

ADDENDUM 01

17-JUN-2026

SB874B – Elkhart Center – Replace RTUs
Indiana University – South Bend
IU 20250611

Mussett, Nicholas & Associates, Inc.
502 S. West St
Indianapolis, IN 46225
MNA Commission No.: 2026010

TO ALL HOLDERS OF PROCUREMENT DOCUMENTS

This Addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated 04-JUN-2026 and any previously issued Addenda, as noted below.

PREBID MEETING

Item No. 1 Attendance

- A. See attached attendance sheet.

Item No. 2 Discussion

- A. Condensate dripping on roof membrane.
 - 1. Contractor shall provide splash block below condensate lines.

RESPONSES TO QUESTIONS RECEIVED

Item No. 3 Project Schedule

- A. Please confirm the required Substantial Completion and Final Completion dates for the project.
 - 1. This is addressed in the Division 0 specification. Substantial completion and final completion date are the same.
- B. Are there any owner blackout dates, occupancy restrictions, or seasonal limitations that may affect rooftop unit replacement activities?
 - 1. Crane lifts dates will need to be coordinated with IU.

Item No. 4 Acceptable RTU Manufacturers

- A. The rooftop unit schedule identifies Carrier model 48K3AH30-1E6A1F4D1. Is Carrier intended as the basis-of-design manufacturer, or are approved equal manufacturers acceptable?
 - 1. Carrier is basis-of-design.
- B. If alternates are permitted, can the engineer provide a list of acceptable manufacturers?
 - 1. Carrier, York and Trane are acceptable manufacturers.

Item No. 5 Existing Roof Curbs

- A. Has the design team verified that the existing roof curbs are suitable for reuse?
 - 1. Basis of design unit fits on existing curbs.
- B. Are existing curb dimensions available?
 - 1. Contractors were able to measure curbs at Prebid walk.
- C. If field conditions require curb replacement rather than adapter curbs, how should that be handled?
 - 1. If the winning bidders use a unit that needs a curb adapter or modification, this needs to be included in the bid.

Item No. 6 Existing Ductwork Conditions

- A. Have existing supply and return duct connections been field verified?
 - 1. No, this has not been field verified.
- B. Are as-built dimensions available for existing rooftop duct openings?
 - 1. Based on as-built drawings existing ducts are 44"x44". Contractor responsible to field verify and provide transitions as needed.
- C. Should bidders include replacement of existing rooftop transition ductwork as required for equipment fit-up?
 - 1. Drawings indicate contractor is to provide the transition and connection to the existing ductwork as needed.

Item No. 7 Controls Integration

- A. The drawings indicate integration with the existing Johnson Controls Metasys system. Please clarify the intended division of responsibility between the RTU manufacturer, controls contractor, and Johnson Controls.
 - 1. Refer to Controls Installation Contractor (CIC) specifications for delineation.
- B. Is Johnson Controls under separate contract to assist with integration?

1. Refer to Controls Installation Contractor (CIC) specifications for delineation.
 - C. Is the controls contractor responsible for all BACnet programming, graphics, point mapping, trending and alarm setup?
 1. Refer to Controls Installation Contractor (CIC) specifications for delineation.
- Item No. 8 Existing BAS Network
- A. The drawings note that the condition of the existing communication trunk is unknown. Has any investigation been performed?
 1. No.
 - B. If existing communication infrastructure is found to be defective, should repair or replacement be included in the base bid?
 1. No, do not include in bas bid.
- Item No. 9 Points List
- A. Is a BAS points list available for the new rooftop units?
 1. Assume full points list.
 - B. If not, will the full manufacturer BACnet points list be required for integration?
 1. N/a
- Item No. 10 Testing and Balancing
- A. Is TAB included within the mechanical contractor's scope, or will it be provided under a separate contract?
 1. Mechanical scope per specifications.
 - B. If included, should bidders assume complete rebalancing of all systems served by RTU-1 and RTU-2?
 1. The whole system does not need to be balanced, just the RTUs.
- Item No. 11 Existing Gas Piping
- A. Has the existing gas service been evaluated to confirm suitability for the new rooftop unit loads?
 1. Yes, gas was evaluated and is adequate.
 - B. Are any gas pressure adjustments or regulator modifications anticipated?
 1. No anticipated pressure modifications or regulators are required.
- Item No. 12 Electrical Scope
- A. Will existing feeders and disconnects be reused?

1. Refer to drawings.
- B. Has electrical capacity been verified for the replacement units and associated accessories?
 1. Electrical required for basis of design unit was evaluated and did not pose any issues.

Item No. 13 Startup and Commissioning

- A. Please clarify whether factory startup is required by the equipment manufacturer.
 1. Factory startup is required.
- B. Is formal commissioning required beyond startup, controls verification and TAB activities?
 1. No additional commissioning is required.

By: Kenneth Parson

Attachments: Listed above.

END OF ADDENDUM 01



MUSSETT NICHOLAS
ASSOCIATES

ENGINEERS + ARCHITECTS

**MEETING
SIGN-IN**

MNA Project #: 2026010

Project: IUSB Elkhart Center RTU Replacement

Meeting Date: June 11, 2026

Meeting Location: IUSB Elkhart Center

Meeting Purpose:

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