



**MSD OF WARREN TOWNSHIP**



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# Pleasant Run Elementary / Grassy Creek Elementary Warren Central High School Phase II

***Diversity Partnering Session***  
**March 19, 2021**



PLEASANT RUN ELEMENTARY



GRASSY CREEK ELEMENTARY

# THE SKILLMAN TEAM

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- **Victor Landfair – Vice President/Account Executive**  
Email – [vdlandfair@skillman.com](mailto:vdlandfair@skillman.com)
- **Tony Heath – Senior Project Manager**  
Email – [aaheath@skillman.com](mailto:aaheath@skillman.com)
- **David Yancey – Asst. Account Executive**  
Email – [dyancey@skillman.com](mailto:dyancey@skillman.com)



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# OWNER

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## MSD OF WARREN TOWNSHIP

- **Dr. Timothy Hanson – Superintendent**
- **David Holt – Chief Operations Officer**
- **Jerry Crites – Director of Facilities**



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# ARCHITECT

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## CSO ARCHITECTS

- **Andy McNeilly**  
Email – [amcneilly@csoinc.net](mailto:amcneilly@csoinc.net)
- **John Rigsbee**  
Email – [jrigsbee@csoinc.net](mailto:jrigsbee@csoinc.net)



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# PARTNERING SESSION GOALS

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- Review Each Project
- Project Timeline
- Increase Public Awareness
- Outline Opportunities For Minority Contractors and Businesses
- Answer Your Questions



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# PROJECT DESCRIPTIONS

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- **Pleasant Run Elementary**
  - **Gymnasium Addition, Classroom Renovations, Sitework**
- **Grassy Creek Elementary**
  - **Gymnasium Addition, Classroom Renovations, Sitework**
- **Warren Central High School Phase II**
  - **Classroom Renovations and Sitework**

