

**Addendum THREE** Issue Date: February 19, 2026

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Project Name: IN136 IU Indianapolis Athletic and Fitness Center – Roof Replacement Phase 1  
Project Number: 20240473  
Description: Amendment to Construction Documents Bid Issue - dated 1-9-26

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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. The information contained herein modifies the original Bidding Documents. Requirements of the original Bidding Documents remain in effect except as modified by this Addendum. Acknowledgement of this Addendum on the Proposal Form is required.

**Specifications:**

No Items.

**Drawings:****Item 1. Drawing 1 / Sheet A300: Clarification**

See attached Sheet A300 for added key notes 5 and 6 to roof plan. Key notes are clouded and identified as Revision 1.

**Item 2. Drawing 1 / Sheet A300: Revisions to Notes**

See attached Sheet A300: General Notes and Roof Plan Key Notes. Revised Notes are clouded and identified as Revision 1.

**Attachments:**

1. Pre-Bid Meeting Agenda
2. Pre-Bid Meeting Sign-In Sheet
3. Sheet A300.
4. Existing First Floor Ceiling Plan for reference.
5. Existing Second Floor Ceiling Plan for reference.

**End of Addendum Three.**



## Pre-Bid Meeting Agenda

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Meeting Date: February 10, 2026  
Location: IU Indianapolis Athletic and Fitness Center Main Lobby  
Project Name: IN136 IU Indianapolis Athletic and Fitness Center – Roof Replacement Phase 1  
Project Number: IU #20240473  
Meeting Subject: Pre-Bid Meeting

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### 1. Introductions:

IU Project Manager  
Alex Maher, IU Lead  
[maherad@iu.edu](mailto:maherad@iu.edu)  
812/855-9315

IU Construction, Project Manager  
Mike Huff, IU Roofing SME  
[huffmike@iu.edu](mailto:huffmike@iu.edu)  
812/856-6197

#### Facility Contact

Victor Bristow, IU Athletic and Fitness, Building Manager  
[vbristow@nifs.org](mailto:vbristow@nifs.org)

Architect of Record / Consultant: INFLUENCE, architecture + interiors  
Mindy Homan-Wise, RA, NCARB, RID  
317-513-3620  
[mhwise@influence-ai.com](mailto:mhwise@influence-ai.com)

### 2. Project Overview

- a. Project Construction is anticipated to begin early March 2026 and as weather is permitting.
- b. The phasing of work shall be carefully planned and coordinated with IU prior to commencing work and to allow for the most effective and safe on-going use of the facility.
- c. Dumpster location and construction staging area shall be located on the premises as identified on the site plan on the drawings. The size and requirements for screening shall be per IU standards as indicated in the specifications.
- d. The scope of work is as follows per drawing and specifications:
  - a. Remove existing ballasted EPDM roof systems and related accessories at Phase 1 scope area. Install new 90mil EPDM roof system, flashing, and aluminum coping and related accessories.
  - b. New extruded aluminum roof access components.
- e. Bid Documents
  - a. Drawings Specifications for the scope of work included in this project are dated: 1-9-26.

### 3. Bid Process Framework

- a. Bid Date: February 24, 2026 @ 2:00pm
  - i. For bids to be considered: Bids must be submitted on the Bid Form included in the project specifications as well as include all required forms as spelled out in the Instructions.
- b. Bid Question/Response Procedure  
Last Day for Questions: February 19, 2026, by 12:00pm.  
Last Day for Addenda: February 19, 2026, by 5:00pm.

