



ADDENDUM NO. 1

Addendum Date: 12.08.2025
Original Issue Date: 10.30.2025 (DSPS Review Set)

IU Project No: 20241053-BX000B
DDS Project No: 24-061
Project: Indiana University - Camp Brosius
Multi-Building-Add A/C to Camp Brosius Accommodations
N8089 Co. Rd. P
Elkhart Lake, WI 53020

Architect: Distinctive Design Studio
Jason Ahrens, Project Architect
215 Pine Street
Sheboygan Falls, WI 53085
920.458.5584
jason@distinctivedesignstudio.com

Copies To: General Contractor: Kelly Mendini, Jos. Schmitt Construction
General Contractor: Travis Fleis, Elite Builds
General Contractor: Tyler Chappa, A. Chappa Construction
General Contractor: Sam Leroy, Quasius Construction

Addendum History: 12.08.2025 – Addendum #1

This Addendum is issued to modify, explain, correct, or add further information to the Original Documents, and is hereby made a part of the Contract Documents with amendments and additions noted below.

This Addendum consists of these four (4) pages, and the revised Bid Form. See item 9 in General for additional information regarding the revised Bid Form.

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. Central Time (2:00 P.M. Eastern Time), on Tuesday December 16, 2025.

GENERAL:

1. The contractors and sub-contractors that attended the pre-bid meeting on November 18th are:

Kelly Mendini; Jos. Schmitt Construction
Travis Fleis; Elite Builds



Ben Mannenbach; Mannenbach Mechanical

2. Gutters and downspouts shall be installed on all buildings.
3. Trees on south side of Hickory/ Oak shall be trimmed to allow for easier installation of SIPS panels and siding. The trees shall also be trimmed so as not to prevent the usage of any exiting doors. Include \$1,500 allowance for trimming of trees.
4. At the Annex building, the ledger board, decking, and flashings be modified to allow for a continuous SIPS panel on the exterior of the building. Stopping the SIPS panel below the deck framing and infilling between the joists with insulation and sheathing is not acceptable.
5. The stairs located at the south side of the Annex Building that leads to the second-floor screen porch should be shifted south to allow for the installation of the new SIPS panels and siding and reinstalled, as indicated on the drawings. Modification or replacement of the stairs should not be required. However, however, this option may be presented as a line item in your bid. New stairs shall have a minimum clear width of 36 inches. Handrails may encroach up to 4-1/2" on each side.
6. Roof SIPS panels shall cover the entire roof area, including over the screen porch.
7. SIPS panels shall be the Thermocore product specified.
8. HVAC equipment from manufacturers not specified on the drawings may be proposed during shop drawing review. Alternate proposed equipment shall meet or exceed specified requirements.
9. Additional work at the screen porches has been added to the Bid Form as an Alternate. This alternate shall include replacement of the exterior siding at the screen porches, replacement of the sills at the screen porches that are showing signs of rot and decay, and repainting/ restaining the wall and ceiling finish on the interior side of the screen porches.

DRAWINGS ADDED TO SET:

No drawings have been added to the set.

CHANGES TO DRAWINGS:

No changes have been made to the drawings.

RESPONSES TO CONTRACTOR QUESTIONS:

1. How much of the skirt board should we plan to replace? Should we base it on a percentage of all of it? What I think needs to be replaced vs. what someone else thinks could vary quite a bit.



Include this as a separate line item in bid form. Give linear feet of board that needing preplacement and price.

2. Is all the skirtboard to be repainted?

Yes, the skirtboard shall be painted.

3. Are the areas not covered by the new siding/SIP's to be painted?

Yes, the exterior of the building that is to remain shall be painted.

4. Should the inside of the screen porches not covered by the new siding/SIP's be painted?

Yes. This has been included in an Alternate price that has been added to the Bid Form. See item 9 in General category above for additional information.

5. Let me know what you are thinking for the replacement doors. They exterior ones that are remaining appear to be a residential grade from a home improvement store. Would you provide elevations of that you are looking for regarding the door types?

New exterior doors shall be insulated hollow metal doors. Door elevations should match doors being replaced. New hardware shall match existing. Keying shall stay the same, Consult with Camp Director.

6. Should the existing exterior doors be repainted?

Replace exterior doors with commercial grade insulated hollow metal doors. See item 5 above.

7. Is the door on the south side of Hickory to remain? I know we talked about this earlier this week and you said you were going to check the code for exiting.

The door shall remain and should be replaced.

8. Kellum has scalloped edges on siding (vertical on endwalls), eaves, & gables. Are we to do something similar on the new siding & roofing?

No. Kellum Hall shall be similar in appearance to the other buildings on campus once renovations are completed.

9. Would spray foam be an option for the floor cavities? What R-value remain the same (R-19)? Would it require and ignition barrier?

Spray foam insulation is an option for floor cavities. The R-value shall be R-30. For crawl spaces only utilized for the service of utilities, an ignition barrier is required. This can be a ¼" thick wood structural panel, 3/8" thick particle board, or ¼" hardboard. Include as a separate line item.



10. Will the entire site be plowed during the winter?

No, the site is not plowed during the winter. Include a snow-clearing contingency of \$2,500.

11. There is a spec section 095100 Acoustical Ceilings. Where do you anticipate this being needed?

This section was included in the event that it may be needed.

12. There is a spec section 096500 Resilient Flooring. Where do you anticipate this being needed?

This section was included in the event that it may be needed

END OF ADDENDUM

BID FORM

for

BX000B – MULTI-BUILDING – ADD A/C TO CAMP BROSIUS ACCOMODATIONS
Indiana University – Camp Brosius
Elkhart Lake, WI 53020
IU # 20241053

TO: The Trustees of Indiana University
 Bloomington, Indiana

****Submit bid online via 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 **MULTI-BUILDING – ADD A/C TO CAMP BROSIUS ACCOMODATIONS** on the Indiana University **CAMP BROSIUS** campus, as prepared by **DISTINCTIVE DESIGN STUDIO**, 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)

INFORMATIONAL PRICING

The Owner has determined that the construction cost of certain items included within the Contractor's Base Bid shall be identified as Informational Pricing. For the Owner's internal budgeting purposes only, the LUMP SUM BASE BID shall include the following price breakouts. (These numbers are to be included in the LUMP SUM BASE BID price above) These totals are provided for information only, not for use in bid evaluation:

1. STECHER HALL

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

2. KELLUM HALL

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

3. ROW'S END

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

4. KIN KOOP

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

5. RAPPAPORT

_____	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, and **DISTINCTIVE DESIGN STUDIO, jason@distinctivedesignstudio.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.

Roofing Contractor: _____ M/W/VBE

Siding Contractor: _____ M/W/VBE

HVAC Contractor: _____ 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: **HICKORY/ OAK BUILDING**

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

Alternate No. 2: **ANNEX BUILDING**

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

Alternate No. 3: **ADDITIONAL SCREEN PORCH WORK**

(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.	Siding – Engineered Wood	<u>Square Foot Installed</u>	\$ <u> </u>
2.	Asphalt Shingles	<u>Square Foot Installed</u>	\$ <u> </u>
3.	Batt Insulation (Floor)	<u>Square Foot Installed</u>	\$ <u> </u>

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 no later than **MAY 1, 2026**.

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 _____

SIGNATURES1. **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****