

# Addendum 01 for RFB9513-02

Project Name: CHMHI Tuckpointing Phase 2.2  
DAS RFB#: 951300-02  
DAS Project #: 9513.00  
Date: 6/22/26

**Bids Due: June 24th at 2:00 pm**

Contents:

- Cover Page, Clarifications and Questions (1 page)
- Pre-Bid meeting agenda and sign in sheet (10 pages)
- Mortar Analysis (2 pages)
- Sheets A-101 showing areas where patients have access in secure fence areas and contractor material staging. (2 Pages)

Clarifications:

- Lifts and materials will **NOT** be able to be left inside patient outdoor access areas inside secure fence. Coordination must occur with facility. Keys must be removed from all equipment each day. Cannot be parked in any location that they present a climbing risk where a patient could climb on equipment, then scale a fence
- Per contract summary, Background Checks will be required for all construction workers. This process can take around 1-2 weeks to complete so please ensure that these are submitted in a timely manner
- Contractors will need to take extra precaution not to leave behind materials, tools etc... in patient areas. A sweep should be done at minimum on a daily basis before contractors leave for the day to ensure that nothing is left behind
- Construction can begin prior to August 2026 once applicable submittals have been approved.

Questions:

- Could the architect please identify designated areas within the fencing where lifts may be stored overnight to avoid daily equipment transport?
  - See attached sheets A-101 for these areas marked out in Green. Coordination must occur with facility. Keys must be removed from all equipment each day. Cannot be parked in any location that they present a climbing risk where a patient could climb on equipment, then scale a fence

## RFB Pre-Bid - Rebid 6/16/26 Minutes: Meeting #2

**Meeting Date** Jun 16, 2026 **Meeting Time** 11:00 am - 12:00 pm Central Time (US & Canada)

**Meeting Location**

**Overview** Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.

**Notes**

**Attachments**

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Jason Pigott	Cherokee Mental Health Institution	P: (712) 225-6949	jpigott@dhs.state.ia.us	Present
Jason Bellrichard	DCI Group	P: (515) 244-5043	jasonb@dcigroup-us.com	Present
Travis Hoyle	DCI Group	P: (515) 244-5043	travish@dcigroup-us.com	Present
Jacob Borel	Kezlo Group, LLC	P: (844) 495-3956 ext. 708 ext. 708	jborel@kezlo.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@das.iowa.gov	Present

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		<b>Description</b> Attendees				

### Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		<b>Description</b>				
		1. <b>Bid Package #01 – Masonry &amp; Stone Repairs:</b>				
		1. 1. Pricing needs to be broken down separately between the Admin Building, North and South A, B and C and Rear Center Buildings (Bid Form Option #1) and the Voldeng Building (Bid Form Option #2) The state intends to issue this project to the same contractor but it needs to be separated for administrative purposes.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ol style="list-style-type: none"> <li>1. This contractor shall conduct selective demolition only to the extent required for masonry and stone repairs.</li> <li>2. This contractor shall provide dumpsters and temporary restroom facilities for all contractors onsite throughout construction.</li> <li>3. This contractor shall complete all brick replacement, brick repointing, stone replacement and stone repointing as outlined in the contract documents. See keynotes and pictures in the drawings for types of repairs required.</li> <li>4. This contractor shall be aware that portions of this project will need to be phased for access to South A, B, and C, North B, and at the Voldeng building where there is a security fence. Contractor shall work with CHMHI to develop a plan to complete work in these areas in a timely manner to limit disruptions for patients.</li> <li>5. This contractor shall be aware that materials and lifts will <b>NOT</b> be able to be left inside patient outdoor access areas inside the secure fence at South A, B, and C, North B, and at the Voldeng building. Keys must be removed from all equipment each day. Cannot be parked in any location that they present a climbing risk where a patient could climb on equipment, then scale a fence</li> <li>6. This contractor shall take extra precaution not to leave behind materials, tools etc... in patient areas. A sweep should be done at minimum on a daily basis before contractors leave for the day to ensure that nothing is left behind.</li> <li>7. This contractor shall field verify all existing conditions prior to installation of new work.</li> <li>8. This contractor shall take special precautions to protect the underground tunnel that sits under the sidewalk that runs Northeast from North B building.</li> <li>9. This contractor shall complete repairs applicable to the project scope of work identified during the course of construction as part of the work, whether or not specifically indicated on the drawings. The drawings are intended to illustrate representative areas of deterioration only. The contractor shall field verify existing conditions and provide all labor, materials, equipment and incidental work necessary to complete all repairs required to restore the masonry system to a sound, weather resistive condition.</li> <li>10. This contractor shall provide all shorting, bracing and structural support as required to maintain stability of existing buildings</li> <li>11. This contractor shall provide temporary protection to prevent damage to adjacent building surfaces during masonry repair operations. Protection should include adjacent masonry, stone, roofing, and other surfaces from mortar droppings and staining.</li> <li>12. This contractor shall provide their own water source for mixing mortar. There are <b>NOT</b> hose bibs located on the exterior of the buildings.</li> <li>13. This contractor shall remove and store gutters adjacent to repair areas as needed. Provide temporary rain drainage to direct water away from the building.</li> <li>14. Fire protection systems must be maintained during work. Coordinate utility shutdowns with the Construction Manager and CHMHI as required.</li> <li>15. All new masonry units shall match existing adjacent construction in size, color range, texture, finish, coursing and joint profile.</li> <li>16. This contractor shall install replacement brick and stone to maintain existing bonding pattern and coursing alignment. Maintain existing joint widths.</li> </ol>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ol style="list-style-type: none"> <li>17. This contractor shall provide mortar for repointing and rebuilding to match existing in composition, color, aggregate gradation, and tooling unless otherwise approved by the Construction Manager, CHMHI and Designer.</li> <li>18. This contractor shall protect masonry and stone from excessive evaporation in hot weather, providing shade and wind breaks as required. This contractor shall not apply mortar to substrates at or above 90 degrees Fahrenheit. Work shall only be performed when ambient air temperature is between 40 degrees and 90 degrees Fahrenheit and forecast to remain within that range for a minimum of seven days after installation.</li> <li>19. This contractor shall provide cold weather protection, including enclosure and heat when temperature is below 40 degrees.</li> <li>20. This contractor shall clean completed masonry using low-pressure water spray (100-400 PSI) and nonmetallic tools only. Do not use acidic or alkaline cleaners.</li> <li>21. This contractor shall repair or replace all existing site features to remain that are damaged as a result of construction activities, including but not limited to walls, pavements, utilities, fences and landscaping.</li> <li>22. This contractor shall repair all landscaping areas with a minimum of 6 inches of topsoil and finished with sod matching existing grass species for disturbed areas. Contractor is responsible for the initial watering of the sod when installed and then watering will be turned over to the owner. Contractor is responsible for providing water source, there are <b>NOT</b> hose bibs located on the exterior of the buildings. Grass seeding will not be permitted. Contractor shall furnish all labor materials and equipment necessary for sod installation for all disturbed areas caused by Construction activities.</li> <li>23. This contractor shall prune existing tree branches as required to accommodate construction operations and provide clearance for access and work. This shall be performed in accordance with accepted arboricultural standards to prevent damage to the tree. This contractor shall limit pruning to the minimum necessary. Contractor shall get approval from the Construction Manager, CHMHI and Designer prior to removal.</li> </ol> <ol style="list-style-type: none"> <li>1. <b>Alternate #01</b> – Level #1 Repointing Repairs at Admin Building: Trade Contractor shall include all of the following, but not limited to, as part of the contract:               <ol style="list-style-type: none"> <li>1. Contractor shall provide the added cost for Level #1 repointing repairs as called out in the bid documents for the Admin Building</li> <li>2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.</li> <li>3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.</li> <li>4. Execute accepted alternates under the same conditions as other work of the Contract.</li> </ol> </li>   <li>1. <b>Alternate #02</b> – Level #1 Repointing Repairs at Rear Center Building: Trade Contractor shall include all of the following, but not limited to, as part of the contract:</li> </ol>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ol style="list-style-type: none"> <li>1. Contractor shall provide the added cost for Level #1 repointing repairs as called out in the bid documents for the Rear Center Building</li> <li>2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.</li> <li>3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.</li> <li>4. Execute accepted alternates under the same conditions as other work of the Contract.</li> </ol> <ol style="list-style-type: none"> <li>1. <b>Alternate #03</b> – Level #1 Repointing Repairs at North A, B &amp; C Buildings: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                             <ol style="list-style-type: none"> <li>1. Contractor shall provide the added cost for Level #1 repointing repairs as called out in the bid documents for the North A, B &amp; C Buildings.</li> <li>2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.</li> <li>3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.</li> <li>4. Execute accepted alternates under the same conditions as other work of the Contract.</li> </ol> </li>   <li>1. <b>Alternate #04</b> – Level #1 Repointing Repairs at South A, B &amp; C Buildings: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                             <ol style="list-style-type: none"> <li>1. Contractor shall provide the added cost for Level #1 repointing repairs as called out in the bid documents for the South A, B &amp; C Buildings.</li> <li>2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.</li> <li>3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.</li> <li>4. Execute accepted alternates under the same conditions as other work of the Contract.</li> </ol> </li>   <li>1. <b>Alternate #05</b> – Brick Patching in lieu of Brick Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                             <ol style="list-style-type: none"> <li>1. Contractor shall patch brick with color and texture matching compound.</li> </ol> </li> </ol>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ol style="list-style-type: none"> <li>1. Bid Package #01 Option #1 estimated quantity, 60 bricks.</li> <li>2. Bid Package #01 Option #2 (Voldeng Building) estimated quantity, 100 bricks.</li> <li>2. Please note that Brick replacement in base bid would be deducted if this alternate is accepted.</li> <li>3. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.</li> <li>4. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.</li> <li>5. Execute accepted alternates under the same conditions as other work of the Contract.</li> </ol> <ol style="list-style-type: none"> <li>1. <b>Alternate #06</b> –Penetrating Water Repellent: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                     <ol style="list-style-type: none"> <li>1. Contractor shall apply penetrating water repellent to masonry surfaces as noted by Keynote #7 in the contract documents.</li> <li>2. Please note that water repellent should be done after completion of curing of masonry repairs, pointing and sealant application. See drawings Brick replacement in base bid would be deducted if this alternate is accepted.</li> <li>3. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.</li> <li>4. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.</li> <li>5. Execute accepted alternates under the same conditions as other work of the Contract.</li> </ol> </li>   <li>1. <b>Unit Price #01</b> – Additional Tuckpointing: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                     <ol style="list-style-type: none"> <li>1. Provide a Unit Cost for additional repointing of mortar joint in existing brick. Price the Unit Cost for cutting out existing mortar 3/4" deep at head and bed joints around existing face brick and repointing new mortar according to Division 04, Section 04 0120.64</li> <li>2. Unit of Measurement: four (4) Square Feet.</li> <li>3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.</li> <li>4. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.</li> </ol> </li> </ol>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ol style="list-style-type: none"> <li>1. <b>Unit Price #02</b> – Additional Tuckpointing For Deep Joint Repairs: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                             <ol style="list-style-type: none"> <li>1. Provide a Unit Cost for additional repointing of mortar joint in deep head and bed joints that are deeper than 3/4" deep in existing brick. Repointing with new mortar according to Division 04, Section 04 0120.64. Fully cure bed joints before performing final joint pointing.</li> <li>2. Unit of Measurement: two (2) Square Feet.</li> <li>3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.</li> <li>4. Owner reserves the right to reject Contractor’s measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to the Contractor.</li> </ol> </li>   <li>1. <b>Unit Price #03</b> – Additional Brick Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:                             <ol style="list-style-type: none"> <li>1. Provide a Unit Cost to replace additional damaged brick units. Price the Unit Cost to cut out existing damage face brick as identified in the drawings and lay matching replacement brick into wall with new mortar according to Division 04, Section 04 0120.63.</li> <li>2. Unit of Measurement: One (1) Each.</li> <li>3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.</li> <li>4. Owner reserves the right to reject Contractor’s measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to the Contractor.</li> </ol> </li> </ol>			
<b>Official Documented Meeting Minutes</b>						
<ul style="list-style-type: none"> <li>• Will be two separate contracts with separate COI's and P&amp;P Bonds.                             <ul style="list-style-type: none"> <li>◦ One contract for Main Building, North &amp; South A, B, and C, and rear center</li> <li>◦ Separate contract for Voldeng Building</li> </ul> </li> <li>• Generators will be needed for power onsite.</li> <li>• Contractors to provide 7 days notice for work being done inside areas of secure fence where patients have access.</li> <li>• Water filling available by Motor pool onsite at CHMHI, Contractor will need to provide a truck for hauling</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<b>Description</b>						
<ul style="list-style-type: none"> <li>• NOI Issued: June 25th, 2026</li> <li>• Submittals: August &amp; Sept 2026</li> <li>• Construction: Late August - June 30th 2027</li> <li>• Closeout: July 2027</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
<p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.</li> <li>• Contractors shall provide daily logs for each day they are on site.</li> <li>• Construction progress meeting will be established once construction starts.</li> <li>• It is of the utmost importance to show respect and courtesy to all staff at all times.</li> <li>• Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area.</li> <li>• No smoking, vaping or smokeless tobacco use onsite.</li> <li>• Temporary facilities                             <ul style="list-style-type: none"> <li>◦ To be provided by Bid Package #01 for use by all the contractors for the duration of construction.</li> </ul> </li> <li>• Tool control                             <ul style="list-style-type: none"> <li>◦ All tools and equipment shall be monitored and secured at all times. No vehicles shall be left unlocked when unattended at no times shall keys be left in vehicles when unoccupied.</li> </ul> </li> <li>• Background checks                             <ul style="list-style-type: none"> <li>◦ Are required for this project</li> </ul> </li> <li>• Work hours                             <ul style="list-style-type: none"> <li>◦ Typical hours are 7 AM - 5 PM Monday-Friday. Other hours can be arranged on an as needed basis.</li> </ul> </li> <li>• View Specification 01 1200 - Contract Summary 01 1201 - General Work Requirements and 01 1202 - Special Work Requirements for more information.</li> </ul>						
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Per contract summary, Background Checks will be required for all construction workers. This process can take around 1-2 weeks to complete so please ensure that these are submitted in a timely manner</li> <li>• Contractors will need to take extra precaution to not leave behind materials, tools etc... in patient areas. A sweep should be done at minimum on a daily basis before contractors leave for the day to ensure that nothing is left behind</li> </ul>						