### 4. Roof Scope Area Tour and Questions.



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IN136 IU Indianapolis Athletic and Fitness Center

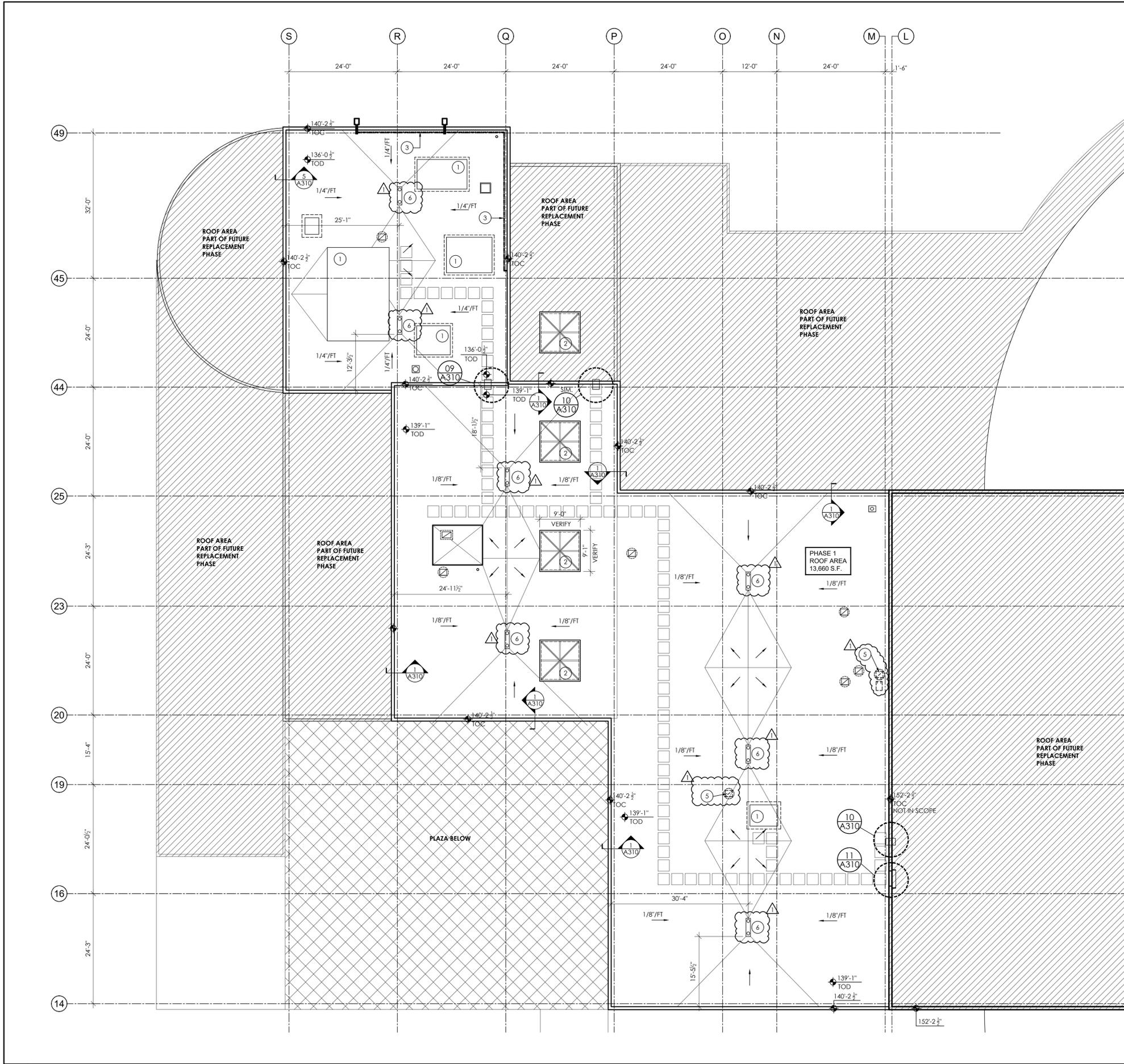
Architect of Record:  
**INFLUENCE**  
architecture + interiors

7932 Barlum Dr  
Indianapolis, IN 46240  
[p] 317.513.3620

## PRE-BID Meeting Sign In Sheet

Date: February 10, 2026; 10:30 am  
Location: IU Athletic and Fitness Center – Main Lobby  
Project Name: IN136 IU Indianapolis Athletic and Fitness Center - Roof Replacement Phase 1  
Project Number: 20240473

