



*J.C. Ripberger*  
EST. 1958

**GENERAL CONTRACTORS**

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ZIONSVILLE, INDIANA 46077-0493  
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[www.jcripberger.com](http://www.jcripberger.com)



**Veteran Owned Business**  
City of Indianapolis and State of Indiana Certified

September 4, 2025

Minority and Women's Business Enterprises Division  
402 W. Washington Street, Room 2469  
Indianapolis, IN 46204

RE: Sheridan High School & Middle School Renovations  
Bids Thursday, September 25, 2025 at 2:00pm

**Bidding Opportunity**

J.C. Ripberger Construction Corp. will be submitting a bid proposal for the project listed below. We would like to invite MBE/WBE/VBE subcontractor/supplier firms that are interested and qualify to submit a bid proposal.

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**Project:** Sheridan High School & Middle School Renovations  
24185 Hinesley Road  
Sheridan, IN 46069

**Bid are due on or before:** September 25, 2025 at 2:00pm

**Description Of Project:** Work includes Renovation to the existing Sheridan High School and Middle School. Please note that the high school and middle school are conjoined buildings.

**Drawing and Specifications are available:** Contact J.C. Ripberger at [info@jcripberger.com](mailto:info@jcripberger.com) or you can go to our company website [www.jcripberger.com](http://www.jcripberger.com), select **Bid Room**, click on the large logo **BuildingConnected an Autodesk Company** in the middle of the page, and select the project you wish to bid, click the join button. You can then download the plans and specs.

If you have any questions regarding the bid please contact the Project Manager Cory Biddle [coryb@jcripberger.com](mailto:coryb@jcripberger.com), for questions regarding access to plans and specs contact the Administrative Assist. Cherie Ridenour at [cherier@jcripberger.com](mailto:cherier@jcripberger.com) or call 317/873-3383.

Thank you,  
J.C. Ripberger Construction Corp.

# PROJECT CONTRACT MANUAL

## Volume 1 of 3 Divisions 00 – 01

*Prepared For:*



## SHERIDAN HIGH SCHOOL & MIDDLE SCHOOL RENOVATIONS

Sheridan, IN

Date: August 15, 2025



Owner:

**Sheridan Community Schools**  
24795 Hinesley Rd  
Sheridan, IN 46069

CMC:

**Hagerman, Inc.**  
10315 Allisonville Rd  
Fishers, IN 46038

Landscape:

**Context Design**  
5825 Lawton Loop E. Dr.  
Indianapolis, IN 46216

Architect:

**CSO**  
8831 Keystone Crossing  
Indianapolis, IN 46240

Structural:

**Lynch, Harrison & Brumleve**  
550 Virginia Avenue  
Indianapolis, IN 46203

MEP:

**R.E. Dimond and Associates**  
732 N. Capitol Avenue  
Indianapolis, IN 46204

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26 28 16	Enclosed Switches	8/15/2025
26 29 13	Enclosed Controllers	8/15/2025
27 05 00	Common Work Results For Communications	8/15/2025
27 05 28	Pathways For Communications Systems	8/15/2025
27 05 50	Firestopping For Communications Systems	8/15/2025
27 05 53	Identification For Communications Systems	8/15/2025
27 08 10	Verification Testing Of Structured Cabling	8/15/2025
27 15 00	Communications Horizontal Cabling	8/15/2025
27 16 00	Communications Connecting Cords, Devices, and Adapters	8/15/2025
28 05 00	Common Work Results For Electronic Safety and Security	8/15/2025
28 31 11	Digital, Addressable Fire-Alarm System	8/15/2025
32 13 16	Concrete Paving	8/15/2025
32 92 00	Turf and Grasses	8/15/2025

**SECTION 00 01 17  
LIST OF REPORTS**

**REPORTS**

No.	Report Title	Date
00 31 33	Asbestos Report	7/17/2025

END OF SECTION

**SECTION 00 11 13  
ADVERTISEMENT FOR BIDS**

1.01 SUMMARY

Notice is hereby given that SEALED BIDS will be received:

**BY AND AT: Hagerman, Inc.  
C/O Sheridan Community Schools  
24185 Hinesley Road  
Sheridan, IN 46069  
Attn. Dr. Dave Mundy**

**FOR A NEW: Sheridan HS and MS  
Renovation Project  
24185 Hinesley Road  
Sheridan, IN 46069**

**UNTIL: 2:00 P.M., local time, September 25, 2025.**

**DESCRIPTION OF PROJECT:** Work includes Renovation to the existing Sheridan High School and Middle School. Please note that the high school and middle school are conjoined buildings.

**RECEIPT OF BIDS:** Bids received by mail, or another carrier, must be addressed to: Hagerman, Inc. c/o Dr. Dave Mundy, Sheridan Community Schools 24185 Hinesley Road, Sheridan, IN 46069 and received on or before 2:00 pm, Thursday, September 25, 2025, to be valid. Bids received after the designated day, and time listed above will be returned unopened. Any postal/courier service is the agent of the Bidder.

**BID OPENING:** Bids will be publicly opened and read aloud on Thursday, September 25, 2025, at 2:00 pm local time at the Sheridan High School located at 24185 Hinesley Road, Sheridan, IN 46069 (Bid Opening Room TBD). Entry into the school will be through the High School Main Entrance (Door #1).

**PRE-BID MEETING:** A pre-bid meeting for interested parties will be held on Thursday, September 11, 2025, at 3:30 PM local time. We will meet at the main entrance (labeled Door #1), at the Sheridan High School located at 24185 Hinesley Road, Sheridan, IN 46069. This meeting is not mandatory, but all Interested Bidders are encouraged to attend.

**CONTRACT TYPE:** The project(s) will be constructed utilizing the Construction Manager as Constructor (CMc) delivery method for public work. The Construction Manager will contract with multiple First Tier Subcontractors for the Bid items listed below, with bids received on a lump sum basis for each bid item. Each proposal shall include all labor, equipment, and materials necessary to complete the project in strict accordance with the Construction Drawings, Project Schedule, Project Manual and Technical Specifications.

**SECTION 00 11 13  
ADVERTISEMENT FOR BIDS**

The Construction Manager will receive sealed Bids for the following Bid Item(s) of work:

- Bid Item #01: General Trades Work
- Bid Item #02: Masonry Work
- Bid Item #03: Steel Work
- Bid Item #04: Roofing and Metal Canopy Work
- Bid Item #05: Aluminum Window and Door Work
- Bid Item #06: Metal Stud, Drywall, Insulation, Acoustical Ceilings, and Sound Panel Work
- Bid Item #07: Painting and Wall Covering Work
- Bid Item #08: Tile Work
- Bid Item #09: Epoxy Resinous Flooring Work
- Bid Item #10: Carpet, LVT, and Base Work
- Bid Item #11: Manufactured Casework and Top Work
- Bid Item #12: Fire Protection Work
- Bid Item #13: Plumbing, Mechanical, HVAC Ductwork, and Temperature Controls Work
- Bid Item #14: Electrical and Fire Alarm, AV, and Technology Work

**SUBCONTRACTOR PREQUALIFICATION:** All prospective bidders for the project are required to complete the Hagerman Inc. Corporate Prequalification process as condition before the subcontract award or the issuance of the subcontract agreement. This includes safety, experience, and financials. Directions and the link for prequalification can be found online at <https://www.thehagermangroup.com/contact>. Prequalification information is required to be updated annually to maintain an active prequalification status. If you have prequalification-specific questions, please email them to Chris Combs at CCombs@HagermanGC.com or call at (317) 577-6836. All pre-qualification documents must be submitted by subcontractors for this project by 5:00PM on Friday, September 12, 2025.

