

PRE-BID MEETING

BUILDING 803 CONVERSION – APM Residence FORT HARRISON STATE PARK DEPARTMENT OF NATURAL RESOURCES STATE OF INDIANA

Project No: ENG1803727638

Requisition No: 105143

Fort Harrison State Park
5753 Glenn Rd. Indianapolis, IN 46216

Date: **September 24, 2019 @ 10:00 am**
Location: Project Site

- A. Attendee Sign-in
- B. Project Contacts

Bidding Document Questions:

Architect: Michael Johnson, 317-233-1101, [MicJohnson1@dnr.in.gov](mailto:MichaelJohnson1@dnr.in.gov)
MEP Engineer: Ron Peterson, 317-232-4153, RPeterson@dnr.in.gov
Code Administrator: Mike Manion 317-670-8250, MManion@dnr.in.gov

Division of Engineering IDNR
402 West Washington Street, W299
Indianapolis, Indiana 46204

Access to site:
Property Manager: Brady Givens, BGivens@dnr.in.gov
Assistant Property Manager: Kaitlin Carroll, KCarroll@dnr.in.gov
Telephone: (317) 591-0904

- C. General Bid Clarifications:
 - Project estimated to be less than \$150,000.
 - Page 2-3, Instructions for Quotations, has the detailed instructions.
 - Page 4, General Conditions
 - Reference DNR Vendor Registration Help Sheet to complete the listed requirements (W-9, Automated Direct Deposit Authorization Agreement, etc.)
 - Page 16 (State Form 21234) is Contractor's Bid Document to be completed, signed and sent/delivered as indicated on page 1. Bids are to be sealed.
- D. Drawings and Specification Clarifications:
 - Drawing Sheet A-1, Scope of Work Summary, Base Bid Demolition and Removal, Add note 8 as follows: "8. Remove floor tile and adhesive from the floor surface and further prepare in accordance with new finish manufacturer's requirements."
 - Specification Section 08 52 00, Part 1.4, Item C1a: Delete reference to "Window Elevation D". As indicated on Sheet A-3, window elevation D is not used.
 - Subscribe to receive email updates when the Engineering Bid Page is updated.
https://public.govdelivery.com/accounts/INDNR/subscriber/new?topic_id=INDNR_16
- E. Document Access:
 - Main Page: <https://www.in.gov/dnr/engineer/>
 - Bid Page: <https://www.in.gov/dnr/engineer/2908.htm>

- F. Schedule
Building available: Upon receipt of signed Contract
Sealed Bids Received Until: 10/17/2019 @ 4:01 pm, W299
Bid Opening: 10/18/19 @ 10:00 am, W299
Substantial Completion: 05/15/2020
- G. Remediation Allowance of \$1,000.00 shall be included in the Base Bid as a separate item in the Schedule of Values adding up to the total bid price.
If any portion of the remediation allowance is not used during the project, that portion will revert to the owner and will not be included in the Contractor's final payment.
- H. Scope of Work:
This work consists of the Base Bid and 6 Alternates. For description of work see drawing A-1 and specification Section 01010 – Summary of Work.
- I. Asbestos and Lead Testing:
 - Abatement of asbestos tile and mastic in the former "women's restroom" has been completed.
 - A paint chip was taken from Building #3-East Interior Wall on 6-27-19 and analyzed on 7-2-19. The sample contained 0.20% by weight, which is well below the 0.5% by weight requirement. Therefore the wet sanding and scraping method of preparation shall not be required. Standard dust masks are recommended.
- J. Emphasized details and materials;
 - Waterline routing
 - Provide LED light (R7) and switch mounted to wall framing above attic entry
- K. Temporary Heating and Cooling
 - Use of the existing furnace and air conditioning shall be allowed. Provide regular filter changes as needed and as directed by Owner. Provide new filters prior to Owner occupancy.
- L. Walk Project Site, Q&A

Summary of Activities, Discussion and Clarifications:

1. The attendees were asked to sign in. Please reference the sign-in sheet for those in attendance.
2. Michael Johnson thanked those in attendance for coming to the pre-bid meeting and introduced Brandt Baughman, Brady Givens, and Kaitlin Carroll from the Indiana Department of Natural Resources Division of State Parks, and Ron Peterson and Mike Manion from the Division of Engineering.
3. The contents of the Agenda were reviewed and discussed.
4. Electronic bid submission is not acceptable. Due to limited access into the Division of Engineering Room W299, anyone hand delivering their bid should first stop at DNR's central office Room W256 (Kathy Skrzypczak, Executive Office Receptionist) to arrange for access to W299.
5. Filter replacements during construction shall be provided by the Contractor. Utilities will be paid for by Ft. Harrison State Park.
6. Provisions for temporary construction cores to secure the building can be found in Section 08 71 00.
7. Brady Givens indicated that the Park is open seven days a week from dawn to dusk. Additional work hours, but no later than 10 pm, may be arranged with the property.
8. A dumpster and staging areas can be placed in the parking area adjacent to the building, but the impact on parking for those riding horses will need to be minimized as directed by Park staff.
9. Additional clarifications, if any, will be issued by addendum.

PRE-BID MEETING

BUILDING 803 CONVERSION
FT. HARRISON STATE PARK
DEPARTMENT OF NATURAL RESOURCES
STATE OF INDIANA
Project No: ENG1803727638
Requisition No: 105143
5753 Glenn Road, Indianapolis, IN 46216

Date: September 24, 2019 @ 10:00 am

NAME	COMPANY	E-MAIL	PHONE
1 Michael Johnson	IDNR	MicJohnson1@dnr.in.gov	317-233-1101
2 Michael Manion	IDNR	mmanion@dnr.in.gov	317-670-8250
3 RONALD PETERSON	DNR	RPETERSON@DNR.IN.GOV	317 232 4153
4 DONNA TARR	STENZ CONST	dtarr@stenzcorp.com	317-262-4999 317/280-8940
5 Christy Wicks	Dallman Const.	Christy@dallmancontractors.com	
6 Randy Veiter	3D Prof. Contr.	dhawkins@3dprovinc.com	
7 Jordan Willy	Mudgall Pierce Constr.	iwilly@mpconstr.com	317-306-1570
8 Jim Kojetin	Glenroy Const. Co.	info@glenroyconstruction.com	317-359-9501
9 John Brickley	Gilliatte	JBrickley@Gilliatte.com	317 714 2854

Brian Williams Raftery Construction bwilliams@rafteryconstruction.net 317-738-0688
PAUL LINDSTROM American Window plindstrom@americanwindowglass.com 317-714-3950

10 Seth Hartzell Gilliatte shartzell@gilliatte.com 317-517-1385

11 MARK SMITH DAVIS & ASSOCIATES 317-263-9949
MARK@DAVISASSOCINDY.COM
317-984-7764

12 Jerry Urbanus KPSullivan Builders jerry@kpsullivanbuilders.com
317-799-9181

13 Mike Karas MAC Sheet Metal mkaras@macsheetmetal.com
A.J. Beltowski: ESCO 317-787-6665 aj.beltowski@escocostruction.com

14 Todd Wray Johnson Heating Twray@JohnsonComfort.com

15 Eric Grill Jack Laurie Group eric.grill@jacklauriegroupp.com 813-785-6861

16 BRANDT BUGHMAN STATE PARKS 812-276-3181

17 GARY WRIGHT CHISHOLM LUMBER 317-410-0777

18 Dan Babcock Babcock Elec 317-898-1172

19 DAVE VAN CHISHOLM LBA 317-339-6420

20 A.J. TAYLOR HP LEGACY INC. 317-363-3396
ataylor@hplegacy.com

21 James Mullins " 310-429-2095
jmullins@hplegacyinc.com

22 Matt Ash Ren Con 317-558-9630
mattash@renconservices.com

Todd Mellish GCC tmellish@gibsoncommercial.com

Pedro Gutierrez Solutions Alliance 317-476-4994

Brandon Villa Pristine Painting & Staining LLC → pristinepainting01@gmail.com

Dalton Carter Door Services of Indiana dalton@dsi-wbe.com