



A D D E N D U M N O . 0 1

DATE: April 24, 2026
TO: Prospective Bidders
FROM: Jacob Mickey, Project Manager – American Structurepoint, Inc.
RE: **Addendum No. 01**
IU Project No. 20250249
BL614 Ruth Lilly Auxiliary Library Facility Roof Replacement
2850 East Discovery Parkway, Bloomington, Indiana 47408

This Addendum forms a part of the Contract and Bidding Documents.

Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

CLARIFICATIONS, MODIFICATIONS, and REVISIONS

1. **The Bid Due Date has been changed to 2:00 P.M. Eastern Time, on Thursday, May 7, 2026.**
2. The pre-bid meeting handout and sign-in sheets from the April 16, 2026, pre-bid meetings are attached.
3. The protection of interior contents during construction will be the responsibility of the contractor. Refer to the attached drawing revisions and the highlighted portions of the Drawings and Specifications for clarification. The revision to Sheet A001 shall be considered part of the Contract Documents.
4. Prospective bidders are welcome to make additional visits to the site prior to the bid due date. Contact Vaughn Nuest with IU at vnuest@iu.edu or (812) 856-0832.

End of Addendum No. 01



P R E - B I D M E E T I N G

DATE: 4/16/2026

RE: BL614 Ruth Lilly Auxiliary Library Facility - Roof Replacement

- Project address: 2850 East Discovery Parkway, Bloomington, Indiana 47408
- IU Project No. 20250249; American Structurepoint Project No. 202503197
- ~~Bids due to www.iuplanroom.com on April 30, 2026, by 2:00 PM Eastern Time.~~
 - Bid due date changed as part of Addendum 1. Bids are now due to www.iuplanroom.com on May 7, 2026, by 2:00 PM Eastern Time.
- IU contacts:
 - Jim Stewart (IU Project Team Lead – jimstew@iu.edu)
 - Mike Huff (IU Construction Manager – 812-856-6197, huffmike@iu.edu)
- Consultant contact:
 - American Structurepoint, Inc. – Jacob Mickey (jmickey@structurepoint.com)
- Project manual with full drawings and specifications is available through www.iuplanroom.com.
- Briefly discuss the project scope.
 - Roof areas.
 - Base bid.
 - Materials.
 - Roof decks.
 - Alternates 1 and 2 – Joint sealants and cleaning of precast concrete.
 - Alternate 3 – Heat tracing cables.
 - Storage/staging areas.
- Anticipated construction timeframe: Spring/Summer 2026. Substantial completion by August 31, 2026.



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INC.

- Submit any questions via email to Jacob Mickey at jmickey@structurepoint.com. Questions must be received no later than Thursday, April 23, 2026.

GENERAL

1. THE METHODS, MEANS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURES, FACADE SYSTEMS, AND RELATED COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY NECESSARY SHORING, TEMPORARY BRACING, ETC.
2. THE GENERAL NOTES ON THE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE FULL WRITTEN MATERIAL SPECIFICATIONS FOR THE PROJECT.
3. IF A DISCREPANCY IS NOTED ON THE DRAWINGS, GENERAL NOTES, OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A WRITTEN REQUEST FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE AFFECTED WORK WITHOUT DOCUMENTED RESOLUTION OF THE DISCREPANCY. ALL COSTS RESULTING FROM THE CONTRACTOR IMPROPERLY PROCEEDING WITH THE AFFECTED WORK PRIOR TO DOCUMENTED RESOLUTION OF THE DISCREPANCY, INCLUDING COST OF REMOVAL AND REPLACEMENT OF NON-CONFORMING WORK, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR TO SCHEDULE/COORDINATE ALL NOISE-MAKING ACTIVITIES THAT COULD DISRUPT BUILDING TENANTS WITH THE OWNER, PRIOR TO COMMENCING WORK. PENDING CONSTRUCTION SCHEDULE, TIME OF YEAR, ETC. OWNER MAY ELECT TO LIMIT NOISE-MAKING CONSTRUCTION ACTIVITIES TO EARLY MORNING OR LATE IN THE DAY HOURS.

