



Carmel High School Stadium Phase 3 PRE-BID MEETING

July 28, 2026

PRE-BID MEETING



Carmel High School Stadium Phase 3 – 2400 E Smoky Row, Carmel, IN 46032

OWNER



Carmel Clay Schools

- **Dr. Thomas Oestreich, Superintendent**
- **Roger McMichael, Associate Superintendent**
- **Toby Steele, Director of Facilities**





Fanning Howey

Kurt Sivilich, Project Manager

317-848-0966

ksivilich@fhai.com

Gregg Dixon, Construction Admin

317-439-4190

gdixon@fhai.com



THE SKILLMAN TEAM



ACCOUNT EXECUTIVE

- Victor Landfair
- (317) 788-5108
- vdlandfair@skillman.com

PROJECT MANAGER

- Tyler Barker
- (317) 474-2288
- tbarker@skillman.com

SITE MANAGER

- Dustin Hunt
- (317) 868-4192
- dhunt@skillman.com

ASSISTANT PROJECT MANAGER

- Austen Baumgartner
- (317) 779-5800
- abaumgartner@skillman.com

ADMIN. ASSISTANT

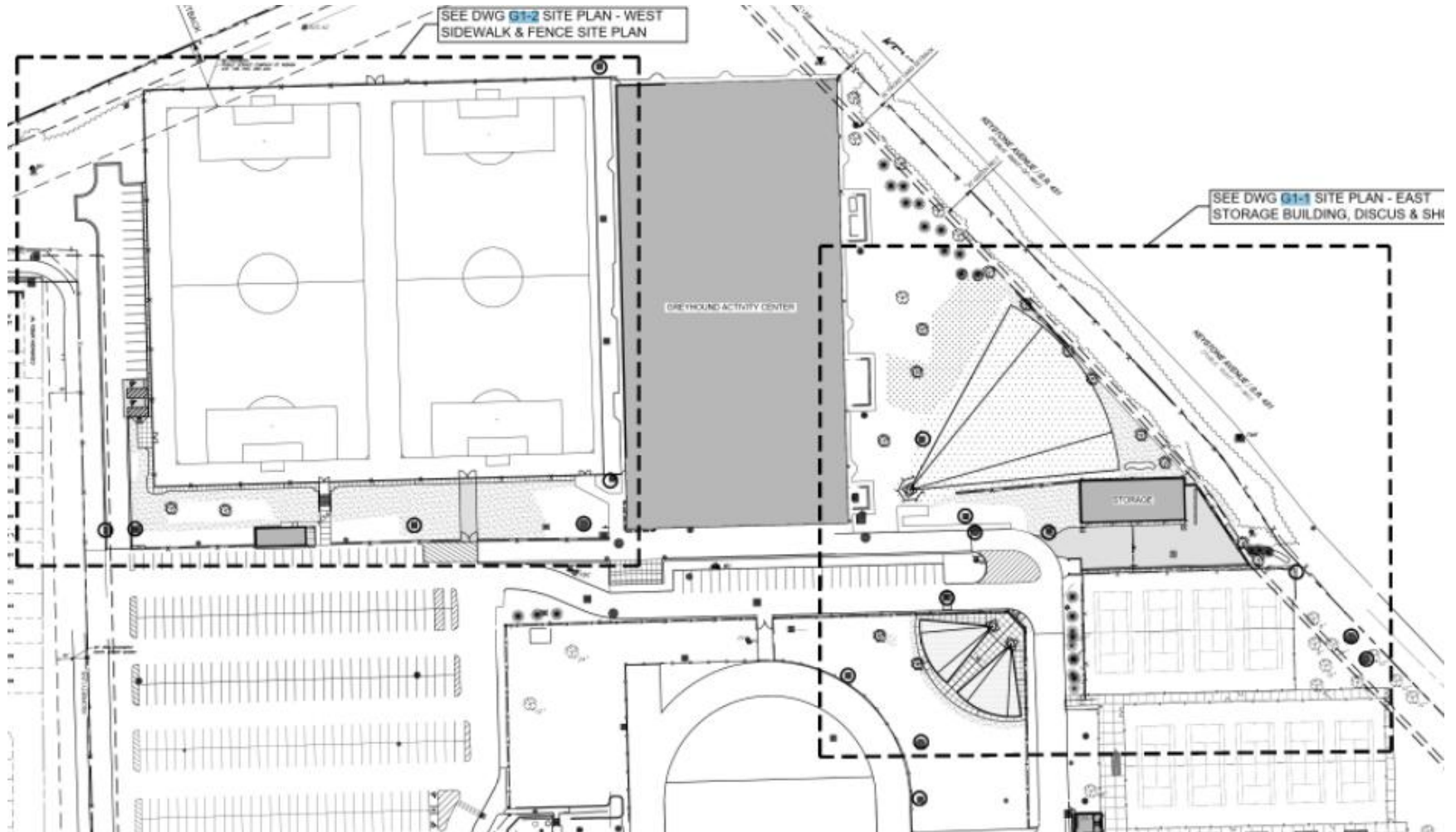
- Connie Patton
- (317) 788-5151
- cbpatton@skillman.com

