

**Addendum Three** Issue Date: December 11, 2025

Project Name: IN093 Center for Young Children - Roof, Gutters, and Skylight Replacement  
 Project Number: 20230307  
 Description: Amendment to Drawings dated 10-7-25 and Specifications dated 11-7-25

This Addendum is issued in accordance with the provisions of The General Conditions of the Contract for Construction, Article 1 Contract Documents, and becomes a part of the Contract Documents as provided therein. The information contained herein modifies the original Bidding Documents. Requirements of the original Bidding Documents remain in effect except as modified by this Addendum. Acknowledgement of this Addendum on the Proposal Form is required.

**Specifications:****Item 1. Bid Form**

Attached revised Bid Form includes request and outline for Unit Pricing.

**Item 2. Add Specification Section 01 22 00 Unit Pricing**

Added specification section addresses unit cost requests.

**Item 3. Specification Section 07 41 13 Metal Roof Panels**

Revised as follows:

**PART 2 PRODUCTS****2.1 Metal Roof Panels****A. Basis of Design:**

1. Manufacturer: McElroy Metal, Inc.
  - i. Flat roof areas product: Medallion Lok
  - ii. Curved entrance canopy roof product: Maxima

**B. Acceptable Manufacturers whose products provide an acceptable equivalent to the basis of design:**

1. Manufacturer: Mueller
  - i. Flat roof areas product: MSL
  - ii. Curved entrance canopy roof product: CWH
2. Manufacturer: Centria
  - i. Flat roof areas product: SDP175
  - ii. Curved entrance canopy roof product: SRS3

**C. Substitutions: will not be allowed.**

1. Provide Basis of Design Manufacturer and Product or approved listed manufacturer and product.

## 2.2 MANUFACTURED UNITS

### A. Metal Roof Panels:

1. Profile: Vertical leg standing seam panel with male/female seams that are interlocked via snapping during installation.
2. Size: 1.75" high seam by 16" width (51 x 406 mm); Length as indicated on drawings.
3. Panel Surface: Striated
4. Material: Galvalume steel sheet conforming to ASTM A792, AZ50 coating for painted; 24-gauge sheet thickness.

### Item 4. Specification Section 08 62 00 Unit Skylights

Revised as follows to include sizes:

#### 1.06 Manufacturer:

- 1 A. Basis of Design:
  - a. Thermally broken Ridge Lite Curb Mount skylight system
    - i. American Skylites model RLCM
      - 1. Sizes (Verify):
        - a. Ridge Mount Skylights = 6'-6"W x 3'-9"L to ridge each side.
        - b. Slope Mount Skylight = 6'-6"W x 6'-6"L

### Drawings:

### Item 5. Drawing Sheet A000

Revised Overall Site plan includes information related to:

1. proposed phasing of roofing replacement – final phasing order operation will be established with the awarded contractor
2. guidelines for fencing around work zones
3. site areas designated for dumpsters and staging work

### Item 6. Drawing Sheet A300

Revised as follows:

Roof Plan Keyed Notes Shall Read:

1. New metal roof at entry canopy roof area.
2. New concealed fastener snap lock metal roof panel system – see specifications and details A330.
- 5.1 New slope or ridge mount acrylic dome skylight – see detail 04 & 06/A330 and specifications.

### Attachments:

1. Prebid Agenda.
2. Mandatory On-Site Sign-In Sheet.
3. Contractor Questions and Answers.
4. Bid Form.
5. Specification Section 01 22 00 Unit Pricing.
6. Sheet A000

### End of Addendum Three.

## Pre-Bid Meeting Agenda

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Meeting Date:	December 2, 2025
Location:	Zoom On-line
Project Name:	IN093 Center for Young Children - Roof, Gutters, and Skylight Replacement
Project Number:	IU #20230307
Meeting Subject:	Pre-Bid Meeting

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### 1. Introductions:

IU Project Manager

Mike Huff, IU Roofing SME  
[huffmike@iu.edu](mailto:huffmike@iu.edu)  
812/856-6197

