

ADDENDUM #01

Project Name: DOC NCF Dietary and Laundry Hot Water Tank Replacement
DAS# 9522.00
RFB 952200-01
Addendum #01
Dated: September 29, 2026

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 September 09, 2026 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) CLARIFICATIONS

- A. Refer to revised plan sheet M1-22 – Second Floor Plumbing Plans
 - 1. Revised tank expansion tanks
 - 2. Revised existing circulation pump between tanks and boilers to remain until boiler replacement project.
- B. Refer to revised plan sheet M6-11 – Plumbing Schedules, Isometrics, and Details
 - 1. Revised expansion tank schedule.
 - 2. Revised existing circulation pump between tanks and boilers to remain until boiler replacement project on the isometric and detail.

2) SPECIFICATIONS

- A. See attached Section 22 3000: Plumbing Equipment
 - 1. Revised 2.02 Expansion Tanks. Replaced section in its entirety.
- B. See attached Specifications cover sheet with revised Samuels Group address.

3) QUESTIONS

- A. None

4) SUBSTITUTION REQUESTS

- A. 22 3000: Domestic hot water storage tanks:

1. American Wheatley
- B. 22 3000: Expansion tanks:
 1. American Wheatley

5) ATTACHMENTS

- A. Pre-Bid meeting agenda and sign in sheet
- B. 22 3000: Plumbing Equipment
- C. M1-22
- D. M6-11
- E. Prebid agenda and sign-in sheet
- F. Specifications Cover Sheet

END OF ADDENDUM

**SECTION 223000
PLUMBING EQUIPMENT**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Domestic hot water storage tanks.
- B. Diaphragm-type compression tanks.

1.02 RELATED REQUIREMENTS

- A. Section 260583 - Wiring Connections: Electrical characteristics and wiring connections.

1.03 REFERENCE STANDARDS

- A. ASME BPVC-VIII-1 - Boiler and Pressure Vessel Code, Section VIII, Division 1: Rules for Construction of Pressure Vessels; 2025, with Errata .

1.04 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittals procedures.
- B. Product Data:
 - 1. Provide dimension drawings of water heaters indicating components and connections to other equipment and piping.
- C. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Provide temporary inlet and outlet caps. Maintain caps in place until installation.

1.06 WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Water Storage Tank Manufacturer Warranty: Provide minimum 10 years manufacturer warranty for water storage tanks. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 DOMESTIC HOT WATER STORAGE TANKS

- A. Manufacturers:
 - 1. Laars: www.laars.com/.
 - 2. Lochinvar: www.lochinvar.com/.
 - 3. Niles: www.nilesst.com/.
 - 4. PVI: www.pvi.com/.
 - 5. American Wheatley: www.americanwheatley.com/.
 - 6. Substitutions: See Section 016000 - Product Requirements.
- B. Tank: Welded steel, ASME labeled for working pressure of 125 psig, steel support saddles, tappings for accessories, threaded connections, access manhole.
- C. Insulation:
 - 1. BASE BID: Refer to Section 220716 - Plumbing Equipment Insulation.
 - 2. ALTERNATE #2: Manufacturer applied, field repairable, spray polyurethane foam with a 100% acrylic topcoat.
 - a. Polyurethane Foam: >90% closed cell content, minimum 0.17 K-factor, maximum 2.9 perms, ASTM E-84 compliant flame spread, minimum R-16.
 - b. Acrylic Coating: minimum 25 mils thick, smooth, 11 perms @ 20 mils.
- D. Lining: 20 mil thick finished glass lining extended through connections. Minimum adhesion of Class 4. Minimum spot acid testing of Class A.

- E. Openings and Connections:
 - 1. Threaded top hot water outlet, bottom cold water inlet, 3 inch. Minimum two each.
 - 2. Threaded openings for aquastat, drain, PT release valve, and thermometer.
- F. Accessories: Provide aquastat, drain valve, and pressure-temperature (PT) relief valve ASME rated for maximum working pressure, and two magnesium anodes.

2.02 EXPANSION TANKS

- A. Manufacturers:
 - 1. Amtrol Inc: www.amtrol.com/#sle.
 - 2. Bell & Gossett, a brand of Xylem, Inc: www.bellgossett.com/#sle.
 - 3. Taco, Inc: www.taco-hvac.com/#sle.
 - 4. American Wheatly: www.americanwheatley.com/.
 - 5. Substitutions: See Section 016000 - Product Requirements.
- B. Construction: Welded steel, tested and stamped in accordance with ASME BPVC-VIII-1; supplied with National Board Form U-1, rated for working pressure of 125 psig, with flexible EPDM or seamless heavy duty butyl rubber bladder. All wetted components shall be fabricated of FDA approved materials. Bladder shall be able to accept the partial or full volume of the expansion tank and shall be removable and replaceable. The bladder shall be fabricated to allow the bag to more easily collapse and facilitate replacement. The bladder shall be connected to the top of the tank via a hose/tube that with distribution holes that facilitate even expansion of the bladder. Threaded water connection.
- C. Accessories: Pressure gauge and air-charging fitting, tank drain, lifting lug; precharge to 40 psig.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install plumbing equipment in accordance with manufacturer's instructions, as required by code, and complying with conditions required for applicable certifications.
- B. Electrical Work: Provide automatic control and protective devices with associated wiring to interconnect related interfaced devices required for specified operation.
- C. Coordinate system, equipment, and piping work with applicable electrical, fuel, gas, vent, drain, and waste support interconnections as included or provided by other trades.
- D. Domestic Water Storage Tanks:
 - 1. Provide factory installed support, independent of building structural framing members.
 - 2. Clean and flush. Seal until pipe connections are made.

