

## **ADDENDUM #2**

**Project Name:**  
**Iowa School for the Deaf (ISD)**  
**DOE ISD High School Gym Roof Replacement**  
**DAS# 9457.00**  
**RFB 945700-01**  
**Addendum #2**  
**Dated: April 17, 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 March 26, 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) CLARIFICATIONS**

- A. The Alternate (ALT 01) “Hazardous Building Materials Abatement” has been removed from the bid form and will not be part of this bid RFP. See attached revised bid form 00 4116.
- B. Access to the Gym Roofs shall be from Iowa School for Deaf Drive. Additional Crane/Forklift access shall be allowed on the north side of the building and Forklift access shall be allowed on the south side of the building. See attached Map for areas of access.
- C. An allowance line item of \$7,500.00 shall be included in Bid Package BP-01 for repairs to sidewalks, lawn, grass, and landscaping noted on the attached map for building access.
- D. Coordinate storage requirements in the contractor staging area with the construction manager. Half of this staging area (Parking Lot) will be dedicated to ISD Elementary Roof Replacement project that will be going simultaneously with the High School Roof Project. See attached map

### **2) PLANS**

- A. No items.

### **3) SPECIFICATIONS**

- A. See attached CMBA Addendum NO.1 Dated 04/17/2025 (8 pages)

### **4) QUESTIONS AND CLARIFICATIONS**

- A. Can we access the Gym Roof from the north of the building? **A> See attached map of the Gym Roof area for additional access to the project. Corrections to these areas shall be covered under the allowance line item listed above.**

**5) SUBSTITUTION REQUESTS**

- A. No items.

**6) ATTACHMENTS**

- A. CMBA Addendum NO.1 Dated 04/17/2025 (8 pages)
- B. Campus Map (1 page)
- C. Revised Bid Form 00 4116 (4 pages)
- D. Revised Contract Summary (4 pages)
- E. Pre-bid Meeting Agenda (4 pages)

**END OF ADDENDUM**

## ADDENDUM NO. 1

04/17/2025

Dept. of Administrative Services Project Number: RFB 945600-01

### DOE ISD High School Gym Roof Replacement

Council Bluffs, Iowa

The original Project Manual and Drawings for the project noted above are amended as noted in this Addendum. Included in this Addendum are Specification, Architectural, & Engineering items.

Please review all sheets and incorporate them into your set of Contract Documents.

The receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

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#### SPECIFICATIONS

##### SECTION - 07 53 23

- A. 2.03 B, 1. OMITTED fleece backing. Thickness revised to .06" min.
- B. 2.03 B, 2. OMITTED products.
- C. No specific manufacturers or product requirements included. Contractor to select product based on performance data provided.

##### SECTION - 07 62 00

- A. 1.05 C. OMITTED.
- B. 1.07. ADDED WARRANTY requirements.
- C. 2.01 ADDED MANUFACTURERS.
- D. 2.03 A. ADDED Fabrications requirements.

##### SECTION - 07 92 00

- A. 1.05 A,B. OMITTED minimum experience needed.

## ARCHITECTURAL DRAWINGS

### 2,04 - ROOF DETAILS

#### A. NOTE 4.

- a. BLOCKING SHOWN IN ROOF ASSEMBLY IS DIAGRAMMATIC AND THE ACCURACY OF EXISTING CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXACT DIMENSIONS AND MODIFY BLOCKING AS REQUIRED. SIZE AND TYPE OF ATTACHMENT METHODS REQUIRED ARE THE THE RESPONSIBILITY OF THE CONTRACTOR UNDER CONSTRUCTION MEANS AND METHODS AND MUST MEET ALL REQUIREMENTS OF THE ROOF ASSEMBLY WARRANTY. ATTACHMENT METHODS ARE EXPECTED TO INCLUDE MECHANICALLY FASTENED AND ADHERED CONNECTIONS TO THE EXISTING STRUCTURE.
- b. ALL WOOD BLOCKING IN ROOF ASSEMBLY IS TO BE PRESSURE TREATED

## ARCHITECTURAL PRODUCT APPROVALS

The following materials or equipment furnished by the manufacturer listed may be substituted as equivalent, provided that each item and piece of equipment conforms to the design, quality and requirements of the specifications and drawings.

