



**KO865 – KELLEY STUDENT –
Replace Building Sewer Line Near Activity Ctr/Restrooms
IU PROJECT NO. 20240669
MSKTD Project No. 8241**

ADDENDUM NO. 1

APRIL 8, 2026

This addendum is issued as a supplement to the drawings and specifications and shall be considered an integral part of the same.

ITEM DESCRIPTION

1.1 See the attached Prebid Meeting Minutes.

1.2 See the attached, revised Bid Form.
Alternate No. 1 – Floor Tile Removal by IU has been added to the Bid Form.

The contractor shall state the cost to delete from their scope of work the cost to remove the existing 6" x 6" quarry tile floor assembly from the kitchen food service area in its entirety. This includes all tile and mortar bed and associated bond coat down to the concrete mud slab. The intent is for this contractor to then accept the floor from the owner's work and prep the concrete mud slab and any remaining mortar bed residual by removing all loose material. The contractor shall accept and place the new leveling concrete over the existing slab with proper bonding material to obtain a sound and secure subbase.

1.3 See attached, revised Sheet P101.
Adjustment of piping demolition extent to avoid interfering with existing flooring outside of scope.

1.4 See attached, revised Sheet P201.
Adjustment of connection point of new piping to avoid interfering with existing flooring outside of scope.

Respectfully submitted,

MSKTD & ASSOCIATES, INC.

Mike D. Nichter, PE

MDN/jf

Attachments:

Prebid Meeting Minutes
Revised Bid Form
Sheet P101
Sheet P201



INDIANA UNIVERSITY KOKOMO
KO865 Kelley Student Replace Building Sewer Line Near Activity Ctr/Restrooms
IU PROJECT NO. 20240669

PREBID MEETING
March 26, 2026

Introductions:

MSKTD team

- Mike Nichter, Project Engineer (mdn@msktd.com)
- Alex Schmidt, Mechanical Engineering Designer (aas@msktd.com)

Indiana University team

- Brad Shepherd, IUK (brabshep@iu.edu)
- Ken McKnight, IU (kmcknigh@iu.edu)

Bidders in attendance

- Jon Martin, QPH (j.martin@qph.com)
- Chris Buckler, Freije (cbuckler@fes-co.com)
- Jason Richey, Benchmark Mechanical (jrichey@benchmarkmechanical.com)

Scope of Work

- Replace failed sanitary lines below floor.
 - IU noted to make sure that new piping is heavy-duty cast iron. Currently shown in spec.
 - Warning that lead time on heavy-duty cast-iron piping might be longer than expected.
 - Noted during walkthrough there is a small amount of vent piping for island.
- Cut and patch concrete floor as required.
- Remove the mud or topping slab.
- Replace the floor tiles with new finish.
 - Noted that we currently show the contractor as being responsible for removing tile/mud bed. There was talk of considering IU doing the removal of tile (not mud slab).
 - IU is still looking into the color for their epoxy finish.
- Scope includes the kitchen and food service area.
- New floor drains.
- New grease trap and new solids interceptor.
 - Noted that current grease interceptor needs cleaned daily, outdoor setup is preferred setup.
- Kitchen equipment will be disconnected and moved out of the kitchen by IUK. Replacement and reconnection also by IUK.
- Take caution if saw cutting near the electrical panels.
 - Note electrical scanning notes on floor and on drawings showing conduit runs.
- Discussed getting the video from the scanning contractor uploaded to IU Plan Room.
- Cut underfloor conduit per notes and replace conduit where and as noted on drawings to accommodate sanitary piping replacement.
 - IU noted replacing conduit exactly where found (in slab, below slab) is okay unless there are unforeseen issues. Routing above ceiling, if needed, can be discussed at that time.
- 100% Performance Bond noted per Article 19 of project manual.

