Rd., Indianapolis, IN 46217

Southport - 971 E. Banta Rd., Indianapolis, IN 46227

# OWNER



## Perry Township Schools

- **Dr. Patrick Spray, Superintendent**  
**(317) 789-3721**
- **Kirby Schott, Director of Facilities**  
**(317) 504-8612**





## LANCER ASSOCIATES ARCHITECTURE

- **Colin Liu – Project Manager**  
Phone: 615-500-9487  
Email: [cliu@lancerarchitects.com](mailto:cliu@lancerarchitects.com)
- **Brian Sylva – Construction Administrator**  
Phone: 812-390-7708  
Email: [bsylva@lancerarchitects.com](mailto:bsylva@lancerarchitects.com)





## Creative Engineering Solutions

- **Andrew Niemann – Electrical Engineer**

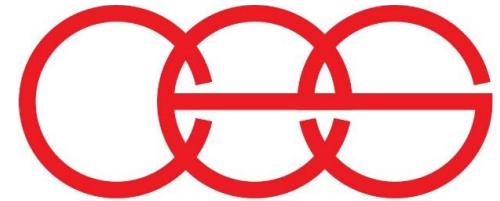
Phone: 618-578-9228

Email: [aniemann@creativeng.net](mailto:aniemann@creativeng.net)

- **Jon Robinson – Mechanical Engineer**

Phone: 317-525-1716

Email: [jrobinson@creativeng.net](mailto:jrobinson@creativeng.net)



creative engineering solutions  
mechanical • electrical • plumbing

# THE SKILLMAN TEAM



## ACCOUNT EXECUTIVE

- David Yancey
- 317-788-5105
- [dyancey@skillman.com](mailto:dyancey@skillman.com)

## PROJECT MANAGER

- Tyler Barker
- 317-474-2288
- [tbarker@skillman.com](mailto:tbarker@skillman.com)

## PROJECT ENGINEER

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

## SITE MANAGER

- Tracey Hittle
- 317-619-1070
- [thittle@skillman.com](mailto:thittle@skillman.com)

## ADMIN. ASSISTANT

- Connie Patton
- 317-788-5151
- [cbpatton@skillman.com](mailto:cbpatton@skillman.com)

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# **SCOPE OF WORK**

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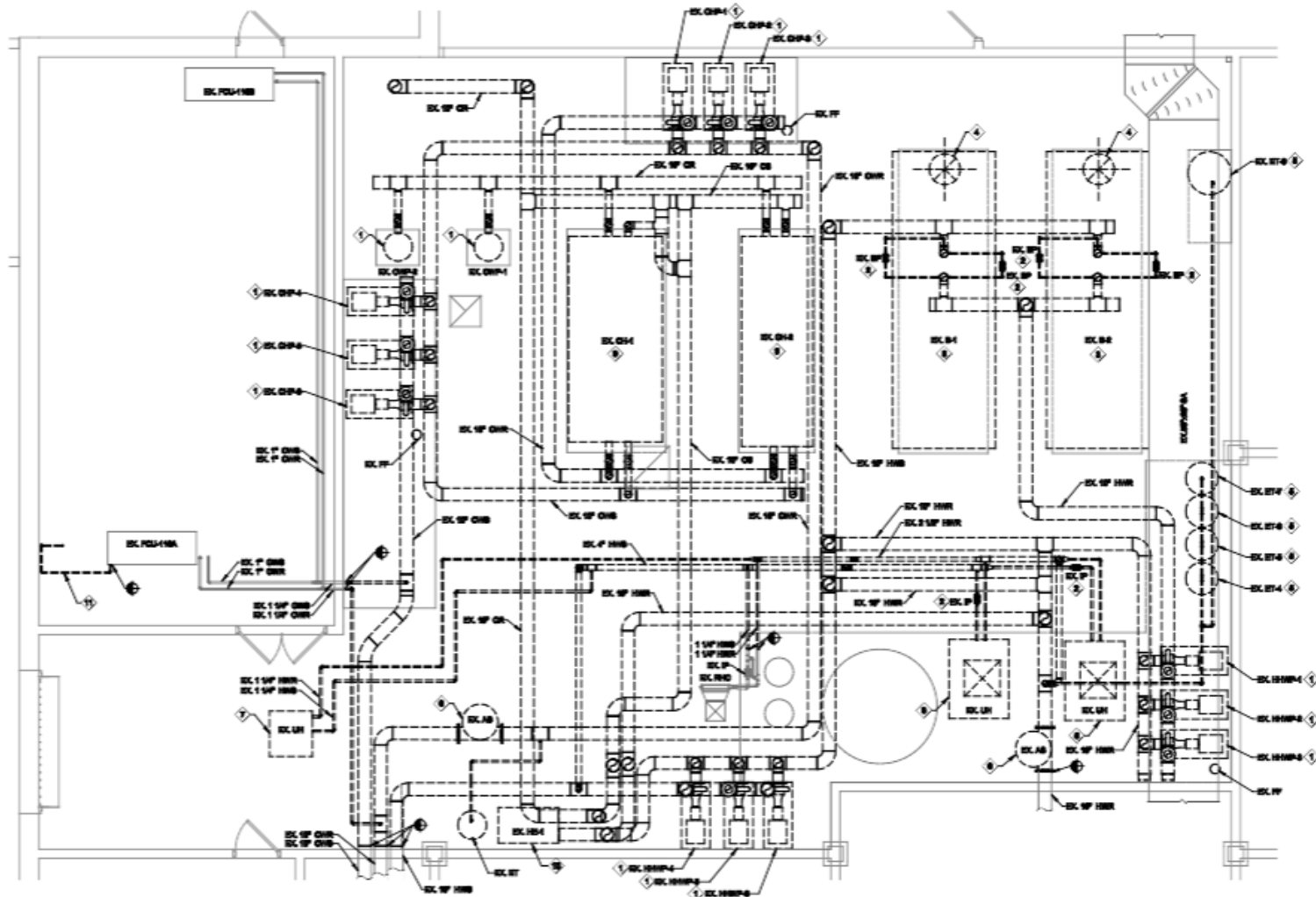


