

Addendum D1

re: **SB885F – Watershed & SB885 Bridge Apartment Interior Upgrade**
Indiana University South Bend
 IU Project #20250140

issue date: **April 1, 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 March 26, 2026 shall be included as an integral part of the Construction Documents.
A1.02	GENERAL Pre-Bid Sign-In	<u>ADD:</u> The attached Pre-Bid Sign-In sheet dated March 26, 2026, shall be included as an integral part of the Construction Documents.
A1.03	GENERAL	<u>CLARIFICATION:</u> The Construction start date is set for May 18, 2026, with a completion deadline of no later than August 7, 2026. Refer to the Bid Form for more information.
A1.04	SPECIFICATIONS Section 004113 Bid Form (Reissued Specification)	<u>CHANGE:</u> Specification Section 004113 – Bid Form reissued to include Alternate #2.
A1.05	DRAWING A2.1 (Drawing Reissued)	<u>CHANGE:</u> Sheet A2.1 reissued to change Specific Floor Plan Note #17.
A1.06	DRAWING A2.1 (Drawing Reissued)	<u>ADD:</u> Sheet A2.1 reissued to add specific Floor Plan Note #18; to add Specific Finish Remark #3; and to add clarification on paint finish to receive enamel paint on exterior metal doors and frames.
A1.07	DRAWING A2.2 (Drawing Reissued)	<u>CHANGE:</u> Sheet A2.2 reissued to change Specific Floor Plan Note #17.



A1.08	DRAWING A2.2 (Drawing Reissued)	<u>ADD:</u> Sheet A2.2 reissued to add specific Floor Plan Note #18; to add Specific Finish Remark #3; and to add clarification on paint finish to receive enamel paint on exterior metal doors and frames.
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Submitted by:
The Moake Park Group, Inc.



Kevin L. Runkel, RA
Architect

attachments: Pre-Bid Meeting Memorandum
Pre-Bid Sign-In
Specification Section 004113
Drawing A2.1
Drawing A2.2

copies: All Plan Holders
425030.03/670

Pre-Bid Meeting Memorandum

date: March 26, 2026

re: **Indiana University South Bend**
SB885F Watershed & SB885 Bridge Apartment Interior Upgrade
IU Project #20250140

purpose: Pre-Bid Meeting

Owner: **Indiana University**

- Kelly Reed – Senior Interior Designer
- Brian Klaum – Project Manager, Construction

Architect: **Moake Park Group, Inc.**

- Kevin L. Runkel – Architect of Record
- Alexa Snyder – Project Architect

1. The project consists of complete removal of all existing floor finish materials and replacing with new LVT / CPT, painting interior walls, providing new rubber stair treads / accessories and providing unit prices to replace appliances, plumbing fixtures and interior doors as selected by Owner.
2. Bids will be received (via electronic bid submission ONLY) on www.iuplanroom.com until 2:00 P.M. (local time) on Thursday, April 9, 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



Pre-Bid Meeting Agenda

SB885F Watershed & SB885 Bridge Apartment Interior Upgrade

March 26, 2026

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7. Bidding documents have been available since Monday, March 23, 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.
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, April 1, 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.

Questions during the bidding process are to be submitted in writing / email preferred, to the Project Architect, Alexa Snyder. asn timer@moakepark.com Questions are to include "SB885F Watershed & SB885 Bridge Apartment Interior Upgrade" in the heading or subject line.

13. All questions from contractors are due no later than 12:00 p.m. on Monday, March 30, 2026.
14. Questions/Answers:

Question: Where should staging occur?

Answer: It is recommended that staging occurs within an interior apartment room.

Question: Can work between Watershed and Bridge happen simultaneously?

Answer: Upon acceptance of Alternate #1, work can proceed simultaneously in both apartments.

Question: Please advise if calking is required for the following locations:

At top of quarter round at base? Yes.

Removal/replacement at countertops and vanities? No.

At slider doors at floor to track? No.

Question: Is a certified pest inspection required for close outs?

Answer: Yes, please refer to specification 017423 – Final Cleaning for more info.

Question: How should the bar counter leg be addressed, given it is currently resting on carpet.

Answer: The leg is on a glider.

Question: Is a project sign required?

Answer: No.

Question: How will required floor patching be addressed, if found?

Answer: Areas are to be identified, and a unit price will be submitted.

Question: Will rubber base need to be installed at the cabinets and vanities toe kicks and return to wall?

Answer: No, B1 will be installed at the toe kicks.

Question: What floor primer is required over gypcrete on the second floor for new LVT?

Answer: Please follow the flooring manufacturers' recommendation.

Clarification: Mechanical room door louvers are to be cleaned and painted to match door.

Clarification: Existing aluminum window framing members are not to be painted.

Clarification: Please see attached image of Watershed 107-7 – Drywall Damage. Refer to Specific Floor Plan Note #17 for more info.



**SB885F – Watershed and Bridge Apartment Interior Update
Indiana University South Bend
IU Project #20250140**

March 26, 2026

PRE-BID SIGN IN SHEET

Name:	Luke Romine	Company:	Brawn + Brown		
Address:	124 S Elkhart St	Email:	Bids@bbgc.us		
City/State/Zip:	Wakarusa IN 46573	Phone:	574-340-1127	Fax:	
Name:	John Mateja	Company:	Grimmel Construction		
Address:	2619 main St.	Email:	jmateja@grimmelconstruction.com		
City/State/Zip:	Highland, IN	Phone:	219-321-5328	Fax:	
Name:	Brandon Kelly	Company:	F.A. Wilhelm		
Address:	603 E Bronson St Suite 2	Email:	brandonkelly@fazwilhelm.com		
City/State/Zip:	South Bend IN	Phone:	765-432-7447	Fax:	
Name:		Company:			
Address:		Email:			
City/State/Zip:		Phone:		Fax:	
Name:		Company:			
Address:		Email:			
City/State/Zip:		Phone:		Fax:	
Name:		Company:			
Address:		Email:			
City/State/Zip:		Phone:		Fax:	



BID FORM
for

SB885F Watershed and Bridge Apartment Interior Update
Indiana University South Bend
South Bend, Indiana
IU 20250140

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 SB885F - Watershed and Bridge Apartment Interior Update on the Indiana University South Bend 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@indiana.edu, and Kevin Runkel, The Moake Park Group, Inc., krunkel@maokepark.com within 48 hours of the bid opening.

