Franklin Central High School Health Science Pavilion

PRE-BID MEETING

October 14, 2026

PRE-BID MEETING



Franklin Central High School Health Sciences Pavilion

6215 S. Franklin Rd.,

Indianapolis, IN 46259

OWNER

Franklin Township Community School Corporation

- Fred McWhorter, Chief Operating Officer
- Rick Hunter, Director of Facilities

ARCHITECT

Wold Architects & Engineers

- George Link, Principal

  Phone: 812-423-7729

  Email: glink@woldae.com
- Heather Harbert, SR. Project Architect

  Phone: 812-423-7729

  Email: hharbert@woldae.com

THE SKILLMAN TEAM

ACCOUNT EXECUTIVE

- Tim Funston
- tfunston@skillman.com

PROJECT MANAGER

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

SITE MANAGER

- Chris Pierce
- 317-617-7992
- cpierce@skillman.com

ASSISTANT PROJECT MANAGER

- Brandon State
- 317-995-6726
- bstate@skillman.com

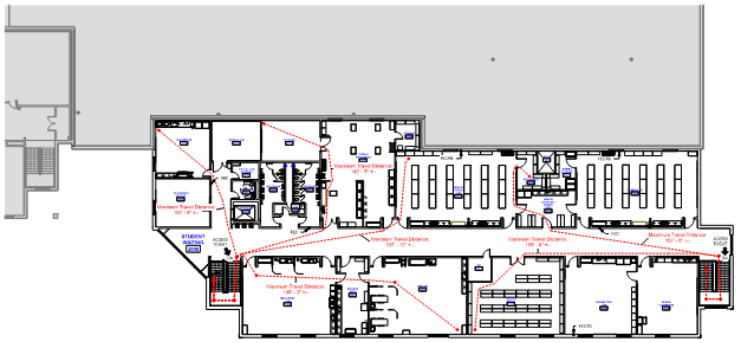
ADMIN. ASSISTANT

- Amy Richards
- 317-499-6156
- arichards@skillman.com

SCOPE OF WORK

- Addition to Franklin Central High School. Addition consists of classrooms, offices, lab spaces. Selective classroom renovations will be a part of the project.
- 40,130 new sf
- 10,000 renovation sf
- 17,000,000.00 Budget
- Notice to Proceed Date – November 25, 2026
- Mobilization Date – January 11, 2027
- Substantial Completion Date – July 1, 2028

FLOOR PLANS / SITE PLANS



SECOND FLOOR LIFE SAFETY PLAN



FIRST FLOOR LIFE SAFETY PLAN

LIFE SAFETY PLAN NOTES

1. REFER TO SHEET A000 FOR OVERALL EXISTING BUILDING FOOTPRINT.

CODE SUMMARY

APPLICABLE CODES:
GENERAL ADMINISTRATIVE RULES, 2ND EDITION (GAR)
2014 INDIANA BUILDING CODE (IBC)
2014 INDIANA FIRE CODE (IFC)
2013 INDIANA PLUMBING CODE (IPC)
2099 INDIANA ELECTRICAL CODE (IEC)
2014 INDIANA MECHANICAL CODE (IMC)
2010 INDIANA ENERGY CONSERVATION CODE
1996 ASHRAE 90.1
NFPA 70
2014 INDIANA BUILDING CODE CHAPTER 11 - ACCESSIBILITY
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION
40,130 SF addition to Franklin Central High School. Addition consists of a classrooms, offices, lab spaces. Selective classroom renovations will be a part of the project. Project features specialized learning spaces with independent after hours scene.

BUILDING INFORMATION

LOCATION:	Indianapolis, Indiana
USE GROUP / OCCUPANCY CLASSIFICATION:	Group E - Educational
CONSTRUCTION TYPE	Type IIB (non-combustible, unprotected)
AUTOMATIC SPRINKLER PROTECTION:	Fully sprinklered throughout (per NFPA 13)
FIRE ALARM	Provided per IBC/ Indiana requirements for educational occupancy

BUILDING HEIGHT AND AREA

EXISTING BUILDING TOTAL SF	940,164 sf
PROPOSED ADDITION AREA	40,130
NUMBER OF STORIES (ADDITION)	2 Stories
ADDITION HEIGHT	30'0"

ALLOWABLE AREA / HEIGHT
TYPE IIB, GROUP E - ALLOWABLE AREA (PER STORY)

ALLOWABLE AREA	14,500 / story	Table 503
WITH SPRINKLER INCREASE	Unlimited	507.4, 507.5, 903 IAC 15-2.6-6, Amendment E
ACTUAL AREA (ADDITION)	40,130 sf	complies
ALLOWABLE HEIGHT (STORIES)	3 stories	complies
ALLOWABLE HEIGHT (FEET)	75 ft	complies

BUILDING ELEMENTS - FIRE RESITANCE (TYPE IIB)
Table 601 (Type IIB): Primary structural frame, bearing walls, floor, and roof = 0 hour (unless another section requires more). Interior walls per Table 602 based on fire-separation distance (FSD).