- **Complete upgrade of the central plant at Perry Meridian that includes (3) 400-ton chillers and (6) boilers.**
- **Complete upgrade of the electrical system at Southport High School**
  
- **Overall Budget of 7.25 Million**
  
- **Start Construction on July 1, 2026**
- **Complete Construction on or before August 1, 2028**

# FLOOR PLANS / SITE PLANS



# FLOOR PLANS / SITE PLANS

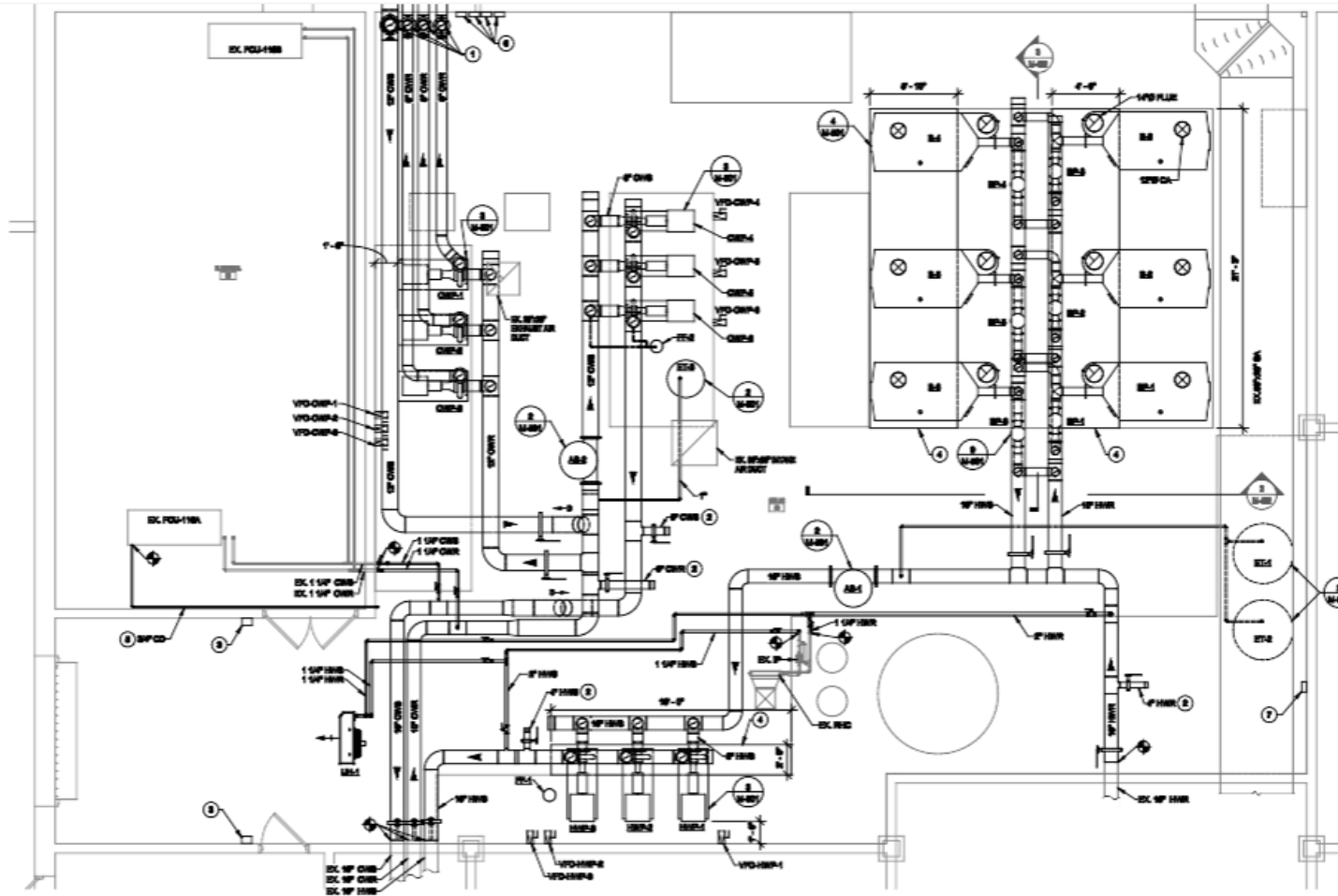


1 ENLARGED MECHANICAL DEMOLITION ROOM PLAN  
GP-14P

# FLOOR PLANS / SITE PLANS



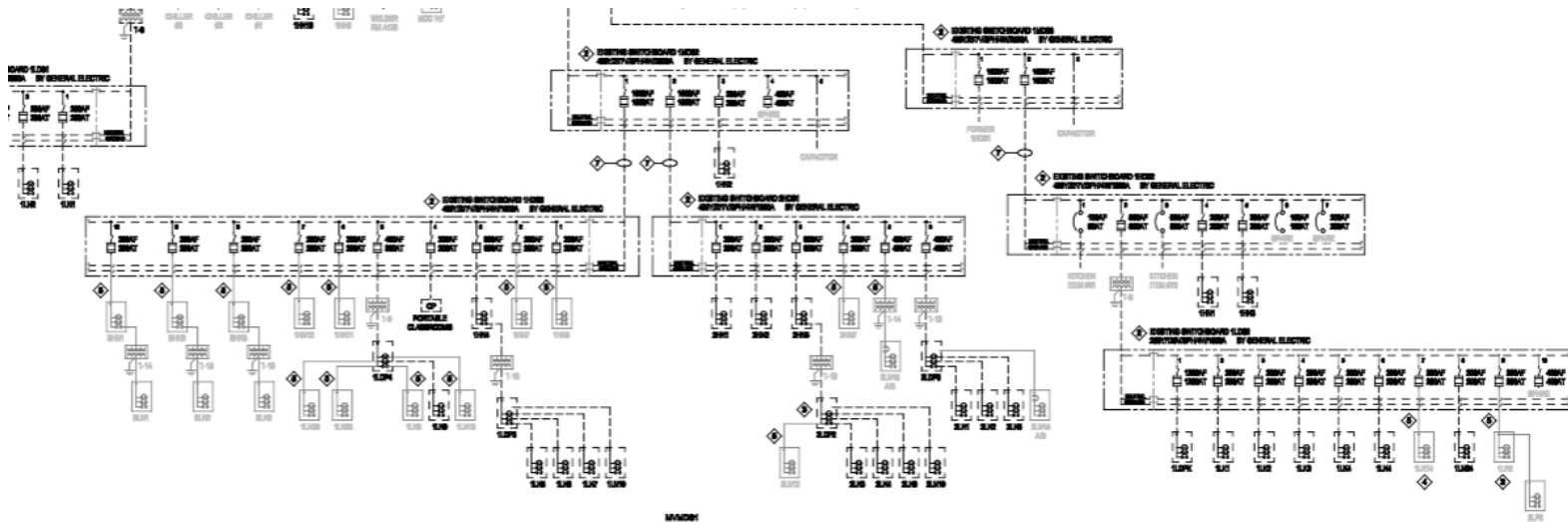