END OF SECTION 223000

RFB Pre-Bid Agenda: Meeting #1

Meeting Date Sep 22, 2026 **Meeting Time** 11:00 am - 12:00 pm Central Time (US & Canada)

Meeting Location NCF Facility **Video Conferencing** [Join Meeting Link](#)

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

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email
Andy Hummel	I&S Group Inc.	P: (515) 243-9143	andy.hummel@isginc.com
Adam Puls	I&S Group Inc.	P: (515) 243-9143	adam.puls@isginc.com
Brad Heir	Newton Correctional Facility	P: (515) 314-8820	brad.hier@iowa.gov
Ryan Trease	Newton Correctional Facility	P: (641) 792-7552	ryan.trease@iowa.gov
Mike Brooks	Samuels Group, Inc.	P: (515) 288-0467	mbrooks@samuelsgroup.net
Jerry Dehnke	Samuels Group, Inc.	P: (515) 288-0467	jdehnke@samuelsgroup.net
Cody Lawrence	Samuels Group, Inc.	P: (515) 288-0467	clawrence@samuelsgroup.net
Mac McKeever	Samuels Group, Inc.		mmckeever@samuelsgroup.net
Brian Polzin	Samuels Group, Inc.	P: (715) 841-1982	bpolzin@samuelsgroup.net
Bill Reynolds	Samuels Group, Inc.	P: (515) 288-0467	breynolds@samuelsgroup.net
Chitrangi Shastri	Samuels Group, Inc.	P: (515) 518-6575	cshastri@samuelsgroup.net
Brad Tonyan	State of Iowa - Department of Administrative Services	P: 515-360-7718	brad.tonyan@iowa.gov

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Everyone please make sure to fill in the sign in sheet				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
Description Replacement of dietary and laundry domestic hot water storage tanks, including removal and replacement of existing storage tanks and one expansion tank, installation of one additional expansion tank, temporary removal and reinstallation of the louver, outdoor air intake plenum, and exhaust ductwork, revisions to plumbing piping as required, and all related work indicated in the drawings and specifications <ul style="list-style-type: none"> • Base Bid - BP 01 - Dietary and Laundry Hot Water Tank Replacement • Alternates - <ul style="list-style-type: none"> ◦ ALT 01 - Outdoor Air Insulation ◦ ALT 02 - Manufacturer Applied Tank Insulation • Unit prices - No unit prices • The owner has an electrical transformer they would like lifted into the mechanical room at the same time the new water tanks are being lifted. This contractor is to include some crane time in this bid for this lift. The owner will be responsible for getting the transformer to the crane site and will move the equipment once its in the building. The transformer weighs 3960 LBS. (see pic in appendix) 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • Contract(s) Issued: Oct. 7 - 23. • Submittals: Oct. 23 to Nov. 25 • Construction: April 5 to April 30, 2027 (Depending on lead time for equipment) • Closeout: May 2027 <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
Description <ul style="list-style-type: none"> • Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place. • Contractors shall provide daily logs for each day they are on site. • Construction progress meeting will be established once construction starts. • It is of the utmost importance to show respect and courtesy to all staff at all times. • 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. • No smoking, vaping or smokeless tobacco use onsite. <p>Contractors are to make sure the Appendix is reviewed for additional facility information.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> • Temporary facilities <ul style="list-style-type: none"> ◦ Toilets - Contractor's use of owner's toilets in the building the work in being completed in is available. Unless the contractor wants to provide their own temporary toilet outside the prison fence. ◦ Owner will provide electrical power and water. • Demolished equipment - To be removed from the facility by the contractor. • Tool control • Cell phones • Background checks - Will need to be completed by all workers on site. • Work hours: Work hours are from 07:00 AM to 03:00 PM, Monday through Friday, unless arrangements are made in advance. See the information in the appendix for added information on work hours. • View Specification 01 1200 - Contract Summary for more information. 				

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
		Description <ul style="list-style-type: none"> • Bids are due: October 6, 2026 by 2:00 pm • The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> ◦ Link and information is in the project manual ◦ Contractors will need to register prior to bidding ◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa. ◦ 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. DO THIS DAYS BEFORE BID ARE DO. ◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. • Bid Opening will be held via conference call: <ul style="list-style-type: none"> ◦ Dial in by phone - 3:00 pm October 6, 2026 +1 469-998-6043,,30563855# United States, Dallas Phone conference ID: 305 638 55# • Contractor shall reference section 00 0116 for the bid submittal checklist <ul style="list-style-type: none"> ◦ Bid Proposal Information ◦ Non Discrimination Clause Information ◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information ◦ Bid Security – 5% of total Bid amount • Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
		Description <ul style="list-style-type: none"> • Questions/Substitutions Due in Writing to Construction.Procurement@das.iowa.gov: September 24, 2026 by 2:00 pm • Addendum Issued: September 29, 2026 • Bids Due: October 6, 2026 by 2:00 pm 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> Tentative NOI Issued: October 7, 2026 				

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

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description No additional site visits are planned besides today for this project.						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description Submit all questions in writing to construction.procurement@iowa.gov . Questions or substitution requests are due in writing by September 24, 2026 by 2:00 pm.						



