

## **ADDENDUM #3**

**Project Name:**  
**Iowa School for the Deaf (ISD)**  
**IDOE ISD Giangreco Hall Water Infiltration Mitigation**  
**DAS# 9455.00**  
**RFB 945500-01**  
**Addendum #3**  
**Dated: December 03, 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 03, 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. Revised Bids Due Date: **2:00 pm, Tuesday, December 09, 2025**

### **2) QUESTIONS**

- A. No items.

### **3) SUBSTITUTION REQUESTS**

- A. No items.

### **4) ATTACHMENTS**

- A. Notice To Bidders, Section 00 1113 (1 page)
- B. OPN Architects Addendum #03 Dated 12-01-2025. (1 page)
- C. Section 07 32 13 Clay Roof Tiles supplemental drawing page numbers 07 32 13 -7, 8, and 9. (3 pages)
- D. Drawings sheet A304, A100, A101, and A304 (4 pages)

**END OF ADDENDUM**

**SECTION 00 1113**

**NOTICE TO BIDDERS**

**RFB #945500-01**

The Iowa Department of Administrative Services will be receiving bids for removal and replacement of copper gutter, downspouts, terracotta masonry, and terracotta tile roof located at Iowa School for the Deaf (ISD), 3501 Harry Langdon Blvd, Council Bluffs, IA 51503.

The Iowa Department of Administrative Services anticipates construction to begin on April 1, 2026 and end on November 30, 2027 for Base Bid.

Bids must be received no later than **2:00 pm, Tuesday, December 09, 2025**. Late bids will not be considered. Bids shall be submitted on [IMPACS Electronic Procurement System](#). 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.

**Bid Opening**

The time and place of bid opening will be held at [meet.google.com/scs-ozgb-ybq](https://meet.google.com/scs-ozgb-ybq) and teleconference number 405-346-8184 Pin: 273 390 914# at 3:00 pm on December 09, 2025.

The Iowa Department of Administrative Services reserves the right to reject any and all bids, and to waive irregularities and to accept a bid that is deemed in the best interest of the State of Iowa.

Bidders must comply with all affirmative action/equal employment opportunity provisions of the State of Iowa and the Federal Government.

This project is exempt from Iowa Sales Tax. Davis Bacon Wages **will not** apply to this project.

Questions must be submitted by 2:00 pm, November 13, 2025, to the Issuing Officer.

Bidding documents may stipulate a specific product. Substitute product will be considered if a written request is received by 2:00 pm, November 17, 2025, prior to bid opening. Substitution requests will be considered for all products per Section 01 2500 Substitution Procedures, even if the specification does not include a statement such as "or equal," "equal to," "equivalent to," or "basis of design," unless otherwise noted.

An **optional** Pre-Bid meeting will be held on Thursday, November 06, 2025 at 10:00 am at Iowa School for the Deaf (ISD) at 3501 Harry Langdon Blvd., Council Bluffs, Iowa 51503. This meeting is not mandatory but is highly recommended.

Bidding Documents, including drawing sheets bearing the project name 9455.00 Iowa School For The Deaf – Giangreco Hall Water Infiltration Mitigation, Dated 10/06/25 and the Project Manual prepared by OPN Architects dated 10/06/25, may be obtained from Beeline and Blue by visiting [www.beelineandblue.com](http://www.beelineandblue.com) or by calling (515) 244-1611 on Friday, October 31, 2025.

For further information regarding this project contact:

Katelyn Howells – Issuing Officer

Phone: (515) 721-7856

E-Mail: [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov)

**END OF SECTION**



## ADDENDUM 03

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**Date:** 12/2/2025  
**Project:** 9455.00 Iowa School for the Deaf - Giangreco Hall Water Infiltration Mitigation  
**OPN Project Number:** 24843001  
**Client:** State of Iowa  
**Project Location:** 2160 Linden Drive, Cedar Rapids, IA 52403

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*This Addendum forms a part of the contract documents and modifies the original bidding documents dated October 3, 2025, as noted below. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the bidder to disqualification.*

### To: All Prospective Bidders

#### Contents:

- 1 Typed or printed pages
- 0 Bid Form Pages
- 3 Specification Pages
- 4 Drawing Pages

#### 1. General Information and Questions:

- a. Please confirm how to install the top course of slate in the base bid? After reviewing options with a tile manufacture, they will punch additional nail holes in the side gutter.

