PRE-BID MEETING

January 28, 2020

Zionsville Community Schools

Zionsville High School Additions & Renovations AND Zionsville Transportation Center Annex

TSC #219102



The SKILLMAN Corporation Project Administration Construction Management



Zionsville Community Schools







- Dr. Scott Robison
 Superintendent
- Rebecca Coffman
 Asst. Superintendent of Operations
- Chris Kuonen
 Director of Facilities
- Tim East
 - **ZCHS** Principal

Fanning Howey Associates, Inc.

Architect



FANNINGHOWEY

Chuck Tyler

Project Executive

Phone: 317-848-0966

Email: ctyler@fhai.com

Gregg Dixon

Construction Administrator

Phone: 317-439-4190

Email: gdixon@fhai.com

Engineering Team and Design Consultants



FANNINGHOWEY

Mechanical/Plumbing Engineers Electrical Engineers Technology Engineers



Site Civil and Structural Engineers



Food Service Design Consultants

The Skillman Corporation

Construction Manager



Victor Landfair Account Executive

Phone: 317-850-5996 Email: <u>vdlandfair@skillman.com</u>

• Eli Miller

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Senior Project Manager Phone: 317-383-1530 Email: <u>emiller@skillman.com</u>

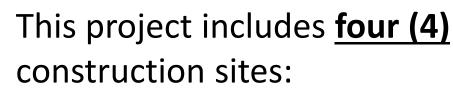
- Nelson S. Frech Asst. Project Manager Phone: 317-788-5143 Email: <u>nfrech@skillman.com</u>
- Andy Newton Site Manager

Phone: TBD Email: <u>anewton@skillman.com</u>

Richard Bowman

Project Engineer

Phone: 317-710-7038 Email: <u>rbowman@skillman.com</u>



- 1. Zionsville High School Additions & Renovations
- 2. ZCHS Track Resurfacing
- 3. ZCHS Turf Replacement
- 4. Zionsville Transportation Center Annex (BC 14)

Construction Cost Estimated: \$34,000,000 Construction Anticipated Start: April 1, 2021



Substantial Completion: Multiple Phases – Reference Schedules and Reports Section 01 32 00



Zionsville High School Additions & Renovations

General Scope:

This construction site involves **new construction of two (2) building additions,** north and south, adding **approx. 105,000 sq.ft.** to the existing Zionsville Community High School and Freshman Center Building, and the **renovation** of existing office and dinning spaces for classroom use (**approx. 33,000 sq.ft.**). The project includes site construction and accommodation of new stormwater management facilities.

Major Scope Considerations:

- Rerouting of existing sewer and water utilities and installation of underground storm retention system (pre-cast concrete vaults).
- Roof overbuilds for north and south additions' structural steel.



ZCHS Track Resurfacing and Turf Replacement

The Work associated with these projects is included within the ZHS Additions & Renovations Scope and applicable to BC 01 through BC 13.

General Scope:

Site improvements to the sports facilities at Zionsville Community High School including replacement of turf field and resurfacing of track surrounding the field.

- Selective Demolition
- Site Utilities
- Structural Steel
- Structural Concrete
- Site Concrete
- Asphalt Paving and Striping
- Masonry
- Roofing
- Metal Framing, Drywall, & Ceilings
- Aluminum Storefront & Curtainwalls
- Exterior Finishes
- Interior Finishes
- Equipment
- Casework
- Fire Suppression
- MEP
- Landscaping and Athletic Specialties





Zionsville Transportation Center Annex

The Zionsville Community Schools Transportation Center Annex Project will be constructed under a SINGLE PRIME CONTRACT (Bid Category 14): this Contractor is responsible for the entirety of the Work as defined in the Contract Documents.

Reference:

- ZCS Transportation Center Annex Drawings.
- Project Manual Volumes 01 and 04.

General Scope:

Site improvements to the existing transportation center, including site construction, utilities, storm management systems, site lighting and electrical, sports field improvements, underdrains, and exterior furnishings.



