

ADDENDUM #1

Bid Documents Dated – October 10, 2024

OWNER: **The Trustees of Indiana University**

IN038 Medical Research & Library Building

Project Name: **Exterior Repairs - West Entrance**

IU #20210440

Date of Issue: **November 19, 2024**

ITEMS:

- 1 Information provided during pre-bid meeting:
 - a. The Engineer provided a brief overview of the project drawings.
 - i. Specific emphasis was directed at the “General Notes” section listed on the cover sheet. It was also noted that the sidewalk serves as the emergency exit for the Medical Science building west of the project site. The vicinity map has been marked to show the sidewalk travel path which must be open and available at all times. A covered walkway will be required any time active work is ongoing adjacent to that area.
 - ii. Sheet CR1 West Elevation drawing illustrates the project work area. The partial roof plan shows the inset work areas between mechanical chases and the chase roofs. Specific emphasis was directed to mid-roof and roof edge anchor points and the Note for 1/CR1 outlining the criteria the University has mandated concerning their use.
 - iii. Sheet CR2 Inset elevation showing the existing glass curtain wall system and the metal panel return walls. Special emphasis directed at glass skylight panels below the Work area and the required protection for these windows during active work periods. It was also noted that these skylights are above an actively used hallway within the basement level. Engineer advised attendees that the Work includes joint removal and replacement full height of the building and includes the inward facing joints on the east side of the offset spandrel panels.
 - iv. Sheet CR3 Typical inset elevation showing the existing glass curtain wall and the metal panel return walls. Special emphasis directed at glass skylight panels below the Work area and the expected protection for these windows during active work periods. It was also noted that these skylights are above an actively used hallway within the basement level. Engineer advised attendees that the Work includes joint removal and replacement full height of the building and includes the inward facing joints on the east side of the offset spandrel panels.
 - v. Sheet CR4 Enlarged view of Work associated with the mechanical room level intake louver and west building entrance. Engineer emphasized that the west entrance will remain open and available at all times throughout the project period.
 - vi. Sheets CR5 through CR 8 Various details referenced from Sheets CR3 and CR4.

- b. Attendees were advised that Project orientation photos will be uploaded to ARSEE Engineers large file server site. (link provided to meeting attendees via email on November 8, 2024) They may be viewed by using the following link:
[02-21-2024 MRLB 20210440 Pre-bid Meeting Misc. Project Photos](#)
- c. Attendees were advised to carefully review the bidding requirements outlined in the Notice to Bidders. Special emphasis was directed to the documents to be submitted with the Bid.
- d. Attendees were advised that the existing roof edge swing stage attachment brackets at the gutter level and the safety tie off anchors approximately 10' up the slope of the inclined roof, **have not been maintained or certified for use**. The University will allow contactors to use these anchor points if they are certified as outlined on Sheet CR1.
- e. Contractor question: If an anchor fails to pass the active load test, what are the Contractor's options to move forward? Answer provided by IUI – The Contractor will provide the University with a written report from the independent testing agency describing the remediation work required to return the anchor point into service. The University will contract with a vendor of their choosing to repair and retest the noncompliant anchor point and retest.
- f. Bid date is November 21, 2024. ALL bids must be submitted electronically to the University's plan room website. www.iuplanroom.com. It was suggested that bidders unfamiliar with the University's electronic submission process, should make submissions early just in case problems arise.
- g. All requests for additional information/clarification and proposed material substitutions are to be submitted in writing by end of business November 14, 2024. Send request to apulley@arsee-engineers.com. (No questions or RFI's were submitted)
- h. Attendees were advised that pre-bid visits to the project site are to be coordinated with Niraj Patel IU Capital Projects CM (317)-987-7976.
- i. All project communications and documentation will be managed through the University's E-BUILDER website.
- j. Attendees were advised that onsite parking is Limited. The University will authorize the General Contractor to use a graveled area immediately east of the project building for a staging and storage area. Vendor parking permits for the Contractor and for each Subcontractor identified on the bid form for parking within a nearby parking garage or surface lots are available for purchase. Contractor employee parking is to be in the Indiana Ave. surface lot.
- k. Contractor shall supply and maintain all necessary signage to direct building occupants, pedestrian traffic and vehicular traffic through and around work activities.
- l. Contractor may position a debris dumpster at grade level in relatively close proximity to the project building. A placement area is shown on the Vicinity Map on the drawing cover sheet.
- m. Contractor may utilize the Building's power and water as long as usage does not interrupt regular building operations. Contractor will be responsible for all costs associated with installing and removing any temporary pigtails or branches tie-in lines and will return connections to their pre-construction condition at the completion of the project.
- n. Bidders were advised that the University will authorize the Contractor's personnel to use the grade level all-gender restroom adjacent to the loading dock and west elevation entrance. Its usage is contingent on the Contractors treatment of the facility. The

- University will be the sole entity for determination of its continued use and may revoke access privileges at any time.
- o. Contractor question: Can a Contractor access the flat roof area using the freight elevator? Answer provided by ARSEE Eng. Yes The freight elevator will service the 6th floor and stair access delivers you to the floor of the mechanical room. A fixed ladder extends from the mechanical room floor to the roof level hatch. To access to the Work area on the west side of the mechanical room individuals must ascend up and over the standing seam sloped roof covering most of the mechanical room. There is no existing ladder at that elevation.
 - p. Contractor question: Can construction materials be stored on the roof of the project building east of the mechanical room roof? Answer provided by ARSEE Eng. Yes, only if the Contractor provides a storage layout plan accompanied by an engineering analysis that demonstrates the existing roof framing is adequate to safely accommodate the loads.
 - q. Additional Information from Ownership; The University has identified Shine On Group, Inc. 2302 W. North Ave, Suite #1W, Chicago, IL 60647 as an approved vendor for anchor point testing. Their telephone number is 773-227-4522 and their web address is anchors@shineongroup.com. Bidders may elect to utilize the services of other experienced testing agencies.

This Addendum, issued prior to bidding, alters, amends, corrects, or clarifies the Construction Bid Documents to the extent stated herein and does thereby become a part of the Construction Bid Documents, and will become part of the Contract Documents of the successful bidder. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

Issued by: ARSEE Engineers
9715 Kincaid Drive, Suite 100, Fishers, IN 46038-9459
317/594-5152