Name	Company	Phone Number	Email
Mindy Homan-Wise	INFLUENCE, architecture	317-513-3620	mhwise@influence-ai.com
NELSON Smiley	FOSTER CONTRACTING	317-464-7597	NELSON@FOSTERCONTRACTING.NET
Mack Bell	B&L Sheet Metal & Roofing	812-332-4309	mbell@tectamerica.com
MIKE CASILLAS	SCR	765-461-2038	MCASILLAS@SCROOF.COM
Josh Wolford	Danco Roofing	3463-271-0013	JWOLFORD@DANCOROOF.COM
Yakob Wells	Steves Roofing	812-824-3006	stevs.srs@gmail.com
Cesar Mendez	SPG Roofing	317-832-0812	Cesar m <sup>SPG</sup> gmail.com
JUSTIN BURDINE	NU-TEC ROOFING	317-701-6088	JBURDINE@NUTECROOFING.COM
Bill Corya	Advanced Vacuum	317-518-5672	bill@advancedvacuum.com
Christopher Eckert	Blackmore and Beckner	317-349-9315	ceckert@tectamerica.com
MIKE HUFE	IU	615-495-0858	hufe@iu.edu



**GENERAL NOTES**

- GENERAL NOTES:**
1. CODES AND ORDINANCES: SEE COVER SHEET FOR APPLICABLE CODE CONFORMANCE REQUIREMENTS.
  2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS / SPECIFICATIONS AND APPLICABLE CODES AND ORDINANCES THE MORE STRINGENT PROVISION SHALL APPLY. ALL REFERENCED STANDARDS, MANUALS AND PUBLICATIONS REFERENCED HEREIN SHALL BE THE LATEST EDITION.
  3. VERIFY DIMENSIONS: EVERY EFFORT WAS PUT FORTH TO MAKE THESE DRAWINGS ACCURATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, SLOPES, AND DETAILS OF THESE DRAWINGS WITH THOSE OF THE ARCHITECTURAL DESIGN PLANS AND/OR EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ARCHITECT AND OWNER, LTD. IN WRITING PRIOR TO THE START OF CONSTRUCTION.
  4. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY (UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING BUT NOT LIMITED TO SCAFFOLDING, BRACING AND ERECTION ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
  5. FOLLOW OWNER REPRESENTATIVE'S PROCEDURES AND REQUIREMENTS FOR ASBESTOS IDENTIFICATIONS AND ABATEMENT, IF REQUIRED.

- DEMOLITION GENERAL NOTES:**
1. REMOVE EXISTING BALLAST, EPDM MEMBRANE, MIN. 2" RIGID INSULATION BOARD WITH SLOPING INSULATION PER FOOT FROM DRAINS OUT TO ROOF EDGE (EXISTING INSULATION SLOPING MATCHES SLOPING DIAGRAM) AND FLASHING CONVENTS TO THE UNDERLYING CONCRETE ROOF DECK. REPAIR THE DECK AS REQUIRED AND SPECIFIED.
  2. REMOVE OBSOLETE/ABANDONED ROOF PENETRATIONS AND EQUIPMENT AS NOTED. PRIOR TO REMOVALS, CONFIRM AND COORDINATE REMOVAL OF OBSOLETE PENETRATIONS AND EQUIPMENT WITH THE OWNER'S REPRESENTATIVE. REPAIR OPENINGS CREATED BY THE REMOVAL OF PENETRATIONS AND EQUIPMENT AS SPECIFIED.
  3. REPAIR ALL DAMAGED ALUMINUM AND IRON REQUIRED TO ACCOMMODATE NEW POLYISOCYANURATE INSULATION (TOTAL R VALUE OF 30 OR GREATER) MECHANICALLY ATTACH THE INSULATION THROUGH THE UNDERLYING INSULATION LAYERS INTO THE UNDERLYING STRUCTURAL METAL DECK WITH SPECIFIED INSULATION PLATES AND FASTENERS. INSTALL 1/2" HIGH-DENSITY POLYISOCYANURATE COVER BOARD WITH MINIMUM 120 PSI COMPRESSIVE STRENGTH. ATTACH COVER BOARD WITH FOAM ADHESIVE. INSTALL THE ADHERED EPDM MEMBRANE. ALL ATTACHMENT PER THE MANUFACTURER'S REQUIREMENTS.