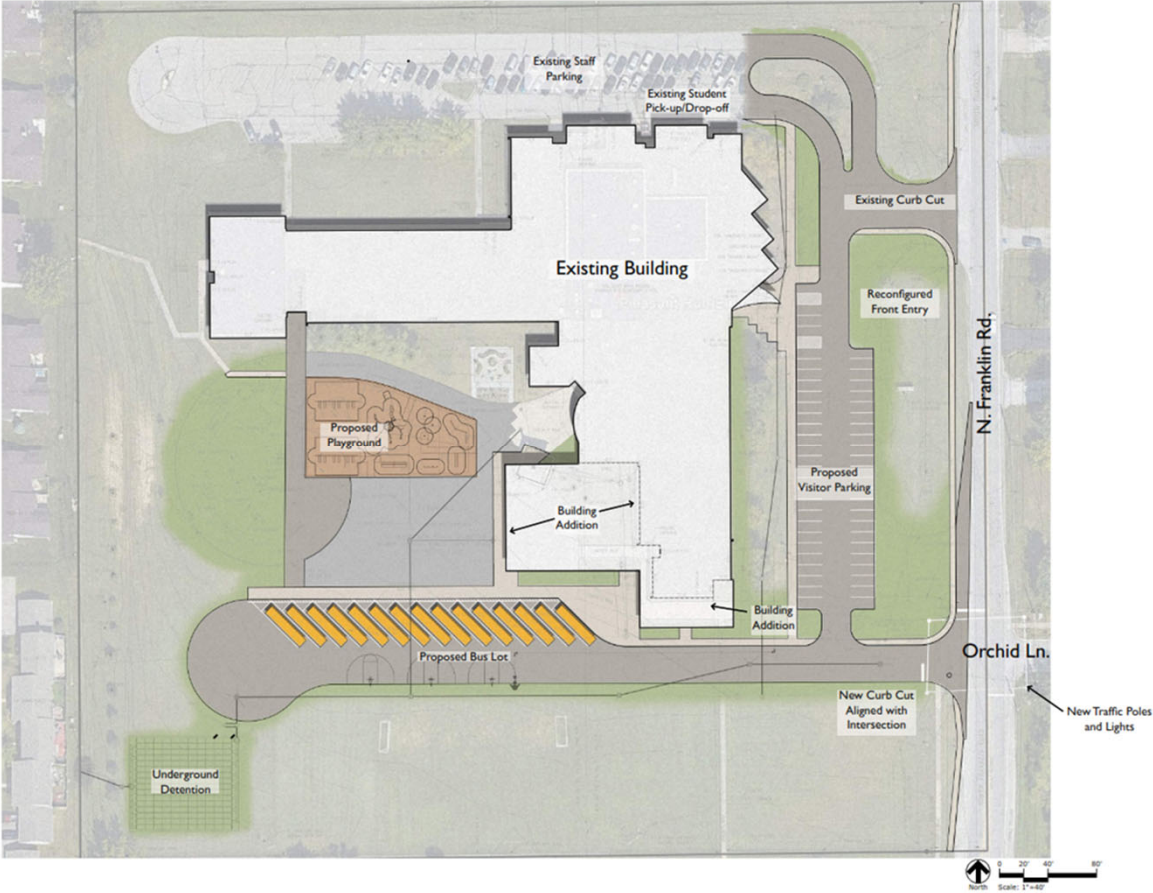


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# PLEASANT RUN ELEMENTARY

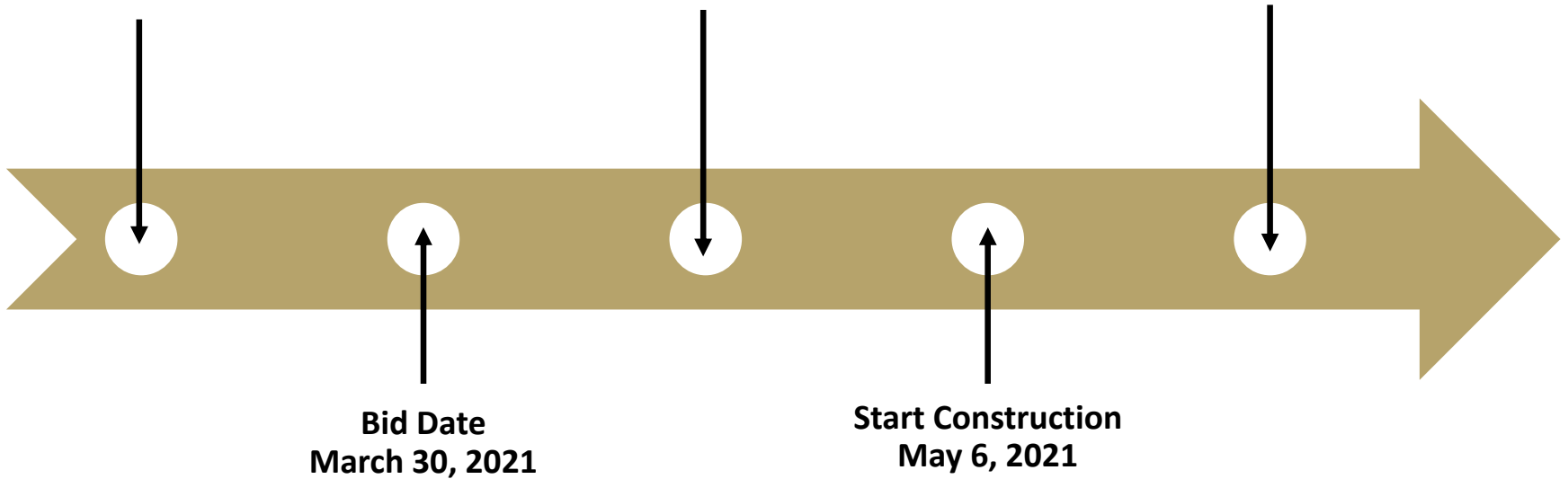


# PLEASANT RUN ELEMENTARY TIMELINE

Documents Available to Bidders  
March 2-30, 2021

Award Contracts  
April 21, 2021

Complete Construction  
October 2022



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# PLEASANT RUN ELEMENTARY

## PRIME CONTRACTORS – SECTION 01 12 00

Bid Category No. 1 - General Trades

Bid Category No. 2 – Masonry

Bid Category No. 3 – Metals

Bid Category No. 4 – Metal Studs, Drywall, & Ceilings

Bid Category No. 5 – Roofing

Bid Category No. 6 – Aluminum Windows and Entrances

Bid Category No. 7 – Flooring

Bid Category No. 8 – Painting & Wallcovering

Bid Category No. 9 – Casework

Bid Category No. 10 – Fire Protection

Bid Category No. 11 – Plumbing & HVAC

Bid Category No. 12 – Electrical & Technology

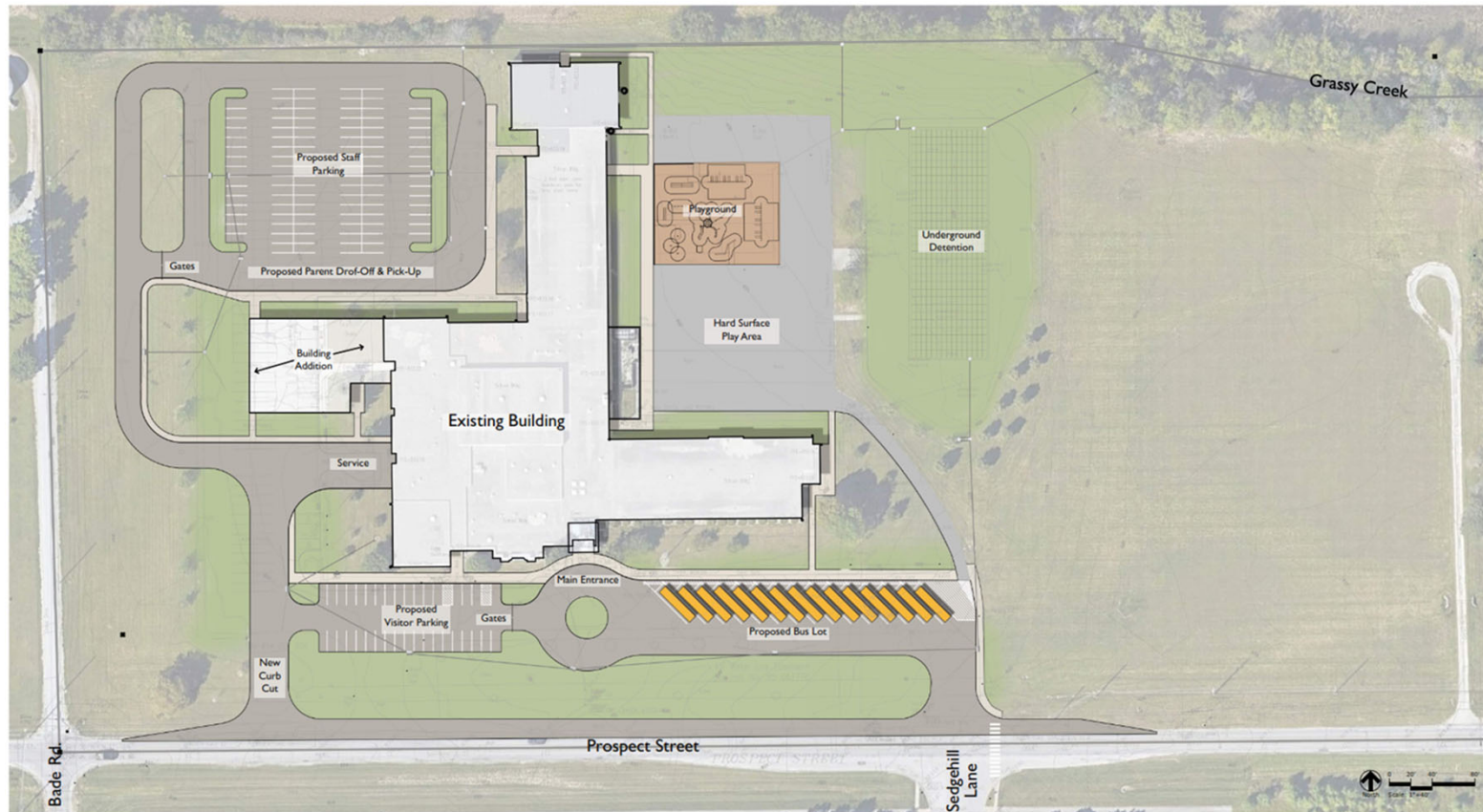


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# GRASSY CREEK ELEMENTARY

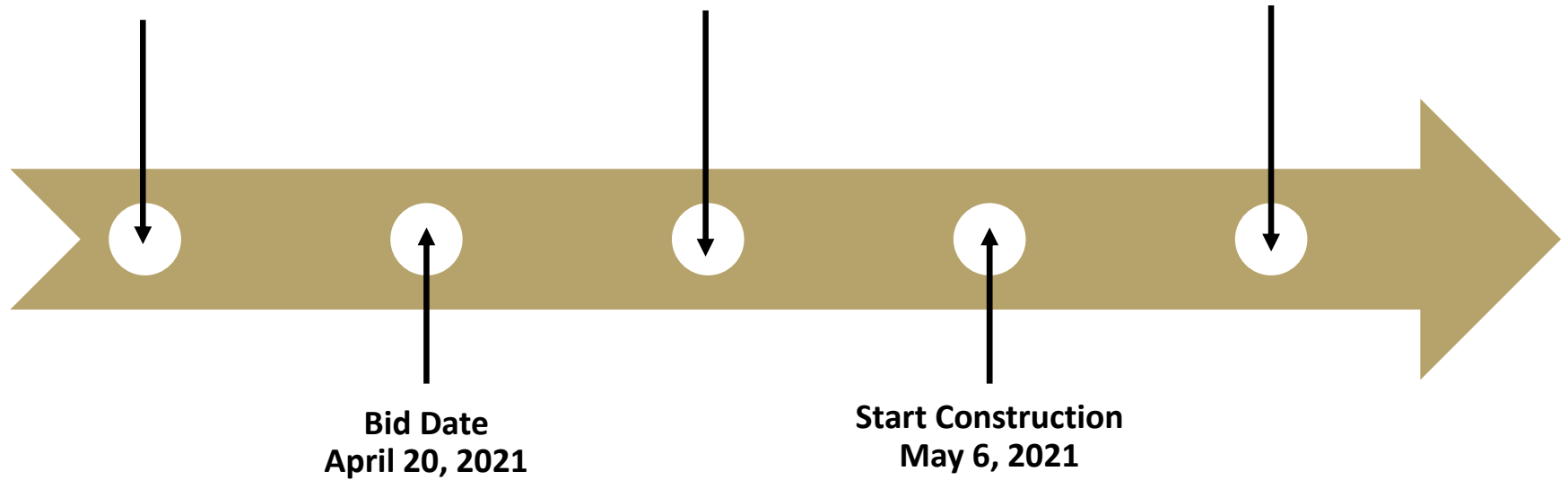


# GRASSY CREEK ELEMENTARY TIMELINE

Documents Available to Bidders  
March 23 – April 20, 2021

Award Contracts  