**RFB Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Bids are due <b>2:00 pm, Wednesday June 24th, 2026</b></li> <li>• The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.                             <ul style="list-style-type: none"> <li>◦ Link and information is in the project manual</li> <li>◦ Contractors will need to register prior to bidding</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa.</li> <li>◦ Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date.</li> <li>◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.</li> </ul> <ul style="list-style-type: none"> <li>• Bid Opening will be held via conference call on <b>3:00 pm, Wednesday June 24th, 2026</b></li> <li>• Contractor shall reference section 00 0116 for the bid submittal checklist                             <ul style="list-style-type: none"> <li>◦ Bid Proposal Information</li> <li>◦ Certification of Site Visit</li> <li>◦ Non Discrimination Clause Information</li> <li>◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information</li> <li>◦ Bid Security – 5% of total Bid amount</li> </ul> </li> <li>• Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@das.iowa.gov">Construction.Procurement@das.iowa.gov</a>: by 2:00 pm Thursday June 18th 2026</li> <li>• Addendum Issued: Final by June 22nd, 2026</li> <li>• Bids Due: June 24th, 2026 at 2:00 pm</li> <li>• Tentative NOI Issued: June 25th, 2026</li> </ul>						
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@das.iowa.gov">Construction.Procurement@das.iowa.gov</a>: by 2:00 pm Thursday June 18th 2026</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Contractors will sign a modified ConsensusDocs 802. Example in the project manual.</li> <li>• Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.</li> <li>• Project-specific P&amp;P bonds must be provided prior to contract execution.</li> <li>• Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.</li> <li>• DAS will provide tax exempt certificates upon request.</li> <li>• Procore will be used for all project management, at no cost to the trade contractor.                             <ul style="list-style-type: none"> <li>◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs</li> <li>◦ Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign</li> </ul> </li> <li>• Contractor Schedule of Values shall be broken out as specified in the project manual.                             <ul style="list-style-type: none"> <li>◦ SOV must contain a closeout line item for at least 1% of the total contract value.</li> <li>◦ This line item can only be invoiced once the certificate of final completion has been signed by all parties.</li> </ul> </li> <li>• DCI Group will also schedule OAC and contractor coordination meetings to occur weekly during construction</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<b>Official Documented Meeting Minutes</b>				
		<ul style="list-style-type: none"> <li>• Will be two separate contracts with separate COI's and P&amp;P Bonds.                             <ul style="list-style-type: none"> <li>◦ One contract for Main Building, North &amp; South A, B, and C, and rear center</li> <li>◦ Separate contract for Voldeng Building</li> </ul> </li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
		<b>Description</b>				
		Contractors can walk the site following the conclusion of this meeting				