IU Construction, Project Manager

Mel Dumas  
[medumas@iu.edu](mailto:medumas@iu.edu)  
317-278-3690

Alex Maher, IU Lead  
[maherad@iu.edu](mailto:maherad@iu.edu)  
812/855-9315

IU Facility Operations, Zone Maintenance Manager

Patrick Schaefer  
[pjschaef@iu.edu](mailto:pjschaef@iu.edu)  
317-278-1801

Architect of Record / Consultant: INFLUENCE, architecture + interiors  
Mindy Homan-Wise, RA, NCARB, RID  
317-513-3620  
[mhwise@influence-ai.com](mailto:mhwise@influence-ai.com)

### 2. Project Overview

- a. Project Construction is anticipated to begin early March 2026 and as weather is permitting.
- b. The phasing of work shall be carefully planned and coordinated with IU prior to commencing work and to allow for the most effective and safe on-going use of the facility.
- c. Dumpster location and construction staging area shall be located on the premises and will be identified after project award. The size and requirements for screening shall be per IU standards as indicated in the specifications.
- d. The scope of work is as follows:
  - a. Base Bid:
    - i. Replace existing asphalt shingle roofing with a new standing seam concealed fastener snap lock metal roofing system.
    - ii. Replace gutters and down spouts.
    - iii. Clean / Pressure wash existing masonry, existing metal trim, and existing soffits.
    - iv. Repaint existing decorative wood columns and existing wood gable-end painted panels.
  - b. Alternates:
    - i. Alternate One: Replace Metal Trim
    - ii. Alternate Two: Replace Skylights
- e. Bid Documents
  - a. Drawings are dated: 10-7-25 and Specifications are dated: 11-7-25

3. **Bid Process Framework** \*\*\*CHANGED BY ADDENDUM\*\*\*
- a. Bid Date: ~~December 16, 2025 @ 2:00pm~~ December 23, 2025 @ 2:00pm.
  - b. Bid Question/Response Procedure
    - Last Day for Questions: ~~December 11, 2025~~, by 5:00pm. December 18, 2025
    - Last Day for Addenda: ~~December 12, 2025~~, by 5:00pm. December 19, 2025
  - Substitution Requests: by ~~Dec 9th~~ to be evaluated and included in an Addendum.
4. **Open for questions.** December 16, 2025
5. **On-Site Roof Review Information: Mandatory Pre-Bid On-site Meeting Dec 9 10:30am and 12:00pm**
- a. Bidders are welcome to walk the outside perimeter of the fenced-in area of the property.
  - b. For a closer inspection of the roof, please coordinate the visit with Patrick Schaefer.
6. **Attendees:** The list below is represents the attendees of the Zoom pre-bid meeting on December 2, 2025  
See the attached sign-in Sheet for the complete list of bidders who attended the Mandatory On-Site Meeting.

ATTENDEES	COMPANY	CONTACT #
a. Me	INFLUENCE	SEE CONTACT INFO ABOVE
b. Mel Dumas	IU	"
c. Patrick Schaefer	IU	"
d. Mike Huff	IU	"
e. Mark Hayes	Steves Roofing	812-824-3006 <a href="mailto:steves@bluemarble.net">steves@bluemarble.net</a>
f. Ronny Gauldnin	Blackmore & Buckner	317-223-4060 <a href="mailto:rgauldin@tectaaamerica.com">rgauldin@tectaaamerica.com</a>
g. Nelson Smiley	Foster Contracting	317-464-7596 <a href="mailto:nelson@folstercontracting.net">nelson@folstercontracting.net</a>
h. Carlos Sanches	Carlos General Services	812 327 1083 <a href="mailto:cvcsupply457@gmail.com">cvcsupply457@gmail.com</a>
i. Matheus Elias	Cox Roofing	317-600-8553 <a href="mailto:matt@coxres.com">matt@coxres.com</a>
j. John Benson	Quality Roofing	317-797-4490 <a href="mailto:john.benson@myroofcare.com">john.benson@myroofcare.com</a>

## 7. Contractor Questions:

A complete list of contractor questions and answers will be provided in an upcoming Addendum and will include questions fielded at the Zoom Pre-Bid Meeting as well as the Mandatory Pre-Bid On-Site Meeting.



