
TRANSMITTAL FOR ADDENDUM NO. 1

BL448 Fee Lane Parking Garage

Concrete Patching, Traffic-Bearing Membrane, Epoxy Injections

Project No. IU #20250326

Date of issue: January 8, 2026

Distribution List

- Eastern Engineering (IU Planroom)

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Yours truly,



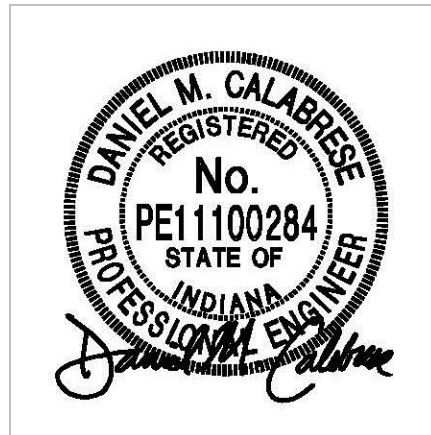
Daniel M. Calabrese, PE
Chief Operating Officer

BL448 FEE LANE PARKING GARAGE CONCRETE PATCHING, TRAFFIC-BEARING MEMBRANE EPOXY INJECTIONS

PROJECT NO.: IU #20250326

Owner:
**Indiana University
Capital Projects
2901 East Discovery Parkway
Bloomington, IN 47408**

Engineer/Architect:
**ARSEE Engineers, Inc.
9715 Kincaid Drive, Suite 100
Fishers, IN 46037-9470**



Daniel M. Calabrese

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ADDENDUM No. 1

Issued: January 8, 2026

ADDENDUM NO. 1

BL448 Fee Lane Parking Garage
Concrete Patching, Traffic-Bearing Membrane, Epoxy Injections
Project No. IU #20250326

Date of issue: January 8, 2026
Prepared by: Daniel Calabrese

This Addendum No. 1 forms part of the Contract Documents. Bidders must acknowledge receipt of this Addendum in the space provided on the Bid Form. **FAILURE TO ACKNOWLEDGE THIS ADDENDUM WILL SUBJECT THE BIDDER TO DISQUALIFICATION.**

This Addendum is issued in accordance with the provisions of the General Conditions of the Contract for Construction, Article 1, Contract Documents, and becomes a part of the Contract Documents as provided therein.

This Addendum No. 1 contains the following parts I through IV:

I. Pre-Bid Conference

- A. The Pre-Bid Conference (Meeting No. 1) agenda, report, and attendance record are attached as a part of this Addendum No. 1

II. Drawings – Sheet R105

- A. Revise repair #518 description to read “REPAIR PROCEDURE G, ESTIMATE 5 LF” on both the plan and the Base Bid repair summary. That crack will also be routed and sealed per Repair Procedure E as part of repair #539.

III. QUESTIONS AND RESPONSES

- A. Questions asked at the Pre-Bid Meeting:

- i. Refer to Meeting No. 1 Report

- B. Questions submitted via email:

- Q1: On R102, detail 2 shows a special detail for termination of the traffic bearing membrane requiring an additional sealant joint at the south columns with a differing façade wrap from other areas. Please confirm if this detail applies only on level 2, or also on levels 3 through 5. The condition appears to be different at level 6.

- A1: Detail 2/R102 is typical for that condition on Levels 2, 3, 4, and 5 along column line 3 between the two stair towers. Detail 7/R500 applies at the Level 6 as-built condition along column line 3 east of the stair/elevator tower that is also shown in the following photo:



- Q2: In the CPF Division 00 and 01 specifications page 13, section 01 52 13 requires the contractor to provide and maintain a field office with restrooms, heat/AC, printer, and internet access for virtual meetings. Due to the nature of this work, please confirm if field office requirement can be reduced to a standard jobsite trailer with heat/AC, but no printer or separate internet hookup (only wireless via mobile devices). Please confirm if sanitary facilities can be portable restrooms & handwashing stations without plumbing hookup.
- A2: Yes, the field office may be a standard job site trailer with heat/AC and no printer or separate internet hookup. Onsite sanitary facilities shall be portable – provided and maintained by the contractor during the work.
- Q3: Please confirm if on-site sanitary facilities may be used per section 01 52 13 paragraph 1.2.
- A3: Onsite sanitary facilities shall be portable – provided and maintained by the contractor during the work.
- Q4: Please confirm if contractor parking is required to be in the Green Lot on the Athletics Complex for a fee (per specifications section 01 55 00), or if workers may park within the spaces closed for work in the garage during construction.
- A4: Contractor parking is per 01 55 00 1.4.e.
- Q5: Please confirm this is not a donor sponsored project and does not require special signage.
- A5: This project is not a donor sponsored project.
- Q6: Specification section 01 74 23 on final cleaning requirements appears to be tailored for interior spaces. Please confirm the final cleaning required may be limited to broom swept floors typical