**Questions**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
		<b>Description</b>				
		Submit all questions in writing to <a href="mailto:construction.procurement@das.iowa.gov">construction.procurement@das.iowa.gov</a> .				
		<b>Official Documented Meeting Minutes</b>				
		Submit all questions in writing to <a href="mailto:construction.procurement@das.iowa.gov">construction.procurement@das.iowa.gov</a> .				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.



# AMR Labs

1525 Corona Dr.  
Granbury, TX 76048

817-366-8376  
Mortarlab.com  
mortarlab@gmail.com

Types of Testing	Paid <input type="checkbox"/>	Send Invoice <input type="checkbox"/>
Rush Processing <input type="checkbox"/>		
Mortar Composition <input checked="" type="checkbox"/>		
Sand Sieve <input checked="" type="checkbox"/>		
Color Matching <input type="checkbox"/>	Boxes Ordered <input type="checkbox"/>	
Compressive Strength <input type="checkbox"/>		

Contact Name: Jacob Borcl  
Business: \_\_\_\_\_  
Address: 2330 Pheasant Ave  
City, ST Zip: Hazen City, IA 50401  
E-mail: jborel@ketkezo.com

Job Name/#: HHS CHMI Tuckpointing  
State of Iowa (DAS) Ketzo Group  
Address: \_\_\_\_\_  
City, ST Zip: Cherokee, IA  
Phone: 641-525-5702

Sample #/Location: S2 Voldeng

Compressive Strength: N/A Crushing pressure is relative to size, age, and shape of samples tested. Some variance is allowed.

75 psi  150 psi  350 psi  400 psi  750 psi  1800 psi  2800 psi  Over 2800 psi

Powder  Shatter  Can be crumbled by hand  or under light load  Consistent  Inconsistent

7 day  14 day  28 day  Date Made: \_\_\_\_\_

250-550

Based on compressive strength, mortar is likely Type:  K  O  NC  N  S  M  Portland Cement

Visible Parts:

Historic Lime  Unmixed Lime  Unmixed Portland  Large Aggregates  Hair  Plant Fiber/Grass  Shells/Reactive Aggregates  Sandy   
Deterioration  Algae  Paint  Indicates Repair/Pointing  Color  White Specs  Large White Specs  Clay  Moist

Notes:

Weight Loss: 24.31 g - 13.73 g =  
10.58 g /start weight = \_\_\_\_\_ =  
42.52 % Loss

Weight Loss 2: \_\_\_\_\_ g - \_\_\_\_\_ g  
= \_\_\_\_\_ g /start weight = \_\_\_\_\_ =  
\_\_\_\_\_ % Loss

Acid Reaction and Weight Loss are consistent with test results for mortar type:  L  K  O  NC  N  S  M  Portland Cement

