

## **ADDENDUM #1**

**Project Name:**  
**DOC IMCC Fire Alarm System Replacement**  
**DAS# 9445.00**  
**RFQ 944500-02**  
**Addendum #1**  
**Dated: October 20, 2025**

This Addendum forms a part of the bidding and contract documents. This Addendum supersedes and supplements all portions of the original bidding and contract documents dated October 14, 2025 with which it conflicts.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION.

### **1.1 CLARIFICATIONS**

- A. Clarification on the Project Manual Section 01 1200 Contract Summary 1.09.D.3. Alternate #3 shall include ALL drawing sheets.

### **1.2 PLANS**

- A. No items.

### **1.3 QUESTIONS AND CLARIFICATIONS**

- A. No items.

### **1.4 SUBSTITUTION REQUESTS**

- A. No items.

### **1.5 ATTACHMENTS**

- A. See updated Section 01 1200 Contract Summary attached below.

**END OF ADDENDUM**

**SECTION 01 1200**

**CONTRACT SUMMARY**

**PART 1 - GENERAL**

**1.01 SECTION INCLUDES**

- A. Project Information
- B. Project Summary
- C. Bid Scope Summary
- D. Work Hour Restrictions
- E. Access to Site
- F. Coordination with Occupants
- G. Rules for Construction Workers
- H. Bid Package Instructions

**1.02 PROJECT INFORMATION**

- A. Facility Name/Location: IMCC 2700 Coral Ridge Avenue, Coralville, Iowa 52241
- B. DAS Project #: 9445.00
- C. Owner: State of Iowa, Department of Administrative Services, Hoover State Office Building, Level 3, 1305 East Walnut Street, Des Moines, IA 50319
- D. Owner's Representative: Jennifer Kleene, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: Mac McKeever, The Samuels Group, 2929 Westown Parkway Suite 200, West Des Moines, Iowa 50266

**1.03 PROJECT SUMMARY**

- 1. The project includes a comprehensive removal and replacement of the existing fire alarm systems across the entire campus. The scope of work includes the complete demolition of outdated fire alarm equipment, followed by the installation of new, code-compliant systems designed to meet current life safety standards. This includes, but is not limited to, all fire alarm control panels, initiating devices, notification appliances, control modules, power supplies, and all associated accessories required for a fully functional system. Additionally, the project will encompass the installation and extension of conduit, cabling, and other pathway infrastructure necessary to support added devices required for code compliance. The work shall ensure full integration with existing building systems and provide reliable campus-wide coverage.

- B. Target date to provide substantial completion is June 26, 2026.

**1.04 BID SCOPE SUMMARY**

- A. Scope Applicable to All Bid Packages:
  - 1. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Bid Package shall be included the bid. This would include, but not be limited to, temporary facilities, protection of the work, security of equipment, materials, and work in progress, etc. Contractor's Work shall be performed in

- accordance with the Drawings, Specification Divisions 00 and 01, and Specification sections applicable to each Contractor's scope.
2. Contractor is responsible for all labor and equipment to unload, account for all material delivered, stock, and delivery for this scope of work. Storage and delivery of materials and equipment at the Site shall be permitted only to the extent approved in advance by the Construction Manager, and if anything, so stored obstructs the progress of any portion of the work, it shall be promptly removed or relocated by the Contractor without reimbursement.
  3. On site supervision by Prime Contractor at all times work by that contractor or their subcontractors/suppliers is taking place.
  4. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.
  5. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
  6. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
  7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.
  8. Contractor to provide dust and debris control as necessary to protect adjacent areas of construction.
  9. Contractor to provide cleaning of the work area at minimum on a daily basis.
  10. All tools shall be required to be placed under tool control with the facility as they enter the facility and the recording of all tools at the end of the day. ANY TOOLS OR ITEMS FOUND MISSING DURING TOOL CONTROL SHALL REQUIRE ALL PERSONNEL TO REMAIN ON SITE UNTIL SUCH LISTED ITEM IS RECOVERED.
  11. Contractor personnel shall immediately report lost or missing tools.
  12. The owner has limited resources for escorting individuals in and out of the facility. The contractor shall conduct construction activities to minimize the amount of travel in and out of the facility during the construction workday.

#### **1.05 WORK HOUR RESTRICTIONS**

- A. Work hours are from 07:00 AM to 03:00 PM, Monday through Friday unless arrangements are made in advance.

#### **1.06 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
  1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
  2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
- C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.

- D. Coordinate schedule of work with facility and construction manager. Work areas shall be scheduled at a minimum of seven days in advance.
- E. Coordinate with the facility for location of material storage. Contractor is responsible for securing and protection of all stored materials.

#### **1.07 OWNER OCCUPANCY**

- A. Owner intends to occupy the Project throughout construction.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.
- D. Coordinate schedule of work with facility and construction manager. Work areas shall be scheduled at a minimum of seven days in advance.

