



ADDENDUM #1
FOR
20241092- BX508 BROSIUS STEICHMAN HALL – UPDATE NURSERY

Camp Brosius
Indiana University
N8089 Co. Rd. P
Elkhart Lake, Wisconsin 53020

August 19, 2025
DDS Project No. 24-067

This Addendum to the bid documents is issued to modify, explain, or correct the original documents prepared by Distinctive Design Studio and is hereby made a part of the bid documents. This Addendum will also be made part of the Contract Documents.

ALL CONTRACTORS: Please attach this Addendum to the drawings in your possession. Acknowledge receipt of this Addendum on your Bid Form/Proposal, or bid may be rejected. Each bidder shall carefully read this Addendum in its entirety and thoroughly examine the Contract Documents to determine to what extent all the various revisions will affect his work.

BIDS DUE: 1:00 p.m., Local Time, Wednesday, August 27th, 2025.

GENERAL:

1. The contractors that attended the pre-bid meeting are:

Richard Peterson from Elite Builds
Kelly Mendini from Jos. Schmitt Construction
Lance Hacker from A. Chappa Construction (net on site the following week)
Kyle Knop from Assa Abloy (supplier)
Rick Schaub from Assa Abloy (supplier)

2. A drawing showing sewer and water hookups has been included in this Addendum. See attached drawing.

RESPONSES TO CONTRACTOR QUESTIONS:

1. What is the expected start date & completion date?

Start date is anticipated for October after award of bid. The Camp wants to use the building next camp season. Project shall be completed by May 1, 2026.

2. There is a spec section Reroofing 070150.19. What is this referring to?

This section is intended to cover the portion of roof that will require some work where the new roof ties into the existing roof. Most of the existing roof finishes will remain.

3. There is a spec section Wood Siding 074623. What is this referring to?

This section includes the Engineered Wood Siding Materials. Basis of design is LP Smartside Lap Siding. Disregard Section 074643 – Composition Siding.

4. Tommy mentioned some changes that he wants to the Shower 101 room. Is that going still have a shower/bathtub combination as shown? Or a separate shower unit?

The camp wants to provide options for the users of the shower room. The shower room shall include a hand-held shower along with the tub shown on the drawings. There will not be a separate shower unit.

5. The structural drawings have very little dimensional information. There are no elevations or dimension for the foundations system, the footings do not show any reinforcing, there is no delineation of the subflooring & framing to be replaced, there are no sizes of the new subflooring and framing members, are there requirements from the engineer for the shoring that needs to be done when the framing is replaced?

Foundation Note 6 on Sheet S11 notes the top of footing are at 4'-0" below finish grade. Footing reinforcement is not required. Due to the elevation of grade on the east end of the building, we are unable to determine the extent of subflooring and framing to be replaced. For bidding purposes, assume replacement of joists and subfloor on the east end of the building to the interior wall separating Daycare Room 100 from Nursery 108 and Connector 109 (Approximately 19 feet). Shoring of existing building shall be determined by contractor. New framing members sizes are noted on Partial Foundation Plan on sheet S100 as 2x6.

6. As you noted this morning, the east end of the building is in the dirt, so do we know how much of that end of the building needs to be replaced – rim joist, wall studs, sheeting, possibly siding, etc.

Include a \$10,000 allowance in bid to address deleterious conditions uncovered during construction related to rim joist, wall studs, and sheeting. Specify this as a line item in bid.

7. Are we insulating the exterior of the existing walls at the east end as part of the base price or Alternate No. 1?

No, the insulation of the existing walls at the east end of the building should be part of Alternate No. 1.

8. Is a fire extinguisher required? Mounting height for one is shown on G100.

The building has existing extinguishers. No new extinguishers are anticipated currently.

9. On A101 Wall Type 1 is called out to have house wrap over ½" plywood sheathing, but Section 2/A300 calls out 7/16" OSB with applies WRB. Which is correct?

Exterior wall sheathing shall be 15/32" APA rated exterior plywood sheathing as specified in Framing Note 2 on sheet S100 with WRB.