#### 2. Architectural:

##### a. Project Manual:

##### i. Section 07 32 13 Clay Roof Tiles

- 1. Add Supplemental Drawing – Tile Diagram 01 with the page number 07 32 13 – 7; The diagram shows the new location of nail holes and the installation of the Tricoya plywood under this course for nailing the new nail holes. Also, the installation of the new underlayment over the Tricoya plywood. The manufacture will provide 1710 tile units with these nail locations.
- 2. Add Supplemental Drawing – D2025-451PTN with the page number 07 32 13 – 8; Diagram shows the additional hand applied nail holes four inches from each end.
- 3. Add Supplemental Drawing – Photograph of the trail samples after firing the clay tile with the page number 07 32 13 – 9.

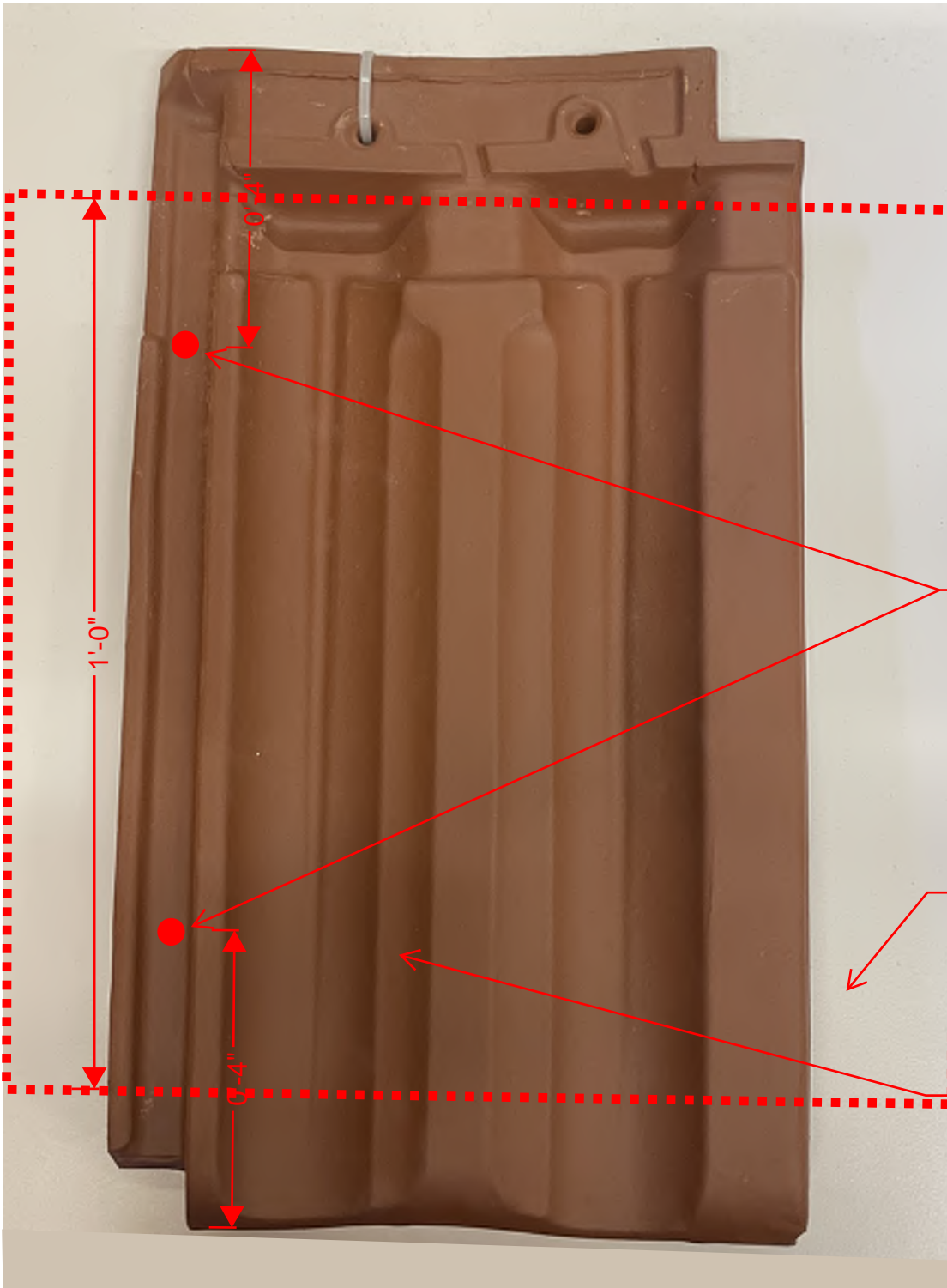
##### b. Drawings:

- i. Sheet G001: Add sheet A304 to the list of Architectural Drawings.
- ii. Sheet A100: Add detail A11/A304 to the drawing for the east wing of the building and add detail A1/A304 to the drawing of the center wing.
- iii. Sheet A101: Add detail A11/A304 to the drawing south of the match line for the west wing of the building.
- iv. Sheet A304: Add details A1 and A11 to new sheet for the set.

**END OF ADDENDUM**

Addendum #3

Add to section 07 32 13 - Clay Roof Tiles, Add page 07 32 13 - 7



Tile manufacture will punch two holes in the gutter before firing the clay body.

Use this modification for the top course of the **Base Bid** tile installation. 1710 tiles will be fabricated for this installation method.

New 3/4" tricoya plywood installed with tapcons to the concrete deck for nailing surface of french tile.

New underlayment installed over the plywood and above the slope.

Supplemental Drawing – Tile Diagram 01

2

1

B

B

A

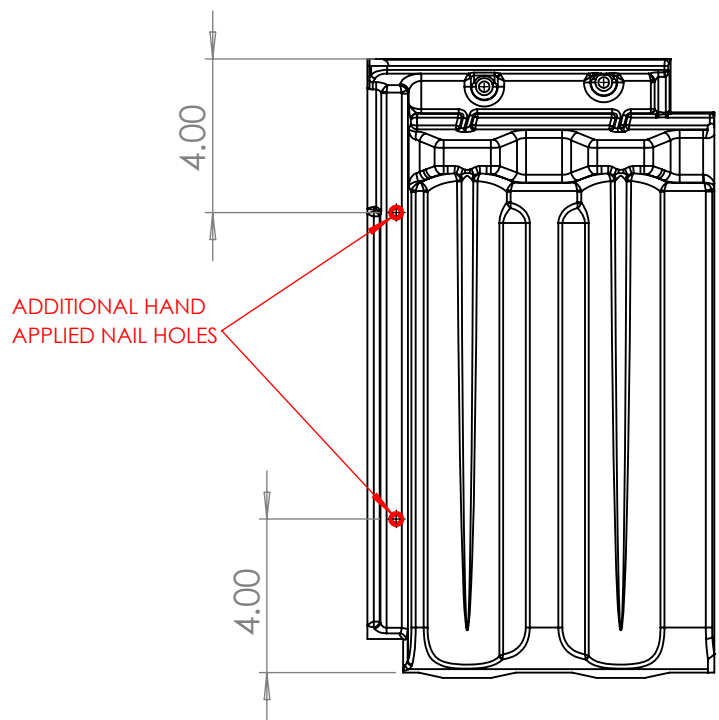
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APPROVED:

APPROVED AS NOTED:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



THE PROJECT SPECIFICATION CALLS FOR A LIFT AND RELAY OF THE FIRST 3' OF TILES. BECAUSE THERE IS NO OTHER WAY TO MECHANICALLY ATTACH THESE TILE, THIS IS AN OPTION REQUESTED BE EXPLORED. PLEASE NOTE THAT CAREFUL CONSIDERATION OF FASTENER LENGTH SHOULD BE TAKEN AND EXTRA CARE TO ENSURE ANY WATER REACHING THE DECK IN THIS SINGLE COURSE OF TILES IS BROUGHT BACK UP ONTO THE TILES IMMEDIATELY BELOW.

