ADDENDUM NO. 1

ALLIANCE
ARCHITECTS

RE: BARTON ANNEX ROOF REPLACEMENT
501 North East Street
Indianapolis Housing Agency
Indianapolis, Indiana

DATE: November 5, 2026

TO: All Bidders

You are hereby directed to make the following changes in the Project Manual and/or Drawings of the subject job and each item shall become fully a part of the Construction Documents as if originally written and/or shown:

1. **CLARIFICATIONS**:

   a. Question: Is Duro-Last - Duro-Tech TPO 60-mil an acceptable product substitution?
   Answer: Yes, provided it meets the baseline specification section below.

   b. Question: Is the project expected to commence this year?
   Answer: Due to the end of the year and winter weather nearing, the project is not expected to commence this year.

2. **SPECIFICATIONS**; **INVITATION TO BID**; has been revised (see attached). Note the dates of the Bid Opening and Pre-Bid Walk-Thru have been revised.

3. **SPECIFICATIONS**; **00 21 00 SUPPLEMENTAL INSTRUCTIONS TO BIDDERS**; **1.15 SUBMITTAL REQUIREMENTS AT TIME OF BID SUBMITTAL**; at the bottom of the checklist, revise the "Delivered to" name from Jacquelyne Brown to Ms. Patricia Tyus, Compliance Officer.

4. **SPECIFICATIONS**; **00 41 00 PROPOSAL FOR CONSTRUCTION**; has been revised (see attached).

   a. Under item 1:
      1) Alternate No. 1 has been revised from "additive" to "deductive". Include in base bid.
      2) Alternate Nos. 2 and 3 have been deleted.

   b. Under item 4:
      1) Alternate No. 1 has been revised to a deduct of calendar days.
      2) Alternate Nos. 2 and 3 have been deleted.

5. **SPECIFICATIONS**; **01 23 00 ALTERNATES**; has been revised (see attached).

   a. Alternate No. 1 revised from "additive" to "deductive". Include in base bid.

   b. Alternate Nos. 2 and 3 have been removed.

6. **SPECIFICATIONS**; **01 24 00 UNIT PRICES**; has been revised (see attached). Description for Unit Price A has been revised.

7. **SPECIFICATIONS**; **07 54 23 THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING**; has been revised (see attached).:

   a. Item **1.08 WARRANTY**;
      1) Item B.1. Warranty Term has been revised to 20 years.
      2) Item B.4. regarding hail damage has been deleted.

   b. Item **2.01 MANUFACTURER**; item B has been renumbered to C, and a new item B. Other Approved Manufacturers has been added.

8. **DRAWINGS**; Sheet No. A1.1; ROOF DEMOLITION PLAN:

   a. The highlighted Alternate No. 1 work areas are to be included to the scope of work for the base bid.

   b. Remove "NO WORK" mentioned at the Elevator Penthouse and Stairwell leader notes.

9. **DRAWINGS**; Sheet No. A1.2:

   a. ALTERNATE NO. 1 PENTHOUSE ROOF; revise Alternate No.1 text to read, “REMOVE LABOR AND MATERIAL COST TO REPLACE THE EXISTING ROOF SYSTEM WITH THE PROPOSED TPO ROOF SYSTEM AT THE STAIRWELL AND PENTHOUSE ROOFS.”

   b. ROOF RENOVATION PLAN:
      1) The highlighted Alternate No. 1 work areas are to be included to the scope of work for the base bid.
      2) Remove "NO WORK" mentioned at the Elevator Penthouse and Stairwell leader notes.

END OF ADDENDUM NO. 1

All bidders must acknowledge receipt of this Addendum in their bid.

SECTION 01 10 00
INVITATION TO BID

Notice is hereby given that the Indianapolis Housing Agency will receive sealed bids at their offices located at 1919 N. Meridian Street, Indianapolis, Indiana 46202 until 2:00 p.m., local time, on November 20, 2026, for the following project:

BARTON ANNEX ROOF REPLACEMENT
501 North East Street
Indianapolis Housing Agency
Indianapolis, Indiana

A public bid opening will occur at that time. Any bid received after the above designated time will be returned unopened. The work shall be performed as per Plans and Specifications prepared by Alliance Architects, 929 Lincolnway East, Suite 200, South Bend, Indiana, and Bids are desired for the Barton Annex Roof Replacement in Indianapolis, Indiana.