May 5, 2021

Complete Construction  
October 2022

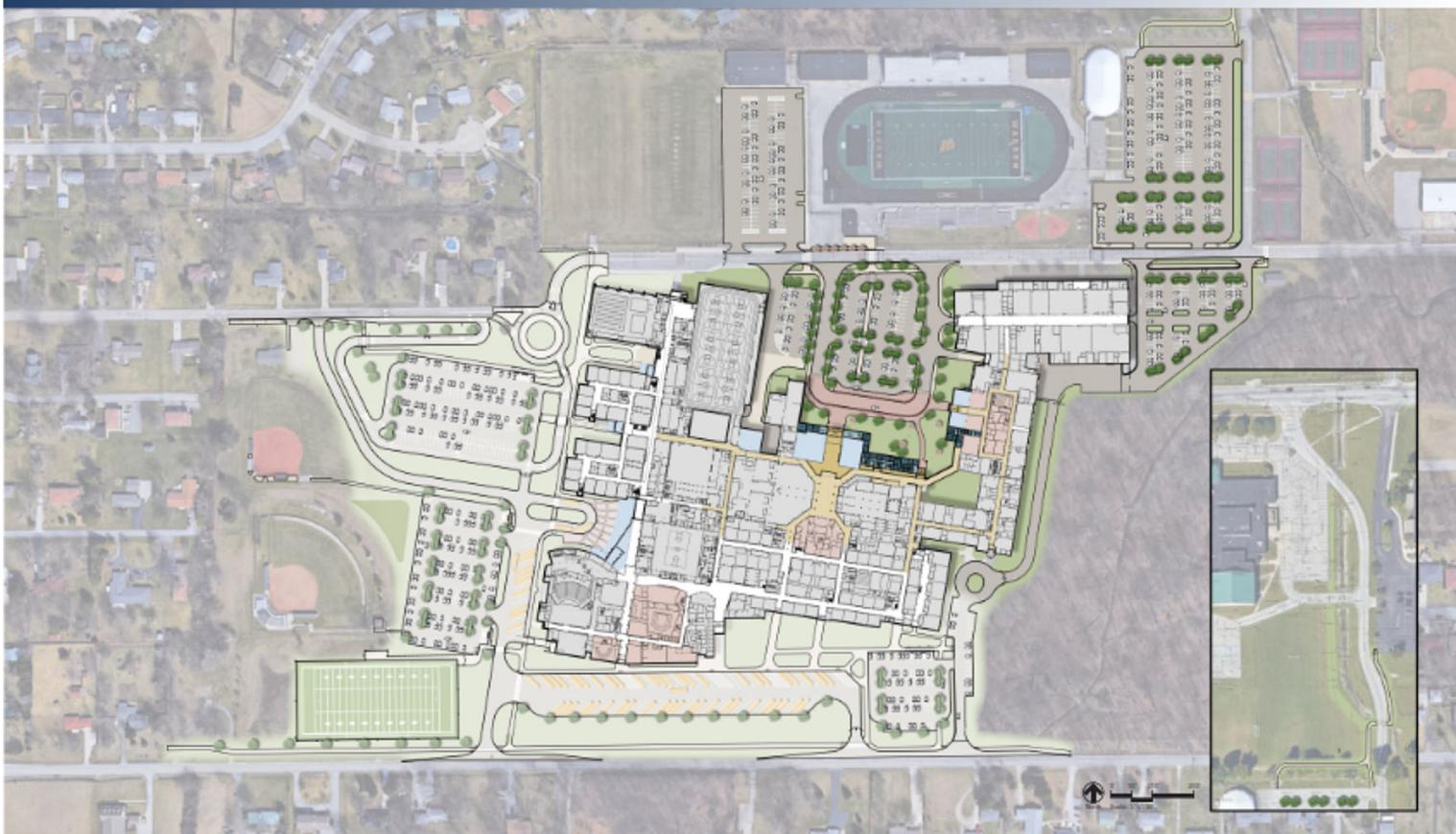


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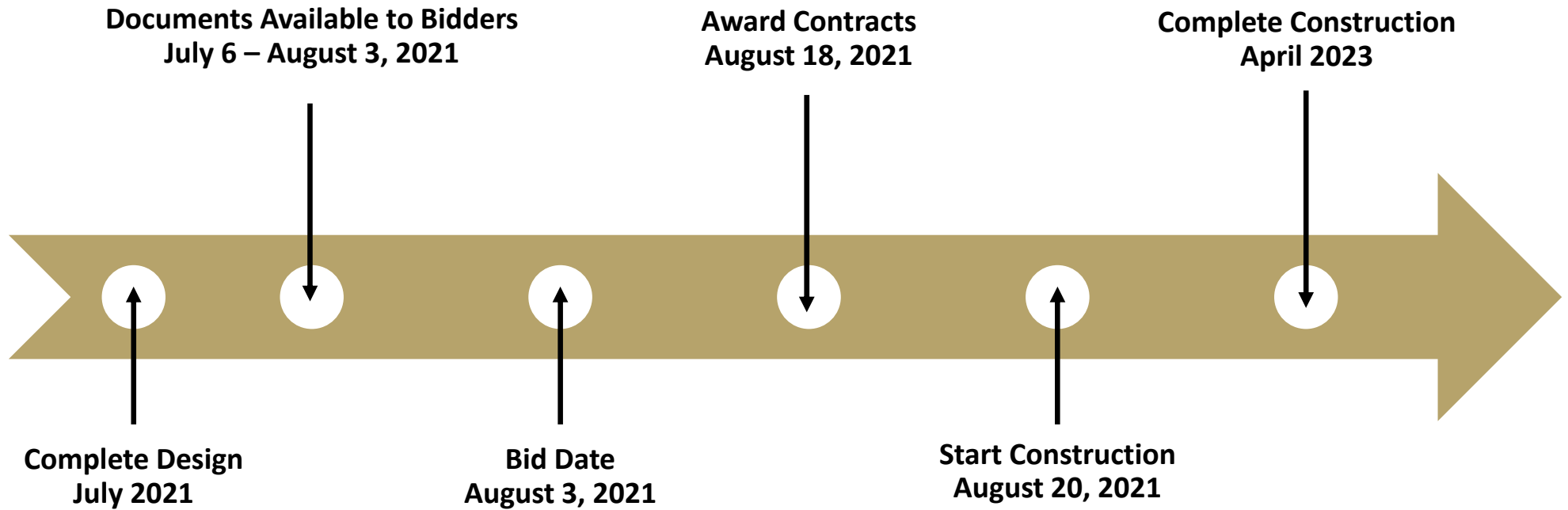
# WARREN CENTRAL HIGH SCHOOL – PHASE II



# WARREN CENTRAL HIGH SCHOOL – PHASE II



# WARREN CENTRAL HIGH SCHOOL – PHASE II TIMELINE



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# THE SKILLMAN CORPORATION / PHILOSOPHY & APPROACH

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**Promote, Encourage and Facilitate the participation of Local and Minority, Women and/or Veteran Owned Businesses and Labor in a manner that will provide long-term, sustainable opportunities for participants.**

**We will work closely with all local entities and offer assistance to any business or individual who seeks the opportunity to get involved.**



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# OPPORTUNITY FOR MINORITY BUSINESSES

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- Access Bid Documents – [www.skillmanplanroom.com](http://www.skillmanplanroom.com)
- Front End Documents – Multiple Contract Summary Section 01 12 00
- Public Bidding Laws