INDIANA UNIVERSITY  
INDIANAPOLIS

IN093 Center for Young Children

Architect of Record:  
**INFLUENCE**  
architecture + interiors

7932 Barlum Dr  
Indianapolis, IN 46240  
[p] 317.513.3620

## MANDATORY PRE-BID ON-SITE REVIEW Sign In Sheet

Date: December 9, 2025; 10:30 am -or- 12:00pm  
Location: Center for Young Children – West Parking Lot  
Project Name: IN093 Center for Young Children - Roof, Gutters, and Skylight Replacement  
Project Number: 2023030

Name	Company	Phone Number	Email
<b>10:30am</b>			
John Benson	QUALITY ROOFING	317-797-4490	john.benson@myroofcare.com
Mike Burdine	Metal Solutions	317-781-6734	metalsolutionsinc@gmail.com
John Lengacher	Lengacher Commercial Roofing	260-385-2615	john@lengacherbrothers.com
April Dunn	Hays & Sons	317-408-5025	adunn@haysandsons.com
Robtld Gauldin	Blackmore's Buckner	317-225-4060	Rgauldin@tecta America.com
Patrick Schaefer	TU Indy	317-274-1801	PSCHAEFER@IU.EDU
<del>Mike Maher</del>	<del>IU</del>	<del>770.329.8987</del>	
Alex Maher	IU	309.712.7254	Maher.ad@iu.edu
<b>12:00pm</b>			
Kevin Acton	Wabash Valley Exteriors	765-585-6891	Kevin@WVExteriors.com
Mike Huff	TU	615-495-0353	HUFFMIKE@IU.EDU
Yakov Wells	Stevens Roofing & Decking	812-824-3006	Stevens@bluemarble.net
Nelson Smiley	Foster Contracting	317-464-7597	NELSON@FosterContracting.NET
MATTHEWS ELIAS	COX ROOFING	317.600.8553	MATT@COXRES.COM

## Mandatory Pre-Bidding On-Site Meeting

### CONTRACTOR QUESTIONS (Q#) AND ANSWERS

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Project Name: IN093 Center for Young Children - Roof, Gutters, and Skylight Replacement  
Project Number: IU #20230307

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#### A. Additional Project Information provided by Indiana University

1. Center Hours of Operation:
  - a. Monday through Friday: 7:30am – 5:30pm
2. Center Contractor Operating Restrictions:
  - a. The busiest time in the Center parking lot is between 7:15am – 8:30am and 4:00pm – 5:30pm. All contractor activity in the parking lot is prohibited during those time frames. All other times of day: the contractor will be allowed to utilize the parking lot for activities such as deliveries, pick-up and drop-off.
  - b. The facility observes a 1pm – 3pm daily nap-time schedule. All excessive and disruptive noise work will be prohibited during this time frame.
3. Security and Construction Personnel Expectations:
  - a. Due to the sensitive and vulnerable nature of the building occupants, all construction personnel will be vetted via an on-line background checking organization such as E-Verify or SafeVendor.
  - b. All on-site personnel must be listed and provided to Indiana University daily.
  - c. Indiana University will monitor the personnel daily for compliance.
- 4.
- 5.

#### B. Contractor Questions and Answers

Q 1: Note 1 on Sheet A300 is unclear. Is the existing curved roof at the canopy to be “New” or is it “existing to remain?”

Answer: The curved roof area at the entrance canopy is to be replaced as part of this project's scope of work.

Q 2: Clarify the gauge metal specified for the metal roof panels.

Answer: 24 gauge.

Q 3: Does the project scope include pressure washing the entirety of the masonry surfaces of the building?

Answer: No. Base bid scope of work includes pressure washing the existing metal trim and soffits as well as the badly soiled areas of the masonry walls and the limestone roof caps. Addendum Three gives a base bid scope of pressure washing and a request for Unit Pricing.