Design
Construct
Furnish

PROJECT NAME: 9522.00 DOC NCF DIETARY AND LAUNDRY HOT WATER TANK REPLACEMENT
MEETING LOCATION: 307 S. 60TH AVE., WEST, NEWTON, IA 50208
MEETING TYPE: RFB952200-01 – PRE-BID MEETING
DATE AND TIME: TUESDAY, SEPTEMBER 22, 2026 @ 11:00 AM

Name	Company Name	Phone Number	Email Address
Brian Polzin	Samuels Group	515-218-0227	bpolzin@samuelsgroup.net
Brad Tonyan	DAS	515-360-7718	Brad.tonyan@das.iowa.gov
Ryan Trease	NCF – POM	641-792-7552	Ryan.trease@iowa.gov
Adam Puls	ISG	515-419-4704	Adam.puls@isginc.com
Andy Hummel	ISG	515-243-9143	Andy.hummel@isginc.com
MICHAEL RASMUSSEN	PROCTOR MECH.	515-971-8206	MRASMUSSEN@PROCTOR-MECH.COM
Travis Schlabaach	STS P/b's	319-642-5259	ssplumbtravis@netins.net
JAMIE STAFFER	AIR-CON	515-208-0600	jstaffer@airconmechanical.com
Kurt Kern	Excel Mech.	(515) 249-4825	KKern@excelmechanical.net
Tyler Wilhite	PI SERVICE	515 901 5985	Twilhelm@PI-service.com
Jake Dunsberger	PI service	(515) 249-8687	jdunsberger@PI-service.com

PROJECT MANUAL

PROJECT NAME:

DOC NCF Dietary and Laundry Hot Water Tank Replacement

PROJECT ADDRESS:

Newton Correctional Facility (NCF)
307 S 60th Ave. W, Newton, Iowa 50208

PROJECT DATE: September 9, 2026

-

OWNER:

Iowa Department of Administrative Services
109 Southeast 13th Street
Des Moines, Iowa 50319



OWNER PROJECT NUMBER: 9522.00

OWNER REQUEST FOR BID NUMBER: RFB 952200-01

-

CONSTRUCTION MANAGER:

Samuels Group
2929 Westown Parkway, Suite 200
West Des Moines, IA 50266



CONSTRUCTION MANAGER PROJECT NUMBER: 7926

-

ARCHITECT:

ISG
217 E 2nd Street, Suite 110
Des Moines, Iowa 50309



ARCHITECT PROJECT NUMBER: 26-34495

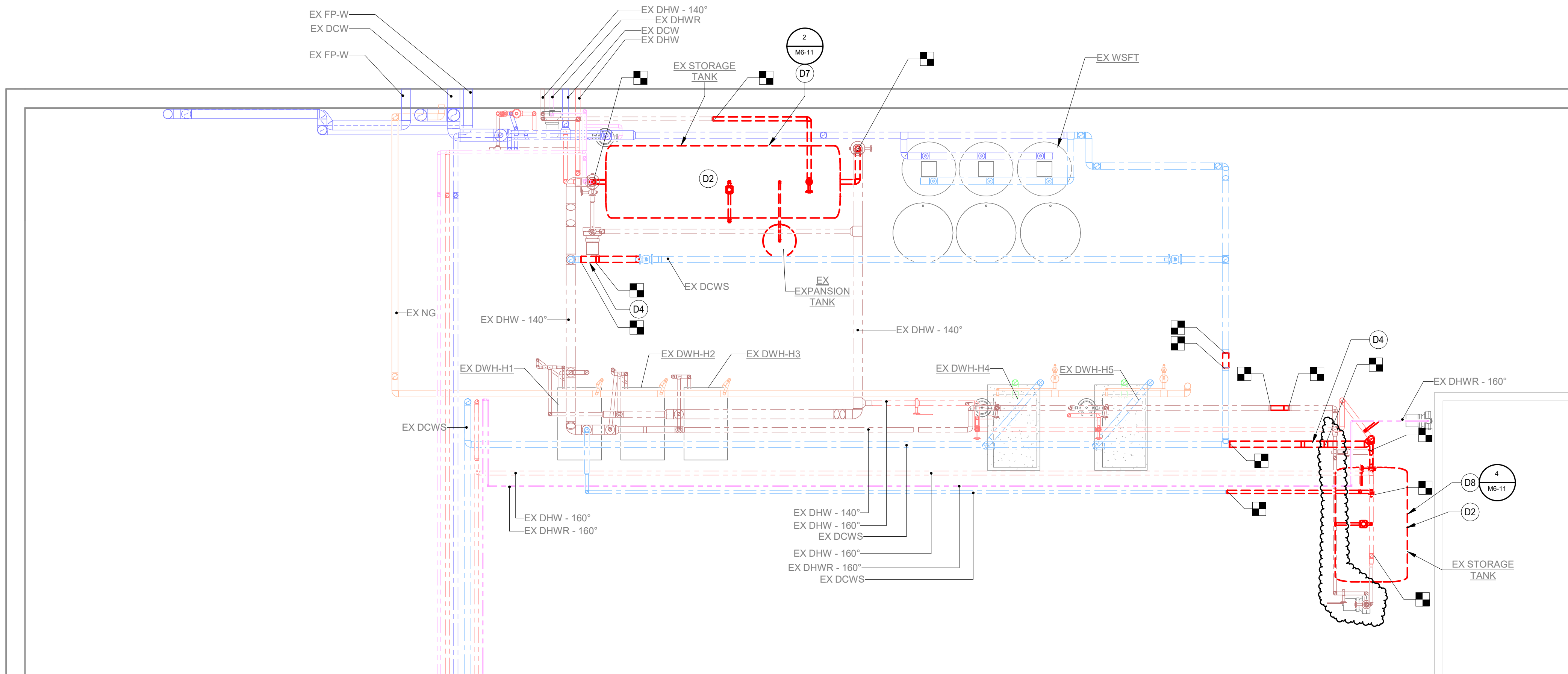


SHEET NOTES

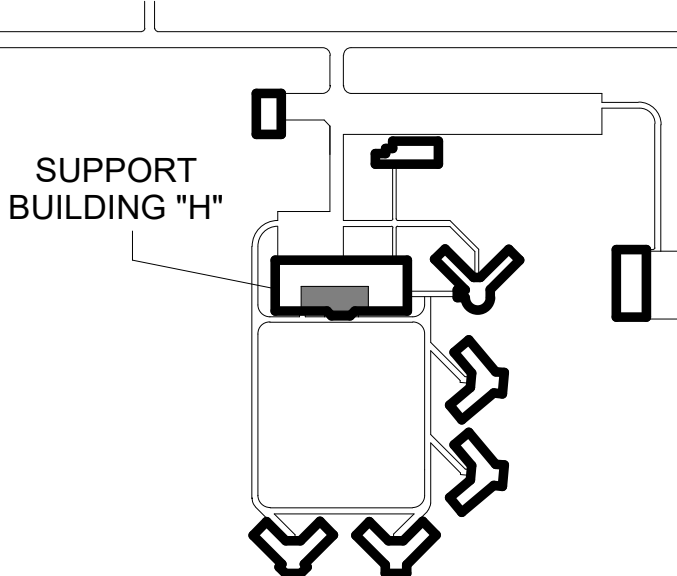
1. FIELD VERIFY ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ALL EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF EXISTING BUILDING.
3. COORDINATE INSTALLATION OF ALL NEW DUCTWORK, PIPING, EQUIPMENT, ETC. WITH OTHER TRADES.

KEYNOTE LEGEND

- | | |
|-----|---|
| D2 | REMOVE AND DISPOSE OF EXISTING STORAGE TANK AND PIPING AS NOTED ON PLANS. |
| D4 | PREPARE PORTION OF PIPE WITH TEE OR TAP FOR CONNECTION NEW EXPANSION TANK. |
| D7 | SEE DEMOLITION ISOMETRIC 2 / M6-11 FOR FURTHER EXTENTS OF PIPE REMOVAL. |
| D8 | SEE DEMOLITION ISOMETRIC 4 / M6-11 FOR FURTHER EXTENTS OF PIPE REMOVAL. |
| P1 | INSTALL NEW STORAGE TANK. INSTALL NEW PIPE TO TANK AND MATCH EXISTING PIPE SIZES. |
| P2 | PROVIDE NEW TEMPERATURE GAUGE. |
| P3 | RESTORE RECIRCULATION PUMP TO EXISTING OPERATION. |
| P4 | PROVIDE NEW T&P RELIEF VALVE AND DISCHARGE PIPE. ROUTE PIPE TO NEAREST FLOOR DRAIN AND TERMINATE WITH AIR GAP. |
| P5 | CONNECT NEW EXPANSION TANK PIPE INTO DOMESTIC WATER SUPPLY PIPE. |
| P6 | COORDINATE WITH OWNER FOR SCHEDULING OF TANK STAGING AND INSTALLATION TO MINIMIZE SYSTEM DOWN TIME. |
| P7 | UTILIZE AS MUCH EXISTING STAINLESS STEEL PIPING AS POSSIBLE. SEE SPECIFICATIONS NEW PIPE MATERIAL INSTALLATION. |
| P9 | CHECK VALVE. |
| P10 | ISOLATION VALVE. |
| P11 | BUTTERFLY VALVE. |



1 SECOND FLOOR PLUMBING DEMOLITION PLAN - MECHANICAL ROOM
1/4" = 1'-0"



KEYPLAN

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

N.C.F. DIETARY & LAUNDRY HOT WATER TANK REPLACEMENT

NEWTON

IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
09/29/26	ADDENDUM #1	ACH

PROJECT NO.	26-34495
FILE NAME	
DRAWN BY	HP, ACH
DESIGNED BY	ACH
REVIEWED BY	AWP
ORIGINAL ISSUE DATE	09/09/26
CLIENT PROJECT NO.	9522.00

