



Additions & Renovations to Franklin Central High School Phase 3A.2

PRE-BID MEETING

October 16, 2025

PRE-BID MEETING



Additions & Renovations to Franklin Central High School Phase 3A.2
6215 S. Franklin Rd.,
Indianapolis, IN 46259

OWNER



Franklin Township Community School Corporation

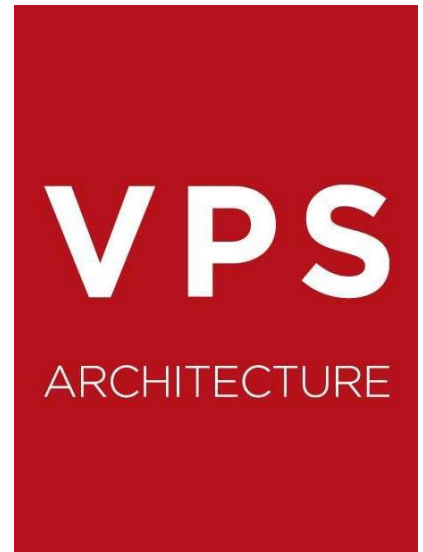
- **Fred McWhorter, Chief Operating Officer**
- **Rick Hunter, Director of Facilities**
- **Jody Melady, Asst. Director of Facilities**





VPS Architecture

- **George Link, Principal**
Phone: 812-423-7729
Email: glink@vpsarch.com
- **Heather Harbert, SR. Project Architect**
Phone: 812-423-7729
Email: hharbert@vpsarch.com



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Tim Funston
317-783-6151
tfunston@skillman.com

PROJECT MANAGER

- Jeff Lewis
317-499-7462
jlewis@skillman.com

PROJECT ENGINEER

- Joel Markiewicz
317-409-8985
jmarkiewicz@skillman.com

SITE MANAGER

- Rico Miller/Chris Pierce
317-696-3850/317-617-7992
rmiller@skillman.com/cpierce@skillman.com

ADMIN. ASSISTANT

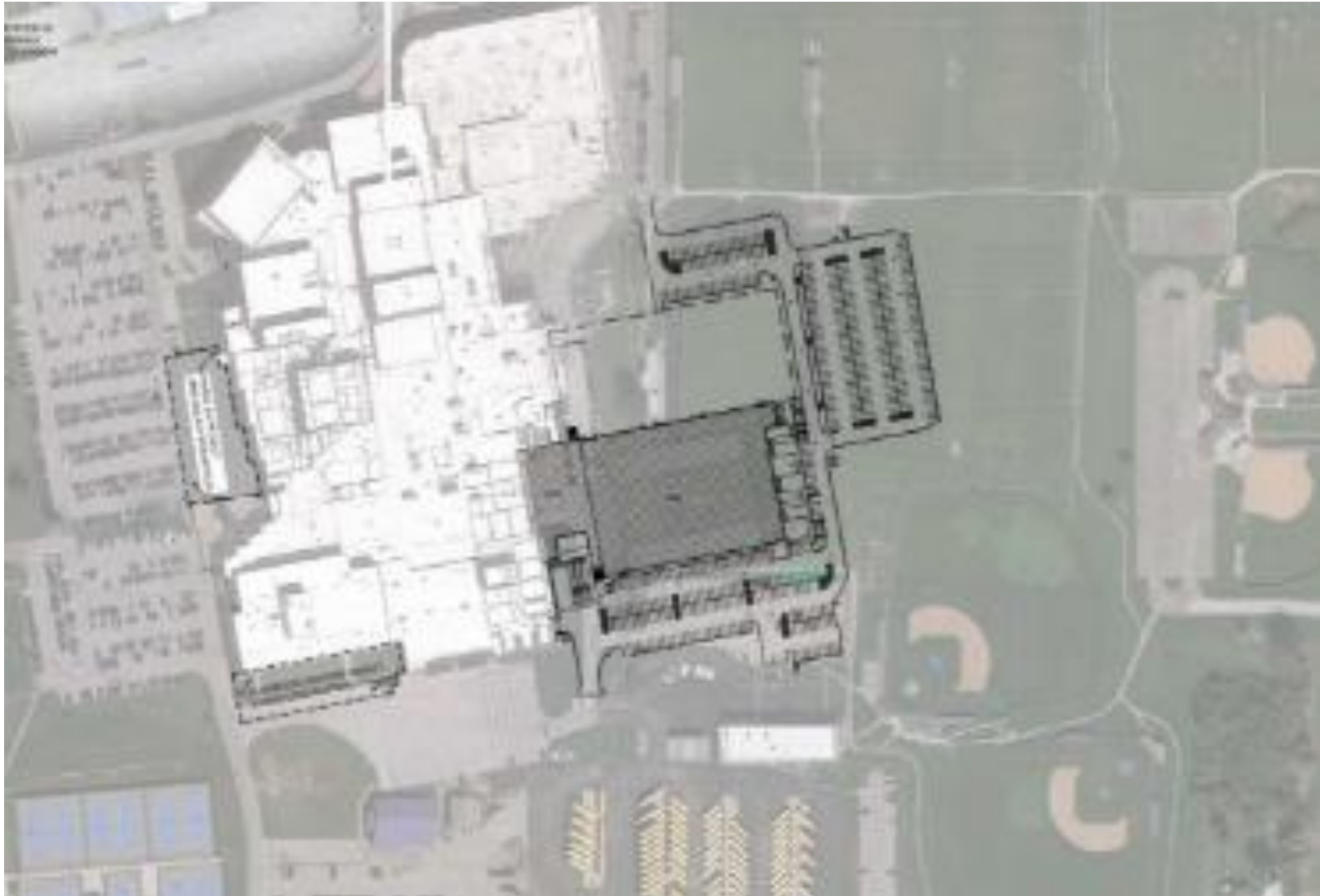
- Brandi Holmes
317-788-5112
bholmes@skillman.com