Q 4: Who is responsible for trimming the trees interfering with roof surfaces and thus roof replacement work?

Answer: IU will trim all trees / shrubs interfering with the required work prior to start of construction.

Q 5: It was observed that the roofing specification for the flat roof areas is not compatible with the curved roof area located at the entry canopy.

Answer: See Addendum Three for additional information and changes to the specifications.

Q 6: The specification calls for all metal components of the roofing system to be factory fabricated by the roofing manufacturer. What about the metal trim scope that is included in Alternate One?

Answer: Break metal provided, formed, and installed in accordance with specifications *Section 07 62 00 Sheet Metal Flashing and Trim* is the expectation.

Q 7: Is weekend work allowed?

Answer: Yes. Weekend work will be allowed and should be coordinated with the Construction management personnel.

Q 8: Will the contractors be allowed to park on-site?

Answer: Parking will follow IU Standard requirements for construction personnel parking. Two spots will be allowed in an area adjacent to the project. All other personnel will be expected to park off site. Parking passes will be required and purchased through IU Parking Services. This information will be shared in greater detail with the awarded contractor at the construction kick off meeting.

Q 9: Will the roofing color be selected from the manufacturer's standard colors?

Answer: Yes. Metal Color Key:

- a. Color 1 = Roofing Panels System
- b. Color 2 = Gutters, Downspouts, Metal Trim
- c. Color 3 = New Coping Cap

**BID FORM**

for

IN093 Center for Young Children – Roof, Gutters, and Skylight Replacement  
Indiana University Indianapolis  
Indianapolis, Indiana  
IU 20230307

TO: The Trustees of Indiana University  
Bloomington, Indiana

**\*\*Submit bid online via [www.iuplanroom.com](http://www.iuplanroom.com)\*\***

FROM:

Bidder's Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ FAX Number \_\_\_\_\_

CONTACTS:

Bid / Contract Information: Name: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Proposed Project Manager: Name: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Indicate if your firm is a certified minority-, women-, or veteran-owned business \_\_\_\_ Yes \_\_\_\_ No  
**If “Yes”, please attach a copy of certification**

FOR: **Unified Bid** to include General, Mechanical, and Electrical Construction Work

Bidders:

LUMP SUM BASE BID

The undersigned Bidder, with a complete understanding of existing conditions at the Project Site and a complete understanding of the Bidding Documents, including any Addenda acknowledged hereinafter, for IN093 Center for Young Children – Roof, Gutters, and Skylight Replacement on the Indiana University Indianapolis campus, as prepared by INFLUENCE, architecture + interiors, Ltd., hereby proposes to complete the project, in full and complete accordance with the requirements of the Bidding documents, for the LUMP SUM BASE BID PRICE of:

\_\_\_\_\_ Dollars \$ \_\_\_\_\_  
(written amount) (numerals)

**MAJOR SUBCONTRACTORS**

Subcontractors and other persons and organizations proposed by the Bidder and accepted by the Owner and the Owner's Representative must be used on the work for which they were proposed and accepted and shall not be changed except with the written approval of the Owner and the Owner's Representative.

If requested, the supplemental Subcontractors and Products List will be submitted by email to the Owner, [bidtab@iu.edu](mailto:bidtab@iu.edu), and INFLUENCE, architecture + interiors, [mhwise@influence-ai.com](mailto:mhwise@influence-ai.com) within 48 hours of the bid opening. The understanding of the Owner and the design team is that these same Major Subcontractors will be the same subcontractors listed below.

The Contractor proposes to utilize the following primary subcontractors for the work indicated.

**List one major subcontractor per trade.** Any deviation could result in the Owner removing the bid from consideration.

Indicate which are certified by the State of Indiana as an MBE, WBE, or VBE company by circling the M/W/VBE after the name.