- Understand Prime Contractors and Specification Sections
- Contact Information



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# ACCESS BID DOCUMENTS

Skilman Plan Room: Construction x +

skillmanplanroom.com/View/ViewJobList.aspx?group\_id=public\_all

Apps The Skillman Corpo...

ONLINE PLAN ROOM
BUILDING SUCCESS STORIES

Public Projects Private Projects Addendum Watch Sign In/Register Search Projects

Project Name	Company Name	Pre-Bid Date	Bid Date	Bids In
Skillman Announcements/Other				
Hammond Construction Seminar	The Skillman Corporation (MV)			
Project Bid and Future Bid Dates				
The Skillman Corporation (IN)				
Skillman - Indianapolis Office 3834 S. Emerson Ave. Building A Indianapolis, IN 46203 317-783-6151				
Carmel Clay Public Library Renovation Re-Bid Case Work and Mill Work-#10-#219720 #219720	The Skillman Corporation (IN)	02/11/2021 02:00 PM ET	03/04/2021 02:00 PM ET	<a href="#">Bid Tab</a>
MSD Warren TWP-Additions & Renovations to Pleasant Run E.S.-#218173 #218173 17860 North Franklin Road, Indianapolis, IN 46219	The Skillman Corporation (IN)	03/10/2021 02:00 PM ET	03/30/2021 02:00 PM ET	12 Days