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 all work associated with Bridge Apartments as shown on sheet A2.2.*

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

Alternate No. 2: *Adjustment to this Bid if Contractor is awarded projects IU 20250140 and IU 20240679.*

(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. <u>Unit Price #1:</u> State the cost to replace existing 6-panel entry door with new to match existing. Re-use existing hardware. See Finish Legend for paint color. Contractor to field verify size and hand of door.	_____	\$ _____
2. <u>Unit Price #2:</u> State the cost to replace existing 6-panel door including louver with new to match existing. Re-use existing hardware. See finish Legend for paint color. Contractor to field verify size and hand of door.	_____	\$ _____
3. <u>Unit Price #3:</u> State the cost to replace existing electric range with new White Hotpoint RA724KWH electric range. Contractor to field verify size of existing opening. (Complete Installation).	_____	\$ _____
4. <u>Unit Price #4:</u> State the cost to replace existing microwave with new White GE JVM3160DFWW microwave. Contractor to field verify size of existing opening. (Complete Installation).	_____	\$ _____
5. <u>Unit Price #5:</u> State the cost to replace existing dishwasher with new White dishwasher. Contractor to field verify size of existing opening. (Complete Installation).	_____	\$ _____
6. <u>Unit Price #6:</u> State the cost to replace existing stainless steel sink with new stainless steel sink. Contractor to field verify size of existing sink. (Complete Installation).	_____	\$ _____

7. **Unit Price #7:** State the cost to replace existing refrigerator with new White Kenmore 46-62402 refrigerator. Contractor to field verify size of existing opening. (Complete Installation). _____ \$ _____
8. **Unit Price #8:** State the cost to replace existing 6-panel Bathroom door with new to match existing. Re-use existing hardware. See Finish Legend for paint color. Contractor to field verify size and hand of door. _____ \$ _____
9. **Unit Price #9:** State the cost to replace existing toilet with new to match existing. (Complete Installation). _____ \$ _____
10. **Unit Price #10:** State the cost to replace existing fiberglass shower unit with new to match existing. Contractor to field verify size of existing shower unit. (Complete Installation). _____ \$ _____
11. **Unit Price #11:** State the cost to replace existing drop-in porcelain sink with new to match existing. Contractor to field verify size of existing sink. (Complete Installation). _____ \$ _____
12. **Unit Price #12:** State the cost to replace existing 6-panel Bedroom door with new to match existing. Re-use existing hardware. See Finish Legend for paint color. Contractor to field verify size and hand of door. _____ \$ _____
13. **Unit Price #13:** State the cost to replace existing 6-panel bi-folding closet door with new to match existing. Re-use existing hardware. See Finish Legend for paint color. Contractor to field verify size and hand of door. _____ \$ _____
14. **Unit Price #14:** State the cost to replace existing double leaf 6-panel closet doors with new to match existing. Re-use existing hardware. See Finish Legend for paint color. Contractor to field verify size of doors. _____ \$ _____

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 **August 7, 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: _____

