

---

DOCUMENT 00 11 13A - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

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

1. Regulatory Requirements: HEA 1196 shall govern submittal, opening, and award of bids.

- B. Project Identification: New Elementary #12 – Maple Grove

1. Project Location:  
Tipton Lakes Blvd  
Columbus, IN 47201

Owner: Bartholomew Consolidated School Corporation (BCSC)

2. Owner's Representative:  
Brett Boezeman  
boezemanb@bcsc.k12.in.us <mailto:rgrossman@idoa.in.gov>

Architect: CSO

3. Architect's Representative:  
Emily Newton  
enewton@csoinc.net

Construction Manager: Pepper Construction

4. Construction Manager Representative:  
McKinsey O'Neil  
mckinseyoneil@pepperconstruction.com

- C. Project Description: Project consists of 2 level steel structure with total square footage at roughly 100,000. The facility is located in a partially wooded field sloping towards a creek and sits adjacent to a church and across from a neighborhood development. The new facility will include a geothermal system as part of the building HVAC and glazed and precast exterior skin systems.

- D. Construction Contract: Bids will be received for the following work:

1. BP-01: Earthwork and Site Utilities
2. BP-02A: Building and Site Concrete
3. BP-02B: Masonry
4. BP-03: Precast
5. BP-04: Structural and Miscellaneous Steel

- 
6. BP-05: Glass/Glazing and Metal Panels
  7. BP-06: Roofing and Flashing
  8. BP-07: Joint Sealants, Fireproofing and Firestopping, Dampproofing and Waterproofing, and Air Barriers
  9. BP-08: Elevator
  10. BP-09: Plumbing
  11. BP-10: HVAC and Geothermal
  12. BP-11: Electrical/Low Voltage/Security/Fire Alarm/HVAC and Door Rough-ins/Pathways
  13. BP-12: Fire Suppression
  14. BP-13: Landscape and Site Furnishings
  15. BP-14: Playground Surfacing and Equipment
  16. BP-15: Barrier Gates
  17. BP-16A: Interior and Exterior Framing, Sheathing, Gypsum, Blocking, and Finishing
  18. BP-16B: Ceilings
  19. BP-17A: General Trades A (DFH)
  20. BP-17B: General Trades B (Accessories, Gym Equipment, Wall Protection)
  21. BP-18: Gym Flooring
  22. BP-19: Flooring and Sealed Concrete
  23. BP-20: Painting and Wall Coverings
  24. BP-21: Millwork
  25. BP-22: Asphalt
  26. BP-23: Window Treatments
  27. BP-24: Tiling
  28. BP-25: Operable Partitions
  29. BP-26: Spray Foam

---

## 1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive lump sum bids in person until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
1. Bid Day 1:
    - a. Packages Bidding: BP-01, BP-02A, BP-02B, BP-03, BP-04, BP-05, BP-06, BP-07, BP-08, BP-09, BP-10, BP-11, BP-12, BP-16A, BP-16B
    - b. **Date:** Tuesday, June 24, 2025
    - c. **Bid Time:** 2:00 p.m. EDT.
    - d. Location: Bartholomew Consolidated School Corporation Administrative Building, 1200 Central Ave., Columbus, IN 47201
  2. Bid Day 2:
    - a. Packages Bidding: BP-13, BP-14, BP-15, BP-17A, BP-17B, BP-18, BP-19, BP-20, BP-21, BP-22, BP-23, BP-24, BP-25, BP-26
    - b. **Date:** Thursday, June 26, 2025
    - c. **Bid Time:** 2:00 p.m. EDT.
    - d. Location: Bartholomew Consolidated School Corporation Administrative Building, 1200 Central Ave., Columbus, IN 47201

## 1.3 PREBID MEETING

- A. Pre-bid Meeting: An off-site, in-person pre-bid meeting will be held in Columbus, IN. To attend, please contact Caitlin Poe at [cpoe@pepperconstruction.com](mailto:cpoe@pepperconstruction.com) to receive the invite. Any bidder that would like to visit the site may contact McKinsey O'Neil at [mckinseyoneil@pepperconstruction.com](mailto:mckinseyoneil@pepperconstruction.com) to schedule a visit.
1. Bid Day 1 & 2 In-Person Pre-bid Meeting:
    - a. **Date:** Wednesday, June 11, 2025
    - b. **Time:** 10:00 a.m. EDT.
    - c. **Location (In-Person):** BCSC Administrative Building 1200 Central Ave., Columbus, IN 47201

## 1.4 DOCUMENTS

- A. Online Procurement and Contracting Documents: Obtain access by contacting Caitlin Poe at [cpoe@pepperconstruction.com](mailto:cpoe@pepperconstruction.com) Online access will be provided to all prequalified bidders.

## 1.5 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.

---

1.6 BIDDER'S QUALIFICATIONS

- A. Bidders must be prequalified by Owner. Prequalification forms are available by request. Contact Caitlin Poe at [cpoe@pepperconstruction.com](mailto:cpoe@pepperconstruction.com) for information.
- B. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. Bonding is required for this bid. Failure to submit with bid are grounds for bid being rejected.

1.7 NOTIFICATION

- A. This Advertisement for Bids document is issued by McKinsey O'Neil, Project Manager, Pepper Construction Company of Indiana.

