



**Peru Community Schools Phase 2
District Improvements
PRE-BID MEETING**

April 8, 2026

PRE-BID MEETING



Peru Community Schools Phase 2 – District Improvements
Multiple Locations

OWNER



Peru Community School Corporation

- Trent McCormick, Superintendent
- Chris Snyder, Director of Operations



ARCHITECT



Gibraltar Design

- Daniel Burns
- 317-580-5777



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Tim Funston
- tfunston@skillman.com

PROJECT MANAGER

- David Foster
- 317-727-7094
- dfoster@skillman.com

PROJECT ENGINEER

- Cody Kempf
- 317-677-6570
- ckempf@skillman.com

SITE MANAGER

- Les Marcum
- 317-767-1539
- lmarcumjr@skillman.com

ADMIN. ASSISTANT

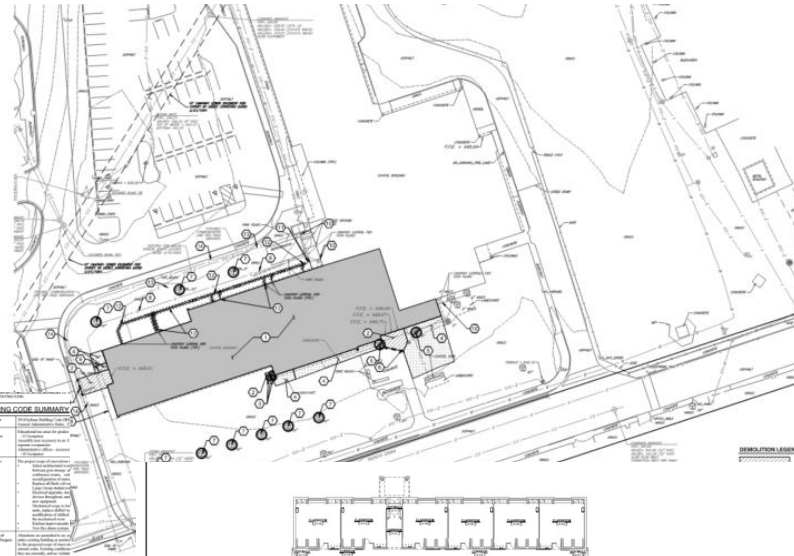
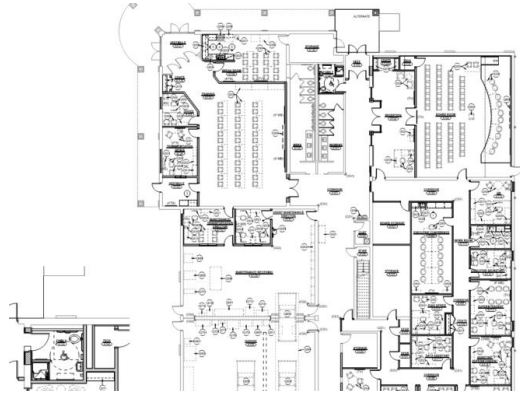
- Connie Patton
- 317-523-7957
- cbpatton@skillman.com

SCOPE OF WORK



- **Elementary School Improvements and upgrades at Elmwood and Blair Pointe**
- **Transportation and Maintenance facility improvements**
- **Peru Jr. High rework**
- **Schedule is August 2026 through September 2027**

