

PRE-BID MEETING #5

Project: BR Mixed-Use – GMP Bid Package

Date: December 12, 2022



1. INTRODUCTIONS

- Milhaus - General Contractor
 - Justin Holloman, Sr. Pre-Construction Manager
 - Garrett Alexander, Estimator
- CorGroup - Consultant
 - Stephen Corbitt
- Engaging Solutions - Consultant
 - Demetrius Glover
 - Debra Simmons Evans
- Nubian Construction Group - Consultant
 - Deborah Oatts

2. BID DETAILS

Bids Due: **Fri, Dec 16, 2022 @ 12:00 PM**

Submitted To: Garrett Alexander by email – garrett.alexander@milhaus.com or via Procore

Bid Documents:

<ul style="list-style-type: none"> ▪ Contract Exhibits and Front End Documents <ul style="list-style-type: none"> □ BR Mixed-Use Preliminary Construction Schedule.pdf □ BR Mixed-Use Drawing Log.pdf □ BR Mixed-Use Specifications Log.pdf □ 20IN0618 Phase I Report FINAL.pdf □ 21IN0770 - FINAL Geotech Report.pdf □ 2021_Milhaus_Safety_Progam.pdf □ AIA.Agreement.Example..pdf □ Exhibit.B.Spec.Log.Example.pdf □ Exhibit.C.Schedule.Example.pdf □ Exhibit.D-Non-Negotiable.Bailment.Bill.of.Sale.Example.pdf □ Exhibit.E-Final.Waiver.Example.PDF □ Exhibit.E.Partial.Waiver.Example.pdf □ Exhibit.F-Sub-Sub.Lien.Waiver.Example.pdf □ Exhibit.G-List.Sub-Subs.&.Suppliers.Example.pdf □ Exhibit.H.Sub_Insurance.Requirements.Example.pdf □ Exhibit.I-AIA.G702.Pay.App.Example.pdf □ Exhibit.J-Schedule.of.Values.Example.pdf □ Milhaus_PreCon_Qualification_Form.pdf ▪ Scope of Work- Bid Forms <ul style="list-style-type: none"> □ All Bid Scopes 	<ul style="list-style-type: none"> ▪ Drawings <ul style="list-style-type: none"> □ Architectural □ Civil □ Electrical □ Fire Protection □ General □ Landscape □ Low Voltage □ Mechanical □ Plumbing □ Structural 	<ul style="list-style-type: none"> ▪ Specs <ul style="list-style-type: none"> □ 00 - Procurement and Contracting Requirements □ 03 - Concrete □ 04 - Masonry □ 05 - Metals □ 06 - Wood, Plastics, and Composites □ 07 - Thermal and Moisture Protection □ 08 - Openings □ 09 - Finishes □ 10 - Specialties □ 11 - Equipment □ 12 - Furnishings □ 14 - Conveying Equipment □ 21 - Fire Suppression □ 22 - Plumbing □ 23 - Heating, Ventilating, and Air Conditioning (HVAC) □ 26 - Electrical □ 27 - Communications □ 28 - Electronic Safety and Security □ 31 - Earthwork □ 32 - Exterior Improvements □ 33 - Utilities
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3. PROJECT DETAILS

This project consists of 5 floors of Type III wood framed residential building, situated on top of a 2 floors of Type I cast-in-place parking garage. As well as one 1 floor of Type I first floor mixed-use & amenity space.

General Project Information:

- Project Address: 6220 Guilford Avenue, Indianapolis, IN
- 311,052 GSF
- Residential - 210,649 SF
- Parked Podium - 88,492 SF
- 225 parking spaces
- 232 units
- 18,065 SF Indoor/ Outdoor Amenities
- 3.51 Acre Site
- Sales Tax should be included in your bids

4. PROJECT SCHEDULE

A preliminary project schedule has been provided and can be downloaded from Procore or Bluebook

- Projected Start Date – March 24, 2023
- It's anticipated that project will take 22-24 months for construction
- Residential Phased Turnover Schedule

5. ECONOMIC INCLUSION

Our project has the following XBE participation goals:

- MBE 15%
- WBE 8%
- VBE 3%
- DOBE 1%
- for a total of 27%.