Acid Reaction: Reactive Aggregates  Violent  Slow   
Pigment \_\_\_\_\_ Color \_\_\_\_\_  
Lime Reaction:  VH  H  MH  M  ML  Low  VL  None  
Portland Reaction:  VH  H  MH  M  ML  Low  VL  None  
Solution: Requires Heating  Green  Orange  Clear  /Cloudy   
Indication of Sealer  Latex  Clumping  Pos. Gypsum  Yellow   
Samples being tested are different \_\_\_\_\_

Sand: Graded  Not Graded  Source: Quarry  River  Mixed   
Size and Shape: Some  $\frac{1}{2}$  inch or larger  None larger than sieve #16   
Rounded  Jagged  Flat   
Gradation: General \_\_\_\_\_ % #30 sieve or larger

Sand Color:  
Clear  Tan  Brown  Red  Pink   
Yellow  Black  Grey  White   
Other \_\_\_\_\_

Full Sieve Analysis \_\_\_\_\_ #4  \_\_\_\_\_ % , #8  \_\_\_\_\_ % , #16  10.37 % , #30  45.77 % , #50  28.51 % , #100  10.22 % , #200  2.48 % , Fine  0.61 %

Notes:

## Summary:

Mortar Type:  L  K  O  NC  N  S  M  Portland Cement  Gypsum  (Use White Portland )

Mortar Formula: P=Portland, L=Lime, S=Sand, G=Gypsum, NC=Natural Cement

Sand variance is between 2.25 and 3 parts sand by volume. P+L= total Mix multiplied by 2.25 to 3 parts sand. Always measure sand as loose damp aggregate.

Lime Mortar= 1 part lime : 3 sand

Gypsum Mortar= 1 part Gypsum : 3 sand

Type N= (1P:1.25L): 6.75 Sand

Portland Cement= 1 part Portland : 3 sand

Type K= (1P:3L): 12 Sand

Type S= (1P:1/2L): 4.5 Sand

Natural Cement= 1 part Natural Cement: 3 sand

Type O= (1P:2.5L): 10.5 Sand

Type M= (1P:1/4L): 3.75 Sand

Ratio of Mix to Sand: Use Sand portion times the total of (P+L): 2.25 \_\_\_\_\_ , 2.5  \_\_\_\_\_ , 2.75 \_\_\_\_\_ , 3 \_\_\_\_\_ , 4 \_\_\_\_\_ , Other \_\_\_\_\_

Lime: Large Historic Lime \_\_\_\_\_ , Smaller Historic Lime \_\_\_\_\_ , Type S/SA Lime \_\_\_\_\_ , Lime Putty  \_\_\_\_\_ , Dolomitic Impurities Low  / High

Additional Notes/Recommendations:

Color Match:

Color Code: Type: \_\_\_\_\_ , #: \_\_\_\_\_

Pigments: None \_\_\_\_\_ , As Needed \_\_\_\_\_

Tablespoons/Gallon Mix:

Lt Buff,  Dk Buff,  TX Buff,  Red,  Charcoal,  Brown,  Terracotta,  Maroon, Other: \_\_\_\_\_

Date of Analysis:

3/17/2008 26

Approved/Performed By:

James Nech  
James Nech - GM-AMR

# AMR Labs

1525 Corona Dr.  
Granbury, TX 76048

817-366-8376  
Mortarlab.com  
mortarlab@gmail.com

Types of Testing Paid  Send Invoice

Rush Processing   
Mortar Composition   
Sand Sieve   
Color Matching  Boxes Ordered   
Compressive Strength

Contact Name: Jacob Borel  
Business: \_\_\_\_\_  
Address: 23320 Pheasant Ave  
City, ST Zip: Mason City, IA 50401  
E-mail: jborel@kckezlo.com

Job Name/#: HHS CHMI Tickpointing  
State of Iowa (DAS) Kozlo Group  
Address: \_\_\_\_\_  
City, ST Zip: Cherokee, IA  
Phone: 641-525-5102

Sample #/Location: Main S1

Compressive Strength: N/A \_\_\_\_\_ Crushing pressure is relative to size, age, and shape of samples tested. Some variance is allowed.

75 psi  150 psi \_\_\_\_\_ 350 psi \_\_\_\_\_ 400 psi \_\_\_\_\_ 750 psi \_\_\_\_\_ 1800 psi \_\_\_\_\_ 2800 psi \_\_\_\_\_ Over 2800 psi \_\_\_\_\_

Powder  Shatter  Can be crumbled by hand \_\_\_\_\_ or under light load \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

7 day \_\_\_\_\_ 14 day \_\_\_\_\_ 28 % day \_\_\_\_\_ Date Made: \_\_\_\_\_

80-100

Based on compressive strength, mortar is likely Type:  L  K  O  NC  N  S  M  Portland Cement \_\_\_\_\_

Visible Parts:

Historic Lime \_\_\_\_\_ Unmixed Lime \_\_\_\_\_ Unmixed Portland \_\_\_\_\_ Large Aggregates \_\_\_\_\_ Hair \_\_\_\_\_ Plant Fiber/Grass \_\_\_\_\_ Shells/Reactive Aggregates \_\_\_\_\_ Sandy \_\_\_\_\_  
Deterioration \_\_\_\_\_ Algae \_\_\_\_\_ Paint \_\_\_\_\_ Indicates Repair/Pointing \_\_\_\_\_ Color \_\_\_\_\_ White Specs \_\_\_\_\_ Large White Specs \_\_\_\_\_ Clay \_\_\_\_\_ Moist \_\_\_\_\_

Notes: \_\_\_\_\_

Weight Loss: 38.54 g - 18.03 g = \_\_\_\_\_  
20.51 g / start weight = \_\_\_\_\_ = \_\_\_\_\_  
53.21 % Loss

Weight Loss 2: \_\_\_\_\_ g - \_\_\_\_\_ g  
= \_\_\_\_\_ g / start weight = \_\_\_\_\_ = \_\_\_\_\_  
% Loss

Acid Reaction and Weight Loss are

consistent with test results for mortar

type:  L  K  O  NC  N  S  M  Portland Cement \_\_\_\_\_

Acid Reaction: Reactive Aggregates  Violent  Slow \_\_\_\_\_  
Pigment \_\_\_\_\_ Color \_\_\_\_\_  
Lime Reaction:  VH  H  MH  M  ML  Low  VL  None  
Portland Reaction:  VH  H  MH  M  ML  Low  VL  None  
Solution: Requires Heating \_\_\_\_\_ Green \_\_\_\_\_ Orange \_\_\_\_\_ Clear  /Cloudy \_\_\_\_\_  
Indication of Sealer \_\_\_\_\_ Latex \_\_\_\_\_ Clumping \_\_\_\_\_ Pos. Gypsum \_\_\_\_\_ Yellow   
Samples being tested are different \_\_\_\_\_

Sand: Graded  Not Graded  Source: Quarry  River  Mixed

Size and Shape: Some 1/4 inch or larger \_\_\_\_\_ None larger than sieve #16 \_\_\_\_\_  
Rounded \_\_\_\_\_ Jagged  Flat \_\_\_\_\_

Gradation: General \_\_\_\_\_ % #30 sieve or larger

Sand Color:

Clear , Tan , Brown , Red \_\_\_\_\_, Pink \_\_\_\_\_,  
Yellow \_\_\_\_\_, Black , Grey \_\_\_\_\_, White ,  
Other \_\_\_\_\_

Full Sieve Analysis \_\_\_\_\_ #4 \_\_\_\_\_ % #8 \_\_\_\_\_ % #16-10 \_\_\_\_\_ % #30-44.5 \_\_\_\_\_ % #50-31.5 \_\_\_\_\_ % #100-10.55 \_\_\_\_\_ % #200-1.94 \_\_\_\_\_ % Fine-1.22 \_\_\_\_\_ %

Notes: \_\_\_\_\_

## Summary:

Mortar Type:  L  K  O  NC  N  S  M  Portland Cement \_\_\_\_\_, Gypsum \_\_\_\_\_, (Use White Portland \_\_\_\_\_)

Mortar Formula: P=Portland, L=Lime, S=Sand, G=Gypsum, NC=Natural Cement

Sand variance is between 2.25 and 3 parts sand by volume. P+L= total Mix multiplied by 2.25 to 3 parts sand. Always measure sand as loose damp aggregate.

Lime Mortar= 1 part lime : 3 sand

Gypsum Mortar= 1 part Gypsum : 3 sand

Type N= (1P:1.25L): 6.75 Sand

Portland Cement= 1 part Portland : 3 sand

Type K= (1P:3L): 12 Sand

Type S= (1P:1/2L): 4.5 Sand

Natural Cement= 1 part Natural Cement: 3 sand

Type O= (1P:2.5L): 10.5 Sand

Type M= (1P:1/4L): 3.75 Sand

Ratio of Mix to Sand: Use Sand portion times the total of (P+L): 2.25 \_\_\_\_\_, 2.5 , 2.75 \_\_\_\_\_, 3 \_\_\_\_\_, 4 \_\_\_\_\_, Other \_\_\_\_\_

Lime: Large Historic Lime \_\_\_\_\_, Smaller Historic Lime , Type S/SA Lime \_\_\_\_\_, Lime Putty , Dolomitic Impurities Low  / High \_\_\_\_\_

Additional Notes/Recommendations: \_\_\_\_\_

Color Match:

Color Code: Type: \_\_\_\_\_, #: \_\_\_\_\_

Pigments: None \_\_\_\_\_, As Needed \_\_\_\_\_

Tablespoons/Gallon Mix:

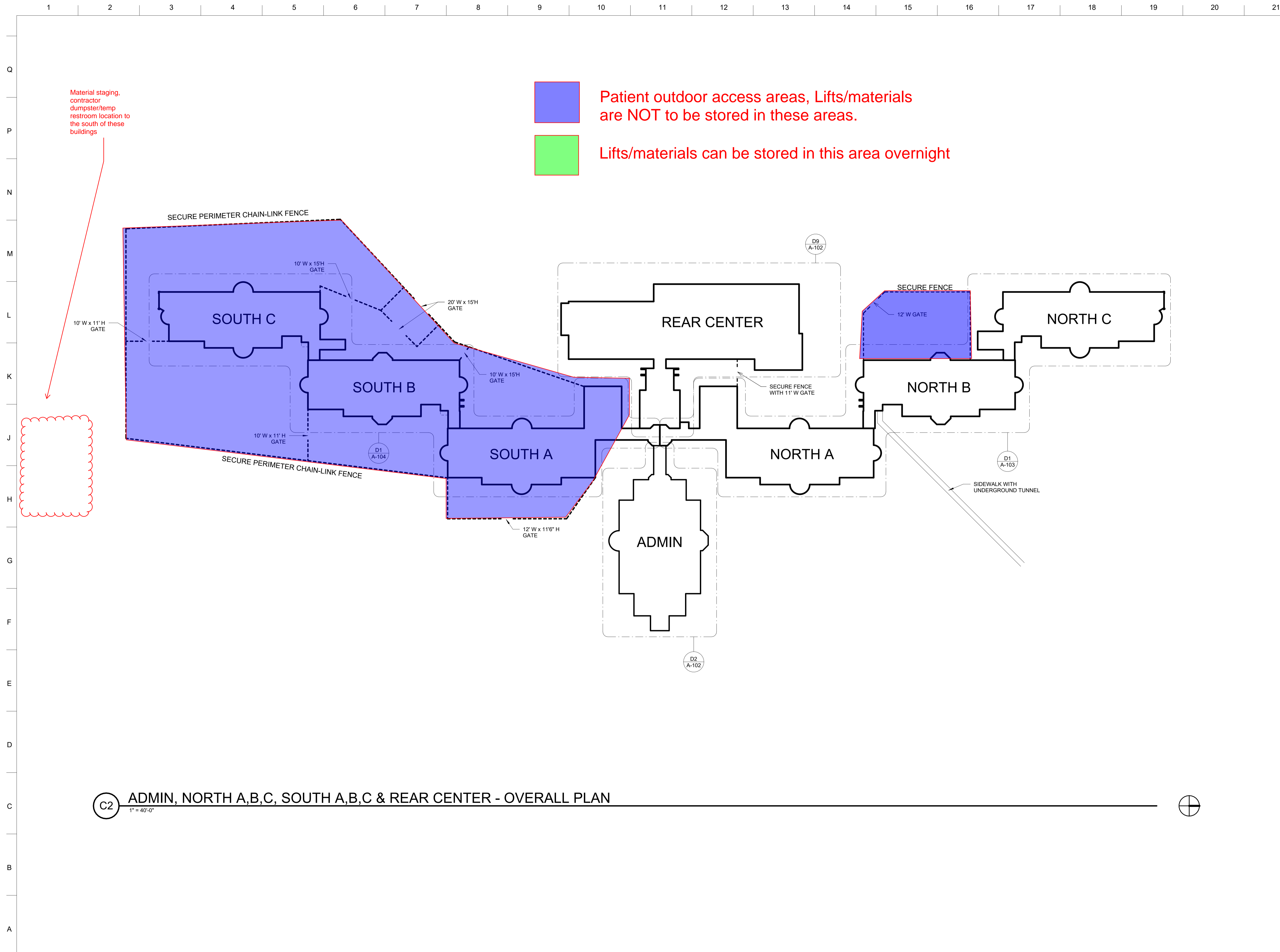
\_\_\_\_\_ Lt Buff, \_\_\_\_\_ Dk Buff, \_\_\_\_\_ TX Buff, \_\_\_\_\_ Red, \_\_\_\_\_ Charcoal, \_\_\_\_\_ Brown, \_\_\_\_\_ Terracotta,  
\_\_\_\_\_ Maroon, Other: \_\_\_\_\_

Date of Analysis:

3/17/2016

Approved/Performed By:

James Nech - GM-AMR



ARCHITECT OF RECORD:  
  
 KEZLO GROUP, LLC  
 P.O. BOX 1086  
 BROOKHAVEN, PA 19015  
 P. (844) 495-3956  
 www.kezlo.com

SEAL  


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. LICENSE NUMBER: ARCO8750. EXPIRATION DATE: 06.30.2027

CLIENT:  
  
 IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)  
 109 SE 13TH ST. DES MOINES, IA 50319-0105  
 P. 515-281-7290