10. In the plumbing specs section it lists they want cast iron or copper for the sanitary drains. We replace those materials all the time from wearing and leaking. I would think they'd want PVC for those?"

PVC piping is acceptable for this project.

11. Concerns were raised regarding how to install footings under the existing wall.

Shoring of existing building shall be determined by contractor. If the contractor wishes to replace the exterior walls at the east end of the building in lieu of shoring, this may be included in their bid as a separate line item.

12. Question regarding insulation type in roof/ ceiling and required ventilation.

Alternate #1 includes insulating the existing walls, floors, and roof/ ceiling. It is anticipated that this would include closed cell spray foam insulation in the existing wall cavities, and batt insulation in the floor. Ceiling insulation is anticipated to be batt insulation. Provide new LP Smartside ventilated soffit at existing eaves and new ridge vent to match new addition. Modify/ replace existing trim at top of existing walls to allow for air flow.

Wall, ceiling, and floor finishes in the existing building outside the project area (west end of building) are not scheduled for replacement and should be planned for reinstallation. Replace damaged materials in kind.

13. Question regarding Room Finishes in Daycare Room 100.

The Daycare Room, as part of the base bid, shall receive all new finishes, including ceiling, walls, and floor, new door trims and wall base.

14. Question regarding asphalt paving on north side of building.

The asphalt paving on the north side of the building may be removed during demolition. Replace paving with asphalt or concrete in same location and size.

15. Does Contractor's Bid for Public Work - Form 96 need to be submitted with the bid? Or is this a post-acceptance form?

Form 96 needs to be included with the bid.

16. Questions regarding the existing door on east end of building.

Replace existing door on east end of building with new insulated door and frame. Match existing appearance. See drawing below for U-factor. Replace screen door to match existing.

17. Would you provide a plan of the entire building and detailed scope of work for Alternate No. 1? I'm looking for dimensions of the areas, what is to be removed & replaced (ceiling, walls, flooring, base, windows, etc.), size of wall & floor members to be insulated with spray foam, etc.

This information has been included as part of this Addendum. See attached drawing below. See item 12 above for additional information regarding Alternate #1 scope of work. Exterior walls are 2x4 studs. Floor joists appear to be 2x6 construction. G.C. shall verify all dimensions.

PROJECT SCOPE

BASE BID:

- FIX GRADING ON WEST END OF BUILDING
- NEW FOUNDATION AND FLOOR STRUCTURE ON WEST END OF BUILDING AS SHOWN
- REMODEL EXISTING TOILET ROOM TO BATHING ROOM
- REMODELED UTILITY AND STORAGE CLOSETS
- NEW FLOOR, WALL, AND CEILING FINISHES ON WEST END OF BUILDING AS NOTED
- NEW TOILET ROOM ADDITION TO THE NORTH
- PLUMBING CONTRACTOR SHALL VERIFY EXISTING SEPTIC TANK/ SYSTEM CAN MANAGE ADDITIONAL TOILET AND LAV FIXTURES.

ALTERNATE BID (INFORMATIONAL PRICING):

- INCLUDE QUOTE TO INSULATE ENTIRE EXISTING BUILDING STRUCTURE. THIS INCLUDES SPRAY FOAM WALL INSULATION, R-49 BATT CEILING INSULATION, AND FULL-THICKNESS BATT FLOOR INSULATION, AND EXTERIOR WINDOW AND DOOR REPLACEMENT.

