



# **Franklin Central High School Addition & Renovations Phase 2A**

## **PRE-BID MEETING**

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**February 13, 2024**

# PRE-BID MEETING



Franklin Central High School Addition & Renovations  
Phase 2A

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**





## 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

- Chris Pierce  
317-741-4377  
[cpierce@skillman.com](mailto:cpierce@skillman.com)

## ADMIN. ASSISTANT

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

# SCOPE OF WORK



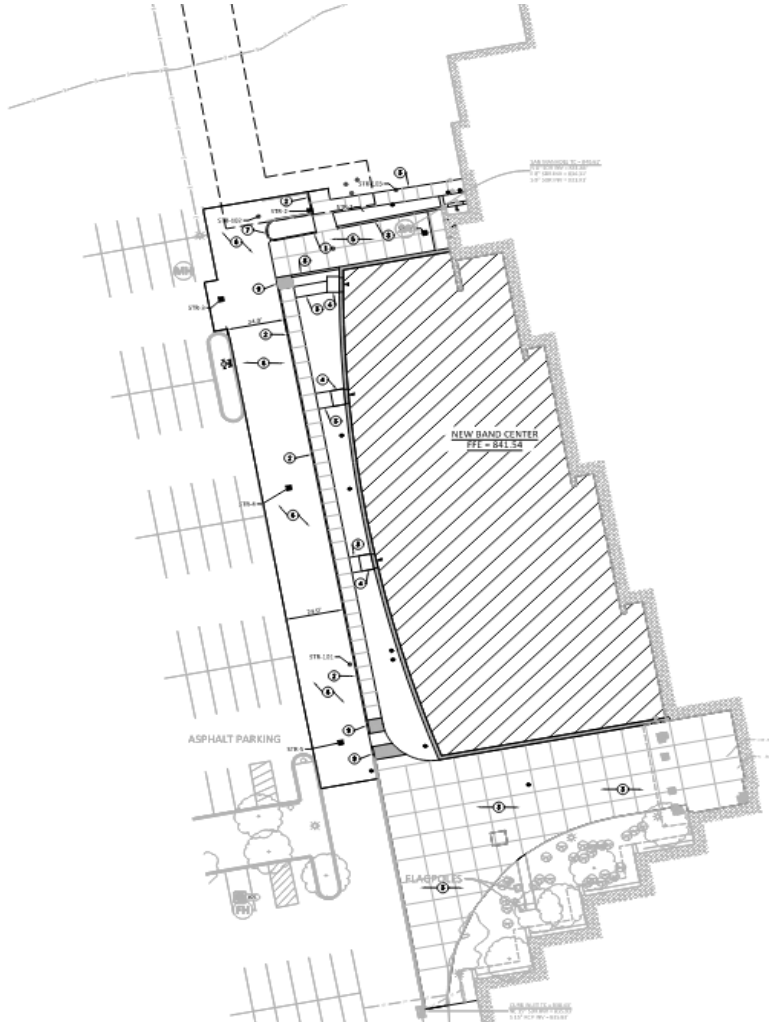
- **Site Improvements**
  - Earthwork & Site Utilities
  - Site Concrete, Asphalt Paving and Landscaping
- **20,000 sf Addition & 19,900 sf Existing Renovations**
  - 2-Story Performing Arts Addition
    - Band Rooms, Offices and Practice Spaces
    - Instrument Storage
  - Renovate Media Center to Administration Office Suite
  - MEP Services to feed New Addition
- **Overall Budget \$15,000,000**



# SITE - CAMPUS

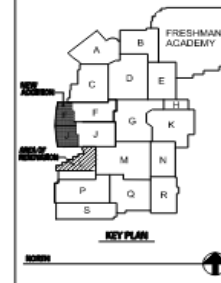


# SITE PLAN



| GENERAL NOTES   |
|---|
| A. REFER TO SITE DETAILS FOR NOTE REFERENCES          |
| PLAN NOTES  |
| 1. 2" CONC. TAPERS                                    |
| 2. CONCRETE CURB AND WALK                             |
| 3. CONCRETE WALK                                      |
| 4. FLUSH CONCRETE EXTER. REFER TO STRUCTURAL DRAWINGS |
| 5. 4" THICK CONCRETE PAVEMENT                         |
| 6. ASPHALT PAVEMENT                                   |
| 7. CONCRETE CURB                                      |
| 8. ALUMINUM BOLLARDS, LOCATED ON RETAINING WALL       |
| 9. ACCESSIBLE CURB WALK                               |