SECTION	ITEM	APPROVED
07 62 00	2.01 A. MANUFACTURERS	Sheet Metal Installers

## END OF ARCHITECTURAL ADDENDUM

1. Product data indicating membrane materials, flashing materials, insulation, vapor retarder, surfacing, and fasteners.
2. Preparation instructions and recommendations.
3. Storage and handling requirements.
- C. Shop Drawings: Indicate joint or termination detail conditions, conditions of interface with other materials, and paver layout.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- 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.
- G. Manufacturer's Qualification Statement.
- H. Installer's Qualification Statement.

#### **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 work of this section.
  1. ~~With minimum 3 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. Keep 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 or above 120 degrees F.
- 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. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Material Warranty: Provide membrane manufacturer's warranty agreeing to replace material that shows manufacturing defects within 10 years after installation.
- C. 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: 25 years.
  - 2. For repair and replacement include costs of both material and labor in warranty.

## PART 2 PRODUCTS

### 2.01 MANUFACTURERS

- A. Carlisle SynTec Systems (Basis of Design): [www.carlisle-syntec.com/#sle](http://www.carlisle-syntec.com/#sle).
- B. Elevate roofing, lining, and wall systems: [www.holcimelevate.com](http://www.holcimelevate.com)
- C. Verisco Roofing Systems: [www.verisco.com](http://www.verisco.com)
- D. Substitutions: See Section 01 60 00 - Product Requirements or other designer pre-approved mftr.

### 2.02 ROOFING APPLICATIONS

- A. EPDM Membrane Roofing: One ply membrane, fully adhered, over vapor retarder and 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. Roof Covering External Fire Resistance Classification: Class A when tested per UL 790.
  - 3. Wind Uplift:
    - a. Designed to withstand wind uplift forces calculated with ASCE 7.
    - b. Design Wind Speed: In accordance with local building code and authorities having jurisdiction (AHJ).
  - 4. 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: Ethylene propylene diene monomer (EPDM); ASTM D4637/D4637M, Type I (non-reinforced).
  - 2. Thickness: ~~415 mil, 0.115 inch,~~ .06 inch, minimum incorporating a 60 mil thick non-reinforced EPDM membrane. ~~laminated to a 55 mil thick non-woven polyester fleece backing resulting in a total finished sheet thickness of 115 mils.~~
  - 3. Sheet Width: Factory fabricated into largest sheets possible.
  - 4. Color: Black.
  - 5. ~~Products:~~
    - a. ~~Carlisle SynTec Systems; Sure-Seal Fleece~~BACK.
- C. Seaming Materials: As recommended by membrane manufacturer.

## **SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Fabricated sheet metal items, including flashings, counterflashings, and other items indicated in Schedule.
- B. Sealants for joints within sheet metal fabrications.

#### **1.02 REFERENCE STANDARDS**

- A. AAMA 2603 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2021.
- B. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2021, with Errata (2022).
- C. AAMA 2605 - Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2020, with Errata (2022).
- D. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2020.
- E. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.
- F. ASTM B209/B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2021a.
- G. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- H. ASTM D4586/D4586M - Standard Specification for Asphalt Roof Cement, Asbestos-Free; 2007 (Reapproved 2018).
- I. CDA A4050 - Copper in Architecture - Handbook; current edition.
- J. SMACNA (ASMM) - Architectural Sheet Metal Manual; 2012.

#### **1.03 ADMINISTRATIVE REQUIREMENTS**

- A. Preinstallation Meeting: Convene one week before starting work of this section.

#### **1.04 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.
- C. Samples: Submit two samples, 2 by 2 inches in size, illustrating metal finish color.

#### **1.05 QUALITY ASSURANCE**

- A. Perform work in accordance with SMACNA (ASMM) and CDA A4050 requirements and standard details, except as otherwise indicated.
- B. ~~Fabricator and Installer Qualifications: Company specializing in sheet metal work with five years of documented experience.~~

- C. Work shall be included with warranty of roof, manufactured metal requirements. ANSI ES-1 Certified.

