



ADDENDUM NO.1

IMHI Infirmary Building Roof Replacement Independence, Iowa

Date: May 4, 2026

Project: 9519.00 IMHI Infirmary Building Roof Replacement

QUESTIONS AND ANSWERS FROM THE PRE-PROPOSAL MEETING:

Q1) When was the last time the roof was replaced?

A1) The last drawings were dated 5/10/2000.

Q2) What is the construction budget?

A2) The cost opinion from 2022 was \$166,929. We anticipate this estimate to be low for work required and are prepared to add additional money as we get further into design.

Q3) Is the flat roof built up?

A3) No the flat roof portions are just rubber over deck with no insulation.

Q4) Is there a total SF of roof known?

A4) See attached drawings for information regarding this.

Q5) Can fasteners go through the roof sheathing?

A5) Yes, there is attic space that is not visible to the public and can have fasteners visible.

Q6) Any topo on the roofs?

A6) See attached drawings for information regarding this.

Q7) Could a drone be used for site investigation?

A7) Yes, but no residents can be filmed during this.

Q8) Is there a color preference for shingles?

A8) The preference is to match the brick as best as possible. This can be discussed further during the design process.

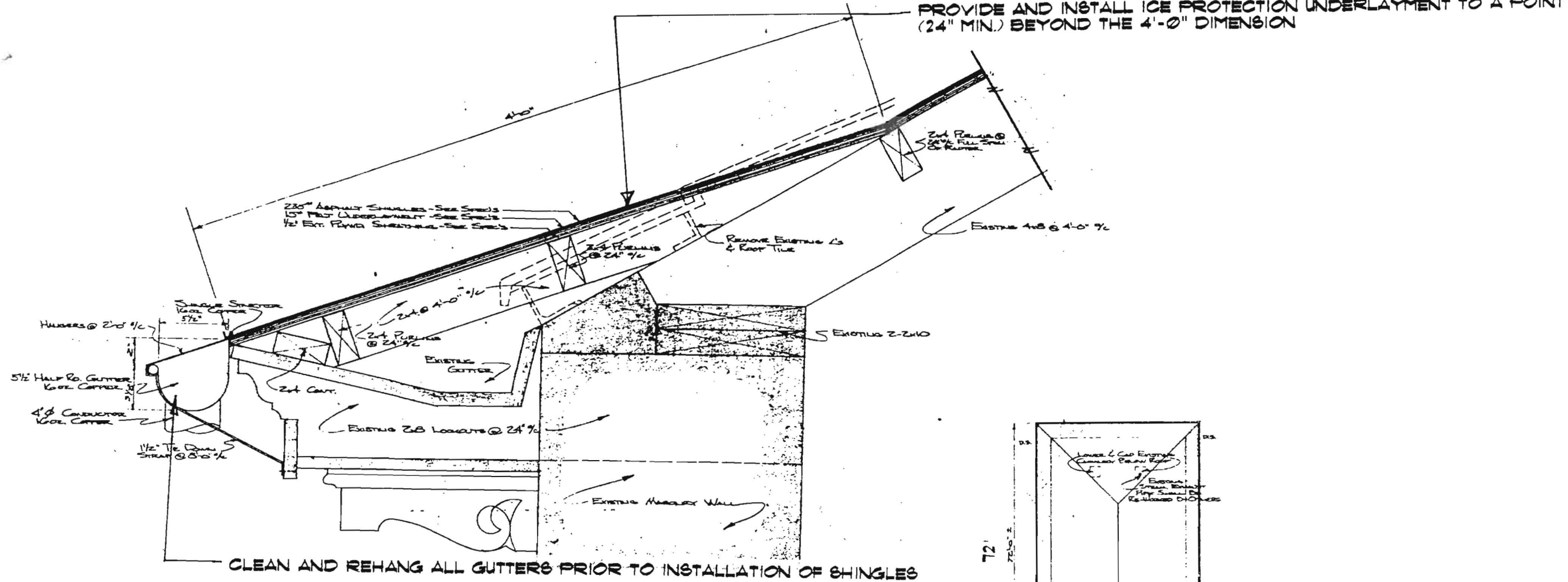
Q9) Are background checks required to work on this project?

A9) Background checks will not be required for this project.