ENLARGED MECHANICAL ROOM PLAN



# FLOOR PLANS / SITE PLANS



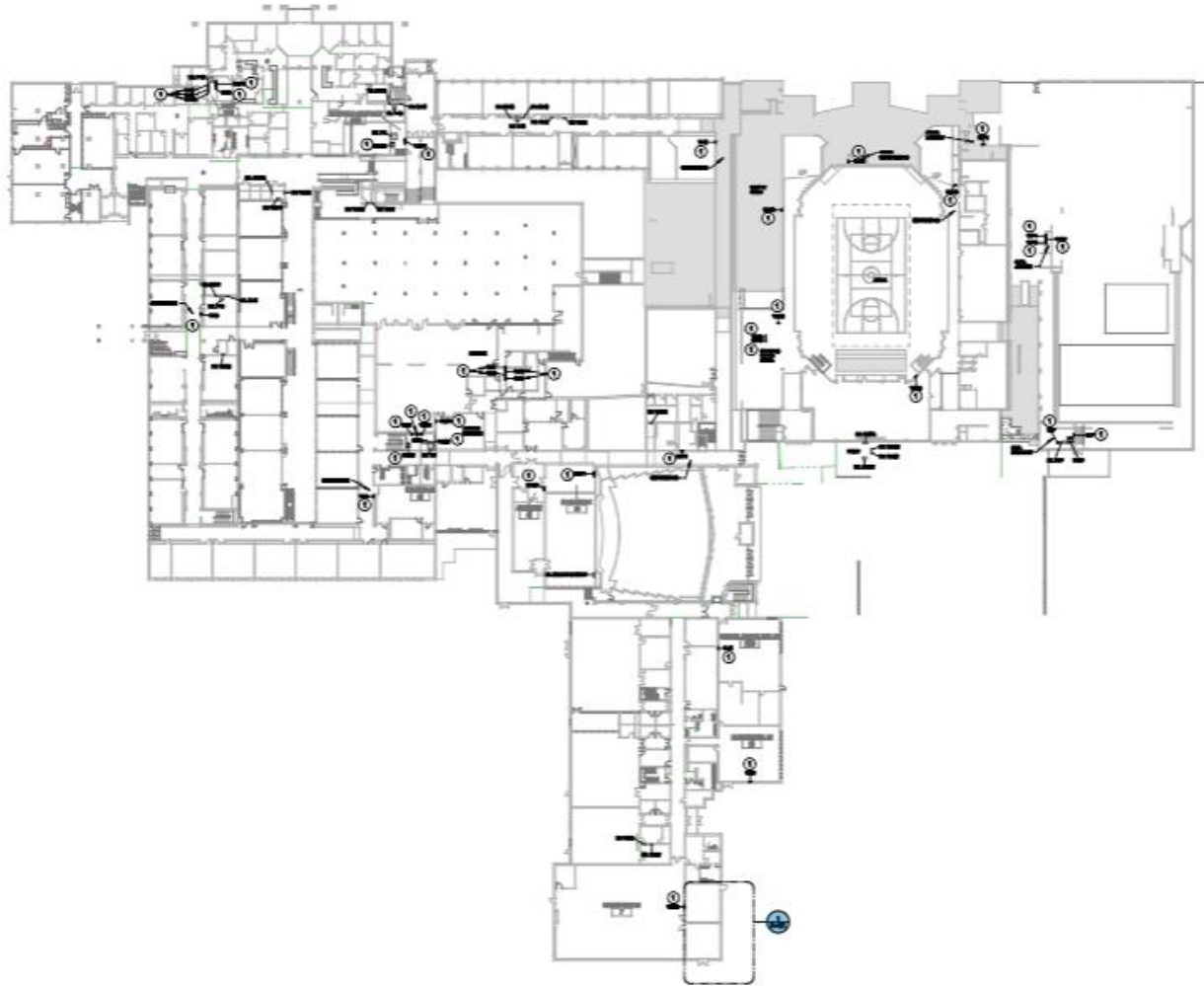
# FLOOR PLANS / SITE PLANS



# FLOOR PLANS / SITE PLANS



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1 ELECTRICAL POWER FIRST FLOOR PLAN