SCOPE OF WORK



- Campus Site Upgrades including a 4,000 sf storage building
- New Shot Put and Discus areas
- Upgraded pedestrian access to practice fields
- Budget - 1.5 Million
- September 2026- July 2027

FLOOR PLANS / SITE PLANS



MULTIPLE CONTRACT SUMMARY



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

- **12,000sf of sod for discus field establishment fall 2026**
- **Complete landscaping seed/blanket around shot put field fall 2026.**

BID CATEGORIES



**BID CATEGORY
NO. 1**

GENERAL TRADES

SITE LOGISTICS PLAN



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



- Student traffic
- Pedestrian traffic and athletic field use
- Tennis season
- Football season
- Discus/Shotput complete prior to track season 2027
- Construction through winter 2026-2027

AREAS OF COORDINATION



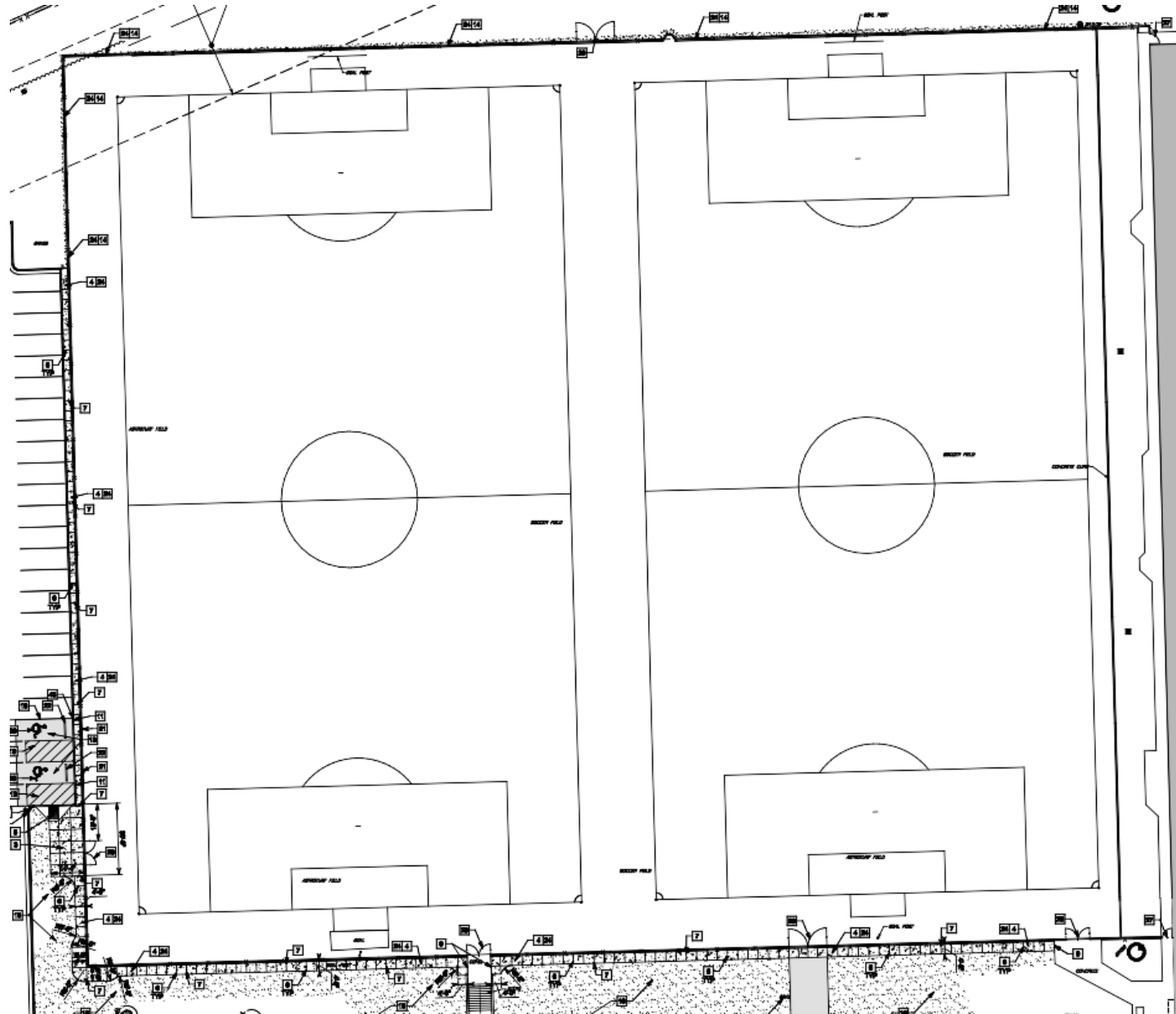
- Coordination with CHS Athletics
- Coordination with CHS Performing Arts