- for parking garage construction and that all existing surfaces are not required to be cleaned of all existing dirt/dust/residues after completion of the work.
- A6: The Contractor shall perform all cleaning requirements specified in 01 74 23 as they relate to construction related waste, dust, debris, and the like within and adjacent to the parking garage facility, enclosed garage stair towers, and street level storage/staging area.
- Q7: On form 96 section III, attachment of bidder's financial statement is listed as mandatory. Earlier language in the specifications (p. 51 & 61) say that financial statements should not be submitted with bids and will only be requested after the bid opening from the low bidder. Please confirm if financial statements (audits) are required to be submitted with the bid.
- A7: Financial statements are not required to be submitted with the bid.
- Q8: On R105, there is 250 LF of repair procedure E listed under note 539 and 5 LF shown in plan near grid L/2. Is the 250 LF in addition to quantities shown in plan, or should the 5 LF in plan be included in the 250 LF used for bidding purposes?
- A8: See corrected repair description for #518 on sheet R105 stated in part II above.
- Q9: Repair procedure D appears to be missing from specification section 079200. Please confirm if repair procedure was intended to be provided for this scope of work.
- A9: Repair Procedure D is included in Section 07 92 00 as listed in 1.1.B on page 1 of that specification section.
- Q10: In areas to receive water repelling sealer (silane) or traffic bearing membrane, do existing pavement markings need to be fully removed down to bare concrete, or is partial removal by shotblasting acceptable?
- A10: Traffic-bearing membrane work per Section 07 18 00 requires the full removal of existing pavement markings as those are existing coatings on the deck surface (refer to subparagraph 3.6.A). Water repellent work per Section 07 19 00 does not require removal of existing pavement markings but does require abrasive blasting or shotblasting surface preparation so existing markings may become damaged because of that work. Deck surfaces at both traffic-bearing membrane and water repellent work areas require restriping all existing pavement markings in those work areas where the new materials are installed.
- Q11: For the foam compression seals at the stair towers, please confirm if factory prefabricated 90 degree upturns are required between the columns & walls where the joint comes to an end.
- A11: The new foam compression joint seals are intended to be installed in a horizontal configuration at the joint seal termination ends – they are not required to turn up vertically. Prefabricated factory transitions are required at all other horizontal and vertical changes in plane along the expansion joint.

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Q12: On sheet R001, note 5-a states that only 30 parking spaces may be taken between March 16th, 2026 and May 11th, 2026. Please confirm if this is accurate or if the number should be 300 spaces instead of 30.

A12: Yes, this is correct. While school is in session, the maximum number of parking stalls that can be taken out of service is limited to 30.

IV. CLARIFICATIONS

A. Water usage inside parking garage:

i. Water use from the hose bibs in the middle of the garage will be accessible during the work.

END OF ADDENDUM NO. 1

Meeting No. 01

Agenda for Pre-Bid Conference and Site Visit

December 22, 2025

BL448 Fee Lane Parking Garage
Concrete Patching, Traffic-Bearing Membrane, Epoxy Injections
Project No. IU #20250326

William J. Godfrey Graduate and
Executive Education Center, Room
1004, 1275 E. 10th St.
10:30 a.m.

Agenda Items

1. Introductions

- a) Owner: The Trustees of Indiana University Bloomington, Indiana
- b) Capital Projects:
 - i. Tina Griffith, Capital Planning and Facilities
 - ii. Dan Backler, Indiana University Capital Projects
- c) Designer – ARSEE Engineers
 - i. Dan Calabrese, Engineer
 - ii. Eric Roberts, Construction Administration

2. Project Description & Scope of Work

- a) The Contractor is responsible for furnishing all labor, materials, equipment, and services necessary to complete all repair work in accordance with the Contract Documents. Work consists of, but is not limited to:
 - i. Horizontal and vertical/overhead concrete repairs
 - ii. Rout and seal cracks in concrete
 - iii. Remove and replace slab construction joint sealant
 - iv. Prepare and install vehicle traffic-bearing membrane system
 - v. Prepare and install water repellent penetrating sealer
 - vi. Remove and replace stair tower expansion joints where indicated on the Drawings
 - vii. Repair failed slab temperature tendon on Level 6

3. Specification Front End Documents

- a) Notice to Bidders
 - i. **Bid Due Date : January 15, 2026** at 2:00 p.m. Eastern Time
 - (a) Refer to “Bid Submittal Procedure” requirements included in the project manual for detailed instructions on submitting you bid at www.iuplanroom.com
 - ii. Specification or plan questions in writing via email to Eric Roberts, eroberts@arsee-engineers.com
 - iii. Questions and substitution requests are due on January 5, 2026 at 3:00 p.m. ET
 - iv. Addendum will be issued on or before January 8, 2026

4. Insurance and Bonds

- a) Insurance – Refer to Article 11 of Section 00 72 13 “General Conditions” (Appendix B) and Section 00 73 16 Insurance Requirements (Appendix C).
- b) Bid Security – Refer to Article 14 of Section 00 20 00 “Instruction to Bidders” (Appendix A).