END OF DOCUMENT 00 11 13

## PROJECT BID MANUAL

**PREQUALIFICATION:** Trade partners **must be prequalified** with Pepper Construction prior to award. Prequalification instructions are included in this bid manual and can be found on our website here - <https://www.pepperconstruction.com/prequalification>

**PRE-BID MEETING:** A pre-bid meeting will be held for all prospective bidders on **Wednesday, June 11, 2025, 10:00 AM ET** at **Bartholomew Consolidated School Corporation (BCSC) Administrative Building, 1200 Central Ave, Columbus, IN 47201**. Pre-bid meeting attendance is not mandatory but is **highly encouraged** for all trade partners.

**BIDS DUE for BID DAY #1:** Sealed, hand-delivered bids are due no later than **Tuesday, June 24, 2025, 2:00 PM ET** at **Bartholomew Consolidated School Corporation (BCSC) Administrative Building, 1200 Central Ave, Columbus, IN 47201**. All bids must be in a sealed envelope labeled clearly with the project name, your company name, and bid package name & number. If you're submitting a bid for more than one bid package, each bid must be submitted separately in its own envelope and include the bid form, allowance form, alternates form, unit prices form, Form 96, and a copy of your 5% bid bond.

**Combination Bids:** Please turn in a Bid Form for each bid package as a stand-alone bid. If you plan to provide a discount for combining more than one bid package, please indicate that on the bid form.

**BIDS DUE for BID DAY #2:** Sealed, hand-delivered bids are due no later than **Thursday, June 26, 2025, 2:00 PM ET** at **Bartholomew Consolidated School Corporation (BCSC) Administrative Building, 1200 Central Ave, Columbus, IN 47201**. All bids must be in a sealed envelope labeled clearly with the project name, your company name, and bid package name & number. If you're submitting a bid for more than one bid package, each bid must be submitted separately in its own envelope and include the bid form, allowance form, alternates form, unit prices form, Form 96, and a copy of your 5% bid bond.

**Combination Bids:** Please turn in a Bid Form for each bid package as a stand-alone bid. If you plan to provide a discount for combining more than one bid package, please indicate that on the bid form.

**Bids received after 2:00 PM will not be opened. Please ensure that you have included all required forms (bid form, allowance form, alternates form, unit prices form, and Contractor's Bid for Public Work Form 96) and your 5% bid bond.** The owner reserves the right to reject bids, and to waive informalities, irregularities, and errors in the bidding process to the extent permitted by law. This includes the right to amend the date and time for receipt of bids.

## PROJECT BID MANUAL

---

**PLAN ROOM:** Bid documents are available for electronic download -  
<https://pepperconstruction.egnyte.com/fl/pxqlBMyzUE> **PASSWORD:** ie87SmhB9k2Z

**QUESTIONS/RFIs:** Please direct all questions/RFIs via email to McKinsey O'Neil -  
[mckinseyoneil@pepperconstruction.com](mailto:mckinseyoneil@pepperconstruction.com) no later than **Monday, June 16, 2025, 2:00 PM ET**

**BID SECURITY:** Bidders are required to include **5% bid security** or a **bid bond**. Please see Vol. 1 of the specifications for additional details.

**PERFORMANCE/PAYMENT BOND:** Successful bidders will be required to furnish a separate Performance Bond and Payment Bond, AIA Document A312, from an acceptable surety in an amount equal to 100% of the full contract sum (at bid award).

**PUBLIC BID OPENING for BID DAY #1:** A public bid opening will take place at **Bartholomew Consolidated School Corporation (BCSC) Administrative Building, 1200 Central Ave, Columbus, IN 47201** on **Tuesday, June 24, 2025, 2:00 PM ET**. Bids will be opened and publicly read aloud. All interested parties are invited to attend. Bids received after 2:00 PM will **not** be accepted.

**PUBLIC BID OPENING for BID DAY #2:** A public bid opening will take place at **Bartholomew Consolidated School Corporation (BCSC) Administrative Building, 1200 Central Ave, Columbus, IN 47201** on **Thursday, June 26, 2025, 2:00 PM ET**. Bids will be opened and publicly read aloud. All interested parties are invited to attend. Bids received after 2:00 PM will **not** be accepted.

## PROJECT BID MANUAL

### NOTICE TO BIDDERS

**PROJECT:** BCSC - New Elementary School #12 - Maple Grove  
Tipton Lakes Blvd.  
Columbus, IN 47201

**OWNER:** Bartholomew Consolidated School Corporation (BCSC)  
1200 Central Avenue  
Columbus, IN 47201

**ARCHITECT:** CSO Architects  
8831 Keystone Crossing  
Indianapolis, IN 46240

Höweler + Yoon Architecture  
150 Lincoln Street  
Boston, MA 02111

**CONSTRUCTION  
MANAGER:** Pepper Construction  
1850 W 15<sup>th</sup> Street  
Indianapolis, IN 46202  
317.681.1000

**RE:**

Notice is hereby given, that proposals will be received on behalf of Bartholomew Consolidated School Corporation:

**BY:** Pepper Construction  
1850 W 15<sup>th</sup> Street  
Indianapolis, IN 46202

**FOR:** Bartholomew Consolidated School Corporation (BCSC) - New Elementary School #12 Maple Grove

**AT:** Bartholomew Consolidated School Corporation  
1200 Central Ave  
Columbus, IN 47201  
**Sealed, Hand-delivered Bids**