TITLE

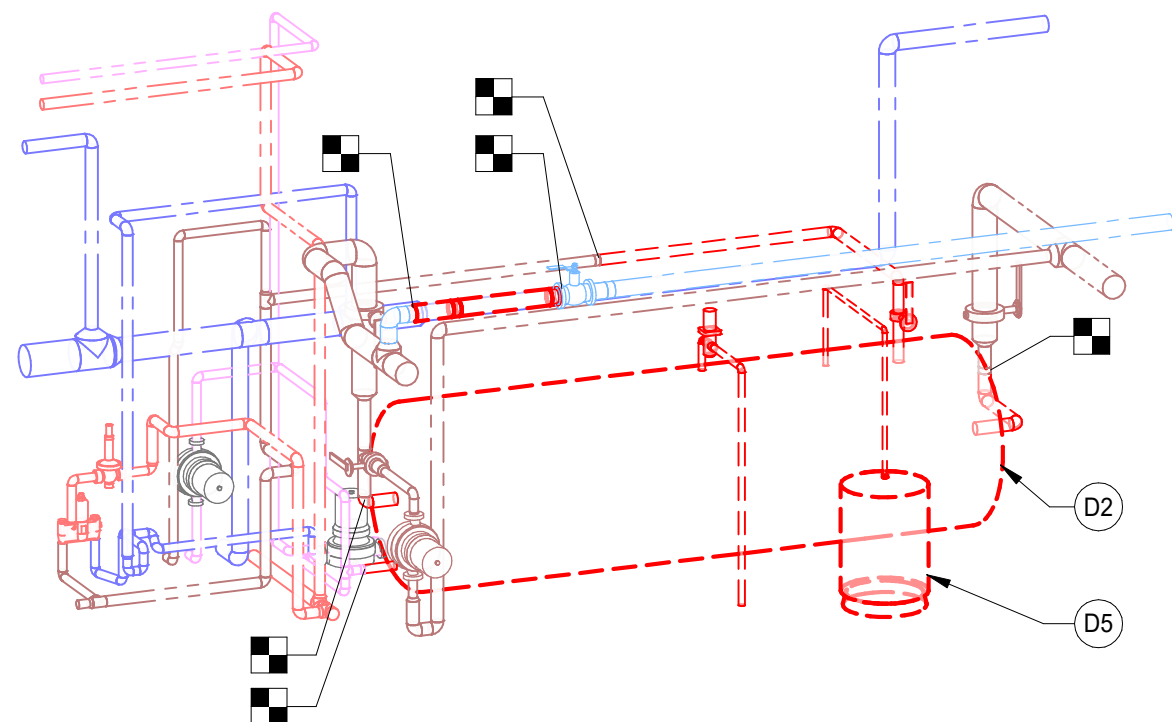
SECOND FLOOR PLUMBING PLANS

SHEET

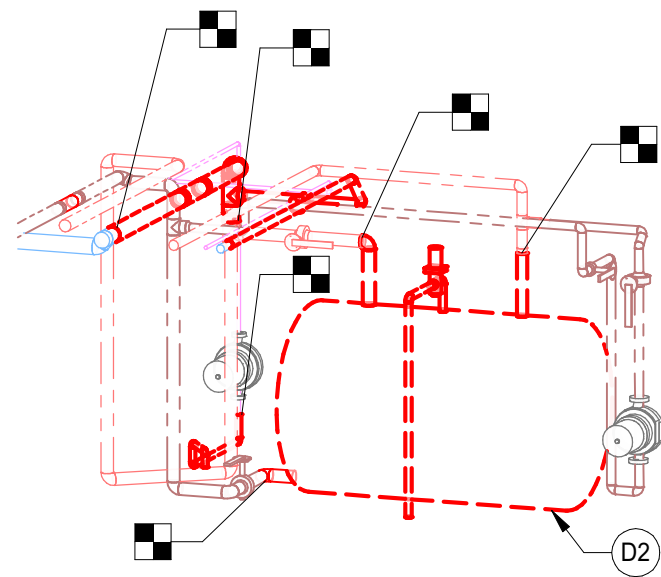
M1-22

REFERENCE SCALE
1" = 1'-0"
0 1/4" 1/2" 1" 2"