All prime Contractors submitting Bids on the Project shall encourage qualified minority subcontractors to perform any portion of the Work in the Project which is not performed by the Contractor's own forces. All bidders shall comply with HUD Section 3 Clause of regulation 24 C.F.R. Part 75. Section 3 compliance will not be required if the Contract Amount does not exceed $200,000.

Said Indianapolis Housing Agency is not obligated to accept the lowest or any other Bid submitted and reserves the right to reject any and all Proposals, to waive informalities in any Proposal if it shall be in the judgment of the Indianapolis Housing Agency so to do and to defer the acceptance or rejection until the financial arrangements for said Project are completed.

Plans and Specifications may be obtained from the Indianapolis Housing Agency at their website (https://www.indyhousing.org/contracting-opportunities) on or after October 8, 2026. Electronic Plans and Specifications are available upon request

A Pre-Bid Meeting will be held November 13, 2026, at 3:30 p.m. (local time) at the office of Barton Annex, 501 North East Street, Indianapolis, Indiana. **This will be the only time the site would be available for inspection during the bid period.**

Instructions to Bidders, Plans, and Specifications including General Conditions are on file at:

a. Alliance Architects
929 Lincolnway East, Suite 200
South Bend, Indiana 46601

b. Indianapolis Housing Agency
1919 N. Meridian Street
Indianapolis, Indiana 46202

SECTION 00 41 00
PROPOSAL FOR CONSTRUCTION

BARTON ANNEX ROOF REPLACEMENT
501 North East Street
Indianapolis Housing Agency
Indianapolis, Indiana

Gentlemen:

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specifications (including Invitation to Bid, Instructions to Bidders, this proposal, Bid Guarantee, Non-Collusive Affidavit, the General Conditions, the Supplemental General Conditions, the Summary Scope of Work, the Specifications, and the Drawings) and Addenda, if any thereto, as prepared by Alliance Architects, and on file in the office of the Architects, 929 Lincolnway East, Suite 200, South Bend, IN 46601 and the Indianapolis Housing Agency located at 1919 North Meridian Street, Indianapolis, Indiana 46202, hereby proposes to furnish all labor, materials, tools, equipment, and services required to complete all modernization work items as listed on the Drawings and outlined in the Specifications, all in accordance therewith, for the sum of:

   Base Bid $_____

   Alternate No. 1 ..... Deduct $_____

   Remove labor and material cost to replace roofing at two Stair Towers and the Elevator Penthouse.

2. Unit Prices shall be as follows (Section 01A 24 00 UNIT PRICES):

   Unit Price A: Replacement of Roof Insulation $_____/Square

3. In submitting this bid proposal, it is understood that the right is reserved by the Indianapolis Housing Agency to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned 90 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required assurance within ten (10) days after the contract is presented to him for signature

4. We propose to begin work immediately upon receipt of a formal Notice to Proceed and to achieve Substantial Completion of same within the following calendar days. The Notice to Proceed will be issued within 45 days of the bid opening, unless indicated otherwise. In the case that Alternates are accepted, the number of calendar days shall be increased or decreased from the Base Bid completion time as follows:

   Base Bid _____ Calendar Days

   Alternate No. 1 Deduct _____ Calendar Days

5. Certification of Nonsegregated Facilities: By signing this bid, the bidder certifies that he complies with Item 10 of the "Representations, Certifications, and Other Statements of Bidders."

6. Bid Guarantee in the sum of $_____, in the form of _____, is submitted herewith in accordance with the specifications (5% of base bid and all allowances and add alternates).

7. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which his proposal is submitted.

8. Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

PROPOSAL FOR CONSTRUCTION (Cont.)

9. Acknowledge receipt of Addendum (Addenda) and Clarification(s).

The following addenda have been received, and are hereby acknowledged, and their execution is included in the above proposal amount:

Addendum No. _____, Dated _____ Addendum No. _____, Dated _____

Addendum No. _____, Dated _____ Addendum No. _____, Dated _____

Clarification No. _____, Dated _____ Clarification No. _____, Dated _____

Official Company Name and Address:

Bidder's Company Name: _____

Bidder's Address: _____

_____

Bidder's Cell Phone No: _____

Bidder's Office Phone No: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____

SECTION 01 23 00
ALTERNATES

THE CONTRACTOR SHALL STATE THE AMOUNT THAT SHALL BE <u>ADDED TO</u> OR <u>DEDUCTED FROM</u> THE BASE BID FOR EACH OF THE FOLLOWING ALTERNATES. ALL ALTERNATES SHALL INCLUDE LABOR, MATERIAL, EQUIPMENT, AND SUPERVISION FOR SPECIFIC WORK.