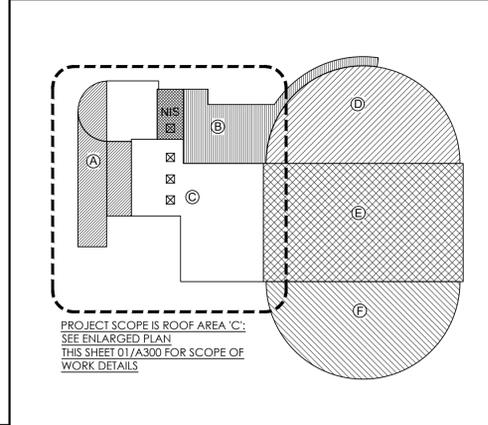
- ROOFING GENERAL NOTES:**
1. ALL NEW ROOFING ASSEMBLY SHALL BE FULLY ADHERED 90-MIL EPDM OVER 1/2" COVERBOARD ON MINIMUM 2" POLYISOCYANURATE RIGID INSULATION BOARD, WITH ADDITIONAL INSULATION BOARD PER ROOFING DIAGRAM, ON VAPOR BARRIER. SEE ROOFING DETAILS SHEET A310. ALL ROOF ASSEMBLIES AND COMPONENTS TO MEET THE REQUIREMENTS FOR ASCE 7-10, 2012 IBC, WITH INDIANA AMENDMENTS.
  2. SEE ROOF KEY NOTES ON THIS SHEET FOR ADDITIONAL SCOPE OF WORK IN DEFINED ROOF AREAS.
  3. COPING CAPS SYSTEM SHALL CONSIST OF AN OUTER COPING CAP COVER WITH KYNAR 500 COATING FABRICATED WITH MINIMUM 24-GAUGE GALVANIZED STEEL OR MINIMUM 0.050-INCH ALUMINUM; AND MINIMUM 22-GAUGE GALVANIZED STEEL OR MINIMUM 0.053-INCH ALUMINUM CONTINUOUS CLEAT. STANDARD METAL COLOR SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE.

- EXISTING LANDSCAPE MAINTENANCE AND RESTORATION:**
1. AT THE COMPLETION OF THE WORK, THE OWNER SHALL REVIEW THE EXISTING GROUNDS FOR DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR / REPLACEMENT OF THE EXISTING GROUNDS WHERE DAMAGED AS PART OF PERFORMING THIS WORK. SEE SPECS FOR REPAIR WORK REQUIREMENTS.

**ROOF PLAN KEY NOTES**

- TARGET ELEVATION REFERENCE KEY**
- EL. +113'-6"
  - FIRST FLOOR
  - SLAB ELEVATION
1. EXISTING ROOF TOP MECHANICAL EQUIPMENT TO REMAIN. SEE 6/A310 FOR NEW ROOFING AND FLASHING REQUIREMENTS.
  2. EXISTING SKYLIGHT TO REMAIN SEE 03/A310.
  3. PROVIDE 8" STRUT SUPPORTS AT 24" O.C. FOR MOUNTING CONDUIT TO ROOF TOP EQUAL TO MANUFACTURER MIRO.
  4. TYPICAL 30" X 30" WALKWAY PROTECTION PAD AS MANUFACTURED BY ROOFING SYSTEM MANUFACTURER. FINAL LOCATION CONFIGURATION SHALL BE BY OWNER.
  5. REMOVE EXISTING ABANDONED MECHANICAL EQUIPMENT AND CURB COMPLETE. INFILL OPENING IN ROOF DECK PER DETAIL xx/A310.
  6. REPLACE EXISTING ROOF DRAIN.
    - 6.1. THE EXISTING DRAIN LINE IS 4" DIA CAST IRON PIPE. THE CONTRACTOR SHALL PROVIDE A DRAIN LINE SCOPE TO INVESTIGATE FOR ANY EXISTING DEBRIS BLOCKAGE THAT WILL REQUIRE LINE CLEARING VIA WATER JET.
    - 6.2. PROVIDE NEW 12" DIA. ROOF DRAIN, OVERFLOW DRAIN AND LEADER HEAD PIPING. ROOF DRAINS SHALL BE EQUAL TO ZURN MODEL Z164.
    - 6.3. VERIFY CEILING BELOW ROOF DRAINS FOR ACCESS REQUIREMENTS. REMOVE AND REPLACE SUSPENDED CEILING TILES. HARD CEILINGS WILL REQUIRE ACCESS BE CUT FOR THE DURATION OF THE WORK. REPAIR CEILING TO EXISTING CONDITION AT THE COMPLETION OF THE WORK.
  7. HOLD