ROOFING

1. SITE SHALL BE CLEANED OF DEBRIS DAILY TO THE SATISFACTION OF THE OWNER.
2. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF ALL ROOFTOP STRUCTURES, VENTS, AND DRAINS. ELEVATIONS INDICATED ARE TOP OF SLAB, UNLESS NOTED OTHERWISE.
3. ALL ELEVATIONS SHOWN ON PLAN ARE FROM ORIGINAL DRAWINGS AND MUST BE FIELD VERIFIED BY THE CONTRACTOR. FIRST FLOOR ELEVATION OF THE BUILDING IS 0'-0".
4. **CONTRACTOR RESPONSIBLE FOR KEEPING BUILDING WATERTIGHT AT WORK AREAS THROUGHOUT THE DURATION OF CONSTRUCTION.**
5. ~~BUILDING PERSONNEL WILL BE PROTECTING CONTENTS IMMEDIATELY BELOW WORK AREAS. COORDINATE LOCATION SEQUENCING WITH BUILDING REPRESENTATIVE PRIOR TO BEGINNING WORK.~~
6. ~~REMOVE NO MORE EXISTING ROOFING THAN CAN BE COVERED AT THE SAME DAY BY NEW ROOFING MATERIALS SO THE BUILDING INTERIOR REMAINS WATERTIGHT.~~
7. ALL EXISTING WALKWAY PADS TO BE REMOVED (UNLESS OTHERWISE NOTED). NEW WALKWAY PADS TO BE INSTALLED AS SHOWN ON ROOF PLAN.
8. PROVIDE NEW WOOD BLOCKING AS NEEDED THROUGHOUT THE PROJECT FOR SECUREMENT OF NEW ROOFING SYSTEM AND RELATED SHEET METALS AND FLASHINGS, INCLUDING ALONG TOPS OF PARAPETS.
9. ALL EXISTING ROOF CURBS FOR EQUIPMENT TO BE RE-FLASHED WITH MEMBRANE FLASHING EXTENDING BENEATH THE EXISTING METAL CURB FLASHINGS. CURBS TO ACHIEVE MINIMUM 8" FLASHING HEIGHT ABOVE THE ROOF SURFACE. RAISE CURB HEIGHTS AS NECESSARY. DETACH AND RESET EQUIPMENT AS NECESSARY. REPLACE/RESTORE PENETRATION POCKETS AS REQUIRED WITH NEW POCKETS, FLASHINGS, AND POURABLE SEALER.
10. VERIFY CONDITION OF ROOF DRAINS, REPLACE ALL CLAMPING RING BOLTS WITH NEW S.S. BOLTS. IF EXISTING DRAINS ARE CORRODED OR DAMAGED, PROVIDE NEW DRAIN INSERTS. - SEE SPECIFICATIONS, SUMMARY OF WORK.
11. PRIOR TO ROOFING INSTALLATION, CONTRACTOR SHALL HAVE ALL ROOF DRAIN PIPING VIDEO SCOPED BY A QUALIFIED PLUMBING CONTRACTOR TO VERIFY THE PIPING IS CLEAR AND SERVICEABLE. PROVIDE INSPECTION REPORT AND VIDEO DOCUMENTATION TO THE ENGINEER. NOTIFY ENGINEER OF ANY OBSTRUCTIONS OR DEFICIENCIES PRIOR TO PROCEEDING WITH ROOFING WORK.
12. SEE TABLE 1 ON SHEET A100 FOR EXISTING AND NEW ROOF INFORMATION FOR EACH ROOF AREA.

RENOVATION (EXISTING CONDITIONS)

1. INFORMATION SHOWN FOR ROOF AREAS A AND B ON THESE DRAWINGS WAS TAKEN FROM DRAWINGS THAT WERE PREPARED FOR AUXILIARY LIBRARY FACILITY AT INDIANA UNIVERSITY BY FINK ROBERTS AND PETRIE, INC. (DATED APRIL 2, 2001). INFORMATION SHOWN FOR ROOF AREAS D, E, F, G, AND H ON THESE DRAWINGS WAS TAKEN FROM DRAWINGS THAT WERE PREPARED FOR MODULE 2 OF THE AUXILIARY LIBRARY FACILITY AT INDIANA UNIVERSITY BY FINK ROBERTS AND PETRIE, INC. (DATED AUGUST 1, 2008).
2. WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE ABOVE INDICATED ORIGINAL DRAWINGS INCLUDING (BUT NOT LIMITED TO) DIMENSIONS, ELEVATIONS, MEMBER SIZES, MATERIALS, DETAILS, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
3. WHERE NEW WORK IS TO BE FITTED TO OLD WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY ERRORS OR DISCREPANCIES TO THE ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY NEW MEMBERS.
4. **ALL WORK SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT RETAINED WORK. THE INTERIOR OF THE BUILDING AND ADJACENT EXISTING CONSTRUCTION SHALL BE PROTECTED FROM DUST, DIRT AND DEBRIS ACCUMULATION AT ALL TIMES.**
5. CONTRACTOR RESPONSIBLE FOR TEMPORARILY DETACHING AND RE-SECURING ANY CONDUIT, WIRING, OR LIGHTNING PROTECTION SYSTEMS PRESENT ON THE ROOF AND ADJACENT WALLS.