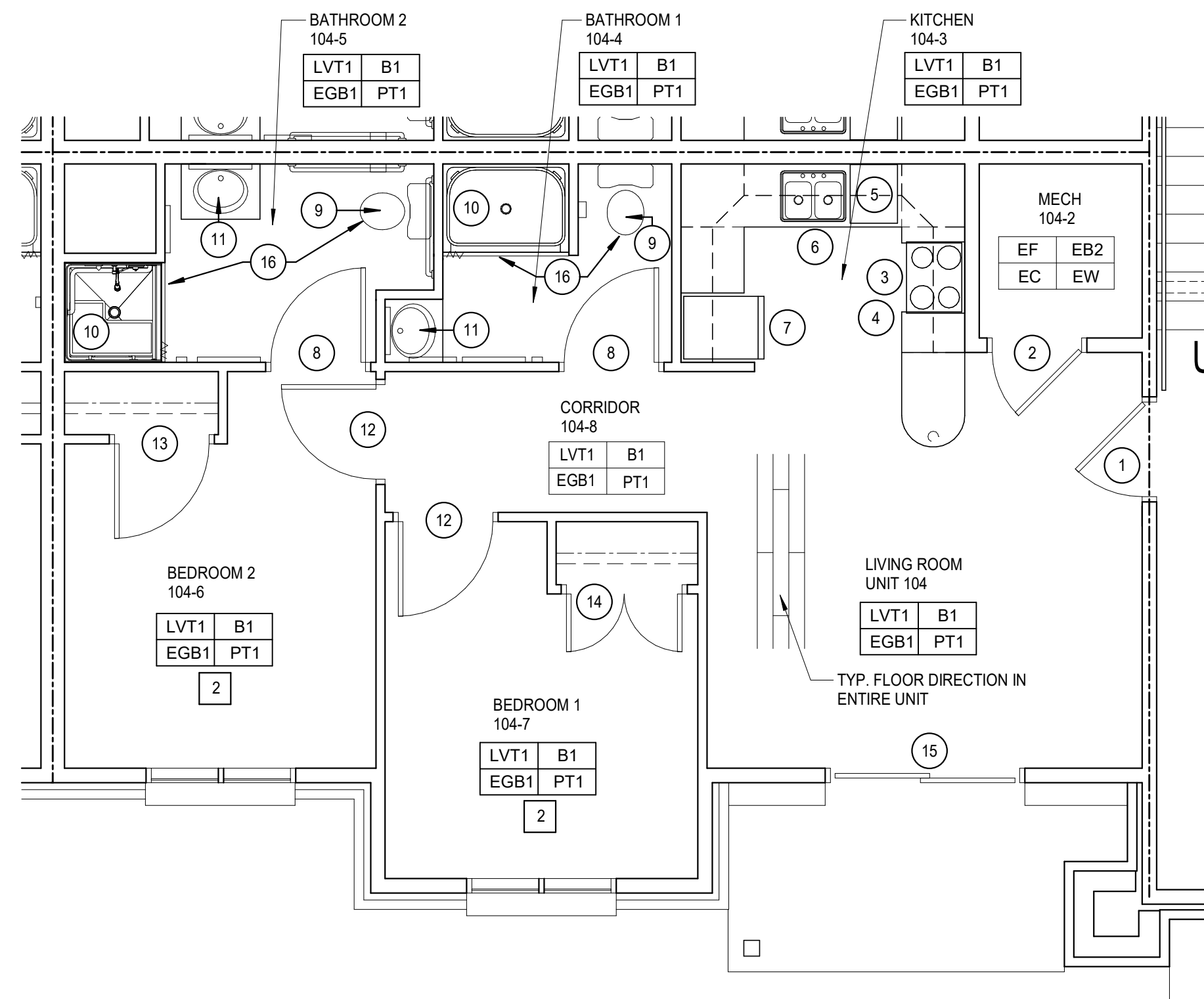
By: _____
President

Attest: _____
Secretary

CORPORATE SEAL

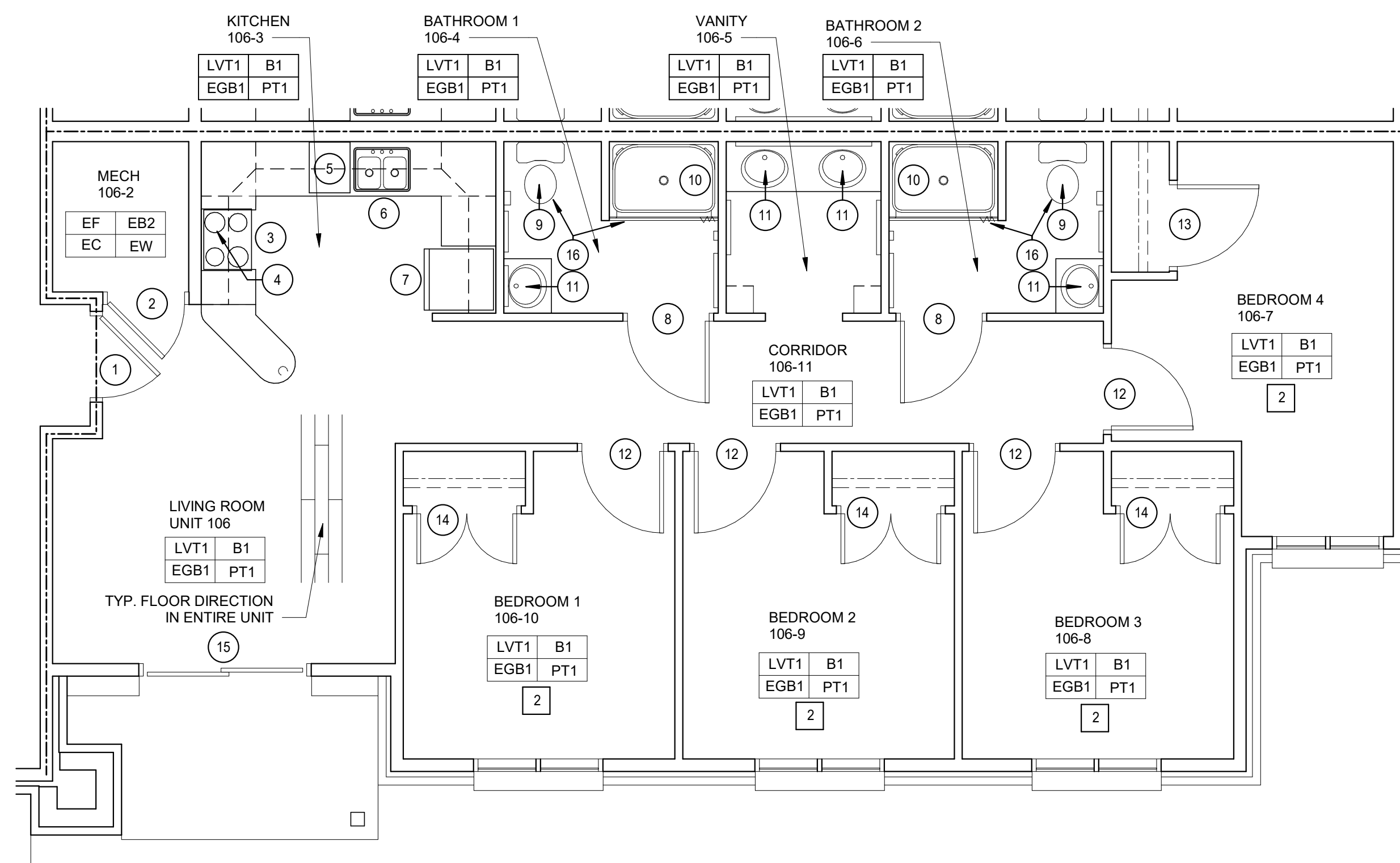
END

****Submit bid online via www.iuplanroom.com****



4 Enlarged Plan 'B' - Base Bid
1/4" = 1'-0"

FINISH NOTES WITHIN ENLARGED PLAN FOR UNIT 'B' APPLY TO ALL UNIT 'B's IN THE BUILDING.



3 Enlarged Plan 'C' - Base Bid
1/4" = 1'-0"

FINISH NOTES WITHIN ENLARGED PLAN FOR UNIT 'C' APPLY TO ALL UNIT 'C's IN THE BUILDING. UNIT 107 PLAN 'C' - EXISTING LVT TO REMAIN.

EXISTING TO REMAIN NOTES

- ALL EXISTING WOOD BASE TO REMAIN.
- ALL EXISTING CEILINGS TO REMAIN.
- WATERSHED UNIT 107 PLAN 'C' - EXISTING LVT FLOORING TO REMAIN.

SPECIFIC DEMOLITION PLAN NOTES

- D1 CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE EXISTING VCT / CARPET IN ITS ENTIRETY AND PREP EXISTING CONCRETE SLAB / SUBFLOOR FOR NEW FINISHES.

SPECIFIC FLOOR PLAN NOTES

- UNIT PRICE #1 - STATE THE COST TO REPLACE EXISTING 6-PANEL ENTRY DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #2 - STATE THE COST TO REPLACE EXISTING 6-PANEL DOOR INCLUDING LOUVER WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #3 - STATE THE COST TO REPLACE EXISTING ELECTRIC RANGE WITH NEW WHITE HOTPOINT RA724KWH ELECTRIC RANGE. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #4 - STATE THE COST TO REPLACE EXISTING MICROWAVE WITH NEW WHITE GE JYM3160DFWW MICROWAVE. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #5 - STATE THE COST TO REPLACE EXISTING DISHWASHER WITH NEW WHITE DISHWASHER. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #6 - STATE THE COST TO REPLACE EXISTING STAINLESS STEEL SINK WITH NEW STAINLESS STEEL SINK. CONTRACTOR TO F.V. SIZE OF EXISTING SINK. (COMPLETE INSTALLATION).
- UNIT PRICE #7 - STATE THE COST TO REPLACE EXISTING REFRIGERATOR WITH NEW WHITE KENMORE 46-62402 REFRIGERATOR. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #8 - STATE THE COST TO REPLACE EXISTING 6-PANEL BATHROOM DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #9 - STATE THE COST TO REPLACE EXISTING TOILET WITH NEW TO MATCH EXISTING. (COMPLETE INSTALLATION).
- UNIT PRICE #10 - STATE THE COST TO REPLACE EXISTING FIBERGLASS SHOWER UNIT WITH NEW TO MATCH EXISTING. CONTRACTOR TO F.V. SIZE OF EXISTING SHOWER UNIT. (COMPLETE INSTALLATION).
- UNIT PRICE #11 - STATE THE COST TO REPLACE EXISTING DROP-IN PORCELAIN SINK WITH NEW TO MATCH EXISTING. CONTRACTOR TO F.V. SIZE OF EXISTING SINK. (COMPLETE INSTALLATION).
- UNIT PRICE #12 - STATE THE COST TO REPLACE EXISTING 6-PANEL BEDROOM DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #13 - STATE THE COST TO REPLACE EXISTING 6-PANEL SINGLE LEAF CLOSET DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #14 - STATE THE COST TO REPLACE EXISTING DOUBLE LEAF 6-PANEL CLOSET DOORS WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE OF DOORS.
- CONTRACTOR TO INSTALL BASE B1 AT THE PATIO DOOR.
- CONTRACTOR TO CAULK PERIMETER OF TOILET AND SHOWER, TYP.
- CONTRACTOR SHALL PROVIDE NEW GYP BOARD AT EXPOSED WALL FRAMING. GYP BOARD SHALL BE TAPED AND FINISHED WITH JOINT COMPOUND TO RECEIVE NEW FINISHES.
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING THE REMOVAL OF EXISTING FURNITURE PRIOR TO CONSTRUCTION.