Bidding Details

- Bids due April 16, 2026, at 2pm (eastern time).
 - No bids accepted after that time.
 - Use electronic bid submission process.
 - Bidders must be registered on the plan room
 - Must be signed in to submit a bid
 - Go to WWW.IUPLANROOM.COM
 - Bids opened VIA ZOOM meeting. <https://iu.zoom.us/j/82623978895>
 - Meeting ID: 826-2397-8895
 - Also join by telephone at 312-626-6799.
 - Bids will be published on WWW.IUPLANROOM.com
 - Project Manual is accessible from IU Plan Room. Click on Order/Download (orange button) on top right side.
 - Note the Underfloor Electrical Conduit Scanning Report is located in the Project Manual, Section 024000.
 - Note the Underfloor Electrical Conduit Scanning Video is located under Downloads on Eastern Engineering's Plan Room site.

- A unified bid is required.
 - Including General, Mechanical, and Electrical construction work.
 - Bids are tax exempt.

- Bidding Documents are on file with the owner.
 - VPCPF Support Resources – Construction Procurement
 - Indiana University
 - bidtab@iu.edu
 - 812-855-5294

- Bidding documents were available starting March 20, 2026
 - Eastern Engineering Distribution Department, 9901 Allisonville Road, Fishers, Indiana 46038, ph 317-598-0661, www.iuplanroom.com for deposit and purchase information.

- Include with bid the required documents:
 - State Form 96 (Revised 2013)
 - Completed Minority, Women's, and Veteran's Business Enterprise Participation Plan
 - 5% bid bond
 - Written drug testing program
 - Contractor Asbestos Certification
 - Asbestos Protocol for Contractors

Schedule

- Construction start date: Upon award of contract.
- Start Construction: End of school, May 18, 2026.
 - May 18, 2026, is the Monday after commencement. Kitchen last day of work should be May 14, 2026.
 - If IU removes tile and mud bed in-house, construction start date for contractors will be roughly May 25, 2026.
- Construction completion date: August 21, 2026.
 - School starts the week after the 21st.

Clarification of Documents

- Email Mike Nichter at mdn@MSKTD.com (mechanical).
- Email Alex Schmidt at aas@msktd.com (mechanical).
- Email Patty Baumgardner at pjb@msktd.com (electrical).
- Responses will be provided by Addenda and sent to plan holders via Eastern Engineering.

Addenda

- Addenda #1: April 2, 2026.
- Addenda #2: April 9, 2026.
- Bids due April 16, 2026, 2pm

Logistics

- Parking is allowed on site.
 - Marked trucks should be okay.
 - If there is an unmarked vehicle, ask Brad Shepherd for a temporary parking pass.
 - Parking in front of dumpsters outside of kitchen may be an issue. Scheduled for 6am, sometimes as late as 7:30am.
- Construction fence is not needed.
- A job sign is not needed.
- COBie documents are not required.
- A field office is not required.

Respectfully submitted,

MSKTD & ASSOCIATES, INC.



Alex A. Schmidt, EI

AAS/jf

Cc: All those in attendance

BID FORM (Revised Addendum No. 1)
for

KO865 – KELLEY STUDENT – Replace Building Sewer Line Near Activity Ctr/Restrooms
Indiana University Kokomo Campus
Kokomo, Indiana
IU #20240669

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 KO865 – KELLEY STUDENT – Replace Building Sewer Line Near Activity Ctr/Restrooms on the Indiana University Kokomo campus, as prepared by MSKTD & Associates, 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@iu.edu, and MSKTD & Associates, Inc. (mdn@msktd.com) within 48 hours of the bid opening. The understanding of the Owner and the design team is that these same Major Subcontractors will be the same subcontractors listed below.

The Contractor proposes to utilize the following primary subcontractors for the work indicated.

List one major subcontractor per trade. Any deviation could result in the Owner removing the bid from consideration.

Indicate which are certified by the State of Indiana as an MBE, WBE, or VBE company by circling the M/W/VBE after the name.