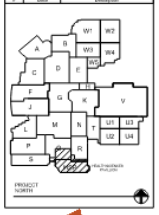
FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEM	NFPA Throughout	complies
FIRE ALARM / DETECTION	Group E per chapter 9 (audibles, visuals, manual means, detection where required)	complies

MEANS OF EGRESS

OCCUPANT LOAD		
OFFICES	100 gross	Table 1004.1.2
CLASSROOM	20 NET	Table 1004.1.2
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 gross	Table 1004.1.2
TOTAL OCCUPANCY (new addition):	650	
NUMBER OF EXITS	Spaces with occupant load >49 require 2 exits; at the story/building level, 501–1,000 require 3 exits; >1,000 require 4 exits	Table 1021.1
PANIC HARDWARE	Required on doors serving Group E room/spaces with occupant load ≥ 50	1008.1.10
EXIT EGRESS WIDTH	Door / door leaf: 0.15 in/occ Corridor / aisle / ramp: 0.10 in/occ Stairway: 0.20 in/occ	1005.1
EXIT ACCESS TRAVEL DISTANCE	250 ft	Table 1016.2
DEAD ENDS	Dead-end corridors generally <50 ft where 2 exits required	1018.4
COMMON PATH	75 ft	Table 1014.3
EXIT EGRESS WIDTH * .15 (auth floors)	REQUIRED: 97.5 INCHES	Provided: 288" - 4 sets of double doors

VPS ARCHITECTURE



PROJECT NORTH

Wold VPS

528 Main Street
Suite 405
Evansville, Indiana 47708
(812) 422-7720

1050 North Capitol Avenue
Suite 1-120
Indianapolis, Indiana 46204
www.VPSARCH.com

STRUCTURAL
Engineering
Street
City, Indiana 46404
Phone

MECHANICAL
Creative Engineering Solutions
932 N. Capitol Ave., Suite 258
Indianapolis, Indiana 46204
(463) 223-5705

CIVIL
JPS Consulting Engineering
1 Washington Dr., Suite 300
Reboro, Indiana 46000
(317) 547-4210

TECHNOLOGY
Design IT
1800 W. 16th Street
Indianapolis, Indiana 46202
(317) 536-8000

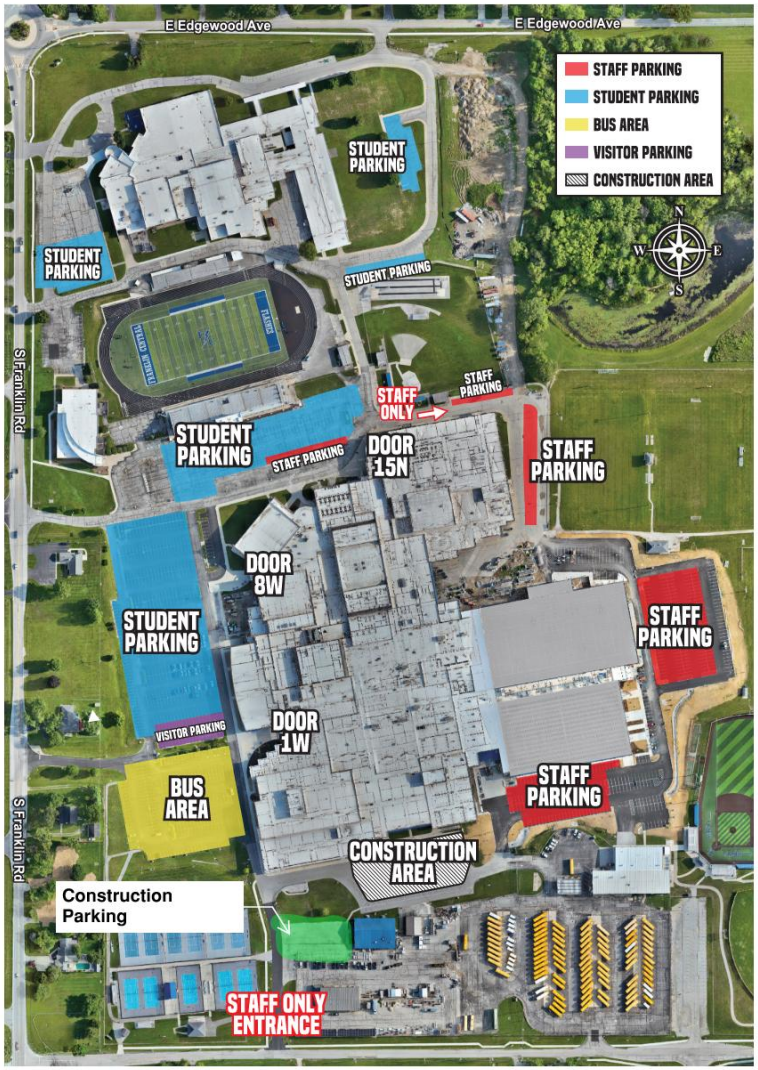
Project Name:
Franklin Central High School Health Sciences Pavilion