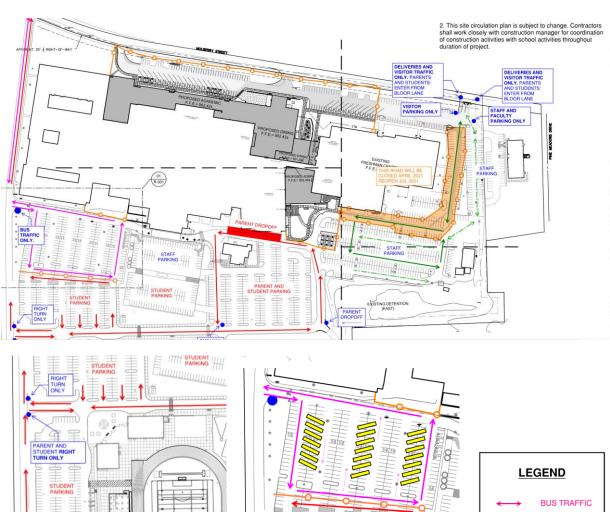
- Site Demolition
- Site Clearing
- Asphalt Paving
- Concrete Paving
- Site Utilities
- Electrical
- Athletic Field Improvements
- Landscaping
- Fences and Gates

SITE CIRCULATION PLAN

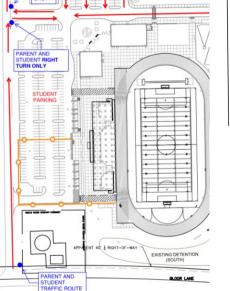
SITE CIRCULATION PLANS FORTHCOMING IN ADDENDA

NOTE: SITE CIRCULATION PLAN IS SUBJECT TO CHANGE. CONTRACTORS SHALL WORK CLOSELY WITH CONSTRUCTION MANAGER FOR COORDINATION OF CONSTRUCTION ACTIVITIES WITH SCHOOL ACTIVITIES THROUGHOUT DURATION OF PROJECT.





01 BUS PARKING LAYOUT



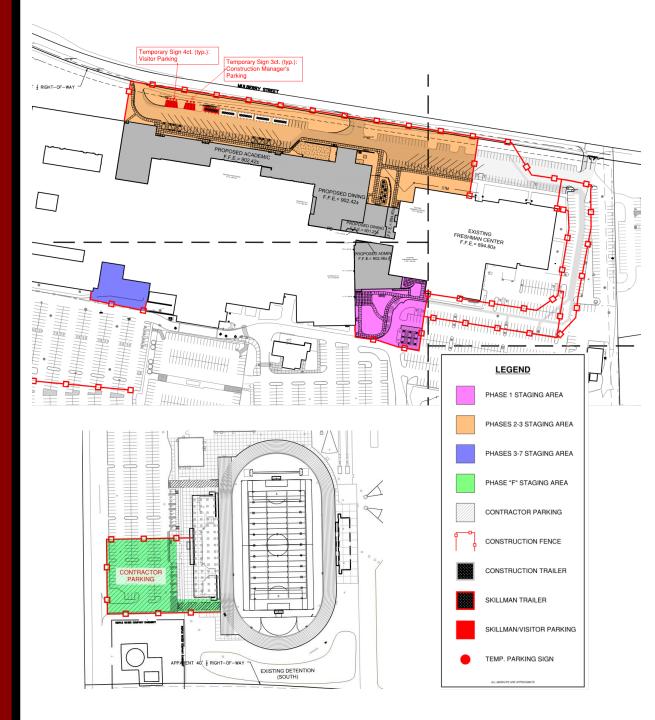


SITE LOGISTICS PLAN

LOGISTICS PLANS FORTHCOMING IN ADDENDA

NOTE: ALL EXTERIOR WORK SHALL BE ENCLOSED BY TEMPORARY FENCING ALONG THE PERIMETER OF THE WORK. ALL CONSTRUCTION AREAS, INCLUDING, BUT NOT LIMITED TO LAY DOWN AND PARKING AREAS SHALL BE ENCLOSED WITH FENCING.