MSD Washington TWP- North Central HS Auditorium & Central Plant Renovations-#220720 #220720 8550 Woodfield Crossing Blvd. Indianapolis, IN 46240	The Skillman Corporation (IN)	03/24/2021 02:00 PM ET	04/15/2021 02:00 PM ET	28 Days
Perry Twp Schools-Holder Field, Perry Meridian MS&HS Food Service-#220160 #220160	The Skillman Corporation (IN)	03/16/2021 02:00 PM ET	03/25/2021 02:00 PM ET	7 Days
REBID for BID CATEGORY #25 – DRYWALL for Lawrence North High School Project-#218054 #218054	The Skillman Corporation (IN)	01/21/2021 02:00 PM ET	03/11/2021 02:00 PM ET	<a href="#">Bid Tab</a>
Scott County School Dist. 1-Austin ES Additions & Renovations & Austin HS Pool Renovations-#219760 #219760	The Skillman Corporation (IN)	02/25/2021 02:00 PM ET	03/18/2021 02:00 PM ET	0 Days
Yorktown Community Schools-Yorktown E.S. Additions and Renovations-#217293 #217293	The Skillman Corporation (IN)	02/25/2021 03:30 PM ET	03/09/2021 02:00 PM ET	<a href="#">Bid Tab</a>
Skillman - Merrillville Office 8006 Alpha Street Merrillville, IN 46410 219-942-2787				
Hammond Central HS-Bid Package #3 Athletic Fields and Demolition-#218000.03 #218000.03 5926 Calumet Avenue Hammond, IN 46320	The Skillman Corporation (MV)	03/04/2021 01:30 PM CT	03/24/2021 10:00 AM CT	6 Days