- c) Performance and Payment Bond – Refer to Article 19 of Section 00 20 00 “Instructions to Bidders” (Appendix A) and Section 00 61 13 “Performance and Payment Bond Form” (Appendix A).

5. Schedule

- a) Work shall start on the contract date and onsite activities shall commence on or after March 16, 2026. All Base Bid work shall reach final completion on or before August 7, 2026.

6. Project Requirements/Conditions

- a) Parking – refer to Section 01 55 00 “Vehicular Access and Parking”
- b) Fencing – Fabric privacy screening (Pantone 201 solid red) is required on all 6’ tall chain link site fencing. Refer to Section 01 55 29 “Staging Areas”
- c) Sequencing – refer to Maintenance of Traffic plans and phasing requirements

7. Warranties (labor and materials)

- i. Traffic coating (5 years)
- ii. Joint Sealants (5 years)
- iii. Water Repellents (2 years)
- iv. Preformed Joint Seals (5 years)

8. Project Website

- a) Indiana University will utilize eBuilder for document management

9. General review of the Drawings and work procedures

10. Site walk-through

11. Adjournment

Meeting No. 01

Report for Pre-Bid Conference

December 22, 2025

William J. Godfrey Graduate and
Executive Education Center, Room
1004, 1275 E. 10th St.
10:30 a.m.

BL448 Fee Lane Parking Garage
Concrete Patching, Traffic-Bearing Membrane, Epoxy Injections
Project No. IU #20250326

Attendees

Dan Backler, Indiana University
Matt Smethurst, Indiana University
Eric Roberts, ARSEE Engineers
Dane Smith, The NEW Group, Inc.
Ed Hall, Browning Chapman LLC
Thomas Scaggs, Buckeye Construction and Restoration
Brett Collins, Volunteer Restoration
Kyle Ramey, Gutknecht Construction
Sam Carter, Bully & Andrews Concrete Restoration

Distribution List

Attendees
File

Report issued January 8, 2026

Prepared by Eric Roberts, ARSEE Engineers

Meeting Notes

- 1.1 The Pre-Bid Conference (Meeting No. 1) began at 10:30 a.m. All items outlined in the Pre-Bid meeting agenda were discussed. Refer to the agenda distributed at the meeting for additional information. Eric asked if the attendees were able to access the bid documents and no one in attendance reported that they did not have Drawings and Specifications.
- 1.2 Meeting attendees introduced themselves and their attendance was noted on a sign-in sheet to be included with the Addendum. The Owner is Indiana University and the Owner's Representatives are Matt Smethurst (Project Manager) and Dan Backler (Indiana University Capital Projects).
- 1.3 Eric gave a brief project description and scope of work and recommended all bidders read through the Drawings and Specifications on their own time. Eric said that he would answer as many questions as he could during the meeting but asked all bidders to reiterate all questions in writing and responses to those will be included in the Addendum.
- 1.4 Eric discussed the Specification Front End Documents. The due date for bidder questions is January 5, 2026 at 3:00 p.m. ET. All Specification and Plan questions along with substitution requests are to be delivered in writing to Eric Roberts (eroberts@arsee-engineers.com). The Addendum will be issued on or before January 8, 2026.
 - a) The Bid Due Date is January 15, 2026 at 2:00 p.m. Eastern Time. Eric directed the bidders to www.iuplanroom.com for detailed instructions on submitting their bid.