SHOP DRAWING AND PROJECT DATA SUBMITTALS

1. THE CONTRACTOR SHALL PREPARE DETAILED SHOP DRAWINGS IN ORDER TO FABRICATE, ERECT AND CONSTRUCT ALL PARTS OF THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THESE SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, ACCURACY, AND FIT OF WORK.
2. ALL SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER. SUBMITTALS WITHOUT CONTRACTOR'S REVIEW WILL BE RETURNED UNCHECKED.
3. CONTRACTOR TO NOTIFY ENGINEER WHEN SUBMISSIONS HAVE BEEN POSTED ON E-BUILDER IN ADOBE PDF FORMAT.
4. SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA SUBMITTALS FOR ITEMS INDICATED IN THE SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO:
 - 4.1. ALL ROOFING COMPONENTS AND RELATED FLASHINGS
 - 4.2. PAINT COATINGS
 - 4.3. JOINT SEALANTS
 - 4.4. PRECAST CONCRETE CLEANING PRODUCTS

SEPARATION OF DISSIMILAR METALS

1. DISSIMILAR METALS SHALL BE ELECTRICALLY ISOLATED TO PREVENT GALVANIC CORROSION VIA NON-CONDUCTIVE WASHERS, GASKETS, COATINGS, OR EQUIVALENT SUBSTITUTE APPROVED BY THE ENGINEER, UNLESS NOTED OTHERWISE.

SITE COORDINATION DURING CONSTRUCTION

1. POSSIBLE STORAGE AND STAGING AREAS ARE IDENTIFIED ON SHEET A001. LOADING DOCK TO REMAIN OPEN AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS BEFORE MOBILIZING ON SITE, AND COORDINATING WITH THE OWNER'S REPRESENTATIVE. CONTRACTOR MUST PROTECT ALL WALKWAYS, PAVEMENT, WALLS, AND LAWN SURFACES, AS WELL AS ALL UNDERGROUND UTILITIES. ANY DAMAGES RESULTING FROM CONTRACTOR'S OPERATIONS MUST BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR. PROVIDE PLYWOOD BASE FOR EACH STORAGE AREA TO PROTECT ASPHALT OR LAWN SURFACES. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF CONSTRUCTION ACTIVITY. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS.
2. ERECT FENCE PER SECTION 015529 AROUND ALL STORAGE/STAGING AREAS.
3. BUILDING IS A SECURE FACILITY. CONTRACTOR TO COORDINATE AN APPROVED BUILDING ACCESS PLAN WITH IU PRIOR TO STARTING WORK. ANY DEVIATION FROM SAID PLAN MUST BE EXPRESSLY COORDINATED WITH IU AHEAD OF TIME.
4. SEPARATE HVAC PROJECT TO BE HAPPENING CONCURRENTLY WITH ROOF REPLACEMENT PROJECT. CONTRACTORS RESPONSIBLE FOR COORDINATING ITEMS INCLUDING, BUT NOT LIMITED TO, STORAGE AND STAGING AREAS, BUILDING ACCESS, WORK AREAS, AND ANY EQUIPMENT SHUTDOWN WITH ONE ANOTHER AND WITH OWNER.