FINISH LEGEND

FLOOR	BASE
CPT = CARPET CPT1 - CARPET TILE - FIELD MFR. & FLOORING STYLE: KINETEX 2 FACTOR 1844 COLOR: RSK - 2868 SIZE: 18" x 36" INSTALL: POLYESTER FELT CUSHION	B = BASE B1 - QUARTER ROUND STYLE/MATL: POPLAR COLOR: PAINTED PT1
LVT = LUXURY VINYL TILE LVT1 - TARKETT COMMERCIAL STYLE: EVENT + WOOD COLOR: CLASSIC PLANK ECK AMERICAN CHERRY NUMBER: 3305 SIZE: 6" x 48" THICKNESS: 3/8 MIL INSTALL PATTERN: ASHLAR	EB = EXISTING BASE EB1 - EXISTING WOOD BASE TO REMAIN TREATMENT- PAINT PT1 EB2 - EXISTING WOOD BASE TO REMAIN
EF = EXISTING FLOOR EF - EXISTING FLOOR TO REMAIN	EW = EXISTING WALL EW - EXISTING WALL TO REMAIN
RST = RUBBER STAIR TREADS AND ACCESSORIES RST1 - JOHNSONITE COLOR: #20 CHARCOAL WG "COLORMATCH" FINISH: HAMMERED	PT = PAINT COLOR PT1 - SHERWIN WILLIAMS COLOR: IVORY LACE NUMBER: SW7013
DOORS (UNIT PRICES 1, 2, 8, 12, 13 & 14) PT1 - SHERWIN WILLIAMS COLOR: IVORY LACE NUMBER: SW7013 FINISH: ENAMEL PAINT FOR EXTERIOR METAL DOOR & FRAMES	CEILINGS EC = EXISTING CEILING EC - EXISTING CEILING TO REMAIN EGB1 - EXISTING GYPSUM BOARD CEILING PAINT PT1. SEE R.C.P. FOR MORE INFO. EACP = EXISTING ACOUSTICAL CEILING PANEL EACP - EXISTING ACOUSTICAL CEILING TILE AND GRID TO REMAIN

GENERAL PAINT/WALL FINISH REMARKS

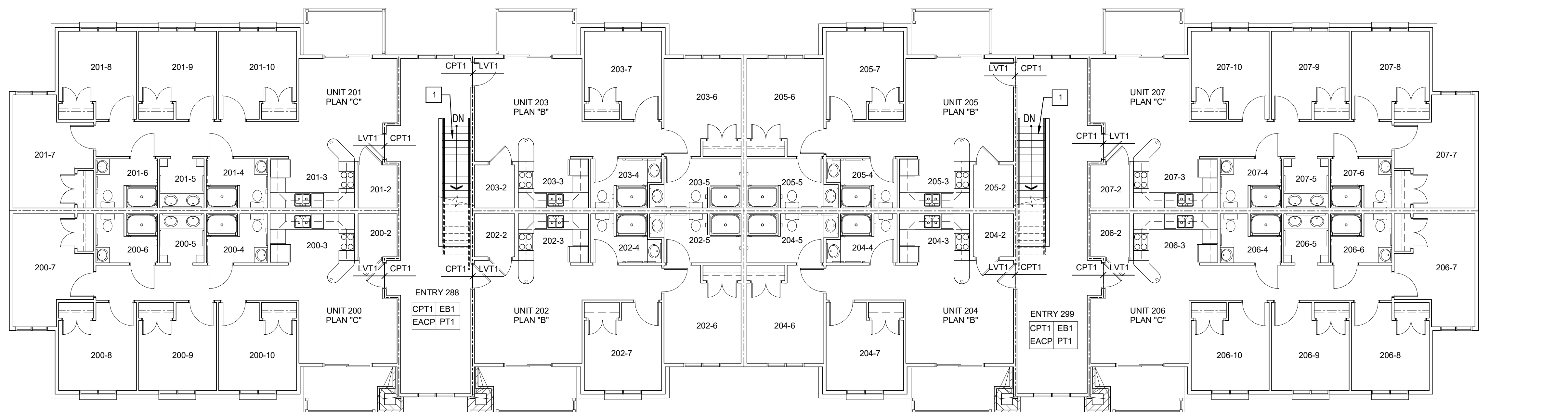
- PAINT ALL EXISTING DOOR AND WINDOW FRAMES PT1 U.O.
- PAINT FACE AND UNDERSIDE OF GYP. BD. BULKHEADS TO MATCH ADJ. WALL UNO.
- WALL FINISHES FOR ANY GIVEN WALL SHALL CONTINUE INTO MAJOR AND MINOR OFFSETS INCLUDING, BUT NOT LIMITED TO GYP. BD. WINDOW HEAD AND JAMBS.
- LVT1 FLOORING MATERIAL SHALL EXTEND UNDER ALL APPLIANCES TO WALL.