**OVERALL ROOF PLAN**



INFLUENCE, architecture + interiors, Ltd.  
1425 E 68th St, Suite 211  
Indianapolis, IN 46240  
www.influence-ai.com  
[p] 317.513.3620

SEALS / SIGNATURES:

CONSULTANTS:

OWNER:  
The Trustees of Indiana University  
2901 East Discovery Parkway  
Bloomington, Indiana 47408

IU Capital Projects:  
Office of the Vice President for  
Capital Planning and Facilities  
Health Sciences Building  
1050 Wishard Boulevard, 4100  
Indianapolis, Indiana 46202



**INDIANA UNIVERSITY**  
INDIANAPOLIS

**IN136**  
**IU INDIANAPOLIS**  
**ATHLETIC &**  
**FITNESS CENTER**  
**Roof Replacement**  
**Phase 1**

250 University Blvd.  
Indianapolis, Indiana  
46202

PROJECT NUMBER  
IU #20240473

DATE / ISSUE

1-9-26 CONSTRUCTION DOCUMENTS  
BID ISSUE

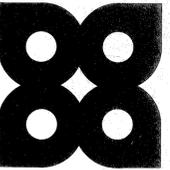
2-19-26 ADDENDUM THREE ISSUE

SHEET NAME

ROOF PLAN

SHEET NUMBER

**A300**



Browning Day Mullins Dierdorf Inc.

Planning  
Landscape Architecture  
Architecture  
Interior Design

124 South Meridian Street  
Indianapolis, Indiana 46225  
317 635 5030

STRUCTURAL ENGINEERS

Fink Roberts & Petrie Inc  
3307 W. 96th Street  
Indianapolis, IN 46268  
317 872-8400