ALTERNATES

<u>Alternate No. 1</u>: Remove labor and material cost to replace roofing at two Stair Towers and the Elevator Penthouse. DEDUCT $_____

VOLUNTARY ALTERNATES

2.01 CONTRACTOR IS ENCOURAGED TO SUBMIT VOLUNTARY ALTERNATES FOR PROCEDURES, MATERIALS OR EQUIPMENT THAT PRODUCE SAVINGS FOR THE OWNER. EACH VOLUNTARY ALTERNATE IS TO BE ACCOMPANIED BY NECESSARY BROCHURES, SHOP DRAWINGS, ENGINEERING, ETC., FOR THE ARCHITECT'S AND OWNER'S USE IN EVALUATING SUCH ALTERNATES. THE OWNER MAY AWARD CONTRACTS TAKING INTO ACCOUNT ANY AND ALL VOLUNTARY ALTERNATES RECEIVED. ANY VOLUNTARY ALTERNATE SUBMITTED MAY BE USED TO THE BENEFIT OF THE OWNER EVEN THOUGH THE BIDDER SUBMITTING THE ALTERNATE MAY NOT BE AWARDED THE CONTRACT.

END OF SECTION

SECTION 01 24 00
UNIT PRICES

PART 1 GENERAL

1.01 THE FOLLOWING UNIT PRICES SHALL BE INCLUDED IN EACH CONTRACTOR'S BID AND SHALL BE USED TO ADD TO OR DEDUCT FROM THE CONTRACTOR'S BASE BID. ALL PRICES SHALL BE FOR COMPLETE COST OF ITEM FULLY INSTALLED. REFER TO SEPARATE SPEICIFCATION SECTIONS FOR DETAILED DESCRIPTIONS.

Unit Price A:

Replacement of Roof Insulation: $_____/square

Replace a section of rigid insulation measuring 10 feet by 10 feet, full depth, including tapered section on top. Assume thickness of 7" insulation tapered top layer. Cover board, roof membrane, and fasteners to be inluded in the Base Bid. For bidding purposes, assume a minuimum of three (3) full squares will be replaced in the Base Bid.

END OF SECTION

SECTION 07 54 23
THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Adhered system with thermoplastic polyolefin (TPO) roofing membrane.

B. Insulation, flat and tapered.

C. Roofing cant strips, stack boots, and walkway pads.

1.02 RELATED REQUIREMENTS

A. Section 07 62 00 - Sheet Metal Flashing and Trim: Counterflashings, reglets and accesories.

1.03 REFERENCE STANDARDS

A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2025.

B. ASTM D6878/D6878M - Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing; 2026.

C. ASTM E1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces; 2024.

D. FM DS 1-28 - Wind Design; 2015, with Editorial Revision (2026).

E. FM DS 1-29 - Roof Deck Securement and Above-Deck Roof Components; 2016, with Editorial Revision (2022).

F. NRCA (RM) - The NRCA Roofing Manual; 2026.

1.04 SUBMITTALS

A. See Section 01 33 00 Submittals for submittal procedures.

B. Product Data: Provide manufacturer's written information listed below.
   1. Product data indicating membrane materials, flashing materials, insulation, surfacing, and fasteners.

C. Shop Drawings: Indicate joint or termination detail conditions, conditions of interface with other materials, and paver layout.

D. Manufacturer's Field Reports: Indicate procedures followed, ambient temperatures, humidity, wind velocity during application, and supplementary instructions given.

E. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.

F. Warranty:
   1. Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
   2. Submit installer's certification that installation complies with all warranty conditions for the waterproof membrane.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum twenty (20) years of documented experience.

B. Installer Qualifications: Company specializing in performing the work of this section:
   1. With minimum five (5) years documented experience.
   2. Approved by membrane manufacturer.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver products in manufacturer's original containers, dry, undamaged, with seals and labels intact.

