

SECTION 001113 - ADVERTISEMENT FOR PREQUALIFIED TIER-1 BIDDERS

1.1 PROJECT INFORMATION

**A. Notice to Bidders: Prequalified Tier-1 bidders may submit bids for project as described in this Document. Prequalified Tier-1 bidders to submit bids according to the Instructions to Bidders.**

1. Regulatory Requirements: IC 5-32 shall govern submittal, opening, and award of bids.

**B. Project Identification:**

1. Project Locations:

- a. Sunman Elementary School
  - 925 N Meridian Street, Sunman, IN 47041
- b. North Dearborn Elementary School
  - 27650 Sawmill Road, West Harrison, IN 47060
- c. Bright Elementary School
  - 22593 State Line Road, Lawrenceburg, IN 47025

**C. Owner:**

1. Sunman-Dearborn Community School Corporation
  - a. 1 Trojan Place, St. Leon, IN 47012

**D. Architect:**

1. Lancer Associates Architecture
  - a. 145 N East Street, Indianapolis, IN 46204

**E. Construction Manager (CMc):**

1. Maxwell Construction Company
  - a. Address: 440 Nowlin Avenue, Greendale, IN 47025
  - b. Chris Grabosky, Senior Project Manager  
[cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com)  
Office: 812-537-2200  
cell: 614-312-8810
  - c. Cody Hudepohl, Project Manager  
[chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com)  
Office: 812-537-2200  
Cell: 513-827-2982

**F. Project Description: Bid Package #1 – Will consist of one (1) Bid Category. Other trades to be included in Bid Package #2.**

G. Construction Contract: Bids will be received for the following Bid Categories:

1. BC-1: Plumbing/HVAC

## 1.2 BID SUBMITTAL AND OPENING

A. Owner and CM will accept sealed lump sum bids until the bid time and date at the location given below. Owner and CM will consider bids prepared in compliance with the Instructions to Bidders issued by Owner and CM, and delivered as follows:

1. Bid Date: Thursday, August 15, 2024
2. Bid Time: 2:00 PM local time.
  - a. Location: 1 Trojan Place, St. Leon, IN 47012
3. Physical bids to be dropped off at Door 13 at East Central High School (Address Above.)
4. Bids shall be placed in a sealed envelope and clearly indicate:
  - a. Contractor's Legal Name and Address
  - b. BID for the Sunman-Deaborn Additions and Renovations 2024 Bid Package 1.
  - c. Bid Category Number
5. Mailed bids should be sent to the Sunman Dearborn Schools Administrative Office at the address listed above. If sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "**SEALED BID ENCLOSED**" on the face thereof. Contractors planning to mail in bids are to advise Maxwell Construction so the Owner can be notified to expect a sealed bid via mail.

B. Bids will be publicly opened and read aloud in the Trojan Room at the address listed above immediately thereafter.

C. The Owner and CM expressly reserves the right to reject any bids, to judge the character and sufficiency of the work offered by the bidder, and to judge the ability of any bidder to perform the work in a proper manner.

D. The Owner and CM reserves the right to waive any minor irregularities in the bid submissions when considering an award.

E. The Owner and CM reserve the right to reject any or all bids.

## 1.3 BID SECURITY/PERFORMANCE AND PAYMENT BOND

A. All bidders shall submit with each bid a bid bond, cashier's check, or bank draft in the amount of Ten (10%) percent of the bid amount, plus all add alternates. No bids may be withdrawn for a period of Ninety (90) days after opening of bids. Owner and CM reserve the right to reject any and all bids and to waive informalities and irregularities.

B. The successful bidder will be required to furnish a Performance Bond and Payment Bond in the amount of one hundred percent (100%) of the contract amount and must be in full force and effect throughout the term of the construction contract, plus a period of twelve (12) months from the date of Substantial Completion. Performance and Payment Bond must be obtained from a

company with a minimum rating of A-VII by AM Best Ratings and licensed/authorized to perform business in the State of Indiana.