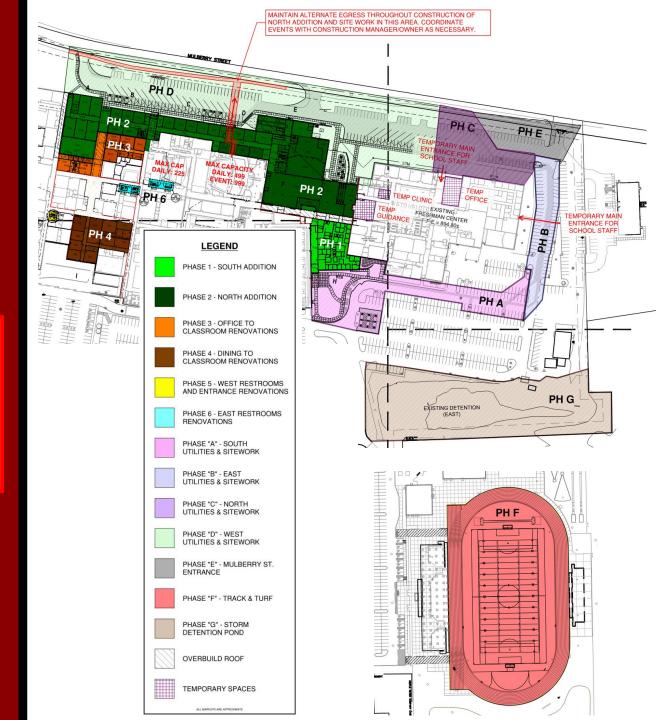


CONSTRUCTION PHASING PLAN

CONSTRUCTION PHASING PLANS FORTHCOMING IN ADDENDA

NOTE: REFERENCE CONSTRUCTION PHASING SCHEDULE AND MILESTONE DATES IN SECTION 01 32 00 "SCHEDULE AND REPORTS".





CONSTRUCTION PHASING SCHEDULE 2021

CONSTRUCTION PHASING PLANS FORTHCOMING IN ADDENDA

NOTE: REFERENCE CONSTRUCTION PHASING SCHEDULE AND MILESTONE DATES IN SECTION 01 32 00 "SCHEDULE AND REPORTS".

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Phase 2 - North Addition																																		
Phase 3 - Office to Classroom Renovations																																		
Phase 4 - Dining to Classroom Renovations																																		
Phase 5 - West Restrooms & Entrance Renovations																																		
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Phase C - North Utilities & Sitework																																		
Phase D - West Utilities & Sitework																																		
Phase E - Mulberry Street Entrance																																		
Phase F - Track & Turf																																		
Phase G - Storm Detention Pond																																		
Transportation Center																																\Box		



Milestones:

- Phase 1: South Addition
 - Weathertight by Nov 15, 2021
- Phase 2: North Addition
 - Weathertight by May 1, 2022

NOTE: PHASING SCHEDULE SHOWS FINAL CONSTRUCTION COMPLETION DATES (INCLUDING SUBSTANTIAL COMPLETION, FINAL CLEANING, PUNCH LIST, ETC.)

CONSTRUCTION PHASING SCHEDULE 2022

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Transportation Center																																					



NOTE: PHASING SCHEDULE SHOWS FINAL CONSTRUCTION COMPLETION DATES (INCLUDING SUBSTANTIAL COMPLETION, FINAL CLEANING, PUNCH LIST, ETC.)

CONSTRUCTION PHASING PLANS FORTHCOMING IN ADDENDA

NOTE: REFERENCE CONSTRUCTION PHASING SCHEDULE AND MILESTONE DATES IN SECTION 01 32 00 "SCHEDULE AND REPORTS".

CONSTRUCTION PHASING SCHEDULE 2023

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Transportation Center																															



NOTE: PHASING SCHEDULE SHOWS FINAL CONSTRUCTION COMPLETION DATES (INCLUDING SUBSTANTIAL COMPLETION, FINAL CLEANING, PUNCH LIST, ETC.)

CONSTRUCTION PHASING PLANS FORTHCOMING IN ADDENDA

NOTE: REFERENCE CONSTRUCTION PHASING SCHEDULE AND MILESTONE DATES IN SECTION 01 32 00 "SCHEDULE AND REPORTS".

CONSTRUCTION TIMELINE



Review Section 01 32 00, Schedules and Reports

- Anticipated Construction Start:
 - April 1, 2021
- Building Substantial Completion Dates:
 - Phase 1: June 10, 2022, or earlier.
 - Phase 2: March 10, 2023, or earlier.
 - Phase 3: June 10, 2022, or earlier.
 - Phase 4: July 10, 2023, or earlier.
 - Phase 5: July 10, 2023, or earlier.
 - Phase 6: July 10, 2022, or earlier.

REVIEW PHASING PLAN FOR EXTERIOR WORK AND SITE UTILITY SCHEDULES AND MILESTONES.

• Transportation Center Substantial Completion: August 20, 2021, or earlier.