Specific Finish Remarks

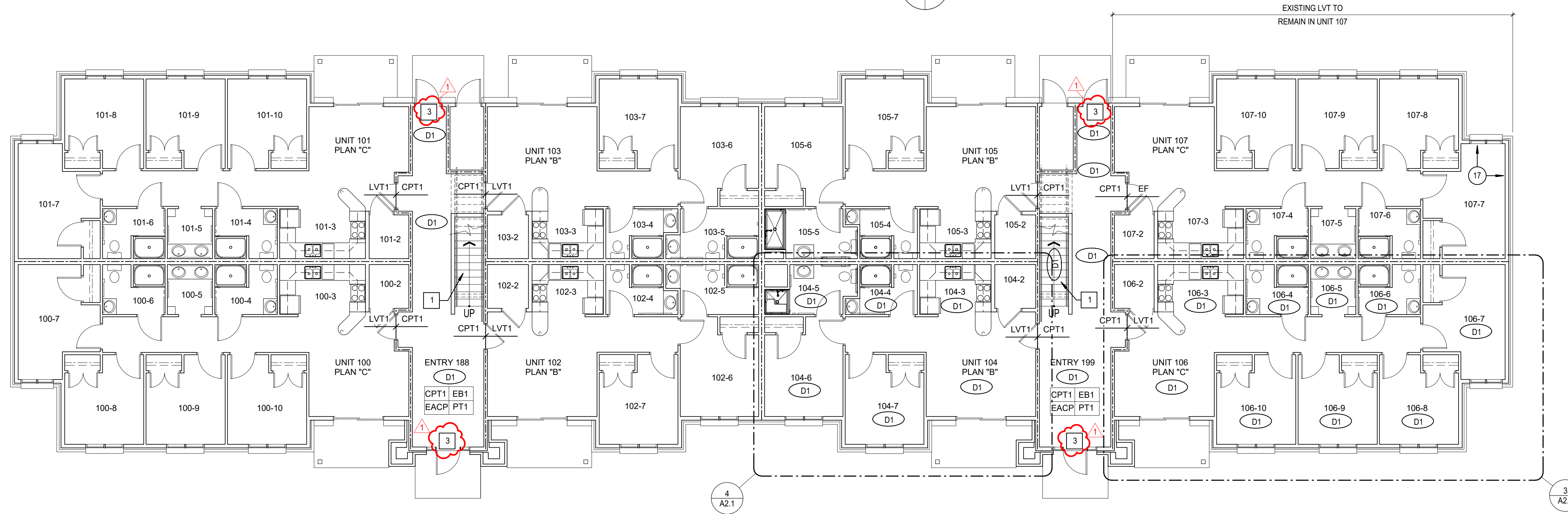
- PROVIDE AND INSTALL NEW RUBBER RISER AND TREAD - RST1 ON ALL EXISTING TREADS / RISERS. PAINT ALL STAIR STRINGER AND ASSOCIATED PARTIAL HEIGHT WALLS PT1. WOOD HANDRAILS AND PARTIAL WALL WOOD CAPS TO BE SANDED AND STAINED TO MATCH EXISTING COLOR AND SHEEN.
- CONTINUE FINISHES INTO BEDROOM CLOSET. CLOSET TO RECEIVE SAME FINISHES AS BEDROOM LVT1, B1, EGB1, AND PT1.
- THE CONTRACTOR SHALL APPLY THE PT1 FINISH TO THE INTERIOR FACE OF THE EXTERIOR DOOR.

Finish Legend

ROOM NAME		ROOM NUMBER	
FLOOR FINISH	BASE MATERIAL	WALL FINISH	CEILING MATERIAL
CPT1	RB1	PT1	ACP1
SEE FINISH LEGEND FOR MATERIALS		REFER TO SPECIFIC FINISH REMARKS NOTED ON ALL SHEETS	



2 Watershed Second Floor Plan - Base Bid
1/8" = 1'-0"



1 Watershed First Floor Plan - Base Bid
1/8" = 1'-0"

DEMO NOTES WITHIN REFERENCE BUBBLE 3-A2.1 AND 4-A2.1 APPLY TO ALL UNITS 'A' AND 'B' IN THE BUILDING.



The copyright, ideas, plans, and details as shown on this document are the sole property of Moake Park Group, Inc. and were created, developed, and prepared for the use on this specific project. None of the contents, ideas, designs, plans and details shall be used by any person, firm, or corporation for any purpose whatsoever without expressed written consent of Moake Park Group, Inc. The Owner shall be permitted to reproduce for informational and reference in connection with this project.

mark	date	description
1	04/01/26	Addendum 1

date: February 11, 2026
project: 425030.03
coordinator: KLR/AJS
drawn: AJS
checked: KLS



EXISTING TO REMAIN NOTES

- ALL EXISTING WOOD BASE TO REMAIN.
- ALL EXISTING CEILINGS TO REMAIN.
- WATERSHED UNIT 107 PLAN C - EXISTING LVT FLOORING TO REMAIN.

SPECIFIC DEMOLITION PLAN NOTES

- (D1) CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE EXISTING VCT / CARPET IN ITS ENTIRETY AND PREP EXISTING CONCRETE SLAB / SUBFLOOR FOR NEW FINISHES.

SPECIFIC FLOOR PLAN NOTES

- UNIT PRICE #1 - STATE THE COST TO REPLACE EXISTING 6-PANEL ENTRY DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #2 - STATE THE COST TO REPLACE EXISTING 6-PANEL DOOR INCLUDING LOUVER WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
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- UNIT PRICE #4 - STATE THE COST TO REPLACE EXISTING MICROWAVE WITH NEW WHITE GE JVM3160DFWW MICROWAVE. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #5 - STATE THE COST TO REPLACE EXISTING DISHWASHER WITH NEW WHITE DISHWASHER. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #6 - STATE THE COST TO REPLACE EXISTING STAINLESS STEEL SINK WITH NEW STAINLESS STEEL SINK. CONTRACTOR TO F.V. SIZE OF EXISTING SINK. (COMPLETE INSTALLATION).
- UNIT PRICE #7 - STATE THE COST TO REPLACE EXISTING REFRIGERATOR WITH NEW WHITE KENMORE 46-62402 REFRIGERATOR. CONTRACTOR TO F.V. SIZE OF EXISTING OPENING. (COMPLETE INSTALLATION).
- UNIT PRICE #8 - STATE THE COST TO REPLACE EXISTING 6-PANEL BATHROOM DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #9 - STATE THE COST TO REPLACE EXISTING TOILET WITH NEW TO MATCH EXISTING. (COMPLETE INSTALLATION).
- UNIT PRICE #10 - STATE THE COST TO REPLACE EXISTING FIBERGLASS SHOWER UNIT WITH NEW TO MATCH EXISTING. CONTRACTOR TO F.V. SIZE OF EXISTING SHOWER UNIT. (COMPLETE INSTALLATION).
- UNIT PRICE #11 - STATE THE COST TO REPLACE EXISTING DROP-IN PORCELAIN SINK WITH NEW TO MATCH EXISTING. CONTRACTOR TO F.V. SIZE OF EXISTING SINK. (COMPLETE INSTALLATION).
- UNIT PRICE #12 - STATE THE COST TO REPLACE EXISTING 6-PANEL BEDROOM DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #13 - STATE THE COST TO REPLACE EXISTING 6-PANEL SINGLE LEAF CLOSET DOOR WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE AND HAND OF DOOR.
- UNIT PRICE #14 - STATE THE COST TO REPLACE EXISTING DOUBLE LEAF 6-PANEL CLOSET DOORS WITH NEW TO MATCH EXISTING. RE-USE EXISTING HARDWARE. SEE FINISH LEGEND FOR PAINT COLOR. CONTRACTOR TO F.V. SIZE OF DOORS.
- CONTRACTOR TO INSTALL BASE B1 AT THE PATIO DOOR.
- CONTRACTOR TO CAULK PERIMETER OF TOILET AND SHOWER, TYP.
- CONTRACTOR SHALL PROVIDE NEW GYP BOARD AT EXPOSED WALL FRAMING. GYP BOARD SHALL BE TAPED AND FINISHED WITH JOINT COMPOUND TO RECEIVE NEW FINISHES.
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING THE REMOVAL OF EXISTING FURNITURE PRIOR TO CONSTRUCTION.