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Prepared by:

DISTINCTIVE DESIGN STUDIO

Jason Ahrens, AIA



CERTIFIED BY:

REVISIONS:

KEY PLAN:

PROJECT TITLE:

Camp Brosius

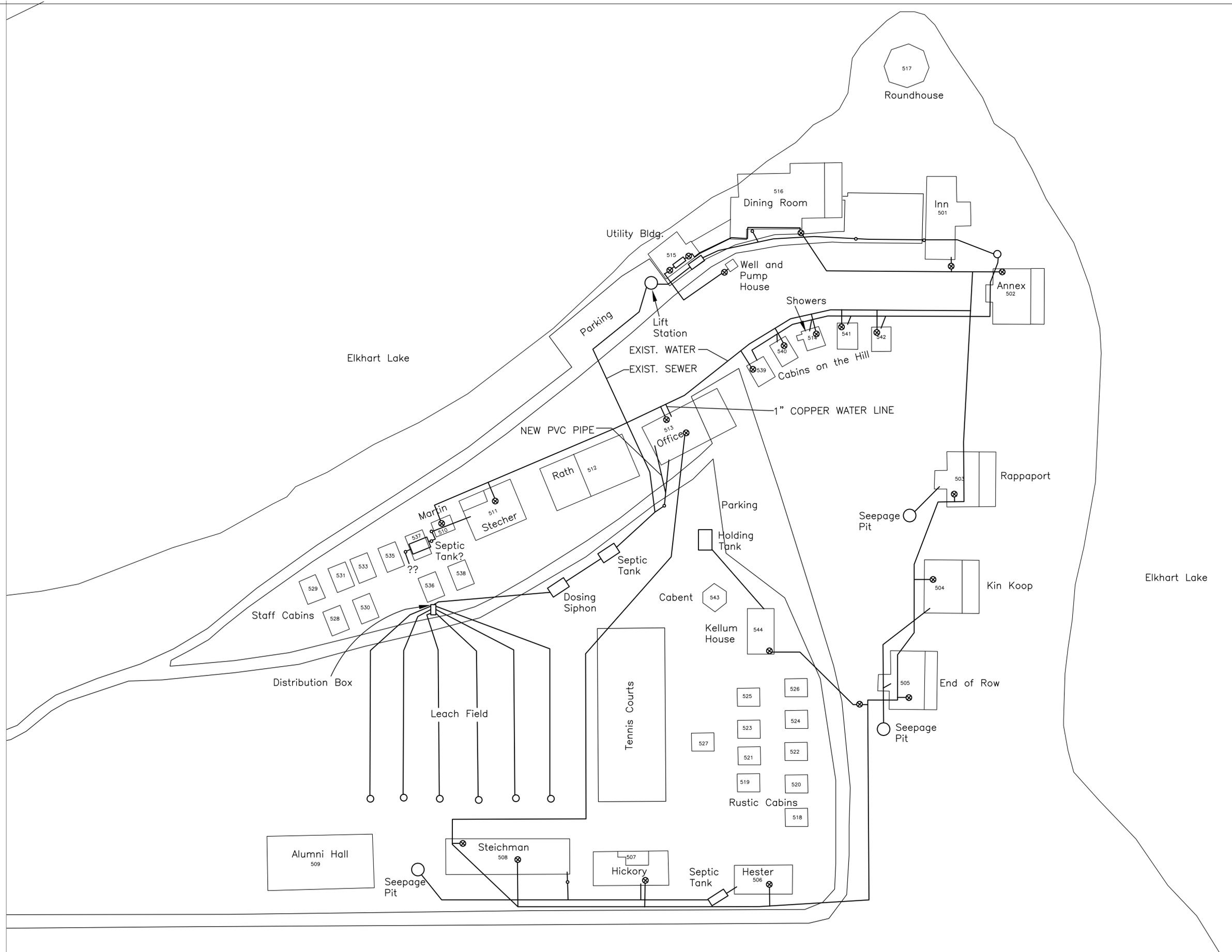
SHEET TITLE:

**CAMP BROSIOUS
NEW OFFICE BUILDING
SEWER AND WATER HOOKUP**

DRAWN:	JLK	DATE:	12/04/2002
CHECKED BY:			
WORK REQUEST NUMBER:			
MMS PROJECT NUMBER:			
CAD FILE NAME:			
TRACING INDEX NUMBER:			
CAMPUS:	BX	BLDG. NUMBER:	
SHEET:			

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OF 1 SHEETS



NEW OFFICE BUILDING SEWER AND WATER HOOKUP

SCALE: NOT TO SCALE