B. Protect products in weather protected environment, clear of ground and moisture.

C. Protect foam insulation from direct exposure to sunlight.

D. Provide Safety Data Sheets (SDS) at the project site at all times during transportation, storage, and installation of materials.

E. Comply with requirements from Owner to prevent overloading or disturbance of the structure when loading materials onto the roof.

1.07 FIELD CONDITIONS

A. Do not apply roofing membrane during unsuitable weather. Refer to manufacturer's written instructions.

B. Do not apply roofing membrane when ambient temperature is below 40 degrees F (5 degrees C) or above 90 degrees F (32 degrees C).

C. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.

D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.

E. Proceed with work so new roofing materials are not subject to construction traffic as work progresses.

F. Do not allow grease, oil, fats, or other contaminants to come into direct contact with membrane.

1.08 WARRANTY

A. Material Warranty: Provide membrane manufacturer's warranty agreeing to replace material that shows manufacturing defects within 10 years after installation.

B. System Warranty: Provide manufacturer's system warranty agreeing to repair or replace roofing that leaks or is damaged due to wind or other natural causes.
   1. Warranty Term: 20 years.
   2. For repair and replacement include costs of both material and labor in warranty.
   3. Include accidental punctures according to the manufacturer's standard warranty terms.

PART 2 PRODUCTS

2.01 MANUFACTURER

A. Carlisle SynTec Systems: www.carlisle-syntec.com/#sle.\

B. Other Approved Manufacturers:
   1. Mule-Hide.
   2. Sika.
   3. Firestone.
   4. Dura-Last.

C. Substitutions: See Section 01 60 00 Substitutions.

2.02 ROOFING APPLICATIONS

A. TPO Membrane Roofing: One ply membrane, fully adhered, over insulation.

B. Roofing Assembly Performance Requirements and Design Criteria:
   1. Solar Reflectance Index (SRI): Minimum of 64 based on three-year aged value; if three-year aged data is not available, minimum of 82 initial value.
      a. Calculate SRI in accordance with ASTM E1980.
      b. Field applied coating may not be used to achieve specified SRI.
   2. Insulation Thermal Resistance (R-Value): Provide R-Value over entire roof deck in accordance with local building code requirements.
   3. Drainage: No standing water within 48 hours after precipitation.

2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

A. Single Source Responsibility: Provide and install products from single source.

B. Membrane:
   1. Material: Thermoplastic Polyolefin (TPO) complying with ASTM D6878/D6878M.
   2. Reinforcing: Internal fabric.
   3. Thickness: 60 mil (0.060 inch) (1.5 mm), minimum.
   4. Sheet Width: Factory fabricated into largest sheets possible.
   5. Color: White.
   6. Products:
      a. Carlisle SynTec Systems; Sure-Weld.

C. Seaming Materials: As recommended by membrane manufacturer.

D. Membrane Fasteners: As recommended and approved by membrane manufacturer.

E. Flexible Flashing Material: Same material as membrane.

F. Base Flashing: Provide waterproof, fully adhered base flashing system at all penetrations, plane transitions, and terminations.

2.04 COVER BOARDS

A. Cover Board: Polyisocyanurate (ISO) thermal board, complying with ASTM C1289; Type II - Faced with dark coated-glass facer on one side and light coated-glass facer on other surface of core foam, Class 4 with thickness of 1/2 inch (12.7 mm), and Grade 1 with 109 psi (751 kPa), maximum, compressive strength.
   1. Product: Carlisle SecurShield HD Polyiso.

2.05 INSULATION

A. Polyisocyanurate (ISO) Board Insulation: Complies with ASTM C1289, Type II, Class 1 - Faced with glass-reinforced felt on both surfaces of core foam.
   1. Tapered Board: Existing slope; minimum thickness 1/2 inch (13 mm); fabricate of fewest layers possible.
   2. Grade and Compressive Strength: Grade 2, 20 psi (Grade 2, 138 kPa), minimum.
   3. Board Thickness: 1/2 inch (12.7 mm).
   4. Product: Carlisle InsulBase.