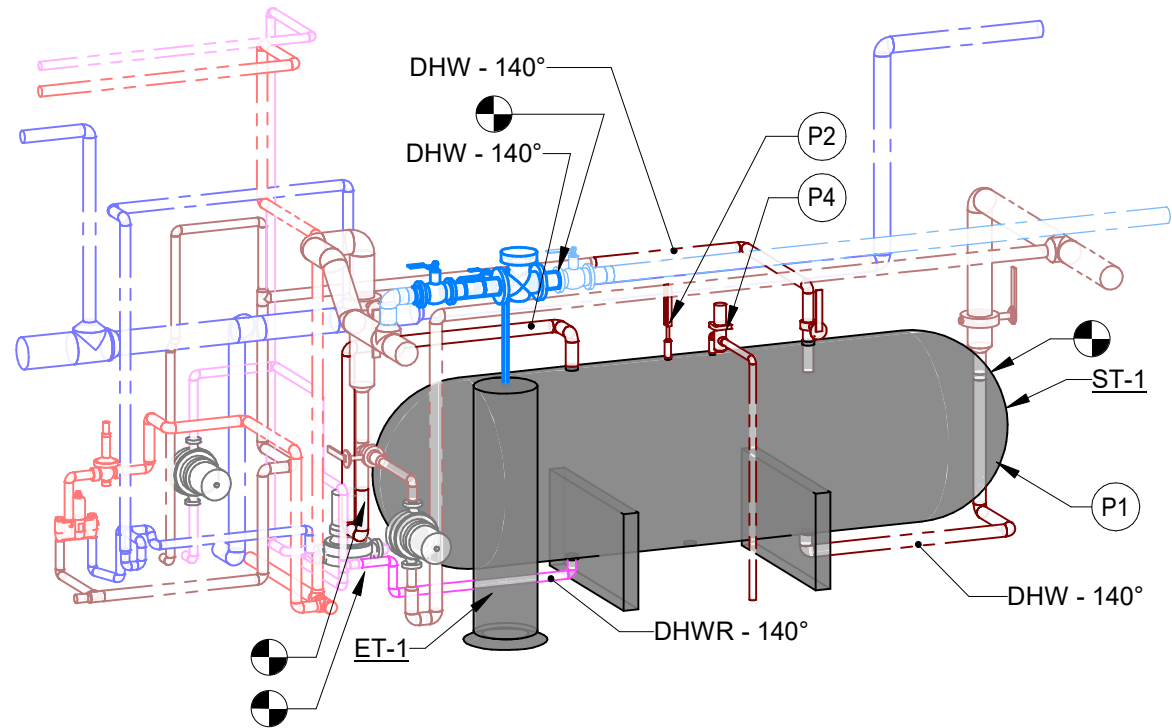
9/29/2026 8:42:26 AM



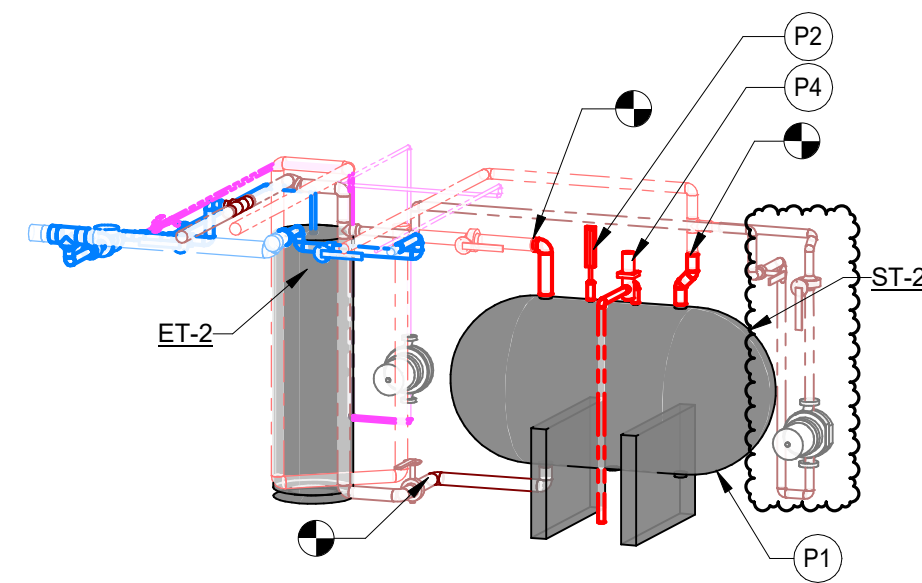
2 DEMOLITION ISOMETRIC - 140° STORAGE TANK