FINISH LEGEND

FLOOR	BASE
CPT = CARPET	B = BASE
CPT1 - CARPET TILE - FIELD	B1 - QUARTER ROUND
MRF - J & J FLOORING	STYLE: MATL - POPLAR
STYLE: KINETEX Z FACTOR 1844	COLOR: PAINTED PT1
COLOR: RISK - 2886	
SIZE: 18" x 36"	EB = EXISTING BASE
INSTALL: POLYESTER FELT CUSHION	EB1 - EXISTING WOOD BASE TO REMAIN
	TREATMENT - PAINT PT1
	EB2 - EXISTING WOOD BASE TO REMAIN
LVT = LUXURY VINYL TILE	EW = EXISTING WALL
LVT1 - TARKETT COMMERCIAL	EW - EXISTING WALL TO REMAIN
STYLE: EVENT + WOOD	PT = PAINT COLOR
COLOR: CLASSIC PLANK ECK AMERICAN CHERRY	PT1 - SHERWIN WILLIAMS
NUMBER: 3305	COLOR: IVORY LACE
SIZE: 6" x 48"	NUMBER: SW7013
THICKNESS: 3/16"	
INSTALL PATTERN: ASHLAR	CEILINGS
EF = EXISTING FLOOR	EC = EXISTING CEILING
EF - EXISTING FLOOR TO REMAIN	EC - EXISTING CEILING TO REMAIN
	EBG1 - EXISTING GYPSUM BOARD CEILING
	PAINT PT1.
	SEE R.O.P. FOR MORE INFO.
RST = RUBBER STAIR TREADS AND ACCESSORIES	EACP = EXISTING ACOUSTICAL CEILING PANEL
RST1 - JOHNSONITE	EACP - EXISTING ACOUSTICAL CEILING TILE
COLOR: #20 CHARCOAL WG *COLORMATCH	AND GRID TO REMAIN
FINISH: HAMMERED	
DOORS (UNIT PRICES 1, 2, 8, 12, 13 & 14)	
PT = PAINT COLOR	
PT1 - SHERWIN WILLIAMS	
COLOR: IVORY LACE	
NUMBER: SW7013	
FINISH: ENAMEL PAINT FOR EXTERIOR METAL	
DOOR & FRAMES	

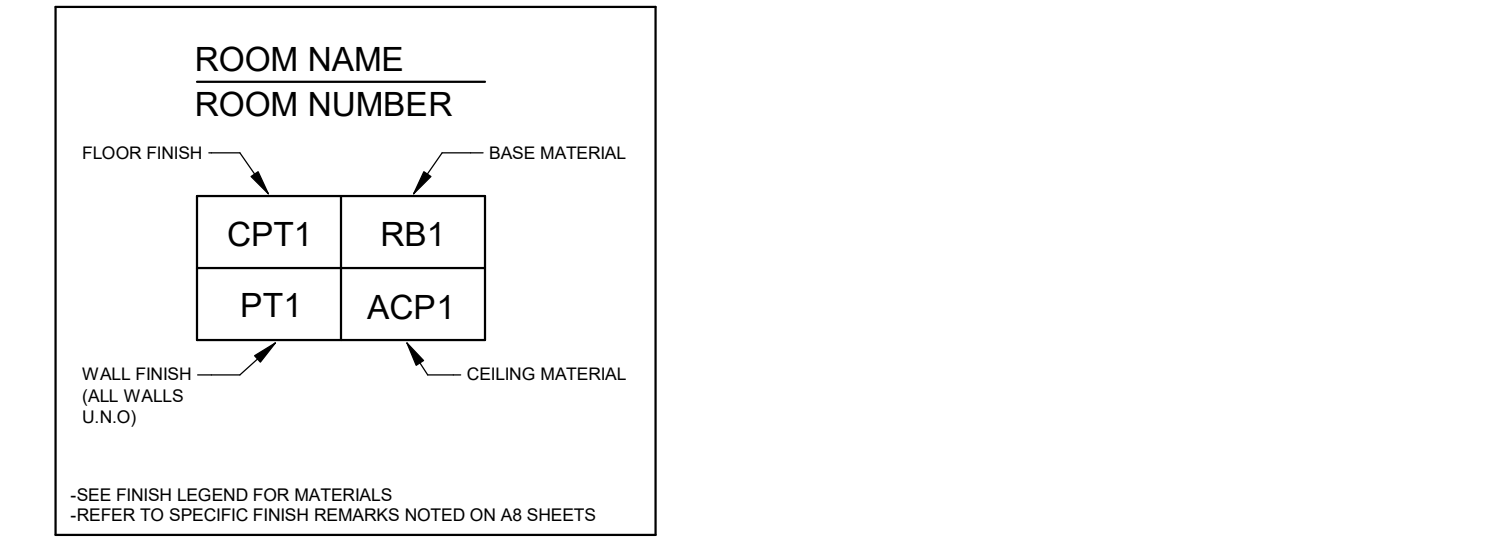
GENERAL PAINT/WALL FINISH REMARKS

- PAINT ALL EXISTING DOOR AND WINDOW FRAMES PT1 U.N.O.
- PAINT FACE AND UNDERSIDE OF GYP. BD. BULKHEADS TO MATCH ADJ. WALL, UNO.
- WALL FINISHES FOR ANY GIVEN WALL SHALL CONTINUE INTO MAJOR AND MINOR OFFSETS INCLUDING, BUT NOT LIMITED TO GYP. BD. WINDOW HEAD AND JAMBS.
- LVT1 FLOORING MATERIAL SHALL EXTEND UNDER ALL APPLIANCES TO WALL.

Specific Finish Remarks

- PROVIDE AND INSTALL NEW RUBBER RISER AND TREAD - RST1 ON ALL EXISTING TREADS / RISERS. PAINT ALL STAIR STRINGER AND ASSOCIATED PARTIAL HEIGHT WALLS PT1. WOOD HANDRAILS AND PARTIAL WALL WOOD CAPS TO BE SANGED AND STAINED TO MATCH EXISTING COLOR AND SHEEN.
- CONTINUE FINISHES INTO BEDROOM CLOSET. CLOSET TO RECEIVE SAME FINISHES AS BEDROOM LVT1, B1, EGB1, AND PT1.
- THE CONTRACTOR SHALL APPLY THE PT1 FINISH TO THE INTERIOR FACE OF THE EXTERIOR DOOR.