Please provide breakouts for any portions of work that are included in your bid that would be completed by any XBE's mentioned above.

The XBE participation can be provided by a complete trade/scope subcontractor or can be partial, by a non-XBE subcontractor utilizing XBE subs, suppliers, etc. for portions of their work.

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6. BID SCOPES/TRADES

<input type="checkbox"/> 01 Material Testing	<input type="checkbox"/> 07 Exterior Caulking
<input type="checkbox"/> 01 Surveying & Staking	<input type="checkbox"/> 07 Membrane Roofing, Gutters & Downspouts
<input type="checkbox"/> 02 Asphalt Paving	<input type="checkbox"/> 07 Pedestal Pavers
<input type="checkbox"/> 02 Building Demolition	<input type="checkbox"/> 08 Door, Frames & Hardware
<input type="checkbox"/> 02 Fence & Gates	<input type="checkbox"/> 08 Overhead Doors
<input type="checkbox"/> 02 Landscaping	<input type="checkbox"/> 08 Storefront
<input type="checkbox"/> 02 Pavement Markings	<input type="checkbox"/> 08 Window Material
<input type="checkbox"/> 02 Shoring	<input type="checkbox"/> 09 Drywall, Metal Framing & Acoustical Ceilings
<input type="checkbox"/> 02 Site Concrete	<input type="checkbox"/> 09 Final Cleaning
<input type="checkbox"/> 02 Site Demo, Earthwork, Utilities	<input type="checkbox"/> 09 Flooring
<input type="checkbox"/> 02 Site Furnishings	<input type="checkbox"/> 09 Painting
<input type="checkbox"/> 02 Subgrade Stabilization	<input type="checkbox"/> 10 Signage
<input type="checkbox"/> 02 Termite Control	<input type="checkbox"/> 10 Specialties- Bath, Shelving, FE, Mailboxes & Shower Doors
<input type="checkbox"/> 02 Unit Pavers	<input type="checkbox"/> 11 Appliances
<input type="checkbox"/> 03 Gypsum Underlayment	<input type="checkbox"/> 11 Parking Control Equipment
<input type="checkbox"/> 03 Structural Building Concrete	<input type="checkbox"/> 11 Trash Compactor & Chute
<input type="checkbox"/> 04 Masonry	<input type="checkbox"/> 12 Window Treatments
<input type="checkbox"/> 05 Balcony Railings	<input type="checkbox"/> 13 Amenity & Leasing Millwork
<input type="checkbox"/> 05 Misc. Metals	<input type="checkbox"/> 13 Amenity Prefab Fireplace
<input type="checkbox"/> 06 Cabinet Material	<input type="checkbox"/> 13 Swimming Pool
<input type="checkbox"/> 06 Countertop Material & Labor	<input type="checkbox"/> 14 Elevators
<input type="checkbox"/> 06 Exterior Trim & Siding	<input type="checkbox"/> 15 Fire Protection
<input type="checkbox"/> 06 Interior Trim Labor	<input type="checkbox"/> 15 HVAC
<input type="checkbox"/> 06 Interior Trim Material	<input type="checkbox"/> 15 Plumbing
<input type="checkbox"/> 06 Rough Framing Labor	<input type="checkbox"/> 16 Audio & Video
<input type="checkbox"/> 06 Rough Framing Material	<input type="checkbox"/> 16 Electrical, Low Voltage, Fire Alarm
<input type="checkbox"/> 07 Building Insulation	<input type="checkbox"/> 16 Security and Cameras

6. CLOSING/QUESTIONS

All project/bidding related questions should be emailed to Garrett Alexander (garrett.alexander@milhaus.com) so they can be documented