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

- **Addendum 1 will include 2 alternates:**
 - **Concrete paving in the place of asphalt at storage building**
 - **Perimeter fencing around practice fields**

ALTERNATES



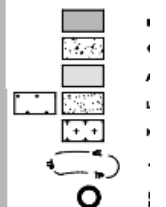
GENERAL NOTES

1. SEE DRAWINGS AND SPECIFICATIONS FOR
2. VENDOR-SUPPLIED MATERIALS PROVIDED BY THE OWNER, THE USER IS RESPONSIBLE FOR THE AREA, EITHER IN SERVICE
3. CONTRACTOR SHALL VISIT AREA FOLLOWING LOCATIONS BEFORE PROCEEDING TO ANY OTHER DISCREPANCIES TO THIS

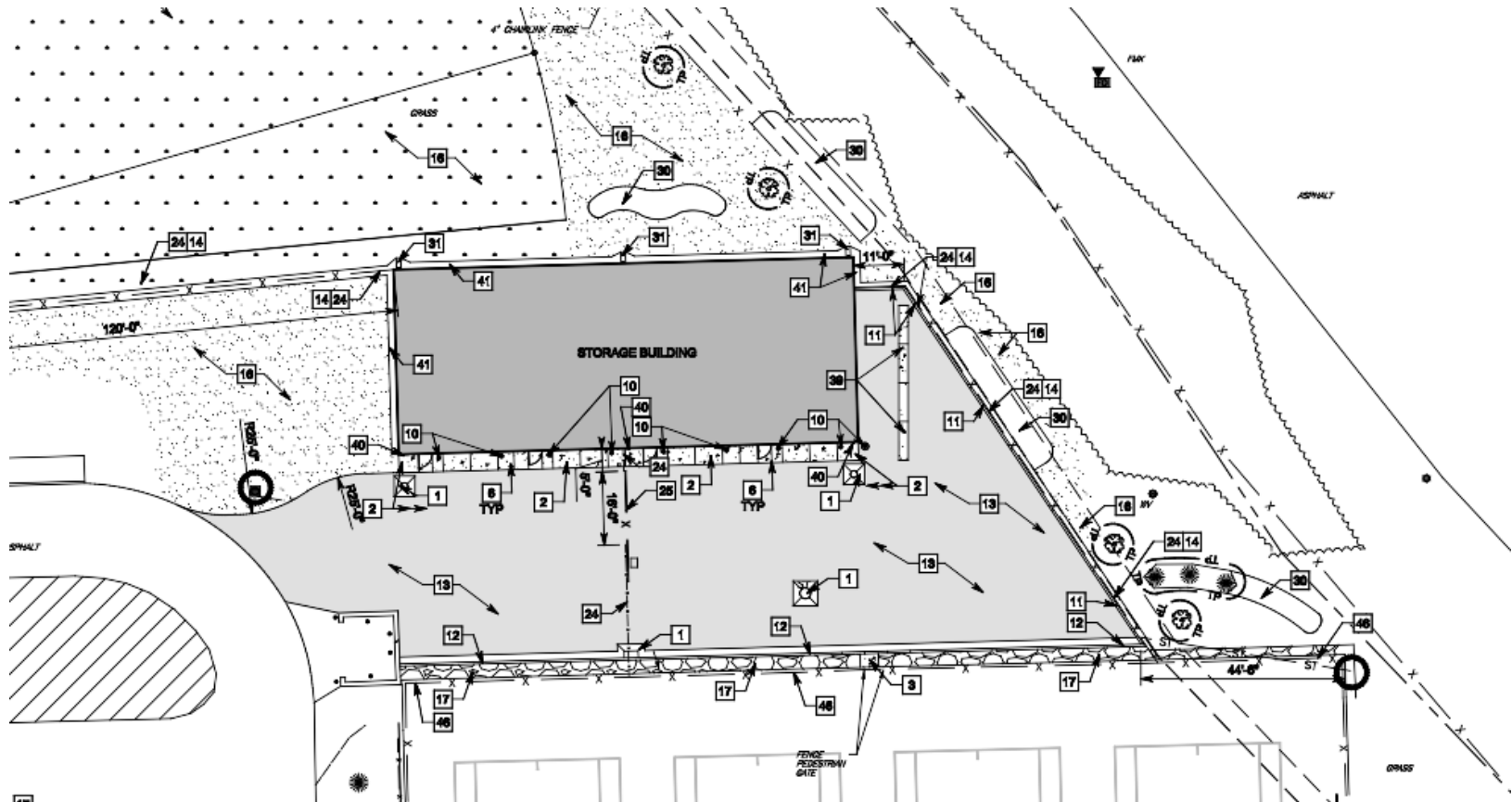
SITE KEYNOTES

1. CONCRETE SIDEWALK - SEE 1
2. CONCRETE SIDEWALK AT 1/8"
3. ADA ACCESSIBLE RAMP - SEE 1
4. CONTROL JOINT - SEE DETAIL
5. DIVISION JOINT - SEE DETAIL
6. EXISTING CONCRETE TO REMAIN
7. CONCRETE STRUTTING CURB
8. ASPHALT PAVEMENT - SEE 1
9. MONOTOP - SEE DETAIL 1 & 2
10. LASH AREA - SEE LANDSCAPE
11. 4" WIDE BLUE PAVEMENT MAT
12. 4" WIDE BLUE PAVEMENT MAT
13. WHITE ADA LOGO ON BLUE MAT
14. ADA ACCESSIBLE PAVEMENT MAT
15. PRECAST PAVING SLAB - SEE 1
16. 8" HT. BLACK VINYL COATED C
17. 8" HT. BLACK VINYL COATED C
18. 8" HT. BLACK VINYL COATED C
19. 8" HT. BLACK VINYL COATED C
20. 8" HT. BLACK VINYL COATED C
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47. 8" HT. BLACK VINYL COATED C

PROPOSED



ALTERNATES



ALLOWANCES



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

3.02 CONTINGENCY ALLOWANCES

Allow a lump sum additional work required but not indicated on Drawings or reasonably anticipated.

A.	Bid Category No.1 General Trades	\$150,000
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INSTRUCTIONS TO BIDDERS



Review Section 00 10 00 for Instructions to Bidders.

- **Addendum 1 Issued no later than August 4th.**

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:

Tyler Barker

tbarker@skillman.com

ckempf@skillman.com

All RFIs must be received before:

7/31/26

5:00pm

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: Kurt Sivilich

ksivilich@fhai.com

CONSTRUCTION TIMELINE



Review Section 01 32 00 – Schedules & Reports.

Anticipated Construction Start Date: September 2026

Anticipated Construction

Completion Date: July 2027

BID TO AWARD TIMELINE



- Public Bid Opening – August 11, 2026
- Pre Award Meeting- August 12, 2026
- School Board Approval – August 26, 2026
- Notice To Proceed – August 27, 2026

All Subcontractor & Products Lists

must be submitted by: August 13, 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



- August 12, 2026 @ 8:00am
- Via Microsoft Teams

BID OPENING



Date: August 11, 2026

Time: 2:00 PM local time

Location: Carmel Education Services Center
5201 E. Main Street
Carmel, IN 46032

Q & A



Carmel High School Stadium Phase 3



DATE: July 28, 2026

TSC PROJECT NO.: 225010

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
CARMEL CLAY SCHOOLS	Toby Steele		Via Teams
CARMEL CLAY SCHOOLS	Staci Joslin		Via Teams
THE SKILLMAN CORPORATION	Tyler Barker		Via Teams
THE SKILLMAN CORPORATION	Cody Kempf		Via Teams
THE SKILLMAN CORPORATION	Pat Portteus		Via Teams
THE SKILLMAN CORPORATION	Amy Richards		
FANNING HOWEY	Kurt Sivilich		Via Teams
ATEC INC	Matthew Peach		Via Teams
CONEXCO INC.	James Coyle		Via Teams

Carmel High School Stadium Phase 3

TSC PROJECT NO.: 225010



DATE: July 28, 2026

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COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
RL TURNER	Ron Lubbenhusen		Via Teams
GILLIATTE GENERAL CONTRACTORS	Daniel Herberts		Via Teams
MEYERS CONSTRUCTION MANAGMENT	Corey Kraink		Via Teams
MEYERS CONSTRUCTION MANAGMENT	Steve Fergusen		Via Teams