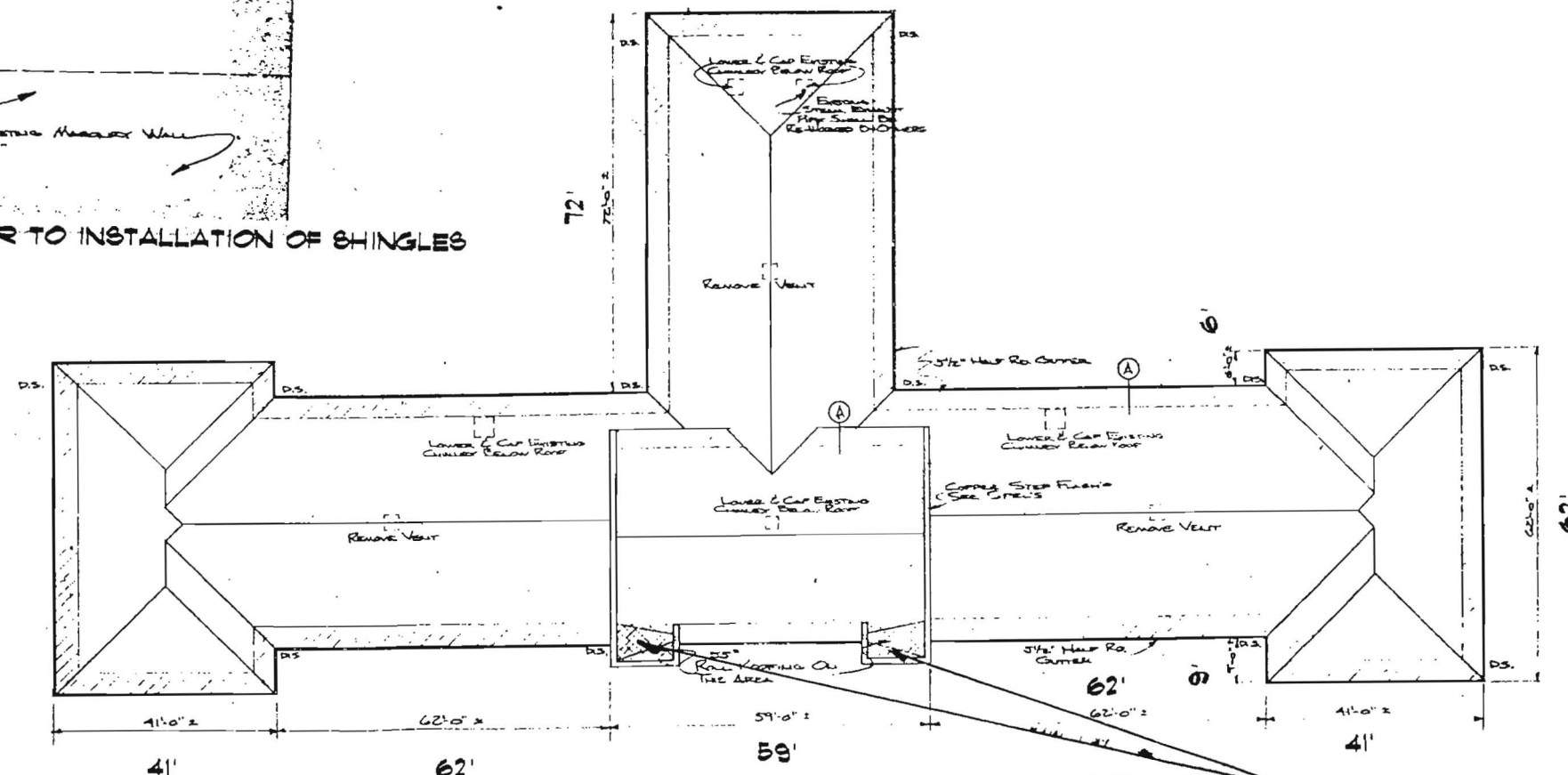
ATTACHMENTS:

1. Existing roof replacement drawings from 5/10/2000.
2. Attendees to pre-proposal meeting on 5/1/2026 at the Independence Mental Health Institute.

END OF ADDENDUM



EXISTING ROOF SECTION
NO SCALE



REMOVE EXISTING ROOFING AND REPLACE WITH NEW 60 MIL. 8GL. FLY. EPDM
SEE PHOTOGRAPHS FOR EXISTING ROOF OPENINGS

EXISTING ROOF PLAN
NO SCALE

ALL DIMENSIONS TO BE VERIFIED BY ROOFING CONTRACTOR.