Finish Legend



A PROJECT FOR:



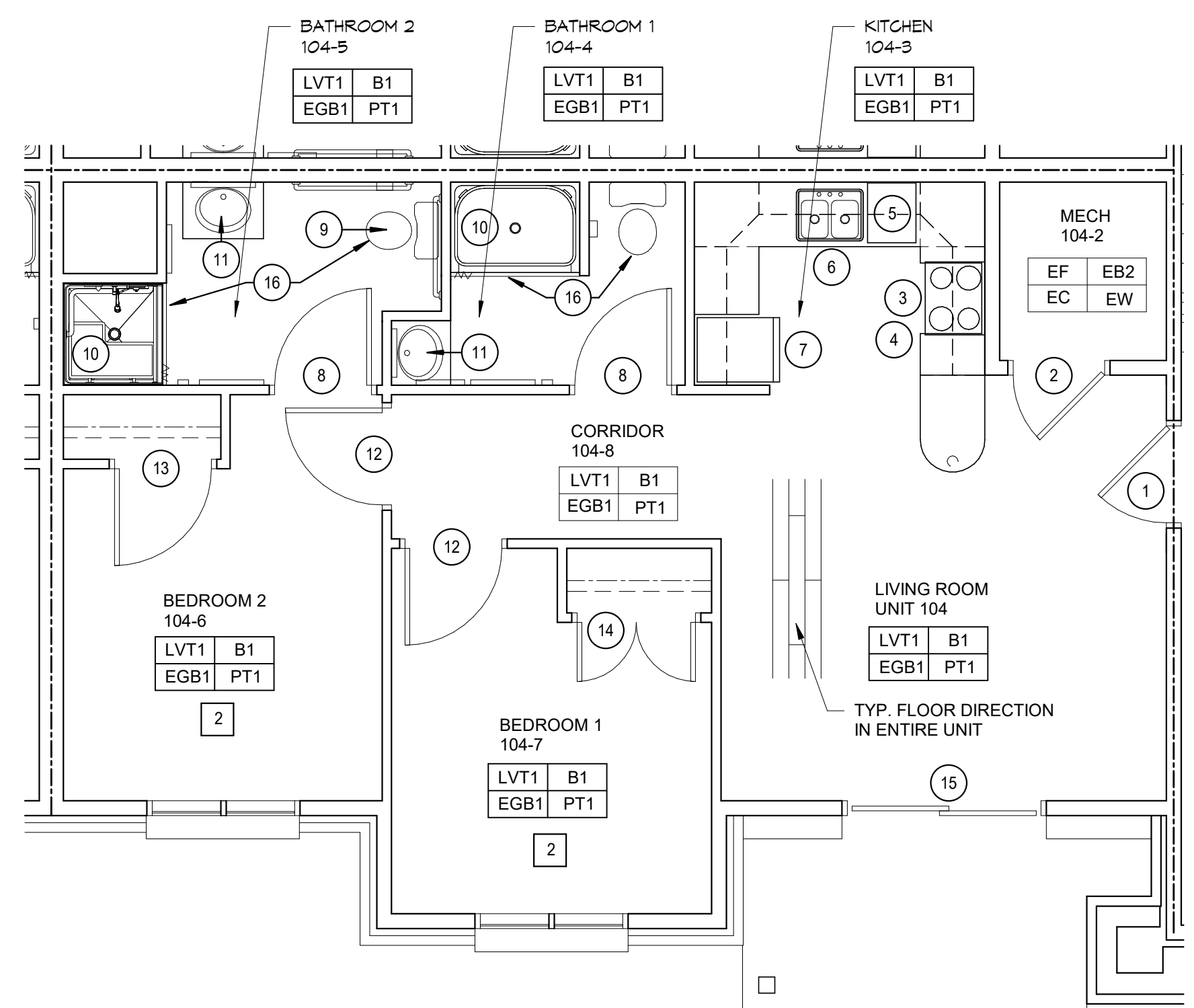
INDIANA UNIVERSITY
SOUTH BEND
SB885F Watershed and SB885 Bridge
Apartment Interior Upgrade
Indiana University South Bend
IU Project #20250140

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mark	date	description
1	04/01/26	Addendum 1

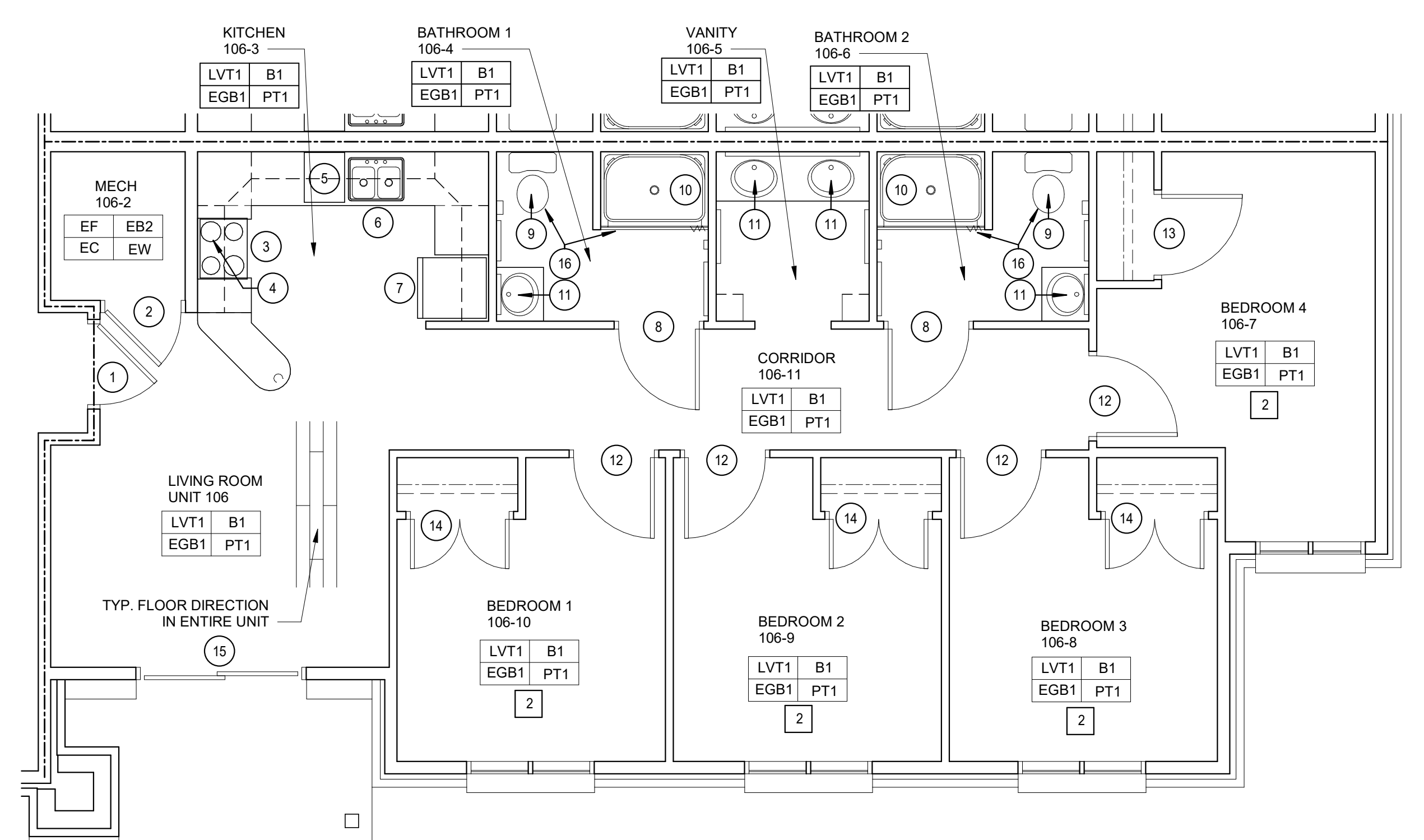
Bridge House - First and Second Floor Plans - Alternate #1