Total pieces needed is 1,710.



4757 Tile Plant Road  
New Lexington, Ohio 43764  
Telephone: (800) 945-8453 www.ludowici.com

Ludowici Products  
Manufactured to ASTM  
C1167 Standard Tolerances

Drawn By: PTN

ISD GIANGRECO  
FRENCH FIELD TILE WITH ADDITIONAL  
HAND APPLIED NAIL HOLES

Drawing Number: D2025-451PTN

Issue Date: NOVEMBER 24, 2025

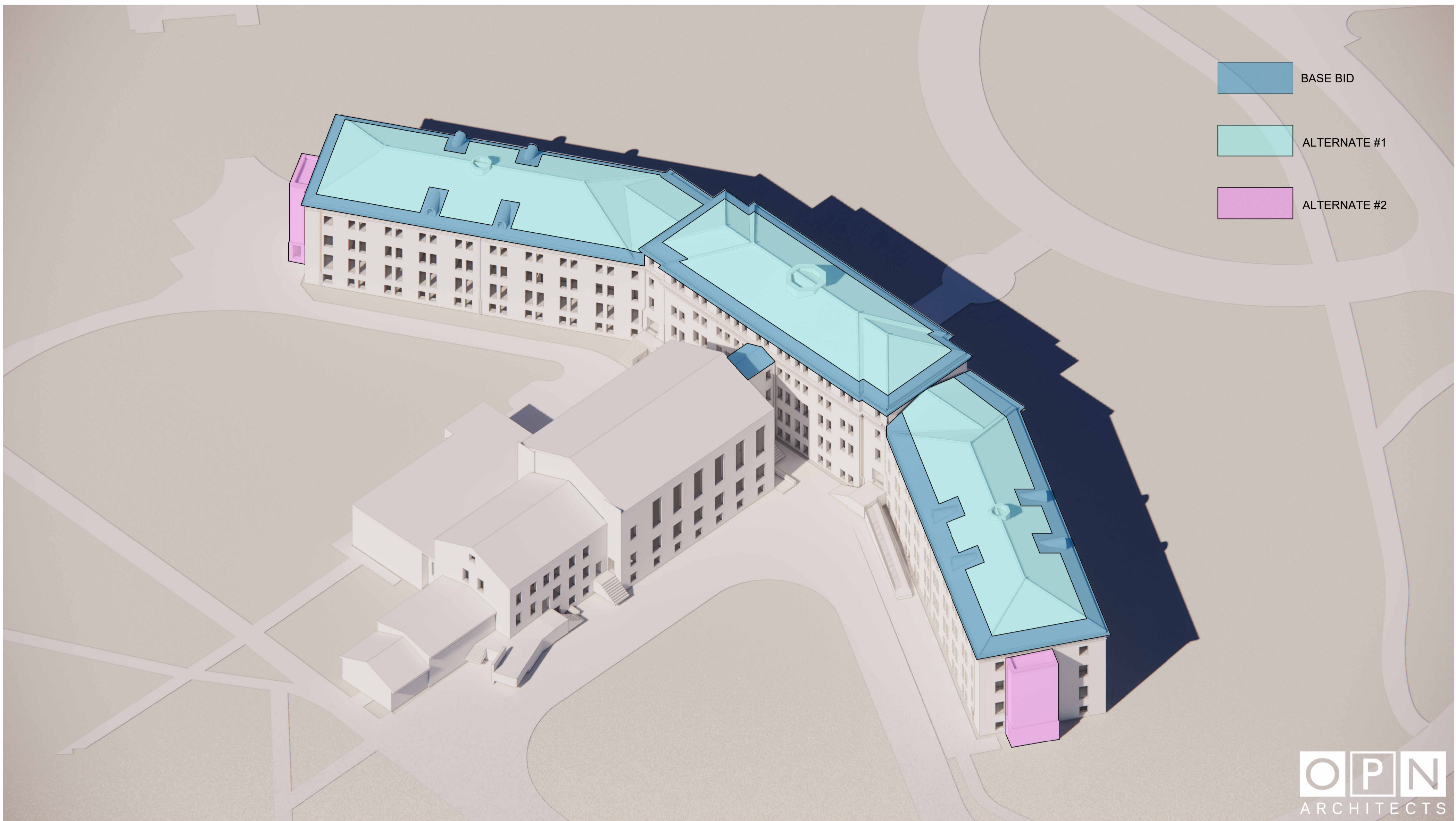
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Ludowici Reference #:



Photograph of the added nail locations in sample test firings

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**SHEET INDEX:**

GENERAL DRAWINGS	
SHEET NUMBER	SHEET NAME
G001	INDEX, SEALS, ALTERNATE DIAGRAMS
ARCHITECTURAL DRAWINGS	
SHEET NUMBER	SHEET NAME
A100	ROOF PLAN - CENTER & EAST WINGS
A101	ROOF PLAN - WEST WING
A201	EXTERIOR ELEVATIONS - EAST WINGS
A202	EXTERIOR ELEVATIONS - CENTER
A203	EXTERIOR ELEVATIONS - WEST
A301	ROOF DETAILS
A302	ROOF DETAILS
A303	ROOF DETAILS
A304	ROOF DETAILS
A901	ALTERNATE 1 - ROOF PLAN - CENTER & EAST
A902	ALTERNATE 1 - ROOF PLAN - WEST
A903	ALTERNATE 1 - MAIN CUPOLA
A904	ALTERNATE 1 - EW CUPOLAS
A905	ALTERNATE 2 - ELEVATIONS - STAIR TOWERS

All questions regarding these plans and specifications should be directed to:

Project Manager, AIA  
 Project Manager  
 <firstinitiallastname>@opnarchitects.com  
 <555-867-5309>

I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa.  
 Digitally signed by Rick Seely AIA  
 Date: 2025.10.08 11:04:30-05'00'  
 Name: Richard S. Seely, AIA  
 Iowa Registration No: 02981 Renewal Date: 06/30/27  
 Sheets covered by this seal: Listed As "Architectural"

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.  
 Name: John Rhodes, PE  
 Iowa Registration No: 18297 Renewal Date: 12/31/2028  
 Sheets covered by this seal: Listed As "Structural"

**OPN ARCHITECTS**  
 100 Court Ave., Suite 100  
 Des Moines, IA 50309  
 P: 515-309-0722  
 www.opnarchitects.com

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Owner  
**9455.00 IOWA SCHOOL FOR THE DEAF**  
 109 SE 13TH STREET  
 DES MOINES, IA 50319

Project  
**GIANGRECO HALL WATER INFILTRATION MITIGATION**

3501 HARRY LANGDON BLVD  
 COUNCIL BLUFFS, IA 51503

Construction Manager  
**The Samuels Group**  
 2929 WESTOWN PARKWAY SUITE 200  
 WEST DES MOINES, IA 50266  
 P. 515-288-0467

Structural Engineer  
**Raker Rhodes**  
 4717 GRAND AVENUE  
 DES MOINES, IA 50312  
 P. 515-277-0275

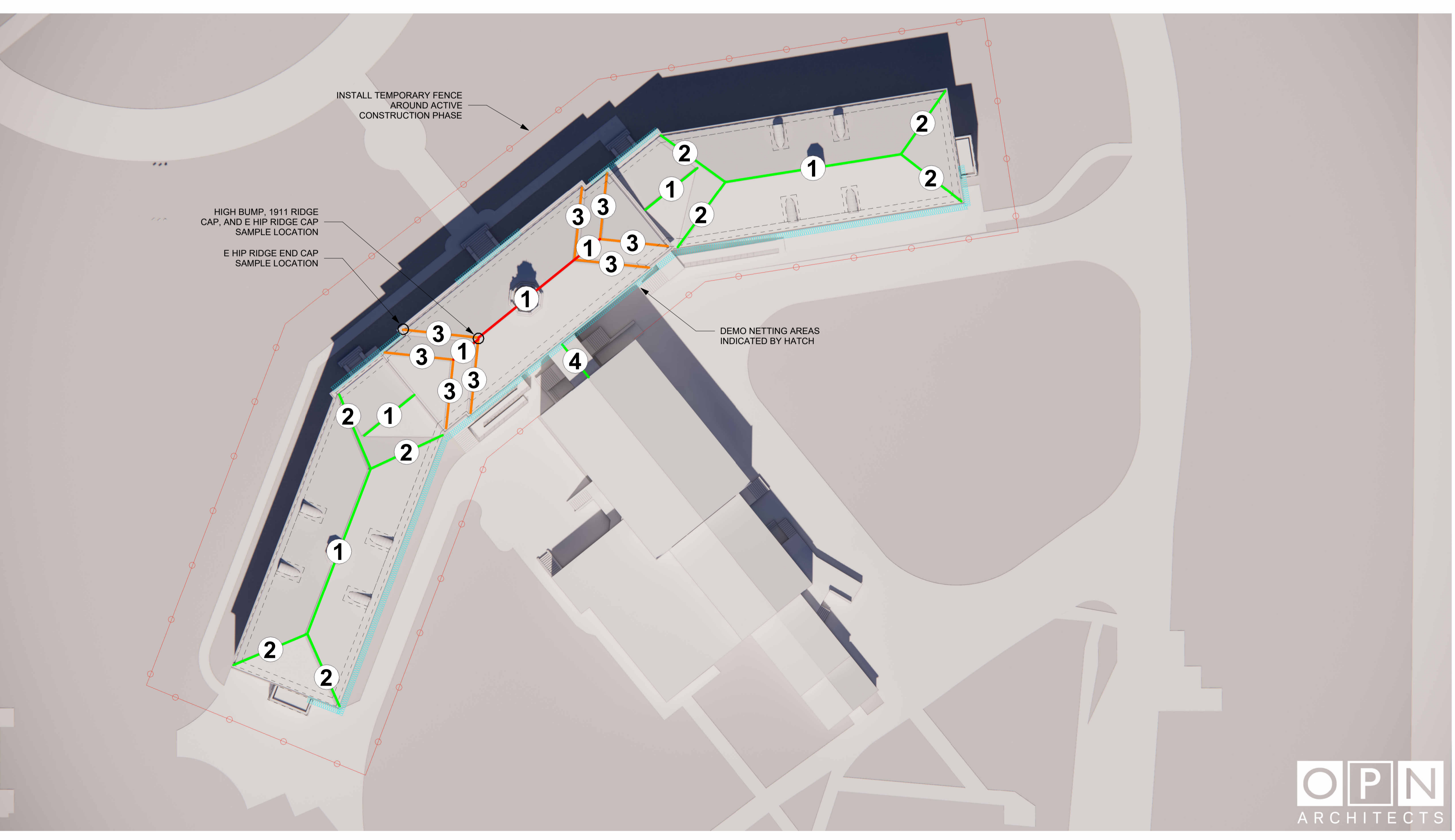
**ALTERNATES:**

**BASE BID SCOPE** - REPLACE TERRACOTTA ROOFING AND GUTTERS AS INDICATED IN DRAWINGS INCLUDING ADDITIONAL NEW DOWNSPOUTS. REPAIR AND REPLACE COPPER ROOFING AND FLASHINGS AT DORMERS. ROOFING SCOPE INCLUDES FIRST THREE FULL ROWS OF TERRA COTTA SHINGLES AT NORTH, CENTER, AND NORTHWEST ROOF AREAS. TILES AS NEEDED FOR DORMER WORK, AND FULL AUDITORIUM CONNECTOR ROOF. REPLACEMENT RIDGE CAPS, TO MATCH EXISTING PROFILES AS INDICATED IN THE RIDGE CAP KEY AND DIAGRAM (THIS SHEET).

**ALTERNATE #1** - REPLACE THE REMAINING EXISTING ROOFING AT NORTH, CENTER AND NORTHWEST ROOF AREAS. REPLACEMENT RIDGE CAPS TO MATCH 1911 RIDGE CAP PROFILE AND E-TYPE HIP PROFILES AT ALL LOCATIONS INCLUDING BASE BID SCOPE. REPAIR EXISTING CUPOLAS AS INDICATED ON ALTERNATE #1 SHEETS INCLUDING NEW TERRACOTTA SHINGLES, ORNAMENTAL COPPER WORK, FLASHING REPAIRS, AND HIGH PERFORMANCE PAINTING OF INTERIOR STRUCTURE.

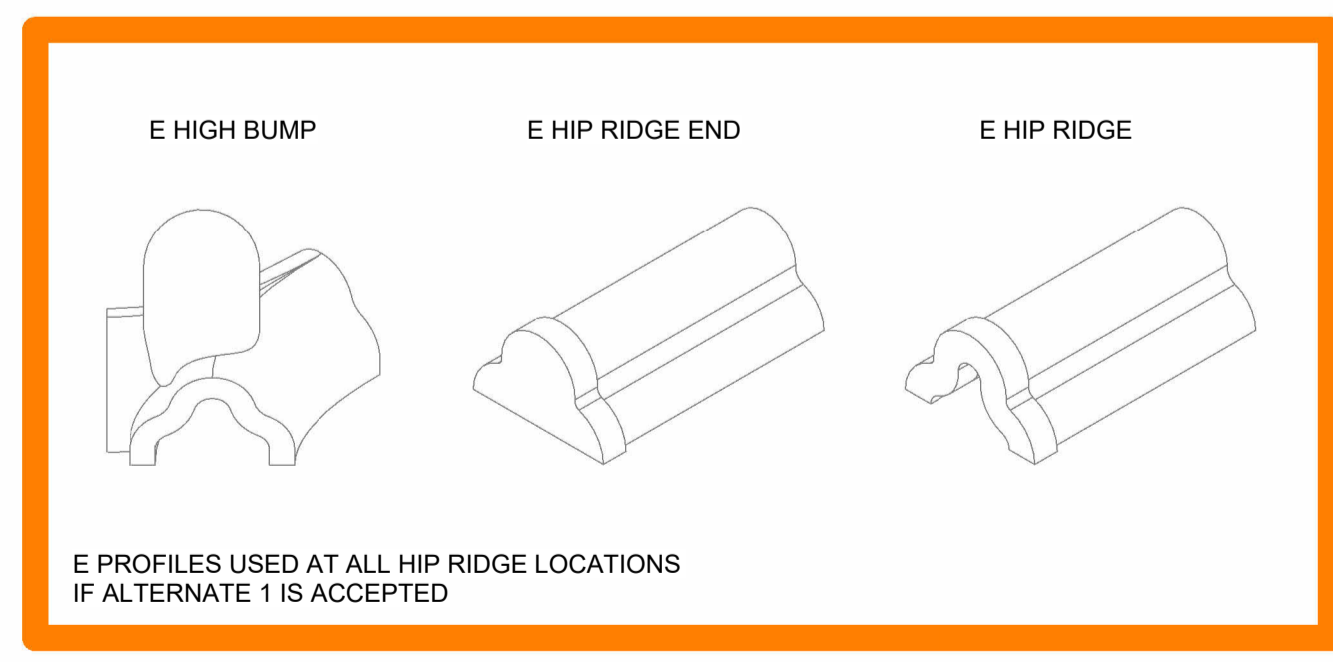
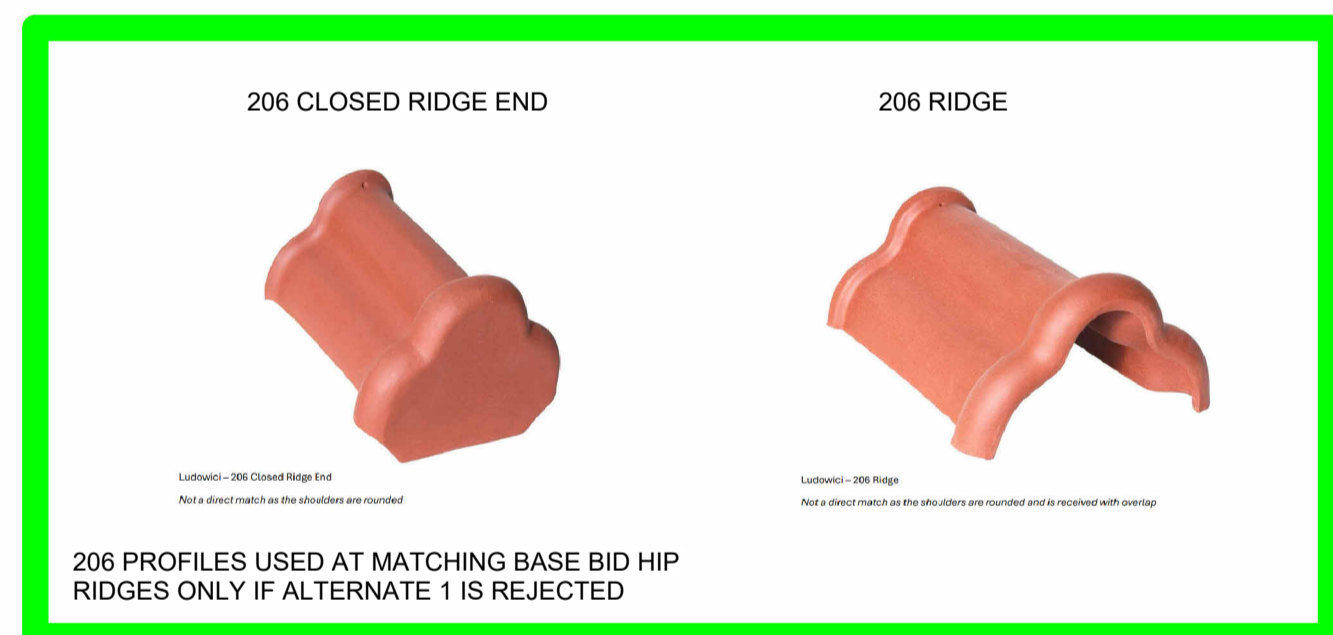
**ALTERNATE #2** - REPLACE AND REPAIR LIMESTONE VENEER, GLASS BLOCK INFILL AND ASSOCIATED WORK AT EXTERIOR STAIR TOWERS AS INDICATED ON ALTERNATE #2 SHEETS.

L1 ALTERNATE DIAGRAM - ROOFS



**RIDGE CAP KEY:**

- 1 MAIN RIDGE**  
 BASE BID  
 NO WORK  
 ALT #1  
 USE 1911 NEW RIDGES AND E BUMPS
- 2 HIP RIDGE (EAST & WEST ROOFS)**  
 BASE BID  
 USE 206 RIDGES AND 206 RIDGE ENDS  
 ALT #1  
 USE E HIP RIDGE AND E HIP RIDGE ENDS
- 3 HIP RIDGE (CENTER ROOF)**  
 BASE BID & ALT #1  
 USE E HIP RIDGE AND E HIP RIDGE ENDS
- 4 RIDGE (AUDITORIUM CONNECTOR ROOF)**  
 BASE BID  
 USE 1911 RIDGE  
 ALT #1  
 NO WORK



B20 EXISTING ROOF ELEMENTS AXON

A1 ALTERNATE DIAGRAM - RIDGES  
 1/32" = 1'-0"

Key Plan

Revision	Description	Date
ADD 03	ADDENDUM 03	12/02/25