**JP CONSULTING ENGINEERS, LLC**  
 9365 Counselors Row, Suite 116  
 Indianapolis, IN 46240  
 ph: 317.617.4120  
 www.jpconsultingengineers.com



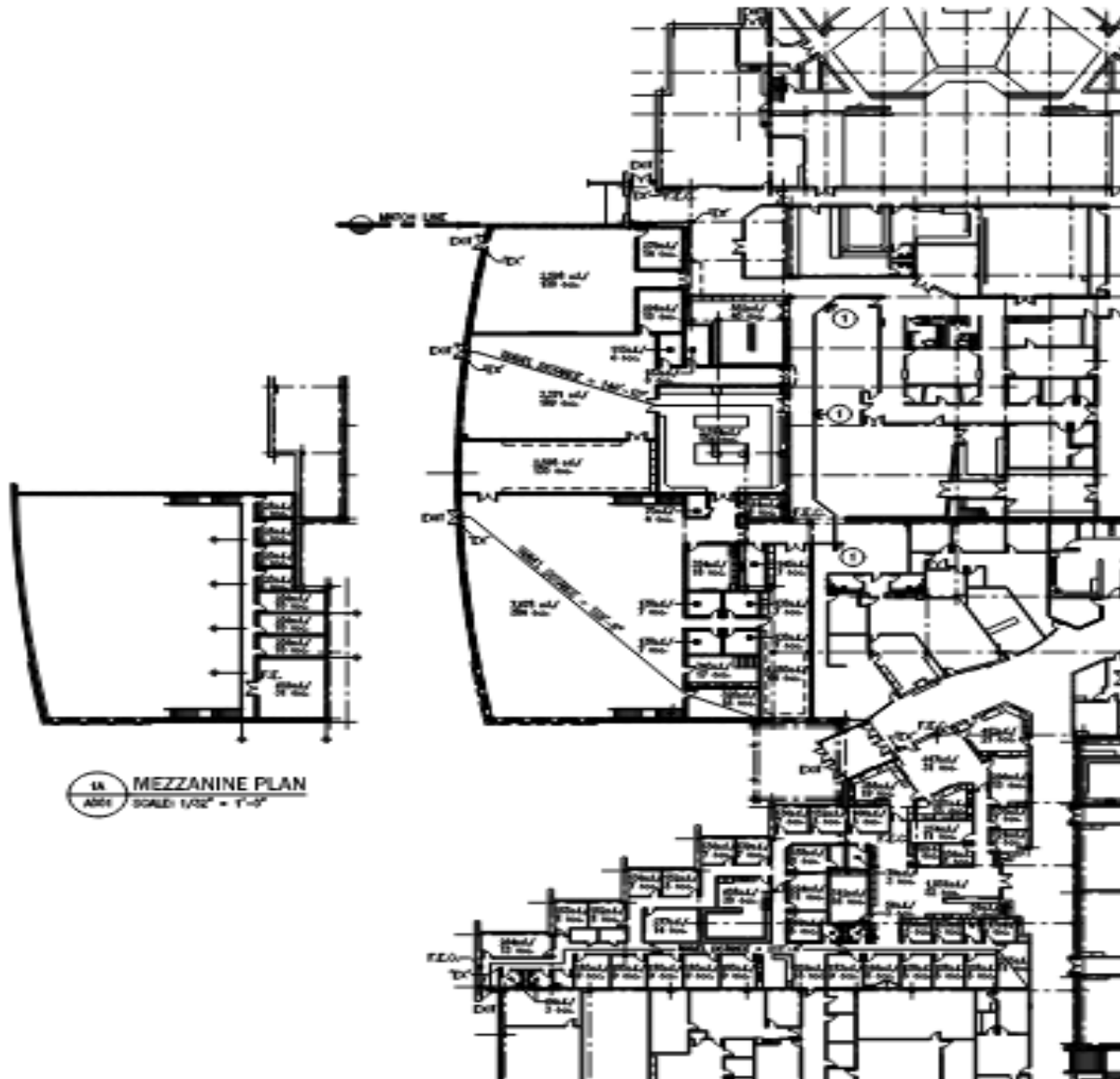
**VPS ARCHITECTURE**  
 805 N. Capitol Ave. - Suite 100 Indianapolis, Indiana 46204  
 P: (317) 363-3666  
 www.vpsarch.com

|   |  |
|---|--|
| ADDITION & RENOVATIONS TO<br><b>FRANKLIN CENTRAL HIGH SCHOOL</b><br>PHASE 2A<br>FRANKLIN CENTRAL COMMUNITY SCHOOL CORPORATION<br>INDIANAPOLIS, INDIANA<br>Drawing Title: <b>SITE IMPROVEMENT PLAN</b> |  |
| Project No.: 200603.00<br>Project Date: JANUARY 25, 2006<br>Drawing No.: <b>C150</b>  |  |





