

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. Community Center

- Address: 423 Walnut Street, Lawrenceburg, IN 47025

C. Owner:

1. Lawrenceburg Redevelopment Commission

- a. Address: 230 Walnut St, Lawrenceburg, IN 47025

D. Architect:

1. Drawing Dept.

- a. Address: 3217 Madison Rd, Cincinnati, OH 45209

E. Construction Manager (CMc):

1. Maxwell Construction Company

- a. Address: 440 Nowlin Avenue, Greendale, IN 47025

b. Ryan Strotman, Senior Project Manager

[rstrotman@maxwellbuilds.com](mailto:rstrotman@maxwellbuilds.com)

Office: 812-537-2200

cell: 513-678-7141

c. Cody Hudepohl, Project Manager

[chudepohl@maxwellbuilds.com](mailto:chudepohl@maxwellbuilds.com)

- d. Office: 812-537-2200

Cell: 513-827-2982

F. Project Description: Bid Package #1 – Will consist of eleven (9) Bid Categories. The categories make up the overall project scope at Community Center.

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

1. BC-1: Demolition
2. BC-2: Structural Steel
3. BC-3: General Trades

4. BC-4: Roofing
5. BC-5: Drywall & Insulation
6. BC-6: Flooring & Tiling
7. BC-7: Windows / Glazing / Storefronts
8. BC-8: Fire Suppression
9. BC-9: Plumbing
10. BC-10: HVAC
11. BC-11 Electrical

## 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: Monday, April 18, 2024
  2. Bid Time: 2:00 PM local time.
  3. Location: City of Lawrenceburg Office (Bid Opening) – Council Chambers
  4. Physical bids to be dropped off at the City of Lawrenceburg Office: 230 Walnut Street, Lawrenceburg, IN 47025
  5. Bids shall be placed in a sealed envelope and clearly indicate:
    - a. Contractor's Legal Name and Address
    - b. BID for the Community Center Renovation.
    - c. Bid Category Number and/or Combination Bid (With included Bid Category numbers.)
  6. Mailed bids should be sent to the City of Lawrenceburg 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.
- B. Bids will be thereafter publicly opened and read aloud.
- C. The Owner and CM expressly reserves the right to reject any bids, to judge the character and sufficiency of the work offered but 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 Tuesday April 2, 2024, at 10:00 am and will be located at the front door of the Community Center (423 Walnut Street, Lawrenceburg IN, 47025).
1. To schedule a separate walkthrough of specific locations after the Pre-Bid Meeting dates please reach out to the Construction Manager, Ryan Strotman [rstrotman@maxwellbuilds.com](mailto:rstrotman@maxwellbuilds.com) or Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@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, Ryan Strotman at [rstrotman@maxwellbuilds.com](mailto:rstrotman@maxwellbuilds.com) or Cody Hudepohl at [chudepohl@maxwellbuilds.com](mailto:chudepohl@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 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](http://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](http://EasternEngineering.com).**
- B. Documents will be available for viewing at:

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

1.8 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 will continue through Quarter 2 of 2024.

1.9 NOTIFICATION

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

END OF SECTION 001113