## **1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- B. Prevent contact with materials that could cause discoloration or staining.

## **1.07 WARRANTY**

- A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
  - 1. 1. Exposed Panel finish: Deterioration includes, but is not limited to, the following:
    - a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
    - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
    - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
  - 2. Finish Warranty Period: 20 years from date of Substantial Completion.

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. A. Sheet Metal Flashing and Trim:
  - 1. Coated Metals Group: ColorClad
  - 2. Hickman Edge Systems: [www.hickmanedgesystems.com/#sle](http://www.hickmanedgesystems.com/#sle).
  - 3. Firestone; UnaClad; [www.firestonebpco.com](http://www.firestonebpco.com)
  - 4. Petersen Aluminum Corporation; Pac-Clad: [www.pac-clad.com/sle](http://www.pac-clad.com/sle).
  - 5. Vincent Metals: Colorklad.
  - 6. Architect approved manufacturer.

### **2.02 SHEET MATERIALS**

- A. ~~Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, 0.0239 inch thick base metal, shop pre-coated with PVDF coating.~~
  - 1. ~~Polyvinylidene Fluoride (PVDF) Coating: Superior performing organic powder coating, AAMA 2605; multiple coat, thermally cured fluoropolymer finish system.~~
  - 2. ~~Color: As selected by Architect from manufacturer's standard colors.~~
- B. Pre-Finished Aluminum: ASTM B209/B209M, 3005 alloy, H12 or H14 temper; 18 gauge, 0.040 inch thick; plain finish shop pre-coated with silicone modified polyester coating.
  - 1. Fluoropolymer Coating: High performance organic powder coating, AAMA 2604; multiple coat, thermally cured fluoropolymer finish system.
  - 2. Color: As selected by Architect from manufacturer's standard colors.
- C. ~~Stainless Steel: ASTM A666, Type 304 alloy, soft temper, 28 gauge, 0.0156 inch thick; smooth No. 4 Brushed finish.~~

### **2.03 FABRICATION**

- A. Shop fabricated systems per SMACNA Technical Resource Bulletin #1-08 (March 24, 2008) are Approved.



**1. Products must meet ANSI/SPRI ES-1 and FM 4435 Requirements.**

- B. Form sections true to shape, accurate in size, square, and free from distortion or defects.
- C. Fabricate cleats of stainless steel type sheet metal, ~~minimum \_\_\_\_\_ inches wide~~, interlocking with sheet.
- D. Form pieces in longest possible lengths.
- E. Hem exposed edges on underside 1/2 inch; miter and seam corners.
- F. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.
- G. Fabricate corners from one piece with minimum 18-inch long legs; seam for rigidity, seal with sealant.

**2.04 ACCESSORIES**

- A. Fasteners: Same material and finish as flashing metal, with soft neoprene washers.
- B. Primer: Zinc chromate type.
- C. Concealed Sealants: Non-curing butyl sealant.
- D. Exposed Sealants: ASTM C920; elastomeric sealant, with minimum movement capability as recommended by manufacturer for substrates to be sealed; color to match adjacent material.
- E. Asphalt Roof Cement: ASTM D4586/D4586M, Type I, asbestos-free.

**PART 3 EXECUTION**

**3.01 EXAMINATION**

- A. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.
- B. Verify roofing termination and base flashings are in place, sealed, and secure.

**3.02 PREPARATION**

- A. Install starter and edge strips, and cleats before starting installation.
- B. Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil, 0.015 inch.

**3.03 INSTALLATION**

- A. Secure flashings in place using concealed fasteners, and use exposed fasteners only where permitted..
- B. Apply plastic cement compound between metal flashings and felt flashings.
- C. Fit flashings tight in place; make corners square, surfaces true and straight in planes, and lines accurate to profiles.
- D. Seal metal joints watertight.

**END OF SECTION**

## **SECTION 07 92 00 - JOINT SEALANTS**

### **PART 1 GENERAL**

#### **2.01 SECTION INCLUDES**

- A. Silicone joint sealants.
- B. Urethane joint sealants.
- C. Latex joint sealants.
- D. Joint backings and accessories.

