

Addendum D1

re: **KO857 - Hunt Hall Replace Roof – Phase 1**
Indiana University Kokomo
425030.05

issue date: **May 27, 2026**

This Addendum forms a part of the Contract Documents for the above-referenced project and is issued in accordance with the Instructions to Bidders. Acknowledge receipt of this addendum by inserting its number in the space provided in the bid form.

ITEM	LOCATION	DESCRIPTION
A1.01	GENERAL Pre-Bid Meeting Memorandum	<u>ADD:</u> The attached Pre-Bid Meeting Memorandum dated May 20, 2026, shall be included as an integral part of the project construction documents.
A1.02	GENERAL Pre-Bid Sign-In	<u>ADD:</u> The attached Pre-Bid Sign-In sheet dated May 20, 2026, shall be included as an integral part of the project construction documents.
A1.03	SPECIFICATIONS Front End IU Bid Form (<i>Bid Form Reissued</i>)	<u>CHANGE:</u> The IU Bid Form is being reissued in its entirety as part of Addendum D1.



Addendum D1

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Submitted by:

The Moake Park Group, Inc.



Kevin L. Runkel, Principal
Architect

attachments: Pre-Bid Meeting Memorandum
Pre-Bid Sign-In Sheet
Bid Form

copies: All Plan Holders
425030.05/670

Pre-Bid Meeting Memorandum

date: May 20, 2026

re: **Indiana University Kokomo**
KO857 – Hunt Hall Replace Roof – Phase 1
IU Project #20250600

purpose: Pre-Bid Meeting

Owner:

Indiana University

- Brett Hatchett – University Architect
- David Toschlog – Project Manager, Construction
- Brad Shepherd – Director of Facilities

Architect:

Moake Park Group, Inc.

- Kevin L. Runkel – Architect of Record

1. The project consists of temporarily removing the existing ballast, removal of the existing loose laid roof membrane, remove of existing cover board (if present) and replacing with new loose laid polyiso insulation, loose laid EPDM roofing membrane and replacement of the existing ballast.
2. Bids will be received (via electronic bid submission ONLY) on www.iuplanroom.com until 2:00 P.M. (local time) on Thursday, June 4, 2026. Bidders must be registered on the plan room, and signed in to the plan room, in order to submit a bid.
3. Bids received after that time will not be accepted. Bid results will be published on www.iuplanroom.com.
4. A Unified Bid is requested for all work in this project and will include all General, Mechanical, and Electrical Construction work.
5. See project specifications for electronic bid submission instructions.
6. 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 Services – Construction Procurement
Indiana University
bidtab@indiana.edu
812-855-5294

7. Bidding documents have been available since Wednesday, May 13, 2026. 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.



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8. Each bid must be accompanied by the following:
 - a. 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.
 - b. A bid security for 5% of the total bid.
 - c. The contractor's written drug testing program, which must be in full compliance with IC 4-13-18.
9. 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 to Bidders, 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.
10. Should a successful Bidder withdraw their bid, or fail to execute a satisfactory Contract within ten days after notice of acceptance of bid, the Owner may declare the Bid Security forfeited as liquidated damages, not as penalty.
11. An addendum is anticipated to be released on Wednesday, May 27, 2026 which will address all questions from today's pre-bid meeting and other questions received to date.
12. The information included in the meeting notes shall be included as part of the contract documents.
13. Questions during the bidding process are to be submitted in writing / email preferred, to the Project Architect, Kevin L. Runkel. krunkel@moakepark.com Questions are to include "KO857 – Hunt Hall Replace Roof – Phase 1" in the heading or subject line.
14. All questions from contractors are due no later than 12:00 p.m. on Monday, May 25, 2026.

Questions / Answers:

1. Question: When can construction start?

Answer: Construction may commence as soon as the Contract is executed and all required insurance is on file with Indiana University.

2. Question: Are there liquidated damages on this Project?

Answer: Liquidated damages on this Project pertain only to a Contractor withdrawing their bid or not executing a satisfactory contract with Indiana University. See the Notice to Bidders and Article 14.3 within the Instructions to Bidders for more information.

