

Addendum No. 1

Date: October 12, 2026
To: All Bidders
Subject: Addendum No. 1
Indiana University
BL257 Forest Tower A
IU PROJECT NO. 20251178
Ghafari Project No. 2500542.001

Attached is **Addendum No. 1** for the above referenced bid package. Please incorporate the document as part of your original bid package and note the Addendum on the Bid Form.

If you have any questions, please contact **Jeff Brown** by phone at **(317) 845-9666, Ext. 4118** or via e-mail at jbrown@ghafari.com.

Sincerely,



Jeffrey Brown
Engineering Manager

cc: Nathan Smith (IU)
Lynn Vornheder (IU)
Tina Griffith (IU)
IU Plan Room

Attachments: Addendum No. 1
Pre-Bid Meeting Minutes
Revised Notice to Bidders

Addendum No. 1

This Addendum No. 1 is being issued prior to the award of contract to include and describe certain revisions and/or clarifications for the Indiana University BL257 Forest Tower A. The bid specifications and drawings previously distributed shall govern the work described herein, unless otherwise modified by this Addendum.

It is the intent of the Owner to include the following revisions and/or clarifications in this Addendum as part of the original specifications. Each Bidder is requested to include any and all costs associated with this Addendum in his proposal.

Bidders must acknowledge receipt of this Addendum with their proposals on the appropriate form of the Bid Form included in the Proposal Section of the specifications.

Drawings Revised/Added per Addendum No. 1

None

Specifications Revised/Added per Addendum No. 1

Notice to Bidders

- Note the **bold change** on the Notice to Bidders.
- The following attachment is the Meeting Minutes from the Pre-Bid Meeting that occurred on Tuesday October 6, 2026.

NOTICE TO BIDDERS

Notice is hereby given that electronic bids will be received:

By: The Trustees of Indiana University
Bloomington, Indiana

For: BL257 Forest Quad
Upgrade Electrical Service Tower A
Indiana University Bloomington
IU 20251178

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 October 27, 2026.

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 September 29, 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.

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.

A mandatory Pre-bid meeting is scheduled for 8:00 A.M. Eastern Time, on October 6, 2026. **A second Pre-bid meeting (mandatory only if a bidder did not attend the October 6 meeting) is scheduled for 10:00 A.M. Eastern Time, on October 15, 2026.** All interested parties should assemble at Central Lobby Forest Quad, 1725 East 3rd Street on the Indiana University Bloomington campus.

Upgrade Electrical Service; BL257 Forest Quad – Tower A
Indiana University Bloomington
IU 20251178

Pre-Bid Meeting Agenda

GHAFARI

IU# 20251178 BL257 Forest Tower A
IU# 20251283 BL257 Forest Tower B
Indiana University
Bloomington, Indiana

DATE: 10/6/2026

TIME: START: 8:00AM FINISH: 9:00AM

LOCATION: Start Center of Building 1st Floor

CALLED BY: Jeffrey Brown - Ghafari Associates Phone: 317-845-9666 x4118

Issued: Addendum 1

E-mail: jbrown@ghafari.com

	<u>Topic</u>	<u>Presenter</u>		
1.	Welcome	Jeff Brown – Ghafari		
2.	Introductions. Allow everyone to state their name and company			
3.	Opening Remarks	Lynn Vornheder – Indiana University		
4.	Procurement Aspects	Jeff Brown – Ghafari	Forest Tower A	Forest Tower B
5.	Bid Date (page 8/346)		Page 8/346 October 27, 2026 at 2:00PM	Page 7/345 October 27, 2026 at 2:00PM
6.	Project type		Page 8/346 Unified Bid for all work	Page 7/345 Unified Bid for all work
7.	Bid documents		Eastern Engineering	Eastern Engineering
8.	Electronic Bid Submittal		www.iuplanroom.com	www.iuplanroom.com
9.	Bid Form (starts page 65/346)		(starts page 66/346)	(starts page 65/345)
10.	Supplemental documents		Bid Security, Form 96, Financial Statements , Drug Testing, MWVBE, Contractor Asbestos Certification	Bid Security, Form 96, Financial Statements , Drug Testing, MWVBE, Contractor Asbestos Certification
11.	Schedule (page 67)		Page 67 of 346 Substantial Complete August 1, 2027	Page 66 of 345 Substantial Complete August 1, 2028
12.	General Description			
13.	Site Walk – Main Elec Room to Tower A Basement, then up.			
14.	Site Walk – Tower A 1 st floor to Tower B 1 st floor, and down to Tower B Basement, then up.			
15.	Conclusion	Jeff Brown		

Attendees for Owner:

Nathan Smith	–	Indiana University	ns9@iu.edu
David Hill	-	Indiana University Housing	
Joe Townsend	-	Indiana University CPF	dantows@iu.edu
Jeff Brown		Ghafari Associates	jbrown@ghafari.com

Questions/comments:

1. The walk started at the main electrical room, where the (4) services (3) 208/120V services and (1) 480V service originate, and land on switchboards.
2. We viewed the 2500A busway that exit the 208/120V switchboard and route toward the Tower A and Tower B basement main electrical rooms.
3. We viewed Tower A basement main electrical room, and the remote basement electrical rooms (that contain the 800A busways cable tap boxes).
4. We viewed typical floor remote electrical rooms and panelboard locations on the Tower A 3rd Floor.
5. We viewed the penthouse on Tower A
6. We then viewed Tower B basement main electrical room
7. During the walk, near the main electrical room, the “ships ladders” up to an unfinished area where the 2500A busway routes towards Tower B.
8. During the walk, on the roof, between stairwell and penthouse:. Joe Townsend (IU) noted the IU requirements are for 3” of insulation, then plywood, is to be placed on the roof, if materials need to be transferred across the roof.
9. Post meeting. “Financial Statements” was crossed out on Row 10 above. It was noted that the Mandatory Electronic Bid Submittal page 61 states “Do not upload financial statements to IU Plan Room”.

SIGN IN SHEET

NAME	COMPANY	EMAIL
Ryan Kedra	INDUSTRIAL ELECTRIC	RyanKedra@industrialelectric.com
Nick Rentschler	IEI	nickrentschler@industrialelectric.com
John Paul Sherby	IEI	JPsherby@industrialelectric.com
Joe Townsend	IU CPF	jantowns@iu.edu
Blake Fleener	CASSADY	Blake.Fleener@cassadyelectric.com
DAVID R. HILL	IU BUSING OPERATIONS	dhill@iu.edu
Nathan Smith	IU Engineering	ns9@iu.edu