# FLOOR PLANS



# **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  | Roofing                             |
| BID CATEGORY NO. 4  | Metal Studs, Drywall and Acoustical |
| BID CATEGORY NO. 5  | Storefront, Curtainwall & Glazing   |
| BID CATEGORY NO. 6  | Flooring                            |
| BID CATEGORY NO. 7  | Painting                            |
| BID CATEGORY NO. 8  | Casework                            |
| BID CATEGORY NO. 9  | Fire Protection                     |
| BID CATEGORY NO. 10 | Plumbing & HVAC                     |
| BID CATEGORY NO. 11 | Electrical & Technology             |
| BID CATEGORY NO. 12 | 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 (\$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**
- **Tight Site**
- **Occupied Building**



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

- **Alternate 1A** – Automated Logic
- **Alternate 1B** – Havel
- **Alternate 2a** – Provide Light Fixtures (Bid Category 11)
- **Alternate 2b** – Provide Light Fixtures (Bid Category 12)

# 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 February 21, 2024**

## **BUILDING TOURS**

**Building Tours will be conducted on:**

**Date: Monday February 19, 2024**

**Times: 10:00 AM and 1:00 PM**

**Contact: Joel Markiewicz [jmarkiewicz@skillman.com](mailto:jmarkiewicz@skillman.com)  
317-409-8985 (to schedule building tours)**

# 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: **February 19th, 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: Brian Meyer**



# CONSTRUCTION TIMELINE



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

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

**Anticipated Construction  
Completion Date: Renovation- December 2024**

**Anticipated Construction  
Completion Date: Addition- July 2025**

**Guideline Schedule to be Provided by Addendum**

# BID TO AWARD TIMELINE



- February 27, 2024 – Receive Bids at 2:00pm (local time)
- February 29, 2024 – Pre-Awards Start
- March 6, 2024 – Bid Recommendations to Owner
- March 11, 2024 – School Board Approval
- March 13, 2024 – Notice to Proceed

**All Subcontractor & Products Lists**

**must be submitted by: February 29, 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>24/48</b> Hours of the Bid for Apparent Low Bidders.   |     |    |
| On the outside of the envelope containing your Bid have you indicated:<br><b>The Project Name</b><br><b>Bidder's Name</b><br><b>Bid Category No.</b><br><b>Date and Time of Bid Opening</b><br><b>Owner's Address</b><br>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



- Bid Category No. 01 – 2/29/24 @ 10:00 AM
- Bid Category No. 02 – 2/29/24 @ 11:00 AM
- Bid Category No. 03 – 2/29/24 @ 1:30 PM
- Bid Category No. 04 – 2/29/24 @ 2:15 PM
- Bid Category No. 05 – 2/29/24 @ 3:00 PM
- Bid Category No. 06 – 2/29/24 @ 4:00 PM
- Bid Category No. 07 – 3/5/24 @ 10:00 AM
- Bid Category No. 08 – 3/5/24 @ 11:00 AM
- Bid Category No. 09 – 3/5/24 @ 1:30 PM
- Bid Category No. 10 – 3/5/24 @ 2:15 PM
- Bid Category No. 11 – 3/5/24 @ 3:00 PM