Plumbing Contractor: _____ M/W/VBE

Electrical Contractor: _____ M/W/VBE

General Contractor: _____ M/W/VBE

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: Floor Tile Removal by IU

(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.	Cutting and Patching	LF	\$ _____
2.	Install 50' of 1" Underground Conduit with #12AWG, 20A/120V circuit	EA	\$ _____

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 21, 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:**

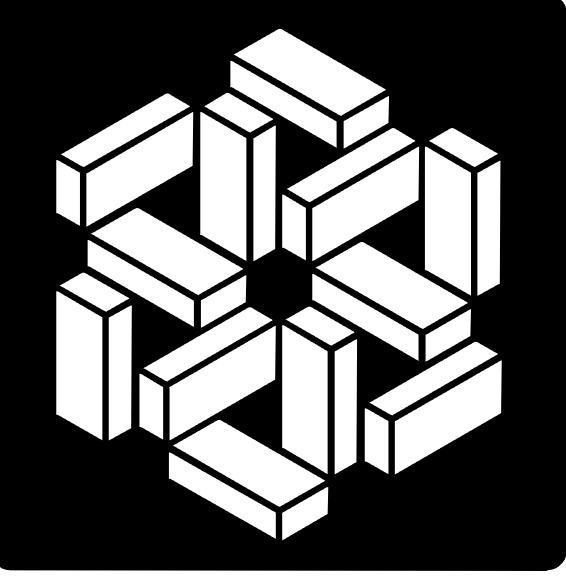
Name of Corporation
Date: _____ Address: _____

By: _____
President
Attest: _____
Secretary

CORPORATE SEAL

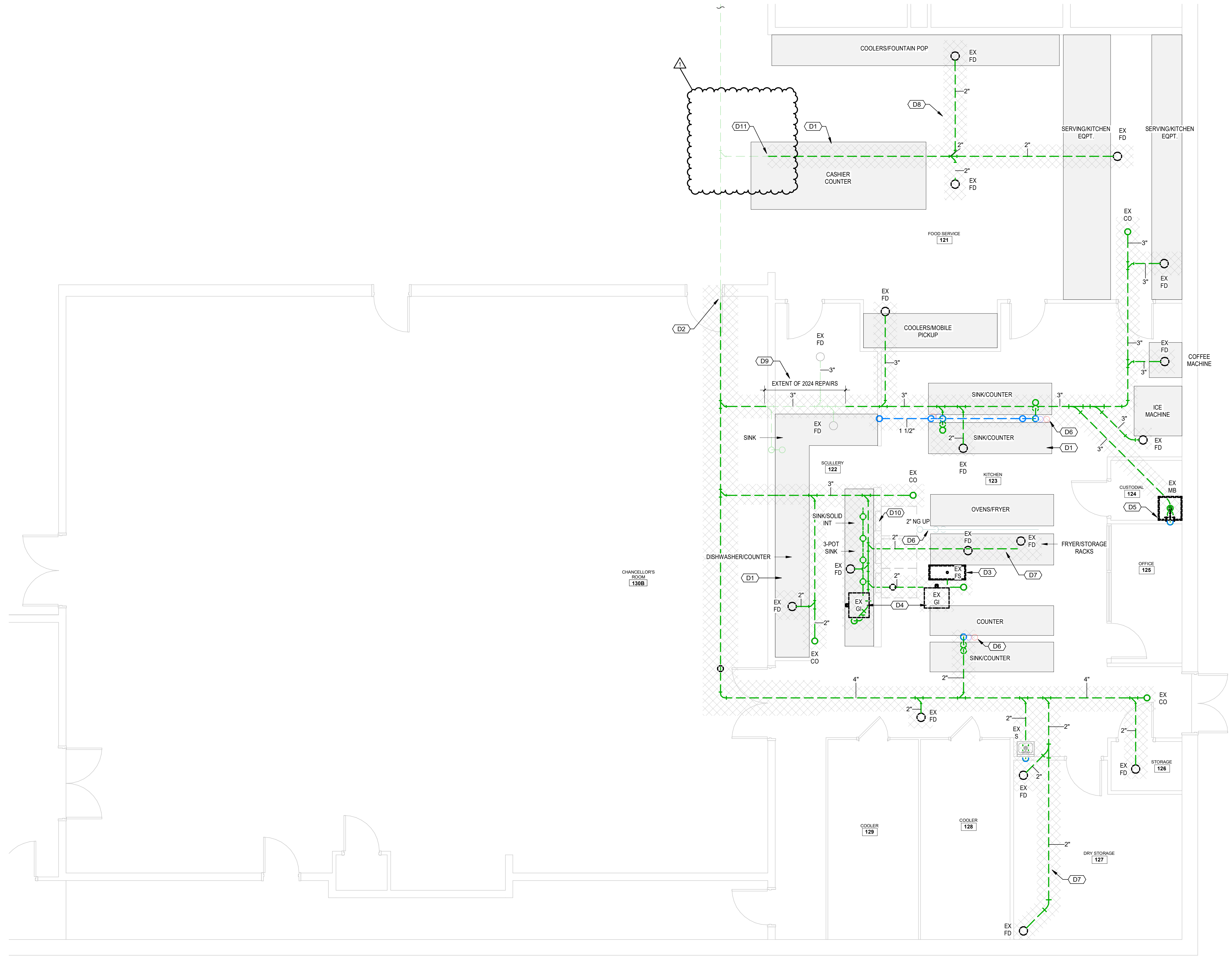
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****Submit bid online via www.iuplanroom.com****