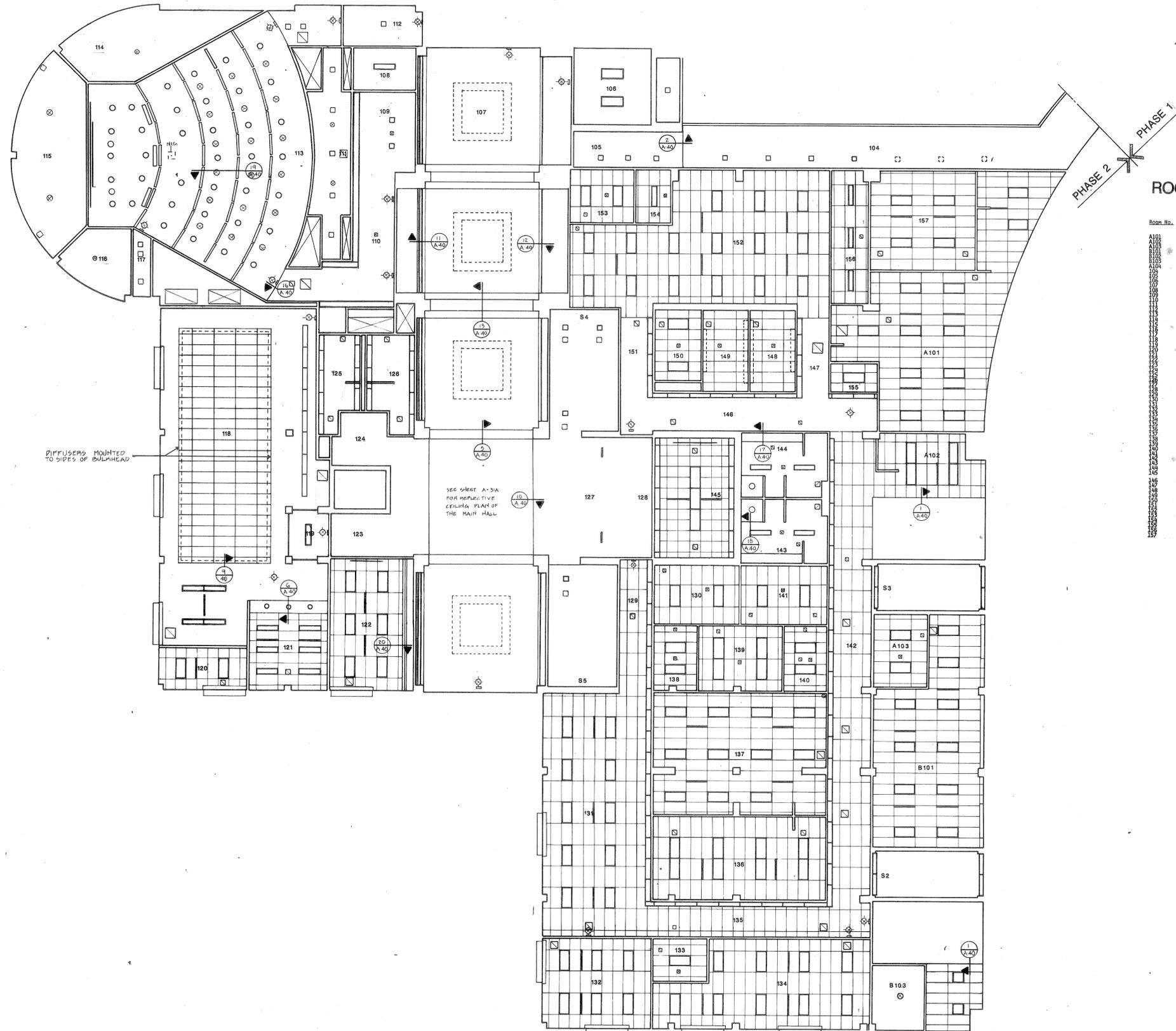
MECHANICAL & ELECTRICAL ENGINEERS

Rotz Engineers Inc

2828 N. High School Road  
Indianapolis, IN 46224  
317 283-4310

CONSTRUCTION MANAGER

Huber Hunt & Nichols  
2450 S. Tibbs Avenue  
Indianapolis, IN 46205  
317 241-6301



### ROOM LEGEND

Room No.	Room Name	Ceiling Ht. (AFF)
A101	TREADMILL	9'-0"
A102	STUDY AREA	9'-0"
A103	ELECTRONICS	9'-0"
B101	BIOMECHANICS LAB	9'-0"
B102	VESTIBULE	None
B103	ENVIRONMENTAL CHAMBER	None
A104	CORRIDOR	11'-8"
104	CORRIDOR	11'-8 1/2"/9'-2"
105	VESTIBULE	9'-2"
106	MAIN HALL	VARIES
107	MECHANICAL	None
108	COAT ROOM	9'-0"
109	VESTIBULE	None
110	PRODUCTION ROOM	None
111	VESTIBULE	None
112	QUIET ROOM	VARIES
113	STORAGE	10'-0"
114	STORAGE	10'-0"
115	HALLWAY	10'-0"
116	RESOURCE CENTER	VARIES
117	VESTIBULE	9'-0"
118	LIBRARIAN OFFICE	9'-0"
119	WORK ROOM	9'-0"
120	STORAGE	9'-0"
121	DISPLAY	9'-0"
122	CORRIDOR	9'-0"
123	RESTROOM	9'-0"
124	RESTROOM	9'-0"
125	LOBBY	9'-0"
126	COAT AREA	9'-0"
127	CORRIDOR	9'-0"
128	STORAGE	9'-0"
129	OPEN OFFICE	9'-0"
130	OFFICE	9'-0"
131	PREP ROOM	9'-0"
132	STRENGTH TESTING LAB	9'-0"
133	CORRIDOR	9'-0"
134	TREADMILL ROOM	9'-0"
135	BIOMECHANICS LAB	9'-0"
136	FREEZER	9'-0"
137	SERVICE AREA	9'-0"
138	STORAGE	9'-0"
139	STORAGE	9'-0"
140	WOMEN LOCKER ROOM	9'-0"/8'-0"
141	MEN'S LOCKER ROOM	9'-0"/8'-0"
142	CONFERENCE	9'-2"
143	CONFERENCE	9'-0"
144	CORRIDOR	9'-0"
145	EXAM ROOM	9'-0"
146	EXAM ROOM	9'-0"
147	OFFICE	9'-0"
148	CORRIDOR	9'-0"
149	OFFICE	9'-0"
150	WORK ROOM	9'-0"
151	JANITORS CLOSET	9'-0"
152	STORAGE	9'-0"
153	TREADMILL	9'-0"