#### 1.4 PREBID MEETING

- A. Prebid Meeting (Non-Mandatory): The general Pre-Bid Meeting, on Monday, July 29<sup>th</sup>, at 10:00 AM beginning at North Dearborn Elementary School, and then move to Sunman and Bright Elementaries there-after.
1. To schedule a separate walkthrough of specific locations after the Pre-Bid Meeting dates please reach out to the Construction Manager, Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com) or Chris Grabosky at [cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com).
  2. Meeting Minutes: The minutes and Sign-In Sheet of the Prebid Meeting will be issued via Addendum and distributed to all attendees and plan holders.
  3. Disclaimer: Statements made at the Prebid Meeting are non-binding. Special attention is called to the Instructions to Bidders, Subparagraph 3.2.3. Binding modifications to the Bidding Documents will be made by Addendum only.

#### 1.5 SITE WALKTHROUGHS

- A. To schedule a site walkthrough please reach out to the Construction Manager, Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com) or Chris Grabosky at [cgrabosky@maxwellbuilds.com](mailto:cgrabosky@maxwellbuilds.com).

- 1.6 Disclaimer: Statements made at the Prebid Meeting are non-binding. Special attention is called to the Instructions to Bidders, Subparagraph 3.2.3. Binding modifications to the Bidding Documents will be made by Addendum only.

#### 1.7 Matterport Link

- A. Matterport is a three-dimensional camera system you can use to create realistic, fully immersive experiences. Users can utilize this tool to capture imagery, collect measurements and process data to create, edit and share a 3D rendering of your location. Matterport is provided to assist subcontractors in understanding the existing space.
- B. These electronic files are not construction documents. Differences may exist between these electronic files and the bid or construction sets. There is a measuring tool within the program which is not to be used as an accurate measurement. Field measurements are still a requirement and subcontractors are responsible to note if there are any differences. By the use of these electronic files, subcontractors are not relieved of their duty to fully comply with the contract documents, including and without limitation, the need to check, confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate work with that of other contractors of the project.
- C. A link to the Sunman-Dearborn Matterports can be found following these links:
1. **Bright Elementary:**
    - a. Mechanical Mezzanine – <https://my.matterport.com/show/?m=v9Qf4pYiDhT>
  2. **North Dearborn Elementary:**
    - a. First Floor Area A – <https://my.matterport.com/show/?m=rF18Md8p6KH>
    - b. First Floor Area C – <https://my.matterport.com/show/?m=RHnmBrGmvLh>
    - c. Second Floor – <https://my.matterport.com/show/?m=hrVqY5aZKC4>

- d. Rooftop Mezzanine – <https://my.matterport.com/show/?m=unBggY79vyP>
3. Sunman Elementary
  - a. North Wing – <https://my.matterport.com/show/?m=w4VyEWMDY9G>
  - b. South Wing – <https://my.matterport.com/show/?m=kWtULPi3z9o>
  - c. ROD Area – <https://my.matterport.com/show/?m=XGTRcEB8BtP>

## 1.8 DOCUMENTS

### A. Planroom and Registration of Bidders:

1. Documents can be obtained by contacting:
  - a. Eastern Engineering of Fishers, IN  
317-598-0661 x.8  
easternengineering.com
2. Electronic documents are available at no charge to all prequalified bidders. If physical copies are required by bidders, costs are to be paid by the bidder.
3. **Prequalified bidders MUST register as a plan holder at EasternEngineering.com.**

### B. Documents will be available for viewing at:

1. Maxwell Construction's Office  
440 Nowlin Avenue  
Greendale, IN 47025  
812-537-2200

## 1.9 TIME OF COMPLETION

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work to be complete substantially complete by Dec. 31, 2026.

## 1.10 NOTIFICATION

- A. This Advertisement for Bids document is issued by Maxwell Construction.

END OF SECTION 001113