PHOTOGRAPH ("B")



PHOTOGRAPH ("A")

ROOF AREAS TO BE RE-ROOFED AND FLASHED AS REQUIRED TO MAKE WATER TIGHT
SEE PHOTOGRAPH ("A")

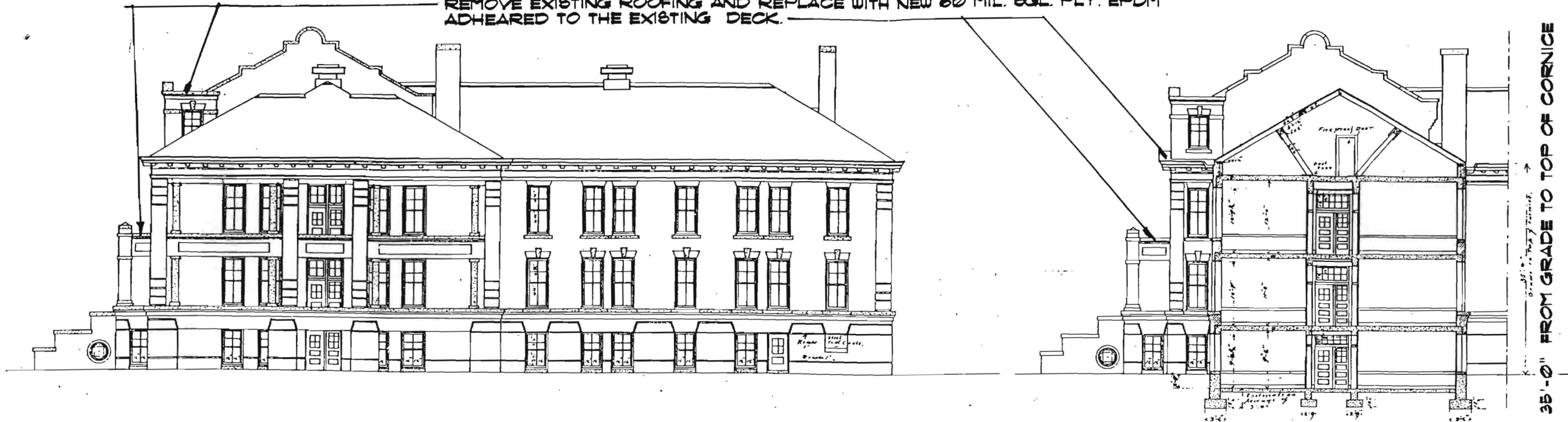
REMOVE EXISTING ROOFING AND REPLACE WITH NEW 60 MIL. SGL. PLY. EPDM
ADHEARED TO A CONCRETE DECK. SEE PHOTOGRAPH ("B")



EXISTING FRONT ELEVATION

NO SCALE

REMOVE EXISTING ROOFING AND REPLACE WITH NEW 60 MIL. 8GL. PLY. EPDM
ADHEARED TO THE EXISTING DECK.



EXISTING SIDE ELEVATION

NO SCALE

EXISTING SECTION / ELEVATION

NO SCALE

CHIMNEYS AND ROOF VENTS SHOWN HAVE BEEN REMOVED SEE PHOTOGRAPHS FOR EXISTING CONDITIONS.



EXISTING REAR ELEVATION

NO SCALE



IOWA DEPARTMENT OF GENERAL SERVICES
 RICHARD HAINES, DIRECTOR
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 DES MOINES, IOWA 50319-0102 TOM JOHNSON, ADMINISTRATOR

*** GENERAL NOTES:**

CLEAN AND RE-CAULK ALL JOINTS IN PARAPET CAP STONE

REMOVE AND RE-SET ALL ROOF VENTILATORS.

PROVIDE AND INSTALL ICE PROTECTION UNDERLAYMENT IN ALL VALLEYS

CLEAN AND REHANG ALL GUTTERS AS REQUIRED PRIOR TO INSTALLATION OF SHINGLES



**ROOF REPLACEMENT INFIRMARY BUILDING
 INDEPENDENCE MENTAL HEALTH INSTITUTE
 INDEPENDENCE, IOWA**

5/10/00

May 1, 2026



Sign-in Sheet

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