Sheet Metal: \_\_\_\_\_ M/W/VBE

Painting: \_\_\_\_\_ M/W/VBE

**ALTERNATE PROPOSALS**

1. Alternate proposals are requested under Alternates of the Bidding Documents. (See Specification Index)
2. The alternate proposal shall indicate the amount to be added to or deducted from the Lump Sum Base Bid if the alternate proposal is accepted by the Owner.
3. The alternate proposal shall include all costs necessary for the complete installation of the materials or items indicated for the alternate proposal, including materials, labor, equipment, operations, administration, overhead, profit, and taxes (as applicable).
4. The alternate proposal shall also include all costs for changes in the work (including work of other Separate Contracts) that will be made necessary by acceptance of the alternate proposal.
5. The Bidder shall submit prices for all the alternates listed below in the manner indicated. Cross out (Add) or (Deduct) as applicable. If there is no change in price to the Lump Sum Base Bid, write in "No Change".

Alternate No. 1: *Replace Metal Trim*

(Add) (Deduct) \_\_\_\_\_ Dollars \$ \_\_\_\_\_  
(written amount) (numerals)

Alternate No. 2: *Replace Skylights*

(Add) (Deduct) \_\_\_\_\_ Dollars \$ \_\_\_\_\_  
(written amount) (numerals)

UNIT PRICES

1. The following Unit Prices shall include all costs necessary for the complete installation of the materials or items indicated, including materials, labor, equipment, operations, administration, overhead, profit and taxes (if applicable).
2. These Unit Prices shall be used to determine the costs for changes in the work during the construction period, when agreed upon by the Owner.
3. These Unit Prices are submitted as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.
4. The Bidder shall submit one Unit Price for each of the following items, plus any other Unit Prices requested in the Bidding Documents, in the manner indicated.

	<u>Item</u>	<u>Unit</u>	<u>Price</u>
1.	Plywood Roofing Deck Replacement (as required)	S.F.	\$ _____
2.	Additional Pressure Washing (Refer to 01 22 00 for Square Feet to Include in Base Bid)	S.F.	\$ _____

TAX EXEMPTIONS

The undersigned Bidder has informed himself and all his prospective sub-contractors and suppliers of the tax exempt status of the Owner, as set forth in the General Conditions, and therefore, has not included these taxes in his Lump Sum Base Bid price.

SUBSTITUTIONS

The undersigned Bidder has based his bid upon the materials, products, articles, equipment, brands, manufacturers and processes described in the Bidding Documents or upon approved equivalents. Proof of equivalency of substitutions is the responsibility of the Bidder, but the Architect/Engineer shall be the sole judge of equivalency. Proposed equivalent substitutions shall be equal in all respects to the requirements of the Bidding Documents, including but not limited to the design, quality, physical size, performance characteristics, strength, previous history of use, and to the method of installation, attachment, or connection to related or adjoining work. Determination of equivalency of proposed substitutions shall be by the Architect/Engineer, before the bid opening date, as described in paragraph entitled "Substitutions" in the Instructions to Bidders.

COMPLETION DATE

The Undersigned Bidder agrees to coordinate and expedite his work and shall take into consideration any lead time and schedule parameters\* with all contractors, and that this Work will be completed within \_\_\_\_\_ **Calendar Days of Notice to Proceed.**

\*schedule parameters: Construction activity shall commence early spring 2026 (anticipate early to mid-March) as weather conditions permit per manufacturer's requirements for product installation.

**ASSIGNMENT OF COORDINATION**

The undersigned Bidder agrees to the assignment of Mechanical and Electrical work to the successful General Contractor for the responsibility of complete coordination of the work as stated in the Instructions to Bidders.

**PERFORMANCE AND PAYMENT BOND**

The undersigned Bidder agrees, if awarded the Contract, to deliver to the Owner a satisfactory Performance Bond, in the full amount (100%) of the total Contract price, not later than the date of execution of the contract. The cost of the Bond shall be included in the Lump Sum Base Bid contained in this Proposal.

**SUPPLEMENTAL AND REQUIRED DOCUMENTS**

Bid Security; State Form 96 (Revised 2013); Written Drug Testing Program, which must be in full compliance with IC 4-13-18; a completed Minority, Women's and Veteran's Business Enterprise Participation Plan; Contractor Asbestos Certification; Asbestos Protocol for Contractors.