MULTIPLE CONTRACT SUMMARY



- Review section 01 12 00, Multiple Contract Summary. Review all specification sections that are in your scope of work.
- Each contractor shall include all work in relation to its scope of work as defined by the Multiple Contract Summary.

Each Contractor is responsible to coordinate his Work with the Work of other trades and other Contractors and requirements of the school system. The Contractor must make space allowances for Work of other Contractors; provide necessary openings where indicated or implied by the Drawings and Specifications. Each Contractor is responsible to protect his own Work.

BID CATEGORIES



Bid Category No. 1 – General Trades Bid Category No. 2 – Masonry Bid Category No. 3 – Structural Steel & Misc. Metals Bid Category No. 4 – Roofing Bid Category No. 5 – Metal Studs, Drywall, Ceilings, & EIFS Bid Category No. 6 – Window Systems, Glass & Glazing Bid Category No. 7 – Tiling, Resilient Flooring & Carpeting Bid Category No. 8 – Painting & Wallcovering Bid Category No. 9 – Casework Bid Category No. 10 – Food Service Equipment Bid Category No. 11 – Fire Suppression Bid Category No. 12 – Mechanical: Plumbing & HVAC Bid Category No. 13 – Electrical, Comm., Safety & Security Bid Category No. 14 – Transportation Center (Single Prime)

SPECIAL REQUIREMENTS



Background checks shall be submitted prior to commencing work.

Background checks required by through <u>SafeVendor</u>, a product of Safe Hiring Solutions.

www.safevisitorsolutions.com/safevendor-app-agreement

Drug Testing Programs must be submitted with bids and enforced throughout construction.

SPECIAL REQUIREMENTS



Work within Rights-of-Way and Easements: Guidelines and Requirements shall be coordinated by the Contractor with 3rd Parties.

Public/Private Utility Work: Guidelines and Requirements shall be coordinated by the Contractor with 3rd Parties. New Public Works Law Indiana Code 5-16-13 •



- TIER 1 SELF-PERFORM 15% OF CONTRACT
- QUALIFICATION THROUGH D.O.A.
 - Bids shall not be considered unless (1) the Prime Bidder and (2) all lower tiered subcontractors whose subcontract value is estimated to be \$300,000 or more are qualified at the time of the bid in accordance with IC 4 13.6 4.
- WRITTEN DRUG TESTING PLAN WITH BID IC 4-13-18-5
- MINIMUM INSURANCE REQUIREMENTS \$1M/Occurrence \$2M/Aggregate
- MANDATORY ENROLLMENT IN E-VERFY
 Case Verification # for each/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



- Maintaining Safety of Non-Construction Personnel, THE TOP PRIORITY.
- Marathon Pipeline and Buckeye Pipeline Easements within Construction Limits (Transportation Center).
- Existing Site Conditions and Access/Egress for Building Construction.
- Keep roads clean and free of debris.
- Maintain good neighbor policies and relations.
- Construction and School Activity Coordination:
 - Construction Work (New and Renovation)
 - Exterior Work
 - Deliveries and Material Handling
 - HOUSEKEEPING AND SAFETY!!!
- Working around an active and highly trafficked building.

ANTICIPATED CHALLENGES



- Rerouting of site utilities: deep excavations, maintain excavation open for short of time, and traffic coordination.
- Coordinating utility work along with school operations to ensure continued operation throughout the day.
- Roof overbuilds with structural steel work.
- Tie-in of new building with existing conditions (building shell).
- Weather protection of existing conditions throughout roof work.
- Noise pollution.
- Contractor coordination.
- Schedule Constraints: (a) Renovation of dining to commence after completion of North Addition new dining area, and (b) construction schedule limitation, contractors shall provide necessary manpower to meet milestone dates at each location.

MAJOR AREAS OF COORDINATION



- Rerouting of Utilities
- Kitchen Equipment and MEPF
- Mechanical and Electrical Rooms
- Site Improvements (Asphalt and Earth Moving).
- Athletic Facilities (coordinate with school activity schedule)
- Performing Arts Center (PAC) Access/Egress Coordination
- Roof overbuilds

ALTERNATES



Review section 01 23 00 for Alternates that may alter your scope of work.