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# MULTIPLE CONTRACT SUMMARY



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

- **Bid Category 1 – Mechanical (All work at Perry Meridian including Electrical) Specifications Book 1/2**
- **Bid Category 2 – Electrical (All work at Southport High School) Specifications Book 1/3**

# SPECIAL REQUIREMENTS



All Contractors and their Sub-contractors must be enrolled in Safe Vendor. Please visit: [www.safevisitorsolutions.com/safevendor-app-agreement](http://www.safevisitorsolutions.com/safevendor-app-agreement) to create your account with Safe Vendor.

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**

# ANTICIPATED CHALLENGES



- **School vehicle and pedestrian traffic**
- **Jobsite security**
- **Building conditions during system down times**
- **Weather**
- **Large equipment and semi delivery access**
- **Equipment lead times**
- **AES**
- **Compressed timelines during school breaks for electrical shutdown work**

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# AREAS OF COORDINATION

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- **AES Electrical Utility**
- **Parking**
- **Delivery coordination around school schedule**
- **Coordinate shutdowns with building staff and facilities**
- **Coordination with additional construction projects**

# ALTERNATES



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

- **There are no alternates on this project**

# INSTRUCTIONS TO BIDDERS



**Review Section 00 10 00 for Instructions to Bidders.**

- **Addendum 1: 3/13/26**
- **Addendum 2: 3/27/26**
- **All Contractors must be prequalified. The deadline to prequalify is March 20, 2026. All request to be sent to Andrew Huehls at [ahuehls@skillman.com](mailto:ahuehls@skillman.com).**

# 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: Andrew Huehls

All RFIs must be received before: **March 23, 2026**  
**5:00 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: Andrew Huels  
**March 23, 2026**  
**5:00 PM**

# CONSTRUCTION TIMELINE



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

**Anticipated Construction Start Date: July 1, 2026**

**Anticipated Construction  
Completion Date: August 1, 2028**

# CONSTRUCTION TIMELINE



<b>Chiller Demo</b>	155	02-Apr-26	04-Nov-26
<b>Demo</b>	87	06-Jul-26	04-Nov-26
Electrical Make Safe Demo Chiller #2	5	06-Jul-26*	13-Jul-26
Chiller#2 Demo	10	13-Jul-26	27-Jul-26
Electrical Make Safe Demo Chiller #1	5	14-Oct-26*	21-Oct-26
Chiller #1 Demo	10	21-Oct-26*	04-Nov-26
<b>Site Prep</b>	5	02-Apr-26	08-Apr-26
<b>Chiller Plant Install</b>	115	23-Sep-26	03-Mar-27
<b>Site Prep</b>	5	04-Nov-26	11-Nov-26
Demo removing CW Equipment	5	04-Nov-26	11-Nov-26
<b>Install</b>	115	23-Sep-26	03-Mar-27
Chiller Equipment Pads/Piping Support Piers	25	23-Sep-26	28-Oct-26
Chiller/CW Pump Install	40	28-Oct-26	23-Dec-26
Piping Installation & Tie-Ins	20	23-Dec-26	20-Jan-27
Insulation/Trim Out	15	20-Jan-27	10-Feb-27
Controls (Cool Side)	10	10-Feb-27	24-Feb-27
Chiller Start up - TAB	5	24-Feb-27	03-Mar-27
<b>Boiler Plant Install</b>	55	13-Jul-26	28-Sep-26
<b>Site Prep</b>	5	13-Jul-26	20-Jul-26
Demo Existing Boilers	5	13-Jul-26	20-Jul-26
<b>Install</b>	45	27-Jul-26	28-Sep-26
Boiler/HW Pump Install	15	27-Jul-26	17-Aug-26
Piping Installation & Tie-Ins	15	17-Aug-26	07-Sep-26
Insulation/Trim Out	10	07-Sep-26	21-Sep-26
Controls Programming (Hot Side)	10	07-Sep-26	21-Sep-26
Boiler Start up -TAB	5	21-Sep-26	28-Sep-26