**Subject to Change**



# BID OPENING



**Date:** February 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), no later than 3:30pm to confirm attendance.

Franklin Central High School  
Addition and Renovations Phase 2A



DATE: February 13, 2024

TSC PROJECT NO.: 223080

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

| COMPANY REPRESENTED                         | ATTENDEE NAME   | EMAIL ADDRESS  | PHONE NUMBER |
|---|-----------------|--|--------------|
| FRANKLIN TOWNSHIP<br>COMMUNITY SCHOOL CORP. | Fred McWhorter  | <a href="mailto:fred.mcwhorter@ftcsc.org">fred.mcwhorter@ftcsc.org</a> |              |
| FRANKLIN TOWNSHIP<br>COMMUNITY SCHOOL CORP. | Rick Hunter X   | <a href="mailto:rick.hunter@ftcsc.org">rick.hunter@ftcsc.org</a>       |              |
| FRANKLIN TOWNSHIP<br>COMMUNITY SCHOOL CORP. | Jody Melady     |  |              |
| THE SKILLMAN CORPORATION                    | Brian Meyer     | <a href="mailto:bameyer@skillman.com">bameyer@skillman.com</a>         |              |
| THE SKILLMAN CORPORATION                    | Victor Landfair | <a href="mailto:vdlandfair@skillman.com">vdlandfair@skillman.com</a>   |              |
| THE SKILLMAN CORPORATION                    | Joel Markiewicz | <a href="mailto:jmarkiewicz@skillman.com">jmarkiewicz@skillman.com</a> |              |
| VPS ARCHITECTURE                            | George Link     |  |              |
| VPS ARCHITECTURE                            | Keith Frank     |  |              |

Franklin Central High School  
Addition and Renovations Phase 2A



DATE: February 13, 2024

TSC PROJECT NO.: 223080

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

| COMPANY REPRESENTED                   | ATTENDEE NAME   | EMAIL ADDRESS  | PHONE NUMBER   |
|---------------------------------------|-----------------|--|--|
| QUALITY WALLS & CEILINGS              | Joey Gant       | <a href="mailto:jgant@qjico.com">jgant@qjico.com</a>                         | 317-713-7068 (Office)<br>317-946-8496 (Cell)         |
| BRUNS-GUTZWILLER                      | Jeff Bruns      | <a href="mailto:jbruns@bruns-gutzwiller.com">jbruns@bruns-gutzwiller.com</a> |  |
| SOUTH CENTRAL ROOFING, INC.           | Jason Deane     | <a href="mailto:jdeane@scroof.com">jdeane@scroof.com</a>                     | 812-579-5733 (Office)<br>317-437-7098 (Cell)         |
| THE BLAKLEY CORPORATION               | John Blakley    | <a href="mailto:JohnBlakley@blakleys.com">JohnBlakley@blakleys.com</a>       | 317-576-8314 (Direct)<br>317-417-2719 (Cell)         |
| DECO ASSOCIATES, INC.                 | Don Hill        | <a href="mailto:hill@decoassociates.com">hill@decoassociates.com</a>         | 317-842-4444 ext 305 (Office)<br>317-697-8442 (Cell) |
| C-CAT, INC.                           | Shawn Annandale | <a href="mailto:sannandale@c-cat.com">sannandale@c-cat.com</a>               | 317-986-7694 (Office)<br>317-902-7184 (Cell)         |
| BOYLE CONSTRUCTION<br>MANAGEMENT INC. | Gregg Stark     | <a href="mailto:gregg.stark@bcmi.us">gregg.stark@bcmi.us</a>                 | 317-450-7159 (Cell)<br>317-269-0543 (Office)         |

Franklin Central High School  
Addition and Renovations Phase 2A



DATE: February 13, 2024

TSC PROJECT NO.: 223080

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

| COMPANY REPRESENTED                 | ATTENDEE NAME  | EMAIL ADDRESS  | PHONE NUMBER                                   |
|-------------------------------------|----------------|--|--|
| INTERIOR SPECIALTIES, INC           | Amy Patton     | <a href="mailto:apatton@isiindy.com">apatton@isiindy.com</a>               | 812-675-1428                                   |
| ERMCO, INC                          | Chris Fritzlen | <a href="mailto:CFritzlen@ermco.com">CFritzlen@ermco.com</a>               | 317-396-4967 (Direct)<br>317-517-0828 (Cell)   |
| PAYNE ELECTRIC CO, INC.             | Kyle Vaught    | <a href="mailto:KVought@payne-electric.com">KVought@payne-electric.com</a> | 317-240-3264                                   |
| GILLIATTE GENERAL CONTRACTORS, INC. | Thomas Ritman  | <a href="mailto:thomasritman@gilliatte.com">thomasritman@gilliatte.com</a> | 317-638-3355 (Office)                          |
| QUALITY PLUMBING & HEATING, INC.    | Kim Jackson    | <a href="mailto:k.jackson@qph.com">k.jackson@qph.com</a>                   | 765-450-4008 (Office)<br>765-459-7243 (Direct) |
| MATTOX ROOFING                      | Adam Cranfill  |  | 317-530-2940                                   |
|                                     |                |  |  |
|                                     |                |  |  |