

THE CLASSIFIEDS

small ads **BIG** deals

CLASSIFIED AD DEADLINES

All classified ads must be in our office by the following deadlines.

For the Osgood Journal, by Friday at 11:00 a.m.

For The Versailles Republican, by Tuesday at 11:00 a.m.

ADJUSTMENT OF ERRORS

The Ripley Publishing Company cannot be responsible for more than the first publication of any ad, so please check your ad for accuracy. Subsequent repeated errors are the responsibility of the advertiser. If a classified ad should be under a heading other than the advertiser would like it to be please contact the paper and it will be corrected for the following insertion, however, no credit will be given on the ad. The Ripley Publishing Company reserves the right to reclassify, revise or reject at its option any advertisement deemed detrimental to the public interest or the policy of the newspapers.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limi-

tation or discrimination because of race, color, religion, sex, handicap, familial status, or national origin or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Wanted



Will buy and haul scrap cars and trucks

Top prices paid. Fast pick up. Cash paid. Call 1-812-933-8151. 56tfxp

Preschool

Openings. Granny Annie's Childcare and Preschool has openings! Full & part time! School age children welcome! Qualifications: Degree in early childhood education, 15 years experience, CPR certified! Set up a visit! Contact me at 812-571-3136, 812-667-5060, or 812-667-4902. Located in Friendship, Indiana.

27-30p

Notice to Bidders/ Advertisement for Bids

NOTICE is hereby given that sealed bids will be received as follows:

BY: Jac-Cen-Del Community Schools
723 N. Buckeye St
Osgood, IN 47037
FOR: Jac-Cen-Del High School Multipurpose Addition / AUX Gym
4586 US-421
Osgood, IN 47037
AT: Jac-Cen-Del Community Schools (Central Office)
723 N. Buckeye St
Osgood, IN 47037

Until: Bids should be delivered prior to **1:00 PM (Local Time), on Thursday, September 5th, 2024**

Bids received after the date and time set for receipt as herein indicated will be returned unopened. An electronic delivery address will also be provided.

Bid Opening: Bids will be publicly opened and read aloud at 1:30 PM (Local Time) on Thursday, September 5th at the Jac-Cen-Del High School, located at 4586 US-421 Osgood, IN 47037, a TEAMS invitation will be made to view bids online by Addendum.

Description: Jac-Cen-Del Community School Corporation shall be accepting bids for the construction of a 12,000 SF Multi-Purpose building addition connected on to the existing high school. The addition shall be constructed primarily of a prefabricated metal building sized to hold multi-sport activities.

Bids will be received for specific bid packages as outlined in the bid documents. Bidders are allowed to bid multiple packages.

Bids will only be accepted for consideration by bidders who have been **Pre-Qualified and APPROVED prior to bid date**. It is suggested that bidders become approved during the Pre-Bid Qualification Period in order to avoid preparing a bid, only to be determined unqualified. Bidders who were pre-qualified for the 2023-2024 work at the Elementary and High School work who have received a prior qualification notice do not need to submit qualifications again, your previous qualification will be accepted, and notice shall be forwarded.

Please note that Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the work. Proof of insurance and bonding capabilities are a part of the Pre-Qualification and must subsequently be provided on bid day, with bid submission.

The last day to submit a qualification package shall be: **8:00 am Local Time, Thursday, August 29th 2024, Prequalification information shall be**

available on the project Website.

Bidders will be notified of their Qualification status by: **6:00 PM Local Time, July 30th 2024 for all of those who participated in the Pre-Qualification phase process. All Other qualification packages submitted will be notified on, or before Wednesday, September 4th @ 3:00 PM.**

The Construction Manager for this project is Bruns-Gutzwiller, 305 S John St, Batesville, IN 47006. Bidders will enter into a contract agreement with the Construction Manager, not the Owner.