FLOOR PLANS / SITE PLANS



BUILDING CODE SUMMARY

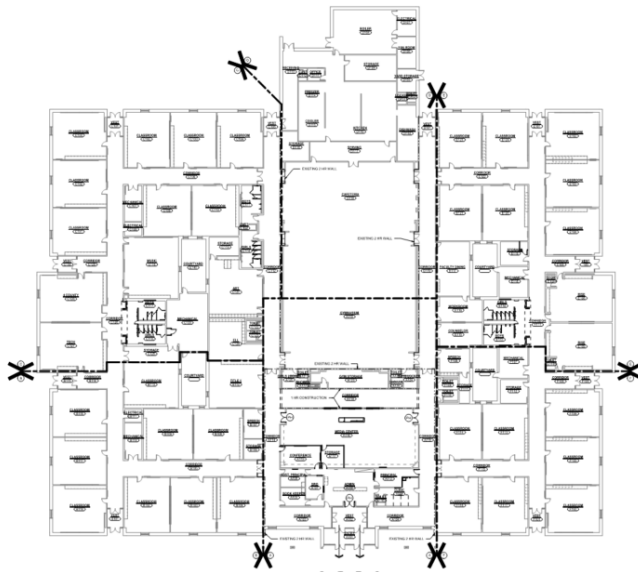
Code	Description
IBC	International Building Code
IFC	International Fire Code
IEBC	International Existing Building Code
IFC	International Fire Code
IFC	International Fire Code

LIFE SAFETY PLAN LEGEND

Symbol	Description
[Symbol]	Exit
[Symbol]	Fire Alarm Pull Station
[Symbol]	Fire Alarm Control Panel
[Symbol]	Fire Alarm Sounder
[Symbol]	Fire Alarm Control Panel
[Symbol]	Fire Alarm Sounder

SQUARE FOOTAGE ANALYSIS

Category	Area (sq ft)
EXISTING FLOOR	100,000
MECHANICAL ROOMS	5,000
RENOVATED AREA	10,000
TOTAL	115,000



FIRST FLOOR FIRE AND LIFE SAFETY PLAN

MULTIPLE CONTRACT SUMMARY



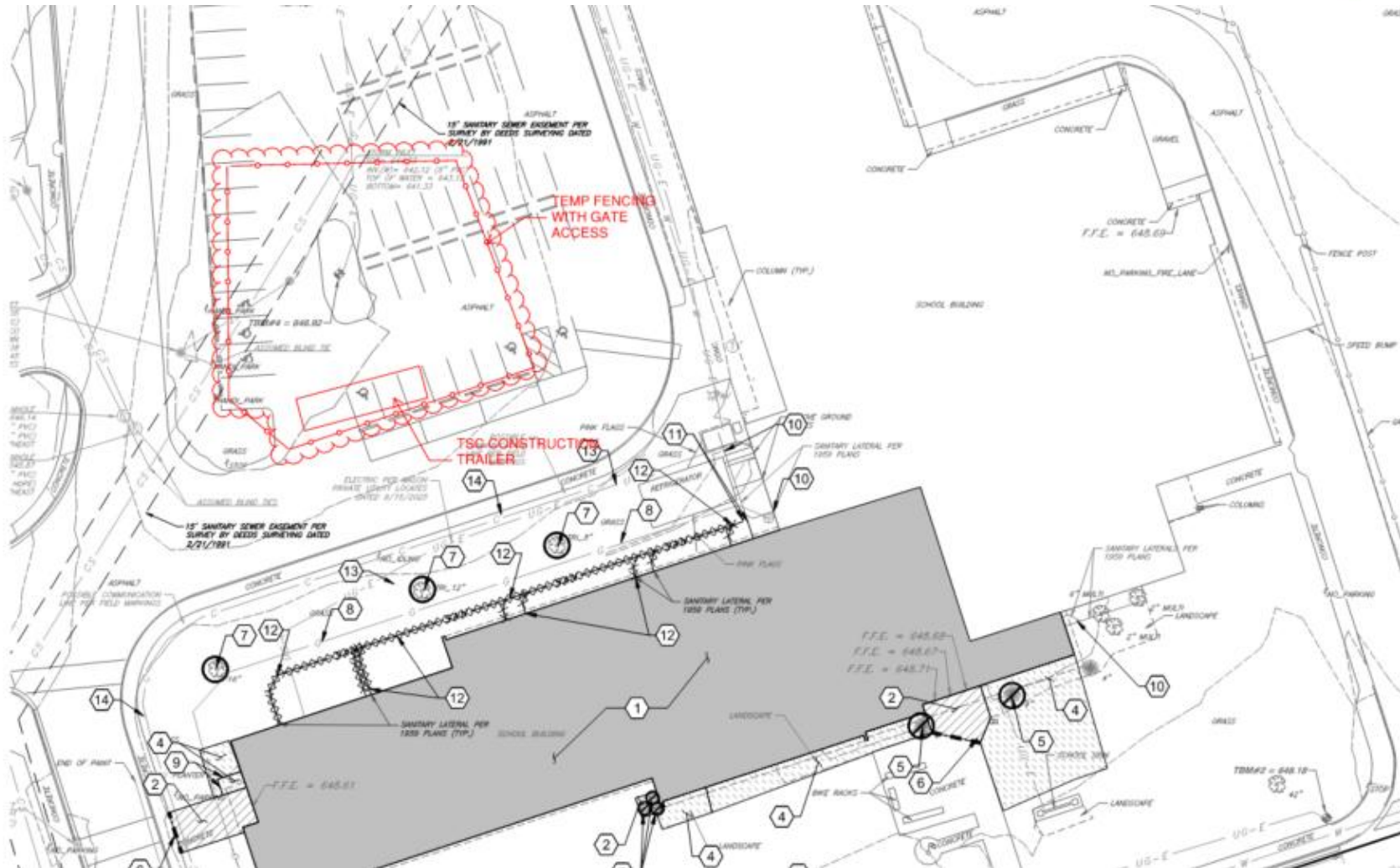
**Review Section 01 12 00 – Multiple Contract Summary.
Review all Specification Sections that are in your Scope
of Work.**

