



Building Envelope Consultants, Ltd.

Architects • Engineers • Roof Consultants

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Addendum #1

Project: BL107-Biology Building-Repair & Replace Ballast & EPDM Roofs-20240623

Project Number: 20240623

Date: November 24, 2025

Notice to all Plan Holders/Bidders:

The following modifications, additions, deletions, clarifications and/or information are now part of the Contract Documents and shall be fully binding. This addendum must be acknowledged as part of the Bid Form.

Item #1 (attendance sheet):

See the attached attendance sheet from the pre-bid meetings held on November 12, 2025.

Item #2 (Bid date):

The bid date has been extended to December 11, 2025, 2:00 p.m. EST. See the attached notice to bidders.

Item #3 (Note clarification):

Note 11 in the Project Summary (project plans and section 011000): to read the following:

THE MEMBRANE FOR ALL ROOF AREAS TO BE ADHERED NON-REINFORCED 60-MIL EPDM SYSTEM WITH A 25-YEAR AND A 90 MILES PER HOUR WIND SPEED WARRANTY. THE BONDING ADHESIVE TO BE SOLVENT-BASED CONTACT ADHESIVE DESIGNED SPECIFICALLY FOR ADHERING EPDM MEMBRANES TO APPROVED INSULATIONS IN ADDITION TO OTHER ACCEPTABLE SUBSTRATES. PROVIDE FLASHING TO ACCOMMODATE MANUFACTURER'S 25-YEAR WARRANTY REQUIREMENTS. PROVIDE A MINIMUM 8-INCH CLEARANCE FROM THE FINISHED SURFACE OF ROOF TO BOTTOM OF FLASHING AT ALL VERTICAL SURFACES. IF ROOF AREA CONDITIONS PROHIBIT 8-INCH CLEARANCE CONTRACTOR TO PROVIDE VARIANCE FROM THE MEMBRANE MANUFACTURE ACCEPTING THE SPECIAL CONDITION IN THE WARRANTY.

End of Addendum No. 1

The following questions/answers were stated at the pre-bid meeting held on site on November 12, 2025:

- **Question:** Do the steel beams in roof area F remain?
Answer: Yes, they remain. See note 13 on page A1.3.
- **Question:** Low door threshold in roof area F?
Answer: The roof system in this area was designed considering the existing thresholds. See the roof plan and specifications for more information.
- **Question:** Roof drain survey?
Answer: See the plumbing notes on pages A1.2, A1.3 and A1.4. Also see the section 024100 and unit prices in the bid form.
- **Question:** Are there weight restrictions surrounding the building?
Answer: There are no known weight restrictions at this time. If weight restrictions are present, they will be discussed at the pre-construction meeting.

11/12/2025 10:30 AM Meeting

Name	Company	Phone #	Email
Bryan Walters	IU	812-272-6448	rbwalter@iu.edu
Mark Hays	Steve's Roofing	812-824-3006	mhays@bluemarble.net
Doug Hartley	Bone Dry Commercial	773-870-5474	doug.hartley@bonedry.com
Zach Winter	Bone Dry Commercial	317-480-xxxx	zahary.winter@bonedry.com
John Benson	Quality Roofing	317-797-4490	john.benson@myroofcare.com
Nelson Smiley	Foster Contracting Inc	317-464-7597	nelson@fostercontracting.net
Mack Bell	B&L Sheet Metal & Roofing	812-318-5996	mbell@tectaaamerica.com
Broc Warner	Roof Lynx	812-503-1095	broc@rooflynx.com
Andy Barriento	BEC	317-432-1727	andyb@building-envelope.net
Somsri Bond	IU	812-856-6746	sobond@iu.edu

11/12/2025 1:00 PM Meeting

Name	Company	Phone #	Email
Bryan Walters	IU	812-272-6448	rbwalter@iu.edu
Eric Spangler	LRT	317-552-9062	spangler@lrt.biz ;
Kevin Buckner	LRT	317-391-1957	bucknerk@lrt.biz
Justin Burdine	Nu-Tec Roofing	317-701-6088	jburdine@nutecroofing.com ;
George Schermer	Steve's Roofing	812-320-3253	gschermer@bluemarble.net
Andy Barriento	BEC	317-432-1727	andyb@building-envelope.net
Somsri Bond	IU	812-856-6746	sobond@iu.edu

NOTICE TO BIDDERS

Notice is hereby given that electronic bids will be received:

By: The Trustees of Indiana University
Bloomington, Indiana

For: BL107-Biology Building-Repair & Replace Ballast & EPDM Roofs
Indiana University Bloomington
IU 20240623

At: Office of the Vice President for Capital Planning and Facilities

In accordance with Indiana Code 4-13-18 Drug Testing of Employees of Public Works
Contractors and IC 5-16 Public Works

Via electronic bid submission on www.iuplanroom.com. Bidders must be registered on the plan room, and signed into the plan room, in order to submit a bid.

Bids will be electronically opened via Zoom: <https://iu.zoom.us/j/82623978895>
Meeting ID: 826 2397 8895
Join By Telephone: 312-626-6799

Until: 2:00 P.M. Eastern Time, on December 11, 2025.

Bids received after that time will not be accepted. Bid results will be published on www.iuplanroom.com.

A Unified Bid is requested for all work in this project, including General, Mechanical, and Electrical Construction work.

See project specifications for electronic bid submission instructions.

All bid proposals shall be in full accord with the Bidding Documents, which are on file with the Owner and may be examined by prospective Bidders:

VPCPF Support Resources – Construction Procurement
Indiana University
bidtab@iu.edu
812-855-5294

Bidding documents will be available October 31, 2025. Please contact the Eastern Engineering Distribution Department, 9901 Allisonville Road, Fishers, Indiana 46038, Ph. 317-598-0661, www.iuplanroom.com for deposit and purchase information.

Each bid must be accompanied by:

- a completed Minority, Women's and Veteran's Business Enterprise Participation Plan, detailing the good faith efforts of the contractor to include minority, women and veteran-owned enterprises as subcontractors or material suppliers on the Project;

- a bid security for 5% of the total bid; and
- the contractor's written drug testing program, which must be in full compliance with IC 4-13-18.

The Owner reserves the right to accept or reject any bid and to waive any irregularities in bidding. The Owner may consider a bid to be incomplete if it does not provide the required documentation as described in this Notice, including but not limited to the Minority, Women's and Veteran's Business Enterprise Participation Plan. The Base Bid may be held for a period not to exceed sixty days before awarding Contracts. All Alternate Bids may be held for a period not to exceed ninety days before award and incorporation into the contract by proper Change Directive.

Should a successful Bidder withdraw his bid or fail to execute a satisfactory Contract within 10 days after notice of acceptance of bid, the Owner may declare the Bid Security forfeited as liquidated damages, not as penalty.

Pre-bid meetings are scheduled for 10:30 A.M. or 1 P.M., Eastern Time, on November 12, 2025. All interested parties should assemble at 1001 E. 3rd Street (front entrance) Bloomington, IN 47401 on the Indiana University Bloomington campus.

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