Bids shall be in full accordance with the Construction Documents which shall be on file after July 1, 2024 with the Owner and may be examined by prospective Bidders at the following location:
Bruns-Gutzwiller Inc.
305 S. John St.
Batesville, IN 47006

Jac-Cen-Del Community Schools
4586 US-421
Osgood, IN 47037

Document Viewing: (After July 1, 2024) <https://www.dropbox.com/home/Jac-Cen-Del%20Auxiliary%20Gym>

The Project will be constructed under Multiple Prime Contracts. The following "Anticipated" bid packages will be awarded on a "stipulated lump sum" basis in accordance with the Bidding documents prepared by Lancer Associates Architecture:

1. Package #1 – Site Work : Site Utilities; Site concrete; Landscape; Fencing
2. Package #2 – Core and Shell Package – Consisting of concrete foundations, slab on grade, and prefabricated metal building package
3. Package #3 – Masonry
4. Package #4 – Metal Studs, Drywall, & Acoustical / Rough Carpentry / Gypsum Sheathing / Firestopping
5. Package #5 – Wood Athletic Floor Assemblies
6. Package #6 – Casework
7. Package #7 - Fire Protection
8. Package #8 – Plumbing and HVAC
9. Package #9 – Electrical and Technology
10. Package #10 –Misc Metals
11. Package #11 – Openings: Doors / Frames / Hardware / Storefronts / Entrances / Glazing
12. Package #12 – EPDM roof Patching
13. Package #13 – Specialties / Equipment / Furnishings
14. Package #14 – Flooring: Epoxy; Carpet Tile
15. Package #15 – Wall Finishes – Painting / Sealants

All bids will be reviewed for completeness and alignment with the project scope and intent.

Bids will be reviewed and evaluated for scope to determine the lowest

responsible/qualified bid.

A suggested Pre-Bid Conference will be held to meet the Owner, Construction Manager, and Architect at **2:00 p.m. local time, on July 31st, 2024** at the:

Jac-Cen-Del High School Media Center
4586 US-421
Osgood, IN 47037

As a part of the Pre-Bid Conference, it will conclude with a project site specific walk for all Bidders and Subcontractors at the project site. No other time shall be made available to review the project site. Bidders are not allowed to contact the school for any questions or viewing.

Bid security in the amount of ten percent (10%) of the Bid will be required at the time of submission in accordance with the Instructions to the Bidders, made payable to the Owner. A Bid security in the form of AIA Document A310, a certified check, Indiana General Revised Form No. 86, "Contractors Combination Bid Bond and Bond for Construction" or a form from an acceptable surety shall accompany each bid.

The successful Bidders may be required to furnish Performance and Payment Bonds for one hundred percent (100%) of their Contract amount prior to the execution of Contracts, and must be able to show proof of Bonding Capacity for that amount as an alternate ADD.

A bid may not be modified, withdrawn, or cancelled by the bidder for Sixty (60) days following the time and date designated for the receipt of Bids. All bids may be held for a period not to exceed 60 days before awarding contracts.

The Owner reserves the right to accept or reject any Bid (or Combination of Bids) and to waive any irregularities in bidding.

All workforce performing work at any of the project sites will be required to pass a criminal and background check and must be compliant with all applicable laws.

All companies will need to submit a written plan for employee drug testing that: (i) covers all employees of the bidder who will perform work on the public work project; and (ii) meets, or exceeds, the requirements set forth in IC 4-13-18-5 or IC 4-13-18-6.

The Jac-Cen-Del Community School Corporation does not discriminate on the basis of race, color, religion, gender, national origin, age, or individuals with disabilities, included limited English proficiency, in its programs or employment policies as required by the Indiana Civil Rights Act (I.C. 22-9.1), Title VI and VII (Civil Rights Act of 1964), the Equal Pay Act of 1973, Title IX (Educational Amendments), and Section 504 (Rehabilitation Act of 1973)

The anticipated work shall be started January 2025 – and complete by the start of the fall semester in August 2025.

19-36x
hspaxlp L305

Petition for Vacation of County Road Commissioner Meeting Aug. 16, 2024 at 1:00 p.m. BEFORE THE BOARD OF COMMISSIONERS OF RIPLEY COUNTY, INDIANA

Heidelberg Materials Midwest Agg, Inc. ("Petitioner"), submits this Petition for Vacation of County Road pursuant to Ind. Code § 36-7-3-12, requesting that the Ripley County Board of Commissioners vacate a 1,359.94 foot portion of County Road 350 South. In support thereof, Petitioner alleges as follows:

1. The subject roadway, County Road 350 South (the "Road"), is a twenty-five foot (25') wide right-of-way located in the Southwest Quarter of Section 26, Township 7 North, Range 11 East, Johnson Township, Ripley County, Indiana. An aerial depiction of the Road is attached hereto as Exhibit "A".