- NO. 1: Remove existing roofing assembly and provide new Thermoplastic Membrane Roofing assembly at the Unit I roof area as indicated on Drawing Sheet A2.01 and A2.02.
- NO. 2: Remove existing Translucent panel openings on east side of the Student Activity Center within the new addition, Unit H and provide new Aluminum-Framed Storefront framing and clear glazing within the opening. Refer to Wall Section 3-A5.09 for additional information.
- NO. 3: Provide Luxury Vinyl Tile product as described in Specification Section 09 65 19 and indicated on List of Finishes in lieu of Decorative Resinous Flooring (DEF) in rooms C101, D102, and E117.
- NO. 4: Provide Luxury Vinyl Tile product as described in Specification Section 09 65 19 and indicated on List of Finishes in lieu of Decorative Resinous Flooring (DEF) in rooms E109, F101, F102, G101, G103, G104, H102, H103, and H103A.

ALTERNATES

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- NO. 5: Provide milling and asphalt pavement overlay in the existing North Parking lot as indicated on Site/Civil Drawing Sheets G1.1 and G1.3.
 - Base Bid: No additional work to existing asphalt not being disturbed by other new work.
- NO. 6: Replace sound system in existing Performing Arts Center and Varsity Gymnasium as indicated in Specification Section 27 05 00 and 27 41 00 plus Drawing Sheets T000 – T600. This alternate would include removal of existing sound system and a fully re-integrated new system. This includes but is not limited to added electrical power, conduit extensions and new technology cabling and reuse as noted.
- NO. 7: Provide "shock pad" over existing subbase and under new synthetic grass surface system at the football field. Refer to Specification Section 32 18 13 for additional information. With the addition of the "shock pad" reduce turf pile height to 2 inches and adjust infill material to a 50% rubber and 50% sand composition.

- Base Bid: No shock pad included in synthetic grass surface system.

ALTERNATES



- NO. 8: Provide Boilers as manufactured by Aerco (Benchmark). Refer to specification section 23 52 16 for additional information.
 - Base Bid: Provide boilers from any acceptable manufacturer listed within the specifications.
- NO. 9: Provide chiller as manufactured by Trane (RTHD). Refer to specification section 23 64 16 for additional information.
 - Base Bid: Provide chiller from any acceptable manufacturer listed within the specifications.
- NO. 10: ZIONSVILLE TRANSPORTATION CENTER ANNEX: As indicated on drawing Sheet G1.1, provide milling and asphalt pavement overlay, full depth asphalt replacement and new concrete pavement at the existing Transportation Center parking area.

NOTE: Review section 01 23 00 for Alternates that may alter your scope of work. Comply with Bid Submission Requirements outlined in 00 31 00 Bid Form Section.

ALLOWANCES

01 21 00



Bid Category No. 1
Bid Category No. 2
Bid Category No. 3
Bid Category No. 4
Bid Category No. 5
Bid Category No. 6
Bid Category No. 7
Bid Category No. 8
Bid Category No. 9
Bid Category No. 10
Bid Category No. 11
Bid Category No. 12
Bid Category No. 13
Bid Category No. 14

\$300,000 \$60,000 \$30,000 \$30,000 \$80,000 \$10,000 \$50,000 \$20,000 \$10,000 \$10,000 \$30,000 \$80,000 \$80,000 \$50,000

CONSTRUCTION DOCUMENTS



Construction documents are available at: <u>www.skillmanplanroom.com</u>

What documents are available at this time?

- Project Manual (Volumes 1 thru 4) Specs
- "Zionsville Community High School Additions and Renovations" **Drawings** dated January 8, 2021.
 - "Zionsville High School Turf Replacement" Drawings dated January 8, 2021.
 - "Zionsville High School Track Resurfacing" Drawings dated January 8, 2021.
- "Construction Documents for Zionsville Community Schools Transportation Center Annex" **Drawings** dated December 31, 2020.

Bidding Contractors are required to pay for documents. The electronic files are available at no cost.

The documents can be picked up at the following locations:

Eastern Engineering

UPCOMING ADDENDUM



Anticipated Addenda Dates:

• Addendum 1: January 29, 2021

• Addendum 2: February 5, 2021

• Final Addendum Issuance anticipated February 12, 2021.

INSTRUCTION TO BIDDERS



Review section 00 10 00, Instructions to Bidders.