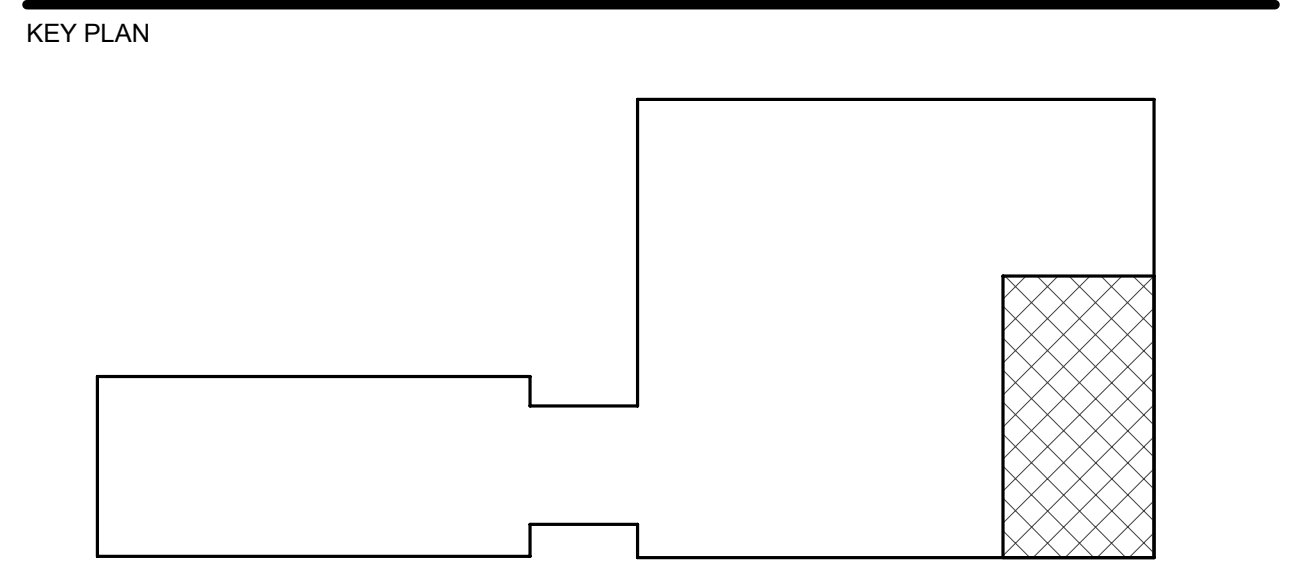


MSKTD & ASSOCIATES
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN

1715 Magnavox Way Fort Wayne, IN 46804 260.432.9337
930 North Meridian Indianapolis, IN 46204 317.917.1190
www.MSKTD.com



Specific Plan Notes	
D1	ALL ABOVE GROUND KITCHEN EQUIPMENT NOTED BY FILLED REGION WILL BE DISCONNECTED AND REMOVED BY OWNER. EQUIPMENT TO BE STORED IN CHANCELLOR'S ROOM 1308 DURING CONSTRUCTION.
D2	DISCONNECT AND REMOVE ALL UNDERGROUND SANITARY PIPING, FLOOR DRAINS, CLEANOUTS UP STREAM OF ENTRANCE INTO CHANCELLOR ROOM.
D3	DISCONNECT AND REMOVE EXISTING FLOOR SINK IN ITS ENTIRETY.
D4	DISCONNECT AND REMOVE EXISTING GREASE INTERCEPTOR AND ALL ASSOCIATED ACCESSORIES/PIPING.
D5	DISCONNECT AND REMOVE MOP BASIN. KEEP WALL MOUNTED FAUCET AND ACCESSORIES IN WORKING ORDER.
D6	REMOVE AND REPLACE DOMESTIC/NATURAL GAS PIPING AS REQUIRED TO PERFORM DEMOLITION OF SANITARY PIPING. SEE P001 FOR MORE INFORMATION REGARDING MODIFICATIONS TO EXISTING UTILITIES.