4 DEMOLITION ISOMETRIC - 160° STORAGE TANK



1 NEW PIPING ISOMETRIC - 140° STORAGE TANK



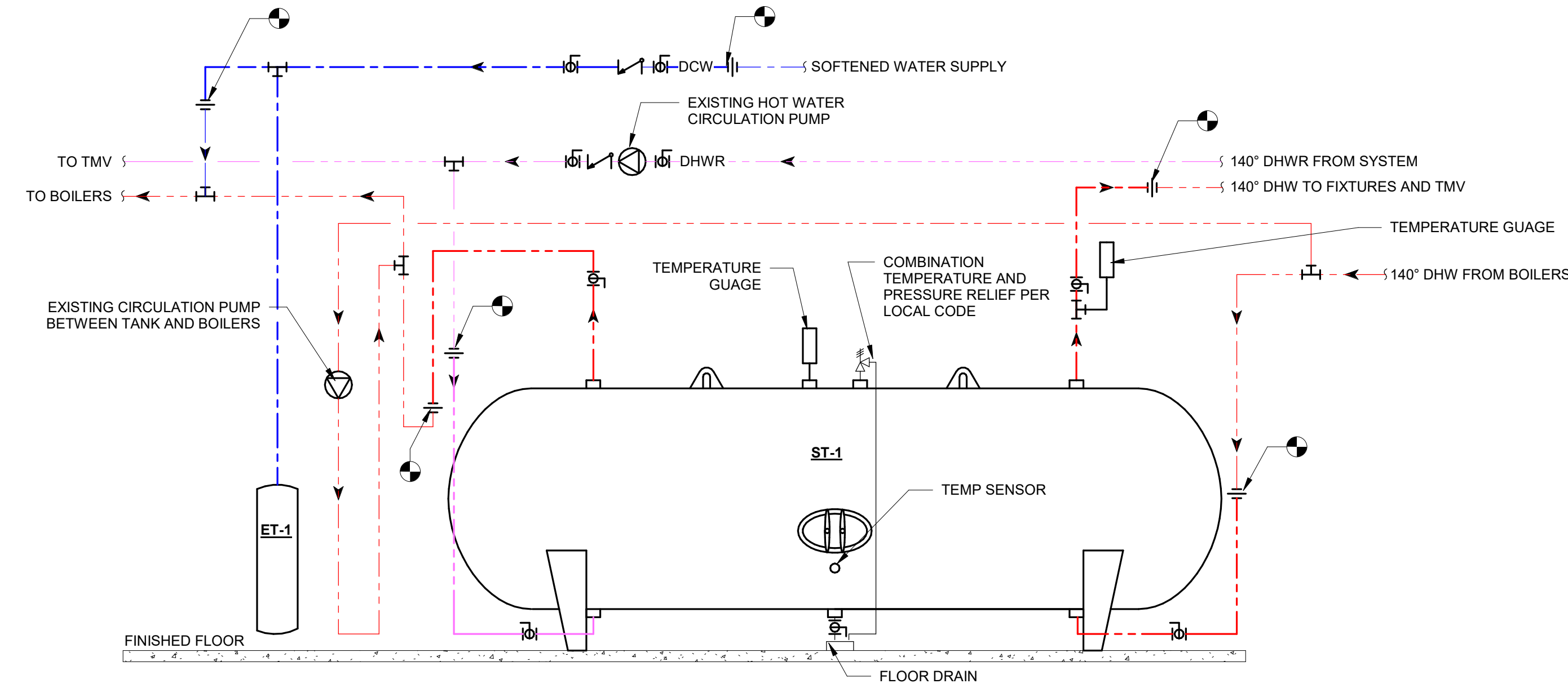
3 NEW PIPING ISOMETRIC - 160° STORAGE TANK

STORAGE TANK SCHEDULE

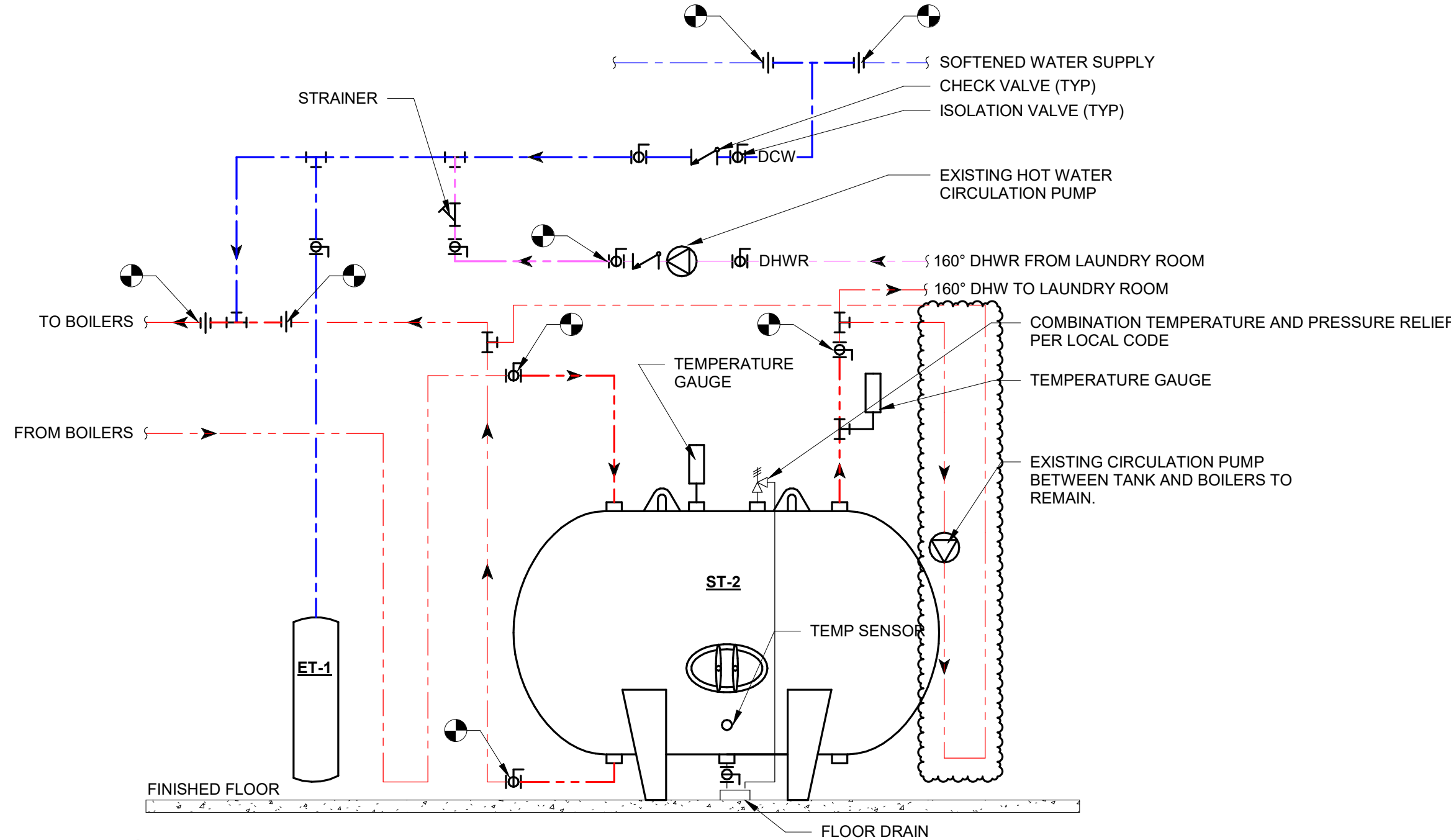
MARK	MFG	MODEL	LOCATION	SERVICE	TANK VOL.	FITTING SIZE	DIAMETER	LENGTH	NOTES
ST-1	LAARS	STHDI 48168	MECHANICAL ROOM	140° DOMESTIC HOT WATER	1225	3"	48"	168"	1,2
ST-2	LAARS	STHDI 48084	MECHANICAL ROOM	160° DOMESTIC HOT WATER	580	3"	48"	84"	1,2