**ADDENDA**

The following Addenda have been received by the undersigned Bidder; and all costs resulting from these Addenda have been included in the preparation of this Bid Form:

Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____

**SIGNATURES****1. When a Bidder is an Individual:**

_____	_____
Witness	Bidder
Date: _____	Address: _____
	_____

**2. When a Bidder is a Partnership:**

	_____
	Name of Partnership
Date: _____	Address: _____
	_____

\_\_\_\_\_  
Partner

\_\_\_\_\_  
Partner

**3. When Bidder is a Corporation:**

\_\_\_\_\_  
Name of Corporation

Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Secretary

CORPORATE SEAL

END

**\*\*Submit bid online via [www.iuplanroom.com](http://www.iuplanroom.com)\*\***

**SECTION 01 22 00  
UNIT PRICES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for unit prices.
- B. Related Sections include the following:
  - 1. Division 1 Section "Allowances" for procedures for using unit prices to adjust quantity allowances.
  - 2. Division 1 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
  - 3. Division 1 Section "Quality Requirements" for general testing and inspecting requirements.

**1.3 DEFINITIONS**

- A. Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

**1.4 PROCEDURES**

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit. Unit prices submitted must be appropriate for work described and not be unreasonable when compared to industry standards and accepted practices. The Owner reserves the right to require the replacement of any unit price that cannot be adequately substantiated by the Contractor with a price that is commensurate with industry standards and accepted practices.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

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- D. List of Unit Prices: A list of unit prices is included at the end of this Section. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION**

#### **3.1 LIST OF UNIT PRICES**

A. ALL WORK ASSOCIATED WITH THE FOLLOWING:

1. Replace damaged roof substrate = Cost per Square Foot.
  - a. Assume  $\frac{3}{4}$ " Exterior Grade Plywood.
2. Exterior Pressure Washing = Cost per Square Foot.
  - a. Base Bid shall include the following:
    - 1) Limestone wall caps and masonry wall sections: 600 S.F.
    - 2) Metal Trim components: 2,500 S.F.
    - 3) Soffits: 650 S.F.

**END OF SECTION 01 22 00**

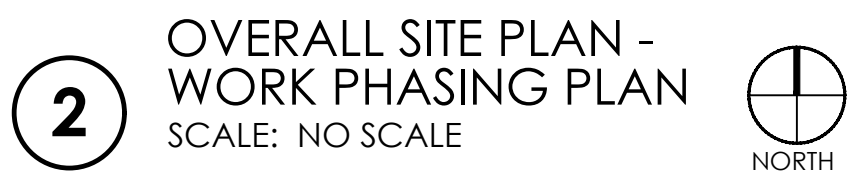
(A) LOCATION OF 6' H TEMPORARY FENCING AT EACH PHASE - MINIMUM 8' FROM THE BUILDING FACE. FINAL LOCATION AND CONFIGURATION WILL BE COORDINATED WITH THE AWARDED CONTRACTOR. COMPLY WITH TEMPORARY FENCING SPECIFICATION AND PROVIDE FABRIC WRAP SCREEN. SCREEN TO BE 80% PRIVACY KNITTED HDPE UV POLYETHYLENE OR PVC CONSTRUCTION. \*\*\*

(B) BUILDING EXIT LOCATION. EXISTS ARE REQUIRED TO MAINTAINED, CLEAR AND PROTECTED DURING THE CURRENT PHASE OF WORK. PROVIDE A PROTECTIVE OVERHEAD COVER - MINIMUM 8'W X 7'H X 8' D. SIDE WALLS SHALL BE FULLY ENCLOSED TEMPORARY FENCING.

(C) DUMPSTER LOCATION = LOT 63

(D) AREA OF POSSIBLE CONSTRUCTION STAGING AND STORAGE. FINAL LOCATIONS WILL BE COORDINATED WITH THE AWARDED CONTRACTOR.

\*\*\* NOTE: ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE INACCESSIBLE TO CHILDREN IN THE CHILDREN'S PLAY AREAS AT ALL TIMES.



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