



2901 Wabash
Prebid Agenda
January 20, 2025
10:00 am

- 1) Project Team
 - a) Construction Manager: Keymark Construction – Jacob Hellmann
 - b) Project Architect: Cripe – Kenny Jackson & Brianna Minnich
 - c) Project Engineer: Verdant Engineering – Mark Nordmeyer

- 2) Project Summary
 - a) Fit out of 70,000 Square Foot commercial space. Including parking lot upgrades, sidewalk improvements, Masonry demo & rework, HVAC rework, Electrical rework, upgraded & added restrooms, flooring, Metal Stud & Drywall, Sprinkler Rework, Misc Steel railings, Storefront, Glass & Glazing, Overhead Doors, Hollow Metal Frames & Doors

- 3) Bid Date
 - a) February 5, 2025 by 12:00 Noon

- 4) Drawings
 - a) Available at Keymark Plan room as well as at Rapid Reproductions in Terre Haute
 - b) Updated drawings to be distributed this week with minor modifications

- 5) Permit Status
 - a) State of Indiana Design Release as been received
 - b) Local permit currently being reviewed

6) Project Items:

a) General

- i) Majority of the space has a raised floor system – This floor system is to remain and should be cared for
 - (a) No Drilling or Cutting without prior approval
- ii) No electric man lifts are allowed on this project
 - (1) All work is to be done via ladder/rolling scaffolding
- iii) Schedule
 - (1) Contracts will be issued right after bid and work to commence immediately
 - (2) Hard completion date of August 1, 2025
 - (3) Please notify me of any long lead items

b) Demolition

- i) All rough demolition is/will be completed prior to work commencement.
- ii) Electrical Demo by Electrical Contractor
- iii) Plumbing Demo by Plumbing Contractor
- iv) Metal Stud/Drywall Demo at Masonry openings will be completed by others
- v) General Trades Contractor to remove and reinstall raised floor per note D.7

c) Salvage/Reuse Items

- i) Lights
- ii) Louvers
- iii) Ceiling Pads
- iv) Door Frames – Per Demo Schedule
- v) Door Hardware

d) Roof Penetrations – By Others

7) Project Scopes

- a) Final Bid Scopes will be sent out within 1-2 days
- b) NOTE: Controls were upgraded this past year
 - i) All control work to be by others

8) Questions

- a) All questions must be submitted in writing to Jacob Hellmann at Keymark – jacob@mykeymark.com
- b) Questions & Answers will be responded via Addendums
 - i) Addendums will be emailed as posted on the Keymark Plan Room
- c) Contractor Questions