D7	EXISTING INFORMATION ON UNDERGROUND SANITARY LAYOUT IS INCOMPLETE. FIELD VERIFY ROUTING TO REDUCE SAWCUTTING WHERE POSSIBLE.
D8	DIAGONAL CROSSHATCH INDICATES POTENTIAL LOCATIONS OF SAWCUTTING OF CONCRETE FLOOR.
D9	HALFTONED PIPE IN THIS ARE REPRESENTS POSSIBLE LOCATION OF 2024 REPAIRED SANITARY PIPING. VERIFY IN FIELD EXTENT OF PIPING. DO NOT REMOVE REPAIRED 2024 PIPING WHERE POSSIBLE.
D10	EXISTING ELECTRICAL PANELS ON THIS WALL. THERE IS A HIGH PROBABILITY OF ENCOUNTERING ELECTRICAL CONDUIT DURING SAWCUTTING OF FLOOR. REFERENCE ELECTRICAL DRAWINGS FOR INSTRUCTIONS ON HOW TO PROCEED WITH CONDUIT.
D11	DISCONNECT AND REMOVE ALL UNDERGROUND SANITARY PIPING, FLOOR DRAINS, CLEANOUTS UP STREAM OF THIS LOCATION. AVOID DAMAGING VINYL FLOORING OF AREA WEST OF FOOD SERVICE 121.



First Floor Kitchen Plumbing Demolition Plan
1/4" = 1'-0"

KO865 - Kelley Student
Replace Building Sewer Line Near Activity Center
Indiana Project I.D.: 20240669
2300 South Washington Street
Kokomo, Indiana 46902