Drawing Title:
LIFE SAFETY PLANS AND CODE SUMMARY

Date Issued for:
BID Specific
2025015.00
Project number
Date plot
A002

SITE – CAMPUS/ LOGISTICS

PARKING AREA CHANGES 2026



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	Early Site Package (Bid Previously)
BID CATEGORY NO. 2	General Trades
BID CATEGORY NO. 3	Masonry
BID CATEGORY NO. 4	Structural Steel
BID CATEGORY NO. 5	Roofing
BID CATEGORY NO. 6	Metal Studs, Drywall & Acoustical
BID CATEGORY NO. 7	Curtainwall, Storefront & Glazing
BID CATEGORY NO. 8	Flooring
BID CATEGORY NO. 9	Painting
BID CATEGORY NO. 10	Casework
BID CATEGORY NO. 11	Fire Protection
BID CATEGORY NO. 12	Plumbing & HVAC
BID CATEGORY NO. 13	Electrical & Technology

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.

AUTODESK BUILD (FORMERLY PLANGRID)

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

ALTERNATES



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

- Alternate 1 – OR Simulation Room
- Alternate 2 – Sidewalk at Thompson Crossing Elementary
- Alternate 3 – Trane Extended Warranty
- Alternate 4 - Controls

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.

- Addendum #1 should be out by end of this week.
- Please submit all RFI's as soon as possible.

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 28, 2026 @ 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: January 11, 2027

Anticipated Construction Completion Date: July 1, 2028

Review the Guideline Schedule

BID TO AWARD TIMELINE

- Nov 4, 2026 – Receive Bids at 2:00pm (local time)
- Pre-Awards Start – November 9, 2026
- November 16, 2026 – Bid Recommendations to Owner
- November 23, 2026 – School Board Approval
- November 25, 2026 - Notice to Proceed

All Subcontractor & Products Lists must be submitted by: November 6, 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 9, 2026 – November 10, 2026

- Pre-Awards will be virtual, and the time(s) will be scheduled following the bid opening.

BID OPENING

Date: November 04, 2026

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 Amy Richards, arichards@skillman.com, by 4:30pm to confirm attendance. Include Names, email address and phone number of each attendee.

Franklin Central High School-
Health Sciences Pavilion

TSC PROJECT NO.: 225140.2

DATE: October 14, 2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
FTCS			
FTCS			
THE SKILLMAN CORPORATION	Jeff Lewis		
THE SKILLMAN CORPORATION	Brandon Stake		
WOLD VPS	Susan E Endris	sendris@woldae.com	317-501-6506
WOLD VPS			
EACI	Dan Gehlbach	Dgehlbach@eaciusa.com	317-902-6632
TSC	BRIAN MEYER		

TSC CHRIS PIERCE CPIERCE@SKILLMAN.COM 317 617 7992

Franklin Central High School-
Health Sciences Pavilion

TSC PROJECT NO.: 225140.2

DATE: October 14, 2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
Gilliatte	Alea Mills	amills@gilliatte	(Virtually)
Bruns Gutzwiller	Michael Stuerenberg	michaels@bruns-gutzwiller.com	(Virtually)
	Nick Groves		(Virtually)
	Kim Jackson		(Virtually)
Verkler Inc.	Casey Hoersten	cahoersten@verkler.com	(Virtually)
	Brad Wozniewski		(Virtually)
	Charles Wilson		(Virtually)
	Dustin Hughett		(Virtually)

Franklin Central High School-
Health Sciences Pavilion

TSC PROJECT NO.: 225140.2

DATE: October 14, 2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
	Gabriel Currier		(Virtually)
	Heather Harbert		(Virtually)
	Jon Robinson	jrobinson@creativeng.net	(Virtually)
	Kevin Henshaw		(Virtually)
	Kevin Thompson		(Virtually)
	Martha Arguelles		(Virtually)

Franklin Central High School-
Health Sciences Pavilion

TSC PROJECT NO.: 225140.2

DATE: October 14, 2026

PRE-BID MEETING SIGN-IN SHEET

COMPANY REPRESENTED	ATTENDEE NAME	EMAIL ADDRESS	PHONE NUMBER
	Monique Watson		(Virtually)
	Dustin Frye		(Virtually)
BRUNS GUTZWILLER	Bill Meyer	bmeyer@bruns-gutzwiller.com	Virtually
Quality Plumbing & Heating	Kim Jackson	k.jackson@qph.com	Virtually