**Documents Prepared by:**

CSO Architects, Inc.  
8831 Keystone Crossing  
Indianapolis, IN 46240

**Construction Manager as Constructor (CMc):**

Hagerman, Inc.  
10315 Allisonville Road  
Fishers, IN 46038

**BID DOCUMENTS:** Interested Prime Bidders may purchase Bidding Documents at Eastern Engineering. Documents will be available on or after August 27, 2025. Documents are available electronically by contacting:

Mike Holtkamp, Hagerman, Inc., [mholtkamp@hagermangc.com](mailto:mholtkamp@hagermangc.com)  
Dylan Flannery, Hagerman, Inc., [dflannery@hagermangc.com](mailto:dflannery@hagermangc.com)  
Hagerman, Inc. Main Office (Fishers, IN): (317) 577-6836.

**SECTION 00 11 13**  
**ADVERTISEMENT FOR BIDS**

Eastern Engineering

<http://distribution.easternengineering.com/View/Default.aspx>

Office: (317) 598-0661

Any questions concerning bidding this project, project completion, scheduling, project administration, etc. shall be directed to:

Mike Holtkamp, Hagerman, Inc., [MHoltkamp@HagermanGC.com](mailto:MHoltkamp@HagermanGC.com)

Dylan Flannery, Hagerman, Inc., [DFlannery@HagermanGC.com](mailto:DFlannery@HagermanGC.com)

Hagerman, Inc. Main Office (Fishers, IN): (317) 577-6836.

**BID DOCUMENTS - REVIEW:** Construction will be in accordance with the bid documents, which may be viewed at the following locations, as well as local plan rooms:

1. Hagerman, Inc.  
10315 Allisonville Road  
Fishers, IN 46038
2. CSO Architects, Inc.  
8831 Keystone Crossing  
Indianapolis, IN 46240

**BID SECURITY:** Bidders are required to submit a Bid Security in the form of a Bid Bond in the amount of 10% of the Base Bid or certified check in the amount of 10% of the Base Bid made payable to Hagerman, Inc.

**BID DOCUMENTS TO BE SUBMITTED:** Bidders are to submit one (1) hard copy of the following bid form, and other documents enclosed in a sealed envelope addressed to Hagerman, Inc. C/O Sheridan Community Schools:

1. One (1) copy of Hagerman Bid Form.
2. One (1) copy of Bid Security in the form of an AIA A310 Bid Bond in the amount of 10% of the Base Bid or a certified check in the amount of 10% of the Base Bid. Note: The Bid Bond and/or Certified check made payable to Hagerman, Inc.
3. One (1) copy of the Indiana State Board of Accounts Form 96 (revised 2013) including a signed Non-Collusion Affidavit.
4. Bid Submittal Checklist

**PERFORMANCE BOND AND PAYMENT BOND:** A Performance Bond and Payment Bond in the amount of one hundred percent (100%) of the Contract Amount may be required of the successful bidder. Bidders will provide a cost for this bond on the bid form.

**E-VERIFY AND BACKGROUND CHECKS:** The Contractor and subcontractors shall fully comply with all the E-Verify requirements set forth in Ind. Code 22-5-1.7. [https://www.uscis.gov/e-verify\\_and\\_background\\_checks](https://www.uscis.gov/e-verify_and_background_checks).

**SECTION 00 11 13**  
**ADVERTISEMENT FOR BIDS**

**SAFETY:** All Contractors shall comply with OSHA and IOSHA rules and regulations regarding Safety for this project and all contractors shall abide by the 2020 Hagerman Safety Manual. The safety manual can be found accessible at [www.thehagermangroup.com](http://www.thehagermangroup.com) using password "safety."

**TAXES, PERMITS, INSPECTIONS:** All Bids shall be submitted without inclusion in the bid price for the amounts, if any, of Indiana State Gross Retail and Use Tax (generally called the "Sales Tax") for materials and properties that are to be purchased by the Bidder that will become a permanent part of the Project. The owner will provide a tax-exempt form.

END OF SECTION