- 1.5 Eric recommended the bidders carefully read the entire front end of the Specification on their own time.
- 1.6 Eric reviewed the project schedule. Work shall start on the contract date and onsite activities shall commence on or after March 16, 2026. All Base Bid work shall reach final completion on or before August 7, 2026.
- 1.7 Eric briefly reviewed the project requirements for parking, fencing, and sequencing.
- 1.8 Eric reviewed the required warranties. There were no questions about the warranties.
- 1.9 Eric reviewed the Drawings with those in attendance. Eric recommended the bidders read all the General, Special, and post-tensioning tendon repair notes on the Cover Sheet. Eric said that all submittals shall be received by the Owner and Engineer for their review within 45 days of the date of contract per Special Note 2.
 - a) The Contractor shall not begin any individual repairs until all shop drawings, product submittals, and mock-ups have been submitted, installed, and approved per Special Note 3. Eric recommended the bidders review the post-tensioning tendon repair specifications for additional requirements.
- 1.10 Eric reviewed SP100. He said that the University has specific requirements for their project fencing including the color of the screen. A bidder asked if all fencing including the fencing inside the garage will require the red screen. Dan Backer said that all bidders should assume that the red screen will be required for all fencing for the project. A bidder referenced the anchoring notes on the Indiana University Capital Projects chain link fence installation details. Eric said that fencing inside the garage shall not be anchored into the slab and sand bags or alternate methods should be used to secure the fencing.
- 1.11 Eric reviewed R001 overall garage phasing and sequencing plans. A bidder asked about project phasing note 5a. The bidder asked if this number is incorrect or a typo and should show 300 due to the number of parking stalls shown for Phase 1. Eric will review this and include a response in the Addendum.
- 1.12 Eric reviewed R101 and R102. He discussed how the repairs are displayed on the Drawings. He said that repairs are shown with a combination of repair ID tags and boxes. He said that the tags typically show localized repairs, while the boxes show repairs that apply across the entire sheet. A bidder asked about the repair quantities on Level 3 sheet R103. Eric said that all repairs from repair ID tags and boxes are listed under the Base Bid Repairs for each Level. Eric recommended each bidder carefully read each sheet for repair quantities and if there were any questions to send those in writing and they will be included in the Addendum.
- 1.13 Eric reviewed the remaining R100 series sheets.
- 1.14 Eric briefly reviewed Sheet R500.
- 1.15 Eric reviewed Sheet R501. Eric reviewed photo details 6/R501 and 7/R501 and recommended the bidders review these conditions during the site walk-through.
- 1.16 Eric briefly reviewed Sheet R502.
- 1.17 The meeting adjourned to the site for a walk-through at approximately 10:55 a.m.
- 1.18 The group proceeded to Level 6. Eric reviewed the stair expansion joint details. Eric reviewed the door threshold note. A bidder asked about the existing angle anchors. Eric said that the existing angle and anchors shall be removed and the holes shall be filled with non-shrink grout.
 - a) A bidder asked if the new expansion joint is to be installed up and over the existing columns on Levels 5 and 6. The new joint seals will not turn up vertically at the column but rather terminate in a horizontal configuration at the face of the column like the existing metal angles.

- 1.19 The group proceeded to Level 5. Eric recommended the bidders review the traffic-bearing membrane termination details. Eric reviewed the visitor/employee sign photo detail 3/R105.
- a) A bidder asked if the entire level will be restriped. Eric said that only the parking stall and pavement markings in the penetrating sealer and membrane work areas are to be restriped. A bidder asked if all of the existing paint has be removed prior to installing the penetrating sealer or if some paint could remain. Refer to the Addendum for the response to this question.
 - b) The group proceeded to the stair tower and Eric reviewed the 6/R501 condition.
- 1.20 A bidder asked if they would be allowed to utilize spaces in their fenced work area for parking. Matt said that typically a few vehicles can park in the work area. Eric said that each bidder should assume that the parking and access information in the front end of the Specifications must be followed. A bidder asked if they would be able to utilize the existing hose bibs for water access. Dan said that he would follow up with ARSEE and that answer would be included in the Addendum. There were no further questions.
- 1.21 Eric reminded all bidders to email any questions for clarification to be included in the Addendum.
- 1.22 The meeting ended at 11:30 a.m.

We believe that these minutes accurately reflect what transpired at this meeting. However, we invite written comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within ten (10) days after date of issue, we will assume that all in attendance concur in the accuracy of this transcription.

PRE-BID MEETING SIGN-IN SHEET

BL448 Fee Lane Parking Garage

Concrete Patching, Traffic-Bearing Membrane, Epoxy Injections

Project No. IU #20250326

December 22, 2025

10:30 a.m.

Attendee	Company	Phone & Email
Eric Roberts	ARSEE Engineers	PHONE 317-626-8682 EMAIL eroberts@arsee-engineers.com
Thomas Scaggs	Brake Construction & Restoration	PHONE 740-418-6362 EMAIL tscaggs@brake.com
Brett Collins	Volunteer Restoration	PHONE 865-521-7663 EMAIL Brett@volunteerrestoration.com
Ed Hall	Browning Chapman	PHONE 317-900-3391 EMAIL ehall@browningchapman.com
KYLE RAMEY	GUTKNECHT	PHONE 740-644-9198 EMAIL K.RAMEY@GUTKNECHT.com
SAM CARTER	BULLEY & ANDREWS CONCRETE RESTORATION	PHONE (641)485-7889 EMAIL scarter@bulley.com
Dane Smith	The NEW Group	PHONE (317)997-3589 EMAIL dsmith@newgroupinc.com
MATT SMETHURST	IU	PHONE 812-479-9075 EMAIL Msmethur@IU.EDU
DAN BACKLER	IU	PHONE 317-224-9059 EMAIL dbackler@iu.edu
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