#### **1.08 RULES FOR CONSTRUCTION WORKERS**

- A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
- B. All construction workers must have a background check completed prior to entering the campus to perform work.
- C. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- D. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- E. You are permitted access only to the work site and no other area of the institution.
- F. No drugs, alcohol, or firearms are allowed on the work site.
- G. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- H. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- I. Secure all tools at the end of the day.
- J. Maintain control of all tools, supplies, and debris at all times during the work.
- K. Never leave keys in any vehicle. If a security officer finds keys in a vehicle, they are under orders to turn them in to a security supervisor.
- L. Do not give anything to residents or take anything from residents; if they offer, inform your supervisor.
- M. Secure all tools at the end of each day. Never leave tools unattended. All tools shall be checked in at the beginning of the day and checked out at the end of the day. If security officers find loose tools, they are under orders to turn them in to their supervisor.
- N. All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries. Provide 24-hour notice to the facility of deliveries.
- O. During an emergency, follow the instructions of the security staff.
- P. Contractor shall wear clothing of a different color, pattern, fashion, etc. as to distinguish themselves from inmates.
- Q. Contractor shall provide all OSHA required PPE for the project and their personnel.

#### **1.09 BID PACKAGE INSTRUCTIONS**

- A. **Bid Package #01 – Fire Alarm System Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
  - 1. The scope of the project includes a comprehensive removal and replacement of the existing fire alarm systems across the entire campus. The scope of work includes the complete demolition of outdated fire alarm equipment, followed by the installation of new, code-compliant systems designed to meet current life safety standards. This includes, but is not limited to, all fire alarm control panels, initiating devices, notification appliances, control modules, power supplies, and all associated accessories required for a fully

functional system. Additionally, the project will encompass the installation and extension of conduit, cabling, and other pathway infrastructure necessary to support added devices required for code compliance. The work shall ensure full integration with existing building systems and provide reliable campus-wide coverage.

2. Includes ALL specifications.
  3. Includes ALL drawing sheets.
  4. Includes clean up of the work area at a minimum daily. Contractor to provide clean up of the work area at minimum daily.
  5. Includes scheduling of all deliveries of materials to the project site. Includes all labor and equipment to load and unload materials to the construction site.
  6. Includes all costs for removal and disposal of demolished equipment and materials.
- B. **Alternate #01** – Fire alarm system provided and installed in the warehouse building. Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Inclusion of a new fire alarm system in the Warehouse Building; consisting of the installation of a new panel, breaker, pull stations, various types of detectors and notification devices by utilizing new EMT conduit. This new system will be tied back to master controls utilizing new fiber through an existing pathway.
  2. Includes ALL specifications.
  3. Includes drawing sheets AG00, G001, G002, G003, FA00, FA01, FA02, FA03, FA04 and FA91.
  4. Includes clean up of the work area at a minimum daily. Contractor to provide clean up of the work area at minimum daily.
  5. Includes scheduling of all deliveries of materials to the project site. Includes all labor and equipment to load and unload materials to the construction site.
  6. Includes all costs for removal and disposal of demolished equipment and materials.
  7. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  8. 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.
  9. Execute accepted alternates under the same conditions as other work of the Contract.
- C. **Alternate #02** – Replacement of the existing pre-action fire protection system in the powerhouse. Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Replacement of the existing pre-action system in the Powerhouse; including but not limited to a new panel and wiring, notification devices and a new local smoke detector within 5' of the panel. Additional fire alarm devices and system integration may be included and provided by the contractor as a suitable alternative to the pre-action system & detection.
  2. Includes ALL specifications.
  3. Includes drawing sheets AG00, G001, G002, G003, FA00, FA01, FA02, FA03, FA04 and FA92.
  4. Includes clean up of the work area at a minimum daily. Contractor to provide clean up of the work area at minimum daily.
  5. Includes scheduling of all deliveries of materials to the project site. Includes all labor and equipment to load and unload materials to the construction site.
  6. Includes all costs for removal and disposal of demolished equipment and materials.
  7. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  8. 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.

9. Execute accepted alternates under the same conditions as other work of the Contract.
- D. **Alternate #03** – Install all new cabling to devices. Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Replacement of the existing wiring with new wiring throughout the entire facility. Includes the removal and haul off of the existing wiring.
  2. Includes ALL specifications.
  3. Includes ALL drawing sheets.
  4. Includes clean up of the work area at a minimum daily. Contractor to provide clean up of the work area at minimum daily.
  5. Includes scheduling of all deliveries of materials to the project site. Includes all labor and equipment to load and unload materials to the construction site.
  6. Includes all costs for removal and disposal of demolished equipment and materials.
  7. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  8. 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.
  9. Execute accepted alternates under the same conditions as other work of the Contract.
- E. **Unit Price #01** – Smoke Detector. Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.
- F. **Unit Price #02** – Duct Detector. Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.
- G. **Unit Price #03** – Strobe – Wall Mounted. Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.

- H. **Unit Price #04 – Strobe – Ceiling Mounted.** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.
- I. **Unit Price #05 – Speaker Strobe – Wall Mounted.** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.
- J. **Unit Price #06 – Speaker Strobe – Ceiling Mounted.** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.
- K. **Unit Price #07 – Pull Station.** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.
  3. 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.
- L. **Unit Price #08 – Monitor Module.** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. The Contractor shall provide pricing for additional or reduced devices for the fire alarm system. Pricing provided assumes 100' of new cabling installed in ½" conduit to new location.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead and profit.

3. 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.

M. **Work Performed by Owner:** IMCC will perform the following work items:

1. No items noted

N. **Owner Furnished Products:** IMCC will provide the following materials for installation by the contractor:

1. No items noted

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**