ABBREVIATIONS

- EC - EQUIPMENT CURB
- ELEV - ELEVATION
- EJ - EXPANSION JOINT
- EX - EXISTING
- FV - FIELD VERIFY
- LF - LINEAR FEET
- LP - LIGHTNING PROTECTION
- OD - OVERFLOW DRAIN
- OPP - OPPOSITE
- PB - PIPE BOOT
- RD - ROOF DRAIN
- SF - SQUARE FEET
- TJ - TOP OF
- UNO - UNLESS NOTED OTHERWISE



INDIANA UNIVERSITY



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BL614 RUTH LILLY
AUXILIARY LIBRARY
FACILITY - ROOF
REPLACEMENT

IU PROJECT
NUMBER: 20250249

IU BLOOMINGTON
CAMPUS

2850 E DISCOVERY PKWY
BLOOMINGTON, IN 47408



JACOB A. MICKEY
REGISTERED
No. 12400551
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Jacob Mickey
3/30/2026

JACOB A. MICKEY
CERTIFIED BY

ISSUANCE INDEX	
DATE:	03/18/2026
PROJECT PHASE:	BIDDING SET


REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

STRUCTUREPOINT
PROJECT NUMBER: 2025.03197
GENERAL NOTES

A001



ROOF AREAS AND STORAGE LOCATION
SCALE: NTS

 = ROOF AREA DESIGNATION

DRAWING FILE: P:\2025\03197\0 - Drawings\WorkArea\2025.03197.IU.DWG Ruth Lilly ALF Roof Replacement.dwg
EDIT DATE: 3/30/2026
PLOT DATE: 3/30/2026 1:28 PM
PLOT SCALE: 1:600
EDITED BY: JMICKEY

B. Contract Limits

1. Contract limits shall be restricted to the immediate area surrounding the building and the roof portions shown on the Drawings. Access to the roof shall be provided by the building stairs. Any elevator access is prohibited, unless approved by the Owner.

C. Protection of Property

1. All work has been designed to be executed from the exterior of the building. It is possible that construction operations on the exterior may cause dust and debris on the interior of the building. Contractor shall provide adequate protection for portions of existing building where new work occurs, and clean areas as required once work is complete. **Contractor shall assume all costs resulting from any damages.**
2. Maintain exit access to stairs and exit egress from building during construction activities. Do not block exit without notifying Owner's Representative.
3. Site and landscaping around the building shall be protected to every extent possible. Contractor shall provide adequate protection for surrounding landscaping and hardscaping, and clean areas as required once work is complete. Contractor shall assume all costs resulting from any damages. It is strongly recommended that the contractor photo and video document existing site conditions prior to commencing with work.

1.10 PARKING AND STORAGE

- A. Refer to 01 55 00 Vehicular Access and Parking, for parking requirements. Keep driveways, walkways and entrances serving the premises clear and available to Owner, Owner's employees and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- B. Refer to 01 55 29 Staging Areas. Storage and staging areas will be restricted to the roof level and ground areas to be identified/approved by the Owner, pending their review of the proposed construction schedule. All storage and staging areas must be fenced in, with driven poles six feet high, chain link with fabric fencing, and not create concerns for pedestrian safety. Contractor is responsible for verifying all utility locations before mobilizing on site, and coordinating with the Owner's representative. Contractor must protect all walkways, pavement, and lawn surfaces, as well as all underground utilities.
- C. If requested by Contractor, Owner will designate a location, convenient to Owner's operations, for placing a dumpster near the construction site. Dumpster locations are to be kept clean of debris. Contractor to pay for replacement of damaged pavement or lawn areas.
- D. While the Owner may designate storage areas for temporary storage of materials, the Owner cannot guarantee the security of items placed there by Contractor. Contractor is responsible for the security of all building materials included in the project stored on the site.
- E. Contractor must protect any storm water inlets near the proposed storage and staging areas, and prevent construction sediment or debris from entering said inlets.

1.5 SUBMITTALS

- A. **Proposed Protection Measures: Submit report, including drawings, that indicates the measures proposed for protecting individuals and property for dust and for noise control. Indicate proposed locations and construction of barriers.**
- B. Schedule of Selective Demolition Activities: Indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 - 2. Interruption of utility services. Indicate how long utility services will be interrupted.
 - 3. Coordination for shutoff, capping, and continuation of utility services.
 - 4. Coordination of Owner's continuing occupancy of portions of existing building during normal demolition activities.
 - 5. Coordination of demolition activities with expected excessive noise and vibration to occur during hours when the building is not occupied.
 - 6. Means of protection for items to remain and items in path of waste removal from building.
- C. Predemolition Photographs or Video: Submit before Work begins.

1.6 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.
- B. Regulatory Requirements: Comply with governing IDEM notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Standards: Comply with ANSI A10.6 and NFPA 241.

1.7 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Notify Architect/Engineer of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: Do not disturb items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.