#### **2.02 RELATED REQUIREMENTS**

- A. Section 07 25 00 - Weather Barriers: Sealants required in conjunction with air barriers and vapor retarders.

#### **2.03 REFERENCE STANDARDS**

- A. ASTM C834 - Standard Specification for Latex Sealants; 2017.
- B. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- C. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016.
- D. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2018.
- E. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2018.

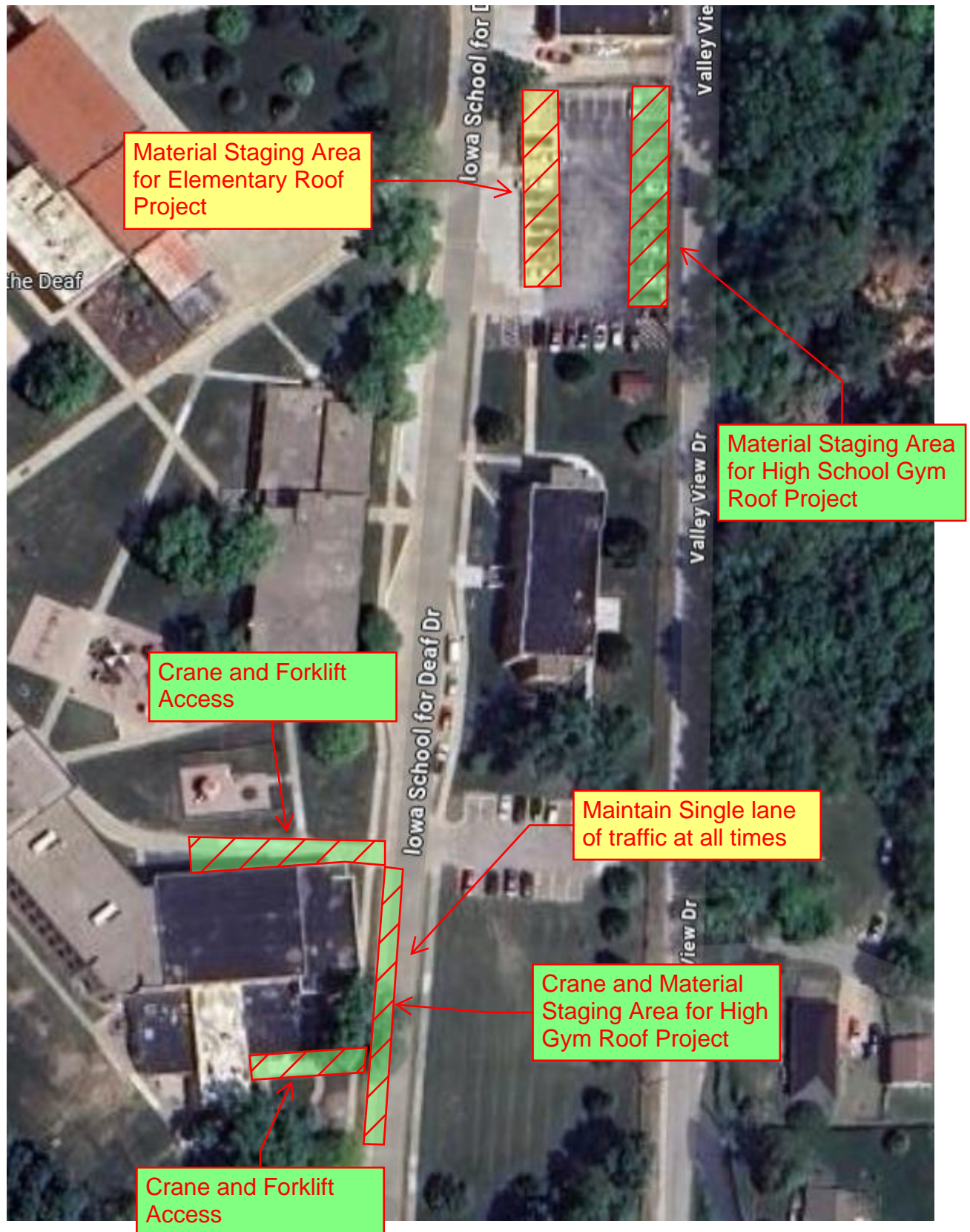
#### **2.04 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.
  - 1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
  - 2. List of backing materials approved for use with the specific product.
  - 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
  - 4. Substrates the product should not be used on.
  - 5. Substrates for which use of primer is required.
- C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
- D. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