# ACCESS BID DOCUMENTS

The screenshot shows a web browser window with the URL `skillmanplanroom.com/View/ViewJob.aspx?job_id=26118`. The page features a green header with the text "ONLINE PLAN ROOM" and "BUILDING SUCCESS STORIES" alongside a "SKILLMAN" hard hat logo and the "EASTERN ENGINEERING" logo. Below the header is a navigation bar with links for "Public Projects", "Private Projects", "Addendum Watch", and "Sign In/Register", along with a search bar and a calendar icon. The main content area displays the project title "MSD Warren TWP-Additions & Renovations to Pleasant Run E.S.-#218173" and an "Order/Download" button. A tabbed interface shows "Information" selected, with sub-tabs for "Plan Holders", "Plans", "Shipping Information", and "Addenda". The "Information" tab contains the following details:

- Company Contact:** The Skillman Corporation (IN), Connie Patton
- Location:** 1800 North Franklin Road, Indianapolis, IN 46219
- Pre-Bid Information:** 03/10/2021 02:00 PM ET, 1800 North Franklin Road, Indianapolis, IN 46219
- Bid Information:** 03/30/2021 02:00 PM ET

Buttons for "Advertisement" and "Table of Contents" are located next to the bid information. Below this is a "Bid Categories" list:

- 01-General Trades
- 02-Masonry
- 03-Metals
- 04-Metal Studs, Drywall & Ceilings
- 05-Roofing
- 06-Aluminum Windows and Entrances
- 07-Flooring
- 08-Painting & Wallcovering
- 09-Casework
- 10-Fire Protection
- 11-Plumbing & HVAC
- 12-Electrical & Technology

Plan Rooms (C) Eastern Engineering Use Only

**Job Purchase Information:**  
Downloadable and Printed Sets of Bidding Documents may be ordered per the options listed on the Order page (plus Processing/ECO Fee, and Shipping/Delivery and Tax when applicable). Credit Card or Eastern Engineering Charge Account required (before printing) for purchases.  
**PLEASE NOTE - IF YOU ORDER ONLY THE FREE DOWNLOAD, IGNORE THE CHARGES THAT APPEAR AND BE SURE TO SELECT "NO DEPOSIT/NO CHARGE" AS YOUR PAYMENT OPTION.**



# ACCESS BID DOCUMENTS

om.com/View/ViewJob.aspx?job\_id=26118&view=ph

Public Projects Private Projects Addendum Watch Sign In/Register Search Projects

Plan Holder List  
Show Classifications

Company Information	Work Categories	Contact Information	Status Date Filled	Delivery Method Tracking Number	Bid Categories
Verkler Inc. 7240 Georgetown Road Indianapolis, IN 46268	00 00 00-General Contractor	Cecily Smith Phone: (317) 297-7054 Fax: (317) 298-7045	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
Gilliatte General Contractors 2515 Bloyd Avenue Indianapolis, IN 46218	00 00 00-General Contractor	Drayton Travis Phone: (317) 638-3355 Fax: (317) 634-5997	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
3D Professional Contracting, Inc. 327 N. Patterson Street Lebanon, IN 46052	00 00 00-General Contractor	Don Hawkins Phone: (765)483-8124 Fax: (765)483-8125	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
SCS Construction Services, Inc. 173 East Broadway Street Suite 100 Greenwood, IN 46143	00 00 00-General Contractor	Scott Kennell Phone: (317) 882-0100 Fax: (317) 882-0300	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
J.C. Ripberger 5300 West Old 106th Street Zionsville, IN 46077	00 00 00-General Contractor	Cherie Ridenour Phone: (317) 873-3383 Fax: (317) 873-3688	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
MacDougall Pierce Construction, Inc 12720 Ford Drive Fishers, IN 46038	03 00 00-Concrete	Mark Tichenor Phone: (317) 596-6371 Fax: (317) 596-6381	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
Iwanski Masonry, Inc. 2901 Centre Circle Downers Grove, IL 60515	04 00 00-Masonry	Isela Campuzano Phone: (630) 317-7300 Fax: (630) 317-7509	Filled	Pickup - N/A (Downloads or Other)	02:Masonry
Biancofiori Masonry Inc 701 Erie St Lafayette, IN 47904	04 00 00-Masonry	John Huggins Phone: (765) 463-0559 Fax:	Filled	Pickup - N/A (Downloads or Other)	02:Masonry
Almet, Inc. 300 Hartzell Rd New Haven, IN 46774	05 00 00-Metals	Thomas Bada Phone: (260) 493-1556 Fax:	Filled	Pickup - N/A (Downloads or Other)	03:Metals
Century Steel Fabricating, Inc. 4421 E. North County Line Road Camby, IN 46113	05 00 00-Metals	Greg Sheets Phone: (317) 834-1295 Fax:	Filled	Pickup - N/A (Downloads or Other)	03:Metals
Structural Steel Services 333 W 4th Street Marion, IN 46952	05 10 00-Structural Metal Framing	Jon Fox Phone: (765) 664-1478 Fax:	Filled	Pickup - N/A (Downloads or Other)	03:Metals
Midwest Cabinet Solutions 1001 E. 24th St. Marion, IN 46953	06 22 00-Millwork	Josh Stoffer Phone: (765) 603-0900 Fax:	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
Fredericks Inc 5948 W SR # 132 PO Box 229 Pendleton, IN 46064	07 20 00-Thermal Protection	Karen Gentry Phone: (765) 778-7588 Fax: (765) 778-7589	Filled	Pickup - N/A (Downloads or Other)	05:Roofing
Skyline Roofing and Sheet Metal Company Inc. 3060 West Minnesota Street Indianapolis, IN 46241	07 40 00-Roofing and Siding Panels	Parker Russell Phone: (317) 243-7663 Fax: (317) 243-7781	Filled	Pickup - N/A (Downloads or Other)	05:Roofing
Shaffner Heaney Associates 2508 South Main Street South Bend, IN 46614	07 40 00-Roofing and Siding Panels	Justin Klatt Phone: (574) 232-7470 Fax:	Filled	Pickup - N/A (Downloads or Other)	01:General Trades