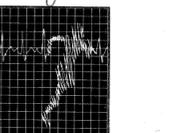
DIFFUSERS MOUNTED TO SIDES OF BALANCEHEAD

SEE SHEET A-31A FOR REFLECTIVE CEILING PLAN OF THE MAIN HALL

PHASE 2 PHASE 1  
1 REFLECTED CEILING PLAN - FIRST FLOOR  
1/8" = 1'-0"  
N



*Craig W. Mullins*



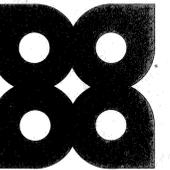
THE NATIONAL INSTITUTE FOR FITNESS AND SPORT

Indiana University-Purdue University  
Indianapolis, Indiana Campus  
Project No. IUPUI 8511-2301

Project No. 8540  
Drawn M.H.S.  
Checked P.M.  
Scale 1/8" = 1'-0"  
Date  
Revision DEL 06/1986

Reflected Ceiling Plan  
First Floor

A-38



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Interior Design

124 South Meridian Street  
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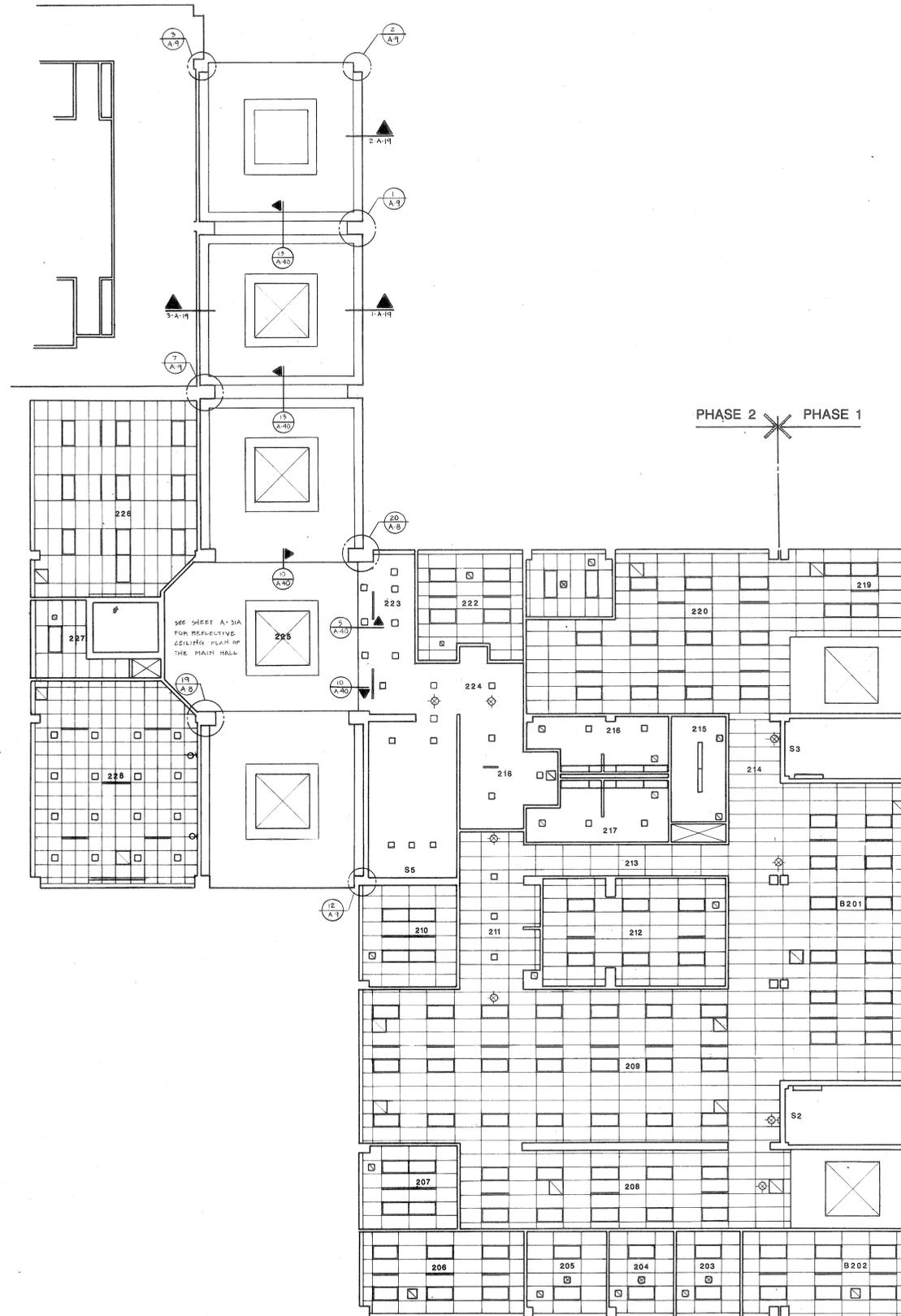
CONSTRUCTION MANAGER