date: February 11, 2026
project: 425030.03
coordinator: KLR/AJS
drawn: AJS
checked: KLS



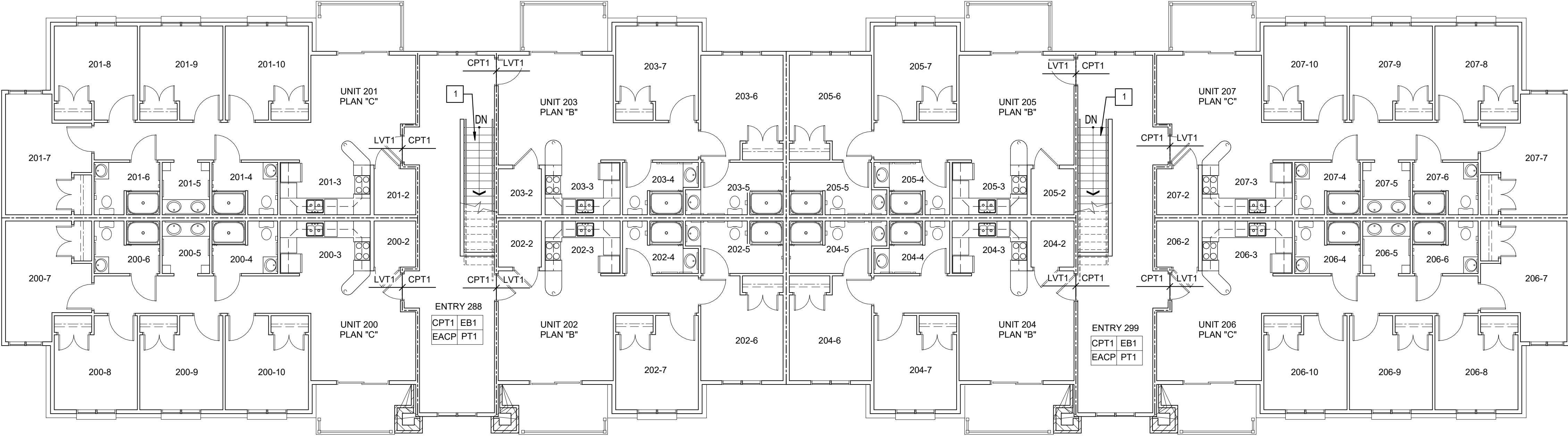
4 Enlarged Plan "B" - Alternate #1
1/4" = 1'-0"

FINISH NOTES WITHIN ENLARGED PLAN FOR UNIT 'B' APPLY TO ALL UNIT 'B's IN THE BUILDING.

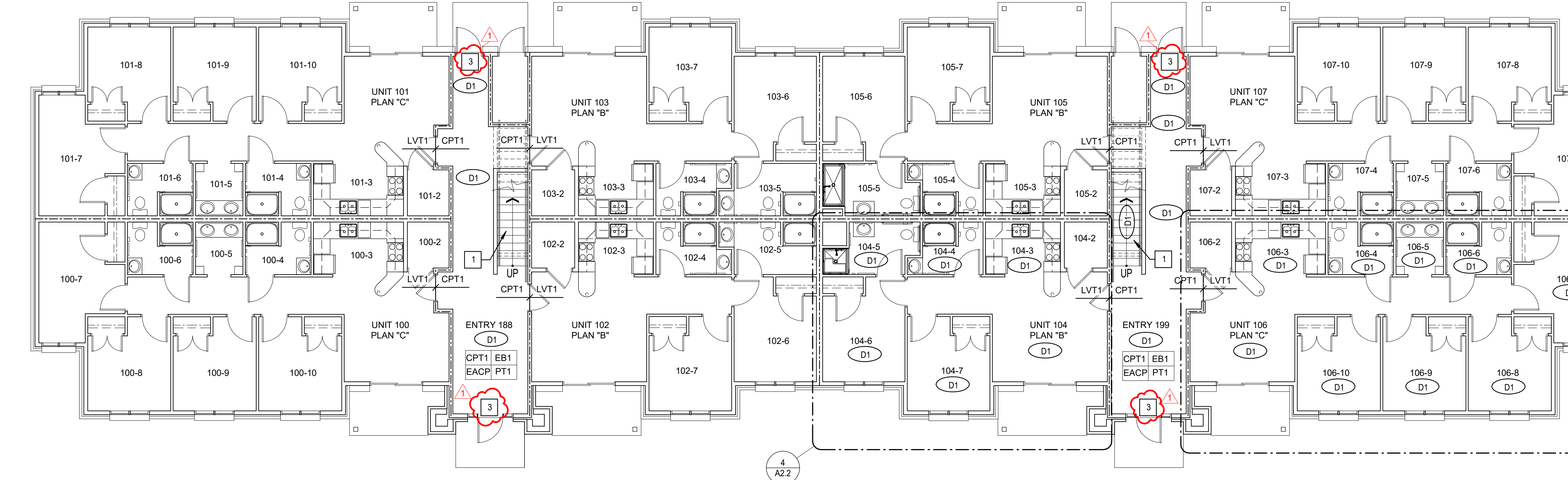


3 Enlarged Plan "C" - Alternate #1
1/4" = 1'-0"

FINISH NOTES WITHIN ENLARGED PLAN FOR UNIT 'C' APPLY TO ALL UNIT 'C's IN THE BUILDING.



2 Bridge Second Floor Plan - Alternate #1
1/8" = 1'-0"



1 Bridge First Floor Plan - Alternate #1
1/8" = 1'-0"

DEMO NOTES WITHIN REFERENCE BUBBLE 3-A2.1 AND 4-A2.1 APPLY TO ALL UNITS 'A' AND 'B' IN THE BUILDING.