EXPANSION TANK SCHEDULE

MARK	MFG	MODEL	ACCEPTANCE VOLUME (GAL)	WEIGHT (LBS)	MAX. OPERATING TEMPERATURE	WORKING PRESSURE (MAX. PSI)	DIAMETER (IN)	HEIGHT (IN)	NOTES
ET-1	TACO	PAX170-150	24	240	240	150	16	65.75"	1,2
ET-2	TACO	PAX254-150	34	280	240	150	20	67.25"	1,2



5 ST-1 DETAIL
NOT TO SCALE



8 ST-2 DETAIL
NOT TO SCALE

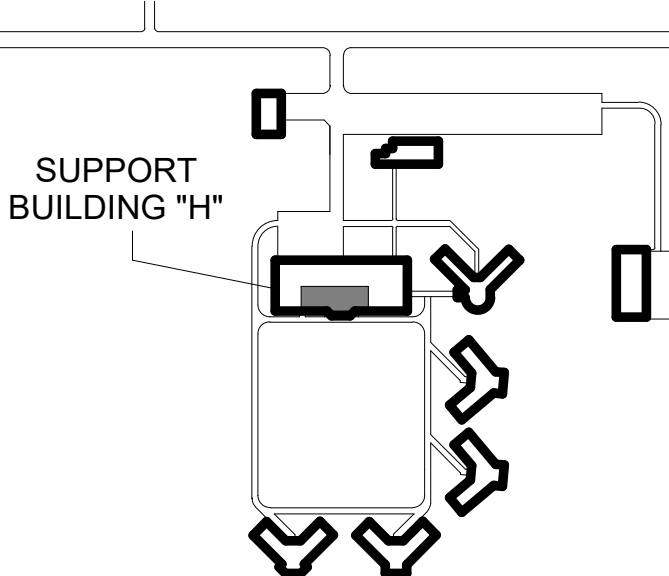
SHEET NOTES

- FIELD VERIFY ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ALL EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF EXISTING BUILDING.
- COORDINATE INSTALLATION OF ALL NEW DUCTWORK, PIPING, EQUIPMENT, ETC. WITH OTHER TRADES.

KEYNOTE LEGEND

- D2 REMOVE AND DISPOSE OF EXISTING STORAGE TANK AND PIPING AS NOTED ON PLANS.
- D5 REMOVE AND DISPOSE OF EXISTING EXPANSION TANK.
- P1 INSTALL NEW STORAGE TANK. INSTALL NEW PIPE TO TANK AND MATCH EXISTING PIPE SIZES.
- P2 PROVIDE NEW TEMPERATURE GAUGE.
- P4 PROVIDE NEW T&P RELIEF VALVE AND DISCHARGE PIPE. ROUTE PIPE TO NEAREST FLOOR DRAIN AND TERMINATE WITH AIR GAP.

ISG



KEYPLAN

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

N.C.F. DIETARY & LAUNDRY HOT WATER TANK REPLACEMENT

NEWTON

IOWA

DATE	DESCRIPTION	BY
09/29/26	ADDENDUM #1	ACH

PROJECT NO.	26-34495
FILE NAME	
DRAWN BY	HP, ACH
DESIGNED BY	ACH
REVIEWED BY	AWP
ORIGINAL ISSUE DATE	09/09/26
CLIENT PROJECT NO.	9522.00

TITLE

PLUMBING SCHEDULES, ISOMETRICS, AND DETAILS

SHEET

M6-11