Huber Hunt & Nichols

2450 S. Tibbs Avenue  
Indianapolis, IN 46206  
317/ 241-6301

### ROOM LEGEND

Room No.	Room Name	Ceiling Ht.
B201	Open Office	8'-1 1/2"
B202	Office	8'-1 1/2"
B203	Office	8'-1 1/2"
B204	Office	8'-1 1/2"
B205	Office	8'-1 1/2"
B206	Office	8'-1 1/2"
B207	Open Office	8'-1 1/2"
B208	Office	8'-1 1/2"
B209	Office	8'-1 1/2"
B210	Office	8'-1 1/2"
B211	Corridor	8'-1 1/2"
B212	Work Room	8'-1 1/2"
B213	Hallway	8'-1 1/2"
B214	Corridor	8'-1 1/2"
B215	Janitors Closet	8'-1 1/2"
B216	Mens Restroom	8'-1 1/2"
B217	Womens Restroom	8'-1 1/2"
B218	Corridor	8'-1 1/2"
B219	Open Office	8'-1 1/2"
B220	Office	8'-1 1/2"
B221	Office	8'-1 1/2"
B222	Lounge	8'-1 1/2"
B223	Reception	8'-1 1/2"
B224	Corridor	8'-1 1/2"
B225	Waiting Area	8'-1 1/2"
B226	Classroom	8'-1 1/2"
B227	Storage	8'-1 1/2"
B228	Conference	8'-1 1/2"
S5	Stairs	8'-1 1/2"



PHASE 2 PHASE 1

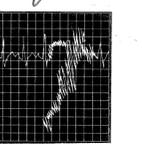
SEE SHEET A-31A FOR REFLECTIVE CEILING PLAN OF THE MAIN HALL

### 1 REFLECTED CEILING PLAN - SECOND FLOOR

PHASE 2 PHASE 1



*Craig E. Mullins*



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Indiana University-Purdue University  
Indianapolis, Indiana Campus  
Project No. IUPUI 8511-2301

Project No. 8540  
Drawn M.K.S.  
Checked P.M.M.  
Scale As Shown  
Date DEC 08 1986  
Revision

Reflected Ceiling Plan  
Second Floor

# A-39