ISSUED/REVISIONS #	DESCRIPTION	DATE
1	100% SUBMISSION	04.07.2026

DESIGNED BY: JACOB BOREL  
 DRAWN BY: SONIA TRUJILLO

DATE: 04.07.2026

PROJECT NUMBER:  
 9513.00

PROJECT TITLE:  
 HHS CHMI  
 TUCKPOINTING  
 PHASE 2.2

SHEET NAME:  
 ADMIN, NORTH  
 A,B,C, SOUTH  
 A,B,C & REAR  
 CENTER -  
 OVERALL PLAN

SHEET NUMBER:  
 A-101

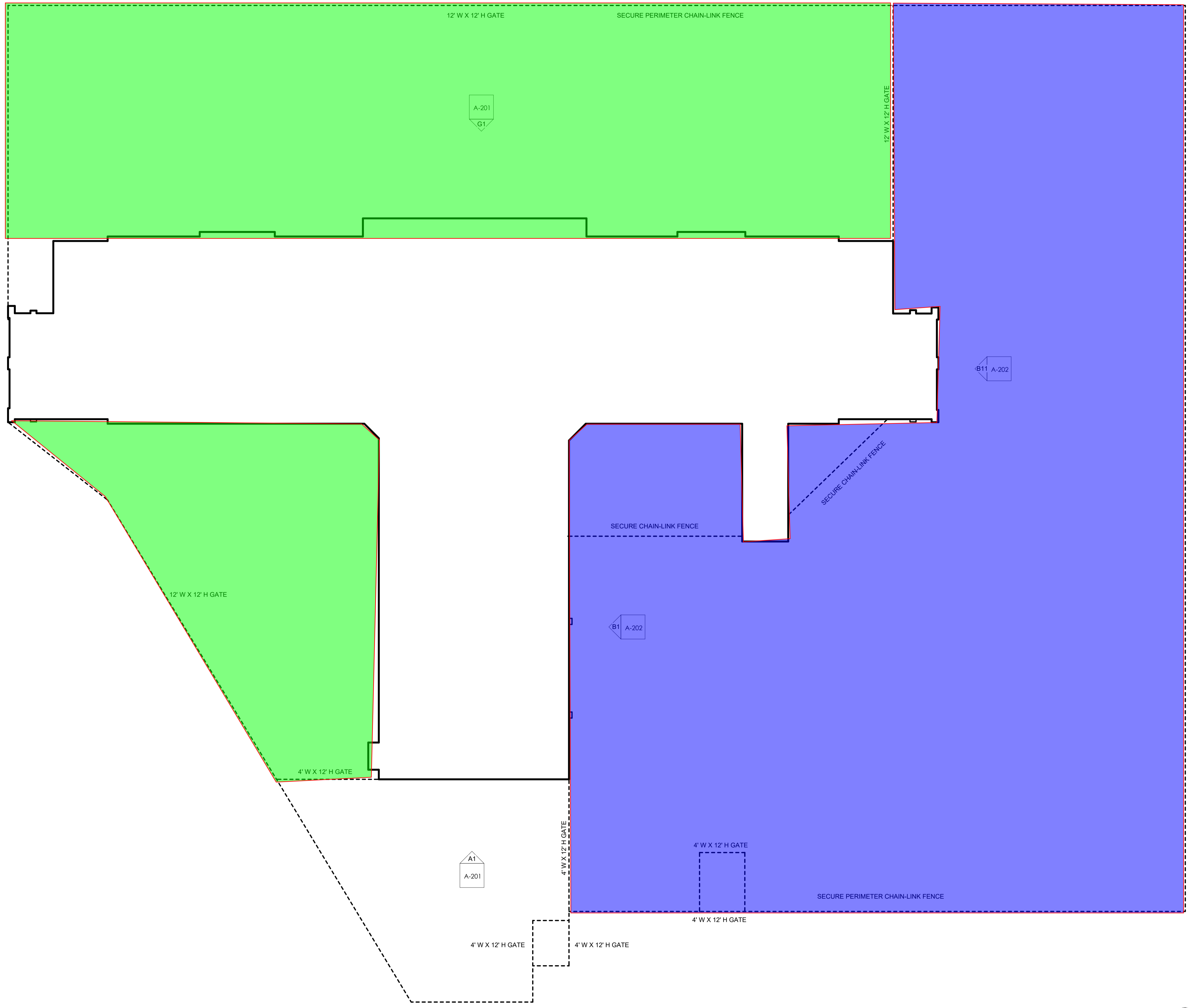
**C2** ADMIN, NORTH A,B,C, SOUTH A,B,C & REAR CENTER - OVERALL PLAN  
 1" = 40'-0"

100% SUBMISSION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21


Q  
P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

A-202 J1



**A1** VOLDENG OVERALL PLAN  
3/32" = 1'-0"

ARCHITECT OF RECORD:  
  
 KEZO GROUP, LLC  
 P.O. BOX 1086  
 BROOKHAVEN, PA 19015  
 P: (844) 495-3956  
 www.kezo.com

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CLIENT:  
  
 IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)  
 109 SE 13TH ST. DES MOINES, IA 50319-0105  
 P: 515-281-7200

ISSUED/REVISIONS #	DESCRIPTION	DATE
1	100% SUBMISSION	04.07.2026

DESIGNED BY: JACOB BOREL  
 DRAWN BY: SONIA TRUJILLO

DATE: 04.07.2026

PROJECT NUMBER:  
 9283.00

PROJECT TITLE:  
**DAS CHMHI VOLDENG BUILDING 1ST FLOOR REMODEL**

SHEET NAME:  
**OVERALL PLAN**

SHEET NUMBER:  
**A-101**

100% SUBMISSION