#### **2.05 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section. ~~with minimum three years documented experience.~~
- B. Installer Qualifications: Company specializing in performing the work of this section. ~~and with at least three years of documented experience.~~

Iowa Department of Administrative Services (DAS)  
Iowa School for the Deaf (ISD)  
Campus Map



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**SECTION 00 4116**

**BID FORM**

**The Bid Form must be submitted online through the State's [IMPACS Electronic Procurement System](#).**

RFB #945700-01

BID FORM for CONSTRUCTION CONTRACT  
for  
Iowa School for the Deaf (ISD)  
3501 Harry Langdon Blvd., Council Bluffs,  
Project 9457.00

Iowa Department of Administrative Services  
Hoover State Office Building, Level 3  
1305 East Walnut Street  
Des Moines, Iowa 50319-0105

The following information is to be completed and submitted with your bid..

1. Bid Form - Completed and Signed (to be uploaded with bid submission)
2. Non Discrimination Clause Information
3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
4. Bid Security – 5% of total Bid amount (to be uploaded with bid submission)

**Authorized Representative:**

The undersigned Bidder, in response to your Request for Bid for construction of the above project, having examined the Drawings, Specifications, and other Bidding Documents dated *March 26, 2025*, and Addenda issued and acknowledged below as received and being familiar with all the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, equipment and supplies to perform all work to construct the project in strict accordance with the proposed Contract Documents, within the time and at the prices stated below. Prices are to cover all expenses incurred in performing the work required under the proposed Contract Documents, of which this bid is a part.

Bidder acknowledges receipt of the following Addenda which are a part of the Bidding Documents and for which any effect on cost of the Work is included in the bid amounts indicated:

Number      \_\_\_\_\_

Dated        \_\_\_\_\_

Note that the State of Iowa is exempt from State and Local sales and use taxes (including local option and school option) for this project. Taxes on construction materials shall NOT be included in the bid amounts.

Amounts shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.

BID PACKAGES:

BP 01

Description: EPDM Roof System Replacement

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

\_\_\_\_\_  
\_\_\_\_\_  
Dollars  
(\$\_\_\_\_\_).

ALTERNATES:

ALT 01

Description: None – See Addendum #2 for clarification

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

UNIT PRICES:

UNIT 01

Description: Plywood Decking (4' x 8'):

\_\_\_\_\_  
\_\_\_\_\_  
Dollars  
(\$\_\_\_\_\_).

Bidder hereby certifies that:

1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm or corporation;
2. Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain any advantage over any other bidder or over the Owner.
3. Bidder hereby certifies that the Bidder is registered with the Iowa Labor Commissioner as a Contractor as required by Chapter 91C, Code of Iowa.
4. Bidder agrees to comply with all Federal and State Affirmative Action/Equal Employment Opportunity requirements concerning fair employment and will not discriminate between or among them by reason of race, color, religion, sex, national origin or physical handicap.
5. All construction under this Contract shall conform to the requirements of the *Iowa State Building Code*.

6. Bidder agrees that this bid shall remain valid and shall not be withdrawn for a period of thirty (30) calendar days after the date for receipt of bids.
7. Bidder agrees that if written notice of acceptance of this bid is mailed, emailed, or delivered to the undersigned within thirty (30) days after the date in which bids are due, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement, prepared in accord with the Bidding Documents and this bid as accepted; and will also provide proof of insurance coverage and required surety bonds.
8. Bidder understands that the Owner reserves the right to reject any and all bids, and to waive irregularities or informalities and enter into a contract for the work, as the Owner deems to be in the best interest of the State.
9. Bidder understands that the Owner reserves the right to accept any, or no, Alternate Bid, if requested, and that the Alternate Bids may be considered in any order or combination, and the low Bidder shall be determined on the basis of the sum of the base bid and any Alternate(s) accepted.