# MULTIPLE CONTRACT SUMMARY – SECTION 0112 00

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## SECTION 01 12 00 - MULTIPLE CONTRACT SUMMARY

### PART 1 - GENERAL

#### **1.01 RELATED DOCUMENTS**

- A. Drawings and General Provisions of the Prime Contract, including amended General Conditions and other Division 1 Specification Sections, apply to Work of this Section.

#### **1.02 SUMMARY**

- A. The intent of this Section is to indicate the Work required by the Contractors and to provide information regarding the duties, responsibilities, and cooperation required by the Contractors, with similar requirements for the subcontractors and suppliers.
- B. Owners right to maintain current operations
- C. Occupancy requirements
- D. Work by Owner
- E. Permits, fees, and notices
- F. Labor and materials
- G. Verifications of existing dimensions
- H. Project security
- I. Coordination of work
- J. Time of commencement and completion
- K. Schedule of contract responsibilities

#### **1.03 WORK UNDER SEPARATE CONTRACTS**

- A. Prime Contracts are defined to include the following contracts described in the Schedule of Contract Responsibilities included hereinafter; and each is recognized to be a major part of the project, with Work to be performed concurrently and in close coordination with Work of other Prime Contracts.
- B. The "Contract Documents," as defined in the General Conditions, include "the Drawings." Although Drawings are grouped and identified by classification of the Work, Contractors shall be responsible for their Work as specified herein and as



## **PUBLIC BIDDING LAWS AND REQUIREMENTS – SECTION 0112 00**

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### **E-Verify Compliance –**

- **Contractor shall enroll in and verify the work eligibility status of all newly hired employees of Contractor through the E-Verify Program.**

### **Safe Vendor –**

- **Contractor is responsible for the cost of this background check. This should meet with the Owner's approval prior to the employee starting work on the project.**



# PUBLIC BIDDING LAWS AND REQUIREMENTS – SECTION 0112 00

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## Public Work Requirements Pursuant to Indiana Code 5-16-13

- Tier 1 – General/Prime Contractors to self-perform 15% of their total Contract.
- Written Drug Testing Plan that covers all employees of the bidder who will perform work on the public work project
- Prohibits contractors down to the 4th Tier Sub-Contract from paying employees in cash.
- All contractors down to the 4th Tier Sub-Contract must comply with Fair Labor Act, Indiana's Workers Compensation and Unemployment Compensation Insurance.
- All contractors down to the 4th Tier Sub-contract must maintain general liability insurance in at least the following amounts: Each Occurrence Limit of \$1,000,000 and General Aggregate Limit of \$2,000,000. Other requirements and limits may apply see specification section 00 08 20 Schedule of Insurance Requirements.

***Failure to comply may result in debarment from public works projects for up to 4 years.***



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# PRIME CONTRACTORS AND SPECIFICATIONS – SECTION 0112 00

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B. BID CATEGORY NO. 2 -Masonry

General Requirements in Paragraph 3.02.B above.

Section	01 21 00	Allowances
Section	01 52 60	Rubbish Container
Section	04 20 00	Unit Masonry
Section	04 21 10	Structural Clay Facing Units
Section	07 27 26	Fluid-Applied Membrane Air Barriers
Section	07 84 46	Fire-Resistive Joint Systems (As it Applies to Top of CMU Walls)
Section	07 92 00	Joint Sealants (As it Applies to Masonry Wall Control Joints)

C. BID CATEGORY NO. 3 – Metals

General Requirements in Paragraph 3.02.B above.