BID CATEGORIES



BID CATEGORY NO. 1	General Trades
BID CATEGORY NO. 2	Metal Studs, Drywall, & Ceilings
BID CATEGORY NO. 3	Painting & Wallcoverings
BID CATEGORY NO. 4	Casework
BID CATEGORY NO. 5	Flooring
BID CATEGORY NO. 6	HVAC & Plumbing
BID CATEGORY NO. 7	Electrical & Technology

SITE LOGISTICS PLAN



- TSC Trailer will be located at the Jr. High School in the parking lot.
- There will be a 40' x 40' temporary fenced in area with gate access at all 4 locations for dumpsters, material storage, etc.

SPECIAL REQUIREMENTS



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



- **Project coordination**
- **Summer phases – ie. Manpower**
- **Planned exterior work – Drop dead dates to meet Owner expectations.**

AREAS OF COORDINATION



- **Site logistics at all projects**
 - **Elmwood- exterior parking lot expansion**
 - **Blair Pointe – drainage rework**
 - **Jr. High – Demo and asbestos**
 - **Tiger North – All site activities**

- **MEP and construction coordination at Tiger North**
- **MEP demo, Asbestos removal, and new building skin at the Jr. High**

ALTERNATES



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

- **ALTERNATE 1 - Replace Rubber Gym Floor -Elmwood**
- **ALTERNATE 2 – Replace Existing Fluorescent Fixtures- Elmwood**
- **ALTERNATE 3 – Replace Window Shades- Elmwood**
- **ALTERNATE 4 – Replace LVT Flooring in Corridors- Blair Pointe**
- **ALTERNATE 5 – Replace Flooring in Classrooms- Blair Pointe**
- **ALTERNATE 6 – Replace Exterior Air-Cooled Chiller- Old Jr. High**
- **ALTERNATE 7 – New Entrance Canopy - Tiger North**
- **ALTERNATE 8 – Passageway to Break Room and Alternate Family Restroom Location – Tiger North**
- **ALTERNATE 9 – New Asphalt Drive – Tiger North**

ALLOWANCES



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

General Trades	\$100,000
Metal Studs, Drywall, & Ceilings	\$50,000
Painting & Wallcoverings	\$20,000
Casework	\$15,000
Flooring	\$20,000
HVAC & Plumbing	\$100,000
Electrical & Technology	\$50,000

INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Addendum 1 was released 4/7/26**
- **Addendum 2 is scheduled for 4/17/26, which will include the Guideline Schedule and Phasing Plans.**

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: **4/16/26, end of day**

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: Dfoster@skillman.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: August 3, 2026

Anticipated Construction

Completion Date: August 15, 2027

Guideline schedule will be sent out in Addendum 2

BID TO AWARD TIMELINE



- Bid Opening – April 29
- Pre Awards – May 4 – May 6, 2026

All bids will be posted to the Planroom on April 30, 2026.