# CONSTRUCTION TIMELINE



Southport HS Electrical		537	09-Jul-26	31-Jul-28
<b>Panelboards &amp; Feeders</b>		247	09-Jul-26	21-Jun-27
(10) Phase 1 - 2nd Floor Panelboard/Feeder Replacement		15	09-Jul-26	30-Jul-26
(10) Phase 2 - Remaining 2nd Floor Panelboard/Feeder Replacement		10	05-Oct-26	16-Oct-26
(10) Phase 3 - 1st Floor Panelboard/Feeder Replacement		10	21-Dec-26	01-Jan-27
(10) Phase 4 - 1st Floor Panelboard/Feeder Replacement		10	22-Mar-27	02-Apr-27
(15) Phase 5 - 1st Floor Panelboard/Feeder Replacement		15	01-Jun-27	21-Jun-27
<b>Switchgear</b>		80	14-Apr-27	04-Aug-27
Relocate Switches for Temporary and Demo (Existing 1MDS2)		10	14-Apr-27	28-Apr-27
Demo		10	28-Apr-27	12-May-27
Install New Main Switchgear (1MDS1)		10	12-May-27	26-May-27
Conduit/Wire/Rough In Transformer Pad		15	26-May-27	16-Jun-27
Demo Medium Voltage Equipment		15	14-Jul-27	04-Aug-27
<b>Transformer</b>		20	16-Jun-27	14-Jul-27
Site Prep/Utility Coordination		10	16-Jun-27	30-Jun-27
AES Utility Transformer Switch Over		10	30-Jun-27	14-Jul-27
<b>Distribution Panels</b>		305	01-Jun-27	31-Jul-28
Install New Bus Duct to 1HDS3		25	01-Jun-27	05-Jul-27

# BID TO AWARD TIMELINE



- Bids Received: April 2, 2026

- Board Approval: April 13, 2026

All Subcontractor & Products Lists

must be submitted by: **April 6, 2026**



**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 Hours</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.**

# PRE-AWARD INTERVIEWS



- April 6, 2026
  - Bid Category 1 – Mechanical 1:00pm
  - Bid Category 2 – Electrical 9:00am

# BID OPENING



**Date:** April 2, 2026

**Time:** 2:00 PM Local Time

**Location:** Perry Township Academic Center  
2115 E Southport Road  
Indianapolis, IN 46227

# Q & A



Perry Township Schools – Perry Meridian  
HS Central Plant/Southport HS Electrical  
Infrastructure



DATE: 3/12/26

TSC PROJECT NO.: 224731

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
THE SKILLMAN CORPORATION	Tyler Barker	<a href="mailto:tbarker@skillman.com">tbarker@skillman.com</a>	317-474-2288
THE SKILLMAN CORPORATION	Joel Markiewicz	<a href="mailto:jmarkiewicz@skillman.com">jmarkiewicz@skillman.com</a>	317-409-8985
LANCER ASSOCIATES ARCHITECTURE	Brian Silva	<a href="mailto:bsylva@lancerarchitects.com">bsylva@lancerarchitects.com</a>	
CREATIVE ENGINEERING SOLUTIONS	Andrew Niemann	<a href="mailto:aniemann@creativeng.net">aniemann@creativeng.net</a>	
CREATIVE ENGINEERING SOLUTIONS	Jonathon Robinson	<a href="mailto:jrobinson@creativeng.net">jrobinson@creativeng.net</a>	
ATEC ELECTRIC	John Chastain	<a href="mailto:j.chastain@atec-electric.com">j.chastain@atec-electric.com</a>	765-586-3994
ALLSTAR CONTRACTING	Bryce McClellan	<a href="mailto:bryce@allstarcontractinginc.com">bryce@allstarcontractinginc.com</a>	317-412-1276

Perry Township Schools – Perry Meridian  
HS Central Plant/Southport HS Electrical  
Infrastructure



DATE: 3/12/26

TSC PROJECT NO.: 224731

## PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
BANTA ELECTRIC	Mike Adams		
IRISH MECHANICAL	Terry Illy		
IRISH MECHANICAL	Jeremy Boner	<a href="mailto:Jboner@irishmechanicalservices.com">Jboner@irishmechanicalservices.com</a>	
LEHMANS MECHANICAL	Faith Brown	<a href="mailto:f.brown@lehmansmechanical.net">f.brown@lehmansmechanical.net</a>	