2.06 ACCESSORIES

A. Prefabricated Flashing Accessories:
   1. Corners and Seams: Same material as membrane, in manufacturer's standard thicknesses.
   2. Penetrations: Same material as membrane, with manufacturer's standard cut-outs, rigid inserts, clamping rings, and flanges.
   3. Sealant Pockets: Same material as membrane, with manufacturer's standard accessories, in manufacturer's standard configuration.
   4. Pressure Sensitive Cover Strips: 6 inches (152 mm) wide, 45 mil, 0.045 inch (1.1 mm) thick, non-reinforced TPO membrane laminated to 35 mil, 0.035 inch (0.9 mm) thick cured synthetic rubber with pressure sensitive adhesive.
   5. Miscellaneous Flashing: Non-reinforced TPO membrane; 80 mil, 0.080 inch (2.0 mm) thick, in manufacturer's standard lengths and widths.

B. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.

C. Membrane Adhesive: As recommended by membrane manufacturer.
   1. Product:
      a. Carlisle Sure-Weld Bonding Adhesive.

D. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.

E. Strip Reglet Devices: Galvanized steel, maximum possible lengths per location, with attachment flanges.

F. Sealants: As recommended by membrane manufacturer.

G. Cleaner: Manufacturer's standard, clear, solvent-based cleaner.
   1. Product: Carlisle Weathered Membrane Cleaner.

H. Edgings and Terminations: Manufacturer's standard edge and termination accessories.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces and site conditions are ready to receive work.

B. Verify deck is supported and secure.

C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.

D. Verify deck surfaces are dry and free of snow or ice.

E. Verify that roof openings, curbs, and penetrations through roof are solidly set, and cant strips are in place.

3.02 INSTALLATION - GENERAL

A. Perform work in accordance with manufacturer's instructions and NRCA (RM) applicable requirements.

B. Do not apply roofing membrane during unsuitable weather.

C. Do not apply roofing membrane when ambient temperature is outside the temperature range recommended by manufacturer.

D. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.

E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.

3.03 INSULATION APPLICATION

A. Attachment of Insulation:
   1. Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions and Factory Mutual requirements.

B. Lay subsequent layers of insulation with joints staggered minimum 6 inch (152 mm) from joints of preceding layer.

C. Lay boards with edges in moderate contact without forcing, and gap between boards no greater than 1/4 inch (6.3 mm). Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.

D. Do not apply more insulation than can be completely waterproofed in the same day.

3.04 MEMBRANE APPLICATION

A. Prior to installing membrane, ensure that the deck, insulation, tapered insulation, cover board, and any other materials in the assembly have been installed to permit positive drainage to roof drains, scuppers, gutters, and similar points of discharge. Standing water on the membrane 24 hours after a rain event is not acceptable.

B. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.

C. Shingle joints on sloped substrate in direction of drainage.

D. Fully Adhered Application: Apply adhesive at manufacturer's recommended rate. Fully embed membrane in adhesive except in areas directly over or within 3 inches (75 mm) of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.

E. Seam Welding:
   1. Seam Welding: Overlap edges and ends and seal seams by heat welding, minimum 2 inches (51 mm).

2. Cover seams with manufacturer's recommended joint covers.
3. Probe seams once welds have thoroughly cooled, in approximately 30 minutes.
4. Repair deficient seams within the same day.
5. Seal cut edges of reinforced membrane after seam probe is complete.

F. At intersections with vertical surfaces:
1. Extend membrane over cant strips and up a minimum of 6 inches (152 mm) onto vertical surfaces. Refer to manufacturer's recommendations.
2. Fully adhere flexible flashing over membrane and up to nailing strips.

G. Coordinate installation of roof drains and sumps and related flashings. Locate all field splices away from low areas and roof drains. Lap upslope sheet over downslope sheet.

H. Install walkway pads at areas of concentrated traffic and as shown on Drawings. Space pad joints to permit drainage.

I. Daily Seal: Install daily seal per manufacturers instructions at the end of each work day. Prevent infiltration of water at incomplete flashings, terminations, and at unfinished membrane edges.

3.05 CLEANING

A. Remove wrappings, empty containers, paper, and other debris from the roof daily. Dispose of debris in compliance with local, State, and Federal regulations.

B. Remove bituminous markings from finished surfaces.

C. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their documented instructions.

D. Repair or replace defaced or damaged finishes caused by work of this section.

3.06 PROTECTION

A. Protect installed roofing and flashings from construction operations.

B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

END OF SECTION