Section	01 21 00	Allowances
Section	01 53 30	Barricades
Section	05 12 00	Structural Steel
Section	05 21 00	Steel Joist Framing
Section	05 31 00	Steel Decking
Section	05 50 00	Metal Fabrications
Section	05 52 15	Steel Pipe And Tube Railings

D. BID CATEGORY NO. 4 – Metal Studs, Drywall & Ceilings

General Requirements in Paragraph 3.02.B above.

Section	01 21 00	Allowances
Section	01 52 60	Rubbish Container
Section	05 40 00	Cold-Formed Metal Framing
Section	06 10 53	Wood Blocking (Provide Blocking in Metal Stud Framing)
Section	06 16 43	Glass-Mat Gypsum Wall Sheathing
Section	07 21 00	Thermal Insulation
Section	07 24 15	Polymer-Based Direct Applied Finish Systems (DAFS)
Section	07 42 43	Metal Composite Material Wall Panels



# ACCESS BID DOCUMENTS

om.com/View/ViewJob.aspx?job\_id=26118&view=ph

Public Projects Private Projects Addendum Watch Sign In/Register Search Projects

Plan Holder List  
Show Classifications

Company Information	Work Categories	Contact Information	Status Date Filled	Delivery Method Tracking Number	Bid Categories
Verkler Inc. 7240 Georgetown Road Indianapolis, IN 46268	00 00 00-General Contractor	Cecily Smith Phone: (317) 297-7054 Fax: (317) 298-7045	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
Gilliatte General Contractors 2515 Bloyd Avenue Indianapolis, IN 46218	00 00 00-General Contractor	Drayton Travis Phone: (317) 638-3355 Fax: (317) 634-5997	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
3D Professional Contracting, Inc. 327 N. Patterson Street Lebanon, IN 46052	00 00 00-General Contractor	Don Hawkins Phone: (765)483-8124 Fax: (765)483-8125	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
SCS Construction Services, Inc. 173 East Broadway Street Suite 100 Greenwood, IN 46143	00 00 00-General Contractor	Scott Kennell Phone: (317) 882-0100 Fax: (317) 882-0300	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
J.C. Ripberger 5300 West Old 106th Street Zionsville, IN 46077	00 00 00-General Contractor	Cherie Ridenour Phone: (317) 873-3383 Fax: (317) 873-3688	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
MacDougall Pierce Construction, Inc 12720 Ford Drive Fishers, IN 46038	03 00 00-Concrete	Mark Tichenor Phone: (317) 596-6371 Fax: (317) 596-6381	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
Iwanski Masonry, Inc. 2901 Centre Circle Downers Grove, IL 60515	04 00 00-Masonry	Isela Campuzano Phone: (630) 317-7300 Fax: (630) 317-7509	Filled	Pickup - N/A (Downloads or Other)	02:Masonry
Biancofiori Masonry Inc 701 Erie St Lafayette, IN 47904	04 00 00-Masonry	John Huggins Phone: (765) 463-0559 Fax:	Filled	Pickup - N/A (Downloads or Other)	02:Masonry
Almet, Inc. 300 Hartzell Rd New Haven, IN 46774	05 00 00-Metals	Thomas Bada Phone: (260) 493-1556 Fax:	Filled	Pickup - N/A (Downloads or Other)	03:Metals
Century Steel Fabricating, Inc. 4421 E. North County Line Road Camby, IN 46113	05 00 00-Metals	Greg Sheets Phone: (317) 834-1295 Fax:	Filled	Pickup - N/A (Downloads or Other)	03:Metals
Structural Steel Services 333 W 4th Street Marion, IN 46952	05 10 00-Structural Metal Framing	Jon Fox Phone: (765) 664-1478 Fax:	Filled	Pickup - N/A (Downloads or Other)	03:Metals
Midwest Cabinet Solutions 1001 E. 24th St. Marion, IN 46953	06 22 00-Millwork	Josh Stoffer Phone: (765) 603-0900 Fax:	Filled	Pickup - N/A (Downloads or Other)	01:General Trades
Fredericks Inc 5948 W SR # 132 PO Box 229 Pendleton, IN 46064	07 20 00-Thermal Protection	Karen Gentry Phone: (765) 778-7588 Fax: (765) 778-7589	Filled	Pickup - N/A (Downloads or Other)	05:Roofing
Skyline Roofing and Sheet Metal Company Inc. 3060 West Minnesota Street Indianapolis, IN 46241	07 40 00-Roofing and Siding Panels	Parker Russell Phone: (317) 243-7663 Fax: (317) 243-7781	Filled	Pickup - N/A (Downloads or Other)	05:Roofing
Shaffner Heaney Associates 2508 South Main Street South Bend, IN 46614	07 40 00-Roofing and Siding Panels	Justin Klatt Phone: (574) 232-7470 Fax:	Filled	Pickup - N/A (Downloads or Other)	01:General Trades





# CONTACT FOR QUESTIONS

---

- **David Yancey – Asst. Account Executive**  
Email – [dyancey@skillman.com](mailto:dyancey@skillman.com)
- **Tony Heath – Senior Project Manager**  
Email – [aaheath@skillman.com](mailto:aaheath@skillman.com)



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**THANK YOU!**  
**ANY QUESTIONS?**



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