2. The Road begins at U.S. Highway 421 and traverses in an easterly direction, a distance of approximately 2,252.25 feet to a dead end without a turnaround.

3. The Road is adjacent to the following property owners as listed below and depicted on Exhibit "B" attached hereto:

Tax Parcel/PIN
69-13-26-300-013.003-013
69-13-26-500-003 000-013
69-13-26-300-013.000-013

69-13-26-400-012.000-013
Owner of Record
Tracy Schewene
Titus Real Estate, LLC
Hanson Aggregates Midwest, Inc.
Shawn Gregory Ehlers
Mailing Address
867 W County Road 350 S
Versailles, IN 47042
9156 Mount Tabor Road
Aurora, IN 47001
209 Old Harrods Road
Louisville, KY 40223
5665 South State Road 129
Versailles, IN 47042

4. Effective as of January 4, 2023, Hanson Aggregates Midwest, Inc. changed its name to Heidelberg Materials Midwest Agg, Inc., the Petitioner herein. A copy of Petitioner's Foreign Registration Amendment filed with the Secretary of State of Indiana is attached hereto as Exhibit "C".

5. Petitioner requests that a 1,359.94 foot portion of the Road be vacated as more particularly shown and described on Exhibit "D" attached hereto.

6. The purpose of this request is because Petitioner owns the property to the south of the Road, leases the property to the north of the Road, and, therefore, vacating this portion of the Road will enable Petitioner to conduct its operations on contiguous tracts of land.

7. The Road is a dead-end road and is rarely, if ever, utilized by the public.

8. This relief requested by this Petition will not deprive any landowner of access to their property.

9. The vacation of this portion of the Road will not:
(a) hinder the growth and

orderly development in the area;

(b) hinder the public's access to a church, school, or other public building;

(c) hinder the use of the Road by a neighborhood in which it is located or contiguous.

10. Vacating this portion of the Road will relieve the County of maintenance and liability obligations associated with such portion and vacating this portion of the Road is in the interests of justice.

11. Abutting landowners Tracy Schewene, Shawn Gregory Ehlers, and Titus Real Estate, LLC, each consents to vacating this portion of the Road as shown in the executed consents attached hereto as Exhibit "E".

WHEREFORE, it is respectfully requested that the Board of Commissioners of Ripley County hold a hearing vacate a 1,359.94 foot portion of County Road 350 South as set forth in this Petition.

Respectfully submitted,
Christopher J. Mitchell, Esq.
Heidelberg Materials US, Inc.

8909 Purdue Road,
Suite 100
Indianapolis, IN 46268
(317) 819-1636
christopher.mitchell2@heidelbergmaterials.com
Counsel for Petitioner
Attorney Number:
36732-49

29x
hspaxlp L150

Notice of Public Hearing

Notice is hereby given the Ripley County Area Plan Commission will hold a hearing on the following petition:

Name of subdivision: Tucker Mountain Subdivision

Developed by: Greg & Annette Tucker

Number of lots: Two (2) on 5.00 acres.

Location of Property:

Part of Section 5, Township 8 North, Range 10 East, Jackson Twp.
9943 W Co Rd 600N Osgood, In. 47037

The hearing has been set for **September 3, 2024, at 7:00 P.M.**, or after the BZA meeting in the Commissioners meeting room in the Ripley County Courthouse Annex, in Versailles, Indiana. Interested parties may voice an opinion upon the hearing date and/or file written comments concerning the amendment. In the event that said item is tabled or postponed, or the meeting is cancelled or postponed the application will be heard at the next regularly scheduled meeting. No further notification will be sent by certified mail or by publication.

The petition and file include a legal description of the property and drawings showing the layout of proposed lots and streets. These may be examined in the office of the Area Plan Commission in the Ripley County Courthouse Annex, in Versailles, Indiana.

Area Plan Commission of Ripley County, Indiana

By: Tad Brinson
Executive Director

Greg & Annette Tucker

9943 W Co Rd 600N
Osgood, In. 47037

29x
hspaxlp L58

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www.colonialmanor.net

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Do you want to inspire others?

Share your success story with us to get published in the Osgood Journal or The Versailles Republican. **Send your story to publication@ripleynews.com.**

Have Questions? Call (812) 689-6364

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