This is a Multiple-Prime Contract Project. <u>There is</u> <u>no General Contractor.</u> All Contractors on this Project are considered Prime Contractors. The Owner will award separate Contracts for all Bid Categories involved in the Project. The Project will be managed and coordinated by the Construction Manager, as a representative of the Owner.

All addenda will be posted on <u>www.skillmanplanroom.com</u> for each bidder receipt and review.

<u>Submit bids in duplicate</u> with Bid Security and other requested supplemental material attached; properly and completely executed.

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 Nelson S. Frech at <u>nfrech@skillman.com</u>. All requests for information must be received **no later than February 5, 2021.**

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 of bids, and are accompanied by full and complete technical data and other information required by the Architect to evaluate the proposed substitution.

Requests for product approval shall be submitted on the Substitution Request Form questions and sent to Nelson S. Frech at <u>nfrech@skillman.com</u>. All requests must be received **no later than February 5**, 2021.

BID TO AWARD TIMELINE



Bid Opening

- February 18, 2021 at 1:00PM (local)

Pre-Award Meetings (00 20 00):

- February 23, 2021
- February 24, 2021
- February 25, 2021

Bid Recommendations to Owner – February 26, 2021

Board Meeting for Owners Approval – March 8, 2021

All Subcontractor and Products Lists must be **submitted no later than February 19, 2020.**

PRE-AWARD INTERVIEWS



Bid Category No. 1 – February 23, 2021 @ 8:00 AM Bid Category No. 2 – February 23, 2021 @ 9:00 AM Bid Category No. 3 – February 23, 2021 @ 10:00 AM Bid Category No. 4 – February 23, 2021 @ 11:00 AM

Bid Category No. 5 – February 24, 2021 @ 8:00 AM Bid Category No. 6 – February 24, 2021 @ 9:00 AM Bid Category No. 7 – February 24, 2021 @ 9:30 AM Bid Category No. 8 – February 24, 2021 @ 10:00 AM Bid Category No. 9 – February 24, 2021 @ 10:30 AM

Bid Category No. 10 – February 25, 2021 @ 8:00 PM Bid Category No. 11 – February 25, 2021 @ 8:30 AM Bid Category No. 12 – February 25, 2021 @ 9:00 AM Bid Category No. 13 – February 25, 2021 @ 10:00 AM Bid Category No. 14 – February 25, 2021 @ 11:00 AM

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.



BIDDER REMINDER LIST



BIDDER REMINDER LIST TO BE COMPLETED AND INCLUDED IN BID PACKAGE FOR REVIEW AT BID OPENING

	YES	NO
Have you properly and completely executed the Form No. 96 (Format) Bid Form (Section 003100)?		
Have you included your company's Financial Statement (Part II, Sect. III)?		
Note that the Non-Collusion Affidavit is part of the new Bid Form and is to be notarized.		
Have you enclosed a certified check or Bid Bond? (Note: Bond must be signed by Surety and Principal)		
Have you indicated the Project Name, Bid Category No., and Description on the outside of your Bid envelope?		
Have you included your Schedule of Wages?		
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.		
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 Owners Address		

NOTE: IF ANY OF THE REQUIRED BIDDING DOCUMENTS ARE NOT INCLUDED, DATED OR PROPERLY EXECUTED, THE CONTRACTOR'S BID MAY NOT BE ACCEPTED.

BID OPENING





Time:

Date:

1:00 PM (local time)

Location:

Zionsville Community School

900 Mulberry Street, Zionsville, IN 46077

Bid Opening is also available through video and telephone conferencing:

<u>Call-In Number:</u> +1 317-762-3960

Phone Conference ID: 392 071 114#

Video: Click here to join the meeting (hyperlink in PDF)

ELECTRONIC SUBMISSIONS OF BIDS WILL NOT BE ACCEPTED. BIDS MUST BE SUBMITTED TO THE ABOVE ADDRESS PROIR TO BID OPENING TIME PER INSTRUCTIONS TO BIDDERS SECTION 00 10 00 OF THE PROJECT MANUAL.



SITE EXAMINATION WALKTHROUGH

Zionsville High School Additions and Renovations



Date:

February 1, 2021

Time:

8:00 AM (local time)

Location:

Zionsville Community High School 1000 Mulberry Street, Zionsville, IN 46077

IF REQUESTED, A SITE WALKTHROUGH OF THE TRANSPORTATION CENTER WILL FOLLOW





ZIONSVILLE COMMUNITY SCHOOLS —