SCOPE OF WORK

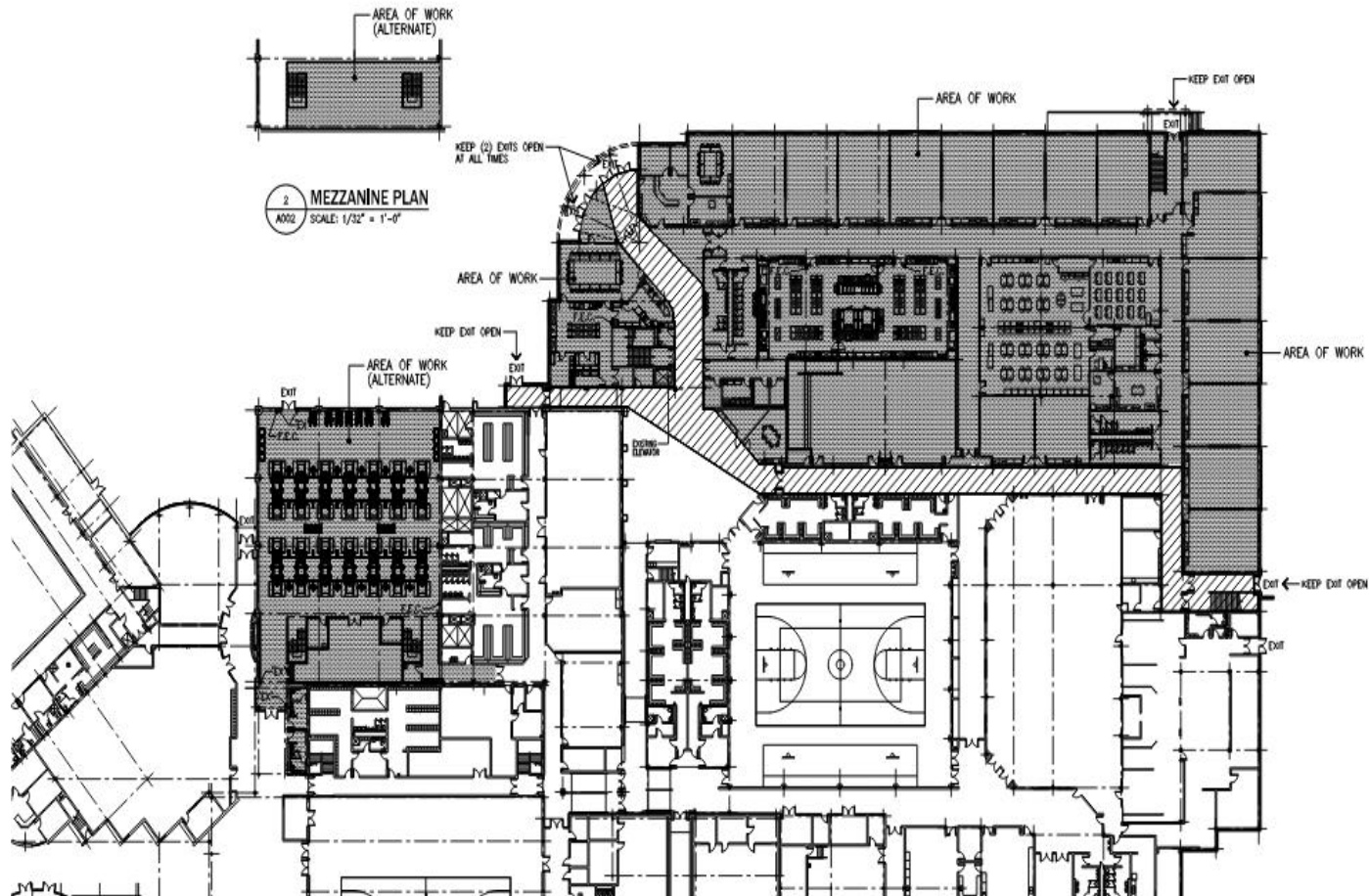


- Classroom Renovations, FACS & Culinary Arts
- Weight Room – (if Alternate Accepted)
- Mobilize February 2026 – Substantial Completion March 2027.

SITE - CAMPUS



FLOOR PLAN



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	Metal Studs, Drywall & Acoustical
BID CATEGORY NO. 3	Flooring
BID CATEGORY NO. 4	Painting
BID CATEGORY NO. 5	Casework
BID CATEGORY NO. 6	Food Service
BID CATEGORY NO. 7	Fire Protection
BID CATEGORY NO. 8	Plumbing and HVAC
BID CATEGORY NO. 9	Electrical and Technology
BID CATEGORY NO. 10	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 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**

ANTICIPATED CHALLENGES



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

ALTERNATES



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

- Alternate 1 – Window Replacement
- Alternate 2 – Weight Room (Unit B)
- Alternate 3 – Trane 5-Year Warranty
- Alternate 4 – Café Kitchen Equipment
- Alternate 5 – Ceiling Lighting
- Alternate 6a – Light Fixtures BC#9
- Alternate 6b – Light Fixtures BC#10

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.

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: Jeff Lewis
jlewis@skillman.com

All RFIs must be received before: **October 27, 2025 @ 3:00 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: Jeff Lewis
jlewis@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: February 02, 2026

Anticipated Construction

Completion Date: March 31, 2027

Review the Guideline Schedule

BID TO AWARD TIMELINE



- November 5, 2025 – Receive Bids at 2:00pm (local time)
- Pre-Awards Start – November 10-14, 2025
- November 17, 2025 – Bid Recommendations to Owner
- November 24, 2025 – School Board Approval
- November 26, 2025 - Notice to Proceed

All Subcontractor & Products Lists

must be submitted by: **April 22, 2026**

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 48 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



- November 10, 2025 – November 14, 2025
- Pre-Awards will be virtual and scheduled following the bid opening.

BID OPENING



Date: November 5, 2025

Time: 2:00 PM (Local Time)

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

Q & A



Building Tours will be today at 1:00 PM and tomorrow at 10:00 AM. Meet at Door 15N.

Email Brandi Holmes, bholmes@skillman.com, by 4:30pm to confirm attendance. Include Names, email address and phone number of each attendee.