PROJECT NO.	DATE
8241	03-19-2026

REV.	DATE
1 Addendum 1	04-02-2026

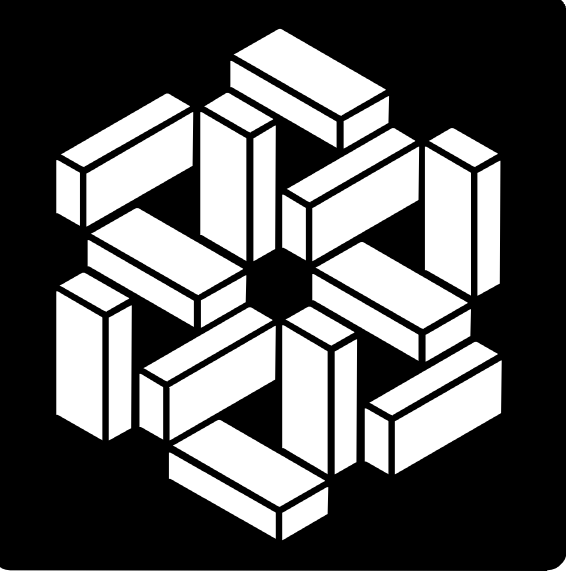
SET DESCRIPTION
Construction Documents

SHEET TITLE
Kitchen Plumbing Demolition Plan

SHEET NUMBER

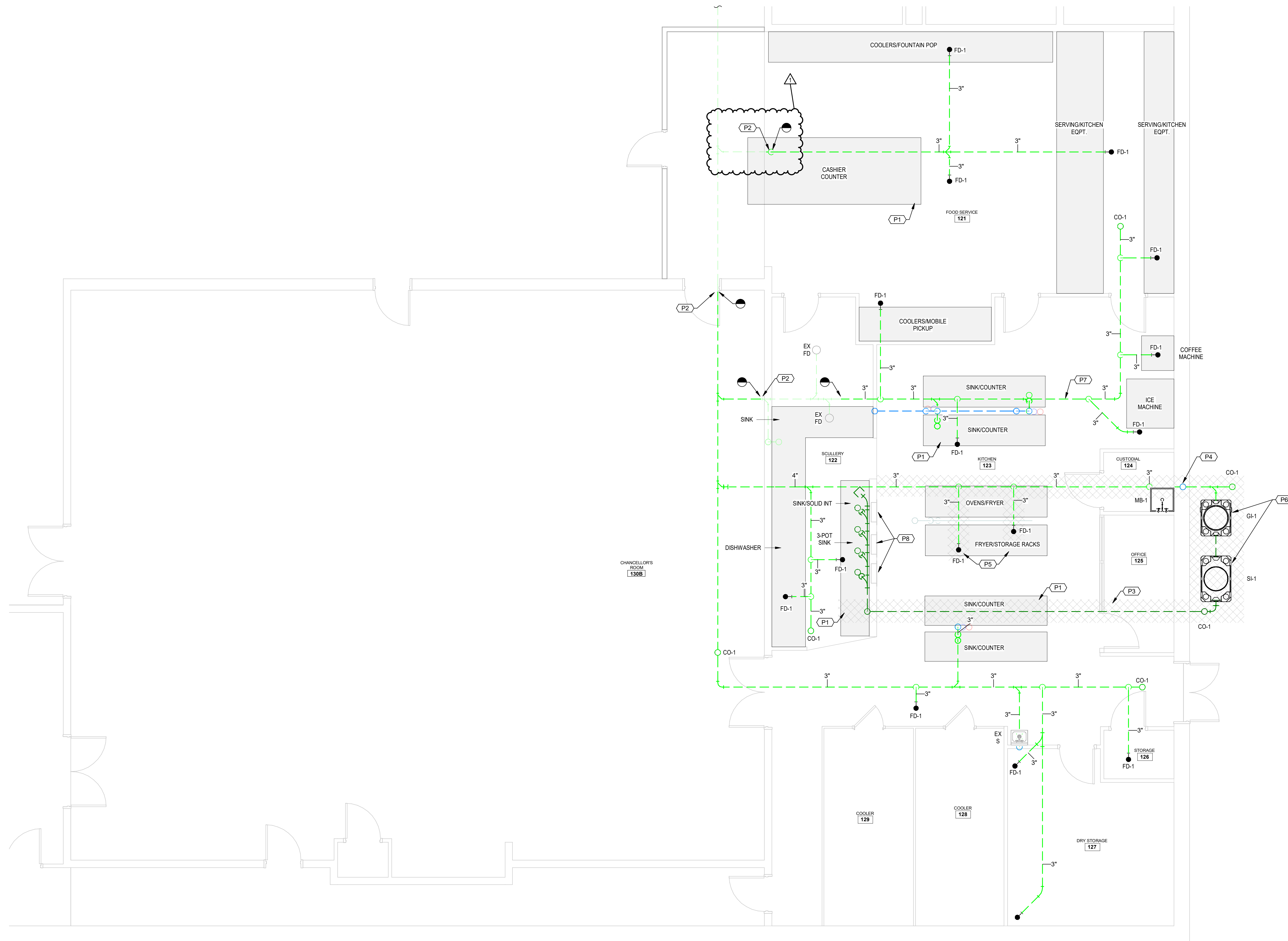
P101

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MSKTD & ASSOCIATES
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN

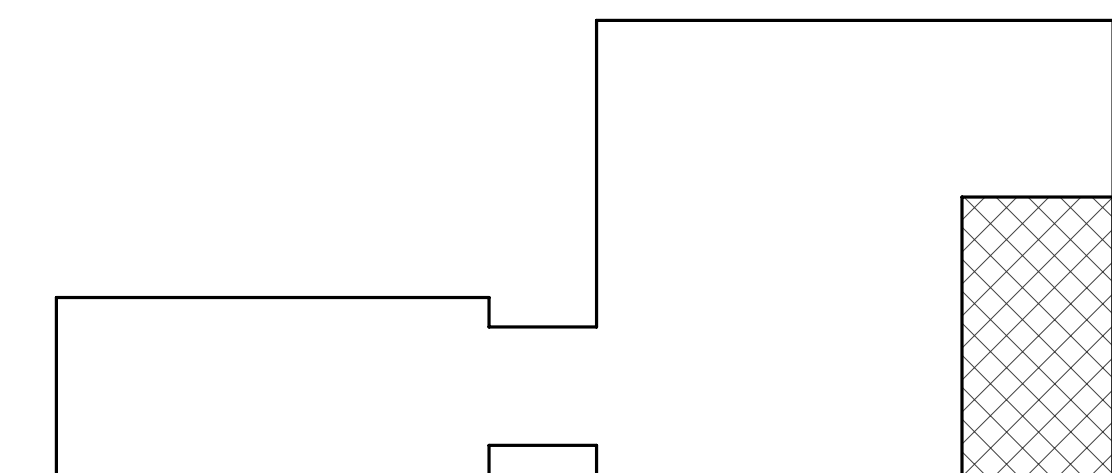
1715 Magnavox Way Fort Wayne, IN 46804 260.432.9337
930 North Meridian Indianapolis, IN 46204 317.917.1190
www.MSKTD.com



Specific Plan Notes	
P1	ALL ABOVE SLAB EQUIPMENT NOTED BY FILLED REGION TO BE PLACED AND RECONNECTED BY OWNER
P2	CONNECT NEW PIPING TO EXISTING PIPING.
P3	DIAGONAL CROSS HATCHING REPRESENTING POTENTIAL SAWCUTTING FOR NEW FATS, OILS, GREASE SANITARY LINE TO OUTDOOR GREASE/SOLIDS INTERCEPTORS - AND BACK TO BUILDING TIE IN POINT.
P4	2" VENT PIPING FOR GREASE INTERCEPTOR. COMBINE WITH VENT SERVING MOP BASIN. VERIFY LOCATION IN FIELD - DISCREPANCIES BETWEEN EXISTING DRAWINGS. IF EXISTING VENT LINE IS WITHIN WALL AND NOT ACCESSIBLE, RUN NEW VENT LINE UP EXTERIOR OF WALL 10-FEET ABOVE GRADE. PAINT TO MATCH SURROUNDINGS.
P5	EXISTING DRAWINGS ARE UNCLEAR NEAR THESE TWO FLOOR DRAINS. SAWCUTTING MAY OR MAY NOT BE REQUIRED.
P6	INSTALL PER MANUFACTURER'S RECOMMENDATIONS - INCLUDING REQUIRED BACKFILL AND PATCHING OF CONCRETE.
P7	TYPICAL. ALL PIPING BELOW SLAB TO BE NOMINAL PIPE SIZE OF 3" OR LARGER.
P8	EXISTING ELECTRICAL PANELS ON THIS WALL. THERE IS A HIGH PROBABILITY OF ENCOUNTERING ELECTRICAL CONDUIT DURING SAWCUTTING OF FLOOR. REFERENCE ELECTRICAL DRAWINGS FOR INSTRUCTIONS ON HOW TO PROCEED WITH CONDUIT.

First Floor Kitchen Plumbing Plan
1/4" = 1'-0"

KEY PLAN



KO865 - Kelley Student
Replace Building Sewer Line Near Activity Center
Indiana Project I.D.: 20240669
2300 South Washington Street
Kokomo, Indiana 46902

PROJECT NO.	DATE
8241	03-19-2026
REV.	DATE
1 Addendum 1	04-02-2026

SET DESCRIPTION
Construction Documents

SHEET TITLE
Kitchen Plumbing Plan

SHEET NUMBER
P201

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