2 low bids per category will be asked to attend a pre-award meeting.

- Board Approval – May 18, 2026

All Subcontractor & Products Lists

must be submitted by: April 30, 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 24 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



- All Pre-Award meetings will be through Microsoft Teams. A link will be sent to the 2 low bidders per category. Please make sure you are available to attend.
- BC#01 low bidder 5/4/26 09:00 am
2nd low 5/4/26 10:00 am
- BC #02 low bidder 5/4/26 11:00 am
2nd low 5/4/26 12:00 pm
- BC#03 low bidder 5/4/26 02:00 pm
2nd low 5/4/26 03:00 pm
- BC#04 low bidder 5/5/26 09:00 am
2nd low 5/5/26 10:00 am
- BC#05 low bidder 5/5/26 11:00 am
2nd low 5/5/26 12:00 pm
- BC#06 low bidder 5/6/26 09:00 am
2nd low 5/6/26 10:00 am
- BC#07 low bidder 5/6/26 11:00 am
2nd low 5/6/26 12:00 pm

BID OPENING



Date: April 29, 2026

Time: 2:00 PM

Location: eBid Electronic Bid Submission

Q & A



Peru Phase 2– District-Wide Improvements
TSC PROJECT NO.: 224140.02



DATE: 04/08/2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
PERU COMM SCHOOLS			
PERU COMM SCHOOLS			
THE SKILLMAN CORPORATION	David Foster	dfoster@skillman.com	
THE SKILLMAN CORPORATION	Lindsey Kraick	lkraick@skillman.com	
THE SKILLMAN CORPORATION	Les Marcum	lmarcumjr@skillman.com	
GIBRALTAR DESIGN	Jenna McBryar		
GIBRALTAR DESIGN	Daniel Burns		
Gibson-Lewis, LLC	Brian Palmer	bpalmer@gl.nceusa.com	

Peru Phase 2– District-Wide Improvements
TSC PROJECT NO.: 224140.02



DATE: 04/08/2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Wireless Networking	Kyle McKinley	kmckinley@thewirelessguys.com	765-588-0119
C-cat	Blake Niccum	Bniccum@c-cat.com	317-954-8746
Pye Barker Fire & Safety	Tim Blencowe	Timothy.blencowe@pyebarkerfs.com	
Mattcon General Contractors	Chuck Penaflor	chuckp@mattcongc.com	317-872-4700
Mattcon General Contractors	Eric Frey	ericf@mattcongc.com	317-872-4700
Blades Audio Video Security	Brandon Bennett	brandon@bladesav.com	317-770-8291
Gaunt & Son Asphalt	Derek Sorg	dsorg@gauntasphalt.com	260-563-1821
Communication Company	Charles Sawyer	csawyer@communication-co.com	574-993-0046

Peru Phase 2– District-Wide Improvements
TSC PROJECT NO.: 224140.02



DATE: 04/08/2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
J&J Electric	John Nall	jnall@jandjelectric.net	
Electric Plus	Evan Cardwell	ecardwell@electricplus.com	
Huston Electric	Jason Helton	jhelton@hustonelectric.com	765-860-9450
Slatile Roofing	Rich Taylor	rich.taylor@slatile.com	
Benchmark Mechanical	Jason Cox	jcox@benchmarkmechanical.com	
Central Midwest Carpenters	Cristian Cardenas	ccardenas@cmrcc.com	
Brown & Brown General Contractors	Todd Marek	todd@bbgc.us	