3. Question: What is substantial completion date?

Answer: The substantial completion date is September 25, 2026. See page 3 of the Bid Form for more information.

4. Question: Is there interest in re-caulking the existing pre-cast coping?

Answer: During the pre-bid meeting walk through, the Owner was made aware of the conditions of the pre-cast caulking. A unit cost for re-caulking of the pre-cast joints will be added to the Bid Form.

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5. Question: Could you please confirm if we need to send our Financial Statement with the bid?

Answer: Bidders shall follow instructions of the Mandatory Electronic Submittal Instructions document. Bidders should not include financials with their bid. If needed, Indiana University will ask for financials post-bid.

6. Existing ballast that is to be removed from the roof shall be temporarily stock-piled in the existing parking lot directly to the East of Hunt Hall. Upon removal of the ballast from the parking lot and its re-installation on the roof, Contractor shall clean the existing parking lot to its previous condition before construction commenced. Contractor shall coordinate directly with Indiana University the exact location within the existing parking lot that may be utilized for stock-piling ballast. Contractor shall photo-document existing parking lot conditions before construction commences.

KO857 – Hunt Hall Replace Roof – Phase 1
 Indiana University Kokomo
 IU Project #20250600

May 20, 2026

PRE-BID SIGN IN SHEET

Name:	Brayden Farmer	Company:	Titan Roofing Inc.
Address:	4232 Earth Dr. FORT Wayne	Email:	bfarmer@titanroofing.com
City/State/Zip:	Fort Wayne, IN 46809	Phone:	413-574-0658 Fax:
Name:	JUSTIN BURDINE	Company:	NU-TEC ROOFING
Address:	5025 EMCO DR	Email:	JBURDINE@NUTECROOFING.COM
City/State/Zip:	INDIANAPOLIS IN 46236	Phone:	317-255-4464 Fax: 317-255-0692
Name:	John Benson	Company:	QRS (QUALITY ROOFING SERVICES)
Address:	749 S. GRANT AV.	Email:	john.benson@myroofcare.com
City/State/Zip:	INDIANAPOLIS, IN	Phone:	317-797-4490 Fax:
Name:	Niko Lopez	Company:	Tek-Pro Roofing
Address:	68905 SR 19	Email:	nikolopez@tekproroofing.com
City/State/Zip:	Nappanee, IN 46550	Phone:	574-285-0130 Fax:
Name:	Antonio Lopez	Company:	TEK-PRO ROOFING
Address:	68905 SR 19	Email:	Antonio Lopez @ tekproroofing.com
City/State/Zip:	Nappanee IN 46550	Phone:	574-361-4240 Fax:
Name:	NELSON Smitz?	Company:	FOSTER CONTRACTING
Address:		Email:	NELSON@FOSTERCONTRACTING.NET
City/State/Zip:	INDIANAPOLIS, IN	Phone:	317-464-7597 Fax:
Name:	John Riden's	Company:	Hinshaw Roofing & Sheet Metal
Address:	2452 SR-39	Email:	srident@hinshawroofing.com
City/State/Zip:	Frankfort, IN, 46041	Phone:	765-650-1575 Fax:



BID FORM
for

K0857 - Hunt Hall Replace Roof - Phase 1
Indiana University Kokomo
Kokomo, Indiana
IU 20250600

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 20250600 – K0857 - Hunt Hall Replace Roof - Phase 1 on the Indiana University Kokomo campus, as prepared by The Moake Park Group, Inc., 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, and Kevin Runkel, The Moake Park Group, Inc. krunkel@moakepark.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

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: State the cost to provide new roofing within areas on the Roof Plan labeled with General Roof Note #14. See 1-A2.50 and the General Roof Notes for more information.

(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. <i>Rounded Water-Worn Gravel (Ballast)</i>	_____ton (2,000 lbs)	\$ _____
2. <i>Removal of existing caulk / Re-caulk existing Pre-Cast Coping Joints</i>	_____linear foot	\$ _____

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 **September 25, 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 _____

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****