**Subcontractors:**

The Trade Contractor must identify all Subcontractors and Suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

**Enforcement of Reciprocal Resident Bidder Preference, per Iowa Code 73A.21.**

All bidders shall either check the box next to "Resident Bidder" or check the box next to "Nonresident Bidder" and by doing so and signing thereafter certifies and attests to the same. All information requested must be provided. Seek out the advice of an attorney if you have questions.

"Resident Bidder" means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder's state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

☐

Resident Bidder

Name of Resident Bidder: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Agent and Signatory of Resident Bidder

**OR:**

☐

Nonresident Bidder

Name of Nonresident Bidder: \_\_\_\_\_

Name of State or Foreign Country of Nonresident Bidder: \_\_\_\_\_

Particularly identify and describe any preference, labor preference, or any other type of preferential treatment, in effect in the nonresident bidder's state or foreign country at the time of this bid:

\_\_\_\_\_

\_\_\_\_\_

NOTICE: Nonresident Bidders domiciled in a state or country with a resident labor force preference shall make and keep, for a period of not less than three years, accurate records of all workers employed on the public improvement. The records shall include each worker's name, address, telephone number when available, social security number, trade classification, and the starting ending time of employment.

By: \_\_\_\_\_  
Authorized Agent and Signatory of Nonresident Bidder

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**REQUIRED: Bid Form shall be signed by an officer of the company with authority to bind in a contract.** Notice of acceptance of this bid, or request for additional information by the Department of Administrative Services, may be addressed to the undersigned at the address set forth below:

Legal Name of Firm: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Bidder: \_\_\_\_\_

Title: \_\_\_\_\_

Typed Name of Signatory: \_\_\_\_\_

Email: \_\_\_\_\_

Business Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Federal Tax Identification Number: \_\_\_\_\_

Iowa Contractor Registration Number: \_\_\_\_\_

Bidder Safety Manager Name: \_\_\_\_\_

For an out-of-state Bidder, Bidder certifies that the Resident Preference given by the State or Foreign Country of Bidder's residence, \_\_\_\_\_, is \_\_\_\_\_ %.

**END OF SECTION**



**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: Iowa School for the Deaf (ISD) at 3501 Harry Langdon Blvd., Council Bluffs, Iowa 51503
- B. DAS Project #: 9457.00
- C. DAS Bid Opportunity: RFB945700-01.
- D. Owner: State of Iowa, Department of Administrative Services, Hoover State Office Building, Level 3, 1305 East Walnut Street, Des Moines, IA 50319
- E. Owner's Representative: Jennie Elliott, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- F. Construction Manager: Jerry Dehnke, Samuels Group, 2929 Westown Pkwy., Suite 200, West Des Moines, IA 50266

**1.03 PROJECT SUMMARY**

- A. The project includes demolition and replacement of the ISD High School Gym EPDM and TPO roofing systems located at Iowa School for the Deaf (ISD), 3501 Harry Langdon Blvd, Council Bluffs, IA 51503.
- B. Target date to provide substantial completion is August 29, 2025.

**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 cleaning of the work area on a daily basis at minimum.

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

- A. Work hours are from 6:00 AM to 6:00 PM, Monday through Friday unless arrangements are made in advance.
- B. Work shall be allowed on Saturdays with 48 hours' notice to the construction manager.
- C. There is no work allowed on Sundays without written approval from the State of Iowa.
- D. There is no work allowed on the following State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, and Christmas Day without written approval from the State of Iowa.

#### **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
- F. Contractors shall not have access to the interior of the building. Access to the roof shall be from the exterior of the building.

#### **1.07 OWNER OCCUPANCY**

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.

- C. Schedule the Work to accommodate Owner occupancy.
- D. **Access to the interior of the ISD High School Gym and adjacent buildings are strictly prohibited without authorization and escort from ISD facility staff**

#### 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. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- C. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- D. You are permitted access only to the work site and no other area of the institution.
- E. No drugs, alcohol, or firearms are allowed on the work site.
- F. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- G. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- H. Secure all tools at the end of the day.
- I. Maintain control of all tools, supplies, and debris at all times during the work.
- J. 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.
- K. Do not give anything to residents or take anything from residents; if they offer, inform your supervisor.
- L. 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.
- M. 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.
- N. During an emergency, follow the instructions of the security staff.
- O. Contractors shall follow all OSHA standards related to this project.
- P. Contractors shall provide all PPE for the project and their personnel.
- Q. **Access to the interior of the ISD High School Gym and adjacent buildings are strictly prohibited without authorization and escort from ISD facility staff.**

#### 1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01 – EPDM Roof System Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
  - 1. All labor, material, and equipment to complete work on drawings titled DOE ISD High School Gym Roof Replacement, RFB#945700-01 prepared by CMBA Architects dated 03-26-2025. Including sheets T.01, A2.00, A2.01, A2.02, A2.03 and A2.04.
  - 2. Demolition and disposal of the existing roofing components.
  - 3. Demolition of EPDM and TPO roofing systems with replacement of EPDM.
  - 4. All general conditions for work related to the DOE ISD High School Gym Roof Replacement Project, DAS RFB945700-01.
  - 5. Includes Divisions: 00 and 01 in their entirety.
  - 6. Includes specifications: 02 4100, 05 5133, 06 1053, 07 0150.19, 07 5323, 07 6200, and 07 9200 in their entirety.
  - 7. Include lump sum Allowance of \$5,000.00 for replacement of plywood decking. Contractor to submit invoices, delivery slips, and/or time sheets to show actual quantities to be signed off by construction manager at time of execution/delivery. Plywood decking replacement shall be invoiced under the allowance line item at the rate provided in "Unit Price #01 – Plywood Decking".
  - 8. Include lump sum Allowance of \$7,500.00 for repairs to sidewalks, lawn, grass, and landscaping noted in Addendum #2. Contractor to submit invoices, delivery slips, and/or

time sheets to show actual quantities to be signed off by construction manager at time of execution/delivery.

- B. **Alternate #01** – Hazardous Building Materials Abatement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Includes abatement noted on Atlas Limited Hazardous Building Materials Survey, Report Date: March 19, 2025, Atlas Project ID: 204BS08242.
  2. Removal and disposal of hazardous materials per Iowa Code and Department of Natural Resources (DNR).
  3. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  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.
  5. Execute accepted alternates under the same conditions as other work of the Contract.
- C. **Unit Price #01** – Plywood Decking (4' x 8'): Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Provide and install as a unit price, Plywood decking (4' x 8').
  2. Unit price is for areas of possible water damage or existing unknown conditions.
  3. Provide photo documentation and accurate measurements of the replacement area to the construction manager on a daily basis.
  4. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
  5. 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.
- D. **Work Performed by Owner:** Iowa School for the Deaf will perform the following work items:
1. Relocate all moveable furniture, fixtures and equipment (FF&E), including window treatments; and personal materials from each sequenced work area prior to demolition and construction activities and after new construction is completed.
  2. Disconnect and reconnect electrical power at any roof top units affected by this project.
  3. Hazardous Materials Abatement.
- E. **Owner Furnished Products:** Iowa School for the Deaf 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

## RFB945700-01 Pre-Bid Agenda: Meeting #1

**Meeting Date** Apr 11, 2025 **Meeting Time** 01:00 pm - Central Time (US & Canada)

**Meeting Location** 3501 Harry Langdon Blvd Council Bluffs, IA 51503

**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
Brenda Nelson	Cannon Moss Brygger Architects	P: (712) 274-2933	nelson.b@cmbaarchitects.com
Adam Van Gorp	Cannon Moss Brygger Architects	P: (712) 262-3426	vangorp.a@cmbaarchitects.com
Mark Huss	Iowa School for the Deaf	P: (712) 366-0571	mark.huss@iaedb.org
Scott Mauch	Iowa School for the Deaf	P: (712) 366-3212	scott.mauch@iaedb.org
Jerry Dehnke	Samuels Group, Inc.	P: (515) 288-0467	jdehnke@samuelsgroup.net
Christopher Falk	Samuels Group, Inc.		cfalk@samuelsgroup.net
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov

### 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> The project includes demolition and replacement of the ISD High School Gym EPDM and TPO roofing systems located at Iowa School for the Deaf (ISD), 3501 Harry Langdon Blvd, Council Bluffs, IA 51503. <ul style="list-style-type: none"><li>• Base bid: Bid Package #01 - EPDM Roof System Replacement - DOE ISD High School Gym Roof Replacement, RFB#945700-01</li><li>• Alternates: Hazardous Building Materials Abatement</li><li>• Unit prices: Unit Price #01 - Plywood Decking (4' x 8')</li></ul> <b>***See Spec. Section 01 1200 Contract Summary for additional information***</b>				

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>Contract(s) Issued: 05/12/2025</li> <li>Submittals: 05/12/2025 - 06/06/25</li> <li>Construction: 07/14/25 - 08/29/25</li> <li>Closeout: 09/29/25</li> </ul> <p>***See Spec. Section 00 3113 Preliminary Schedule***</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
<b>Description</b> <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 - provided by contractor</li> <li>Demolished materials - disposed by contractor</li> <li>Tool control</li> <li>Cell phones</li> <li>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.</li> <li>Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.</li> <li>Contractor to provide cleaning of the work area on a daily basis at minimum.</li> <li>Coordinate schedule of work with facility and construction manager. Work areas shall be scheduled at a minimum of seven days in advance.</li> <li>Coordinate with the facility for location of material storage. Contractor is responsible for securing and protection of all stored materials</li> <li>Contractors shall not have access to the interior of the building. Access to the roof shall be from the exterior of the building.</li> </ul> <p>Work Hours:</p> <ol style="list-style-type: none"> <li>Work hours are from 6:00 AM to 6:00 PM, Monday through Friday unless arrangements are made in advance.</li> <li>Work shall be allowed on Saturdays with 48 hours' notice to the construction manager.</li> <li>There is no work allowed on Sundays without written approval from the State of Iowa.</li> <li>There is no work allowed on the following 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 without written approval from the State of Iowa.</li> </ol> <p>***See Spec. Section 01 1200 Contract Summary for additional information***</p>						

## RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<b>Description</b> <ul style="list-style-type: none"> <li>Bids are due by: <b><u>2:00 pm, Thursday, April 24, 2025</u></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> <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> </li> <li>Bid Opening will be held via conference call <b><u>at 3:30 pm on April 24, 2025</u></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>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><b>Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</b></li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<b>Description</b> <ul style="list-style-type: none"> <li>Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>: by 2:00 pm, April 15, 2025</li> <li>Addendum Issued: April 17th. (Addendum 1 issued on April 10th)</li> <li>Bids Due: no later than 2:00 pm, Thursday, April 24, 2025</li> <li>Tentative NOI Issued: Thursday, April 25, 2025</li> </ul> <p>Bids must be received no later than <b><u>2:00 pm, Thursday, April 24, 2025</u></b>. Late bids will not be considered. Bids shall be submitted on <a href="#">IMPACS Electronic Procurement System</a>. The Bid shall be accompanied by a Bid Security as set forth in the Instructions to Bidders in the amount of 5% of the total bid amount. Each bid shall be accompanied by a bid bond, cashier's check or a certified check drawn upon a solvent bank chartered under the laws of the United States of America.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<b>Description</b> <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.</li> </ul>						

- 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.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<b>Description</b> <ul style="list-style-type: none"> <li>• For additional site visits contact Jerry Dehnke at <a href="mailto:jdehnke@samuelsgroup.net">jdehnke@samuelsgroup.net</a></li> </ul>						

## 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@iowa.gov">construction.procurement@iowa.gov</a>  Any conversations or information that is provided during the pre-bid walk through and not provided by the specifications, drawings, or addendums, shall not be part of the contract.  For further information regarding this project contact: Michael Bradbury – Issuing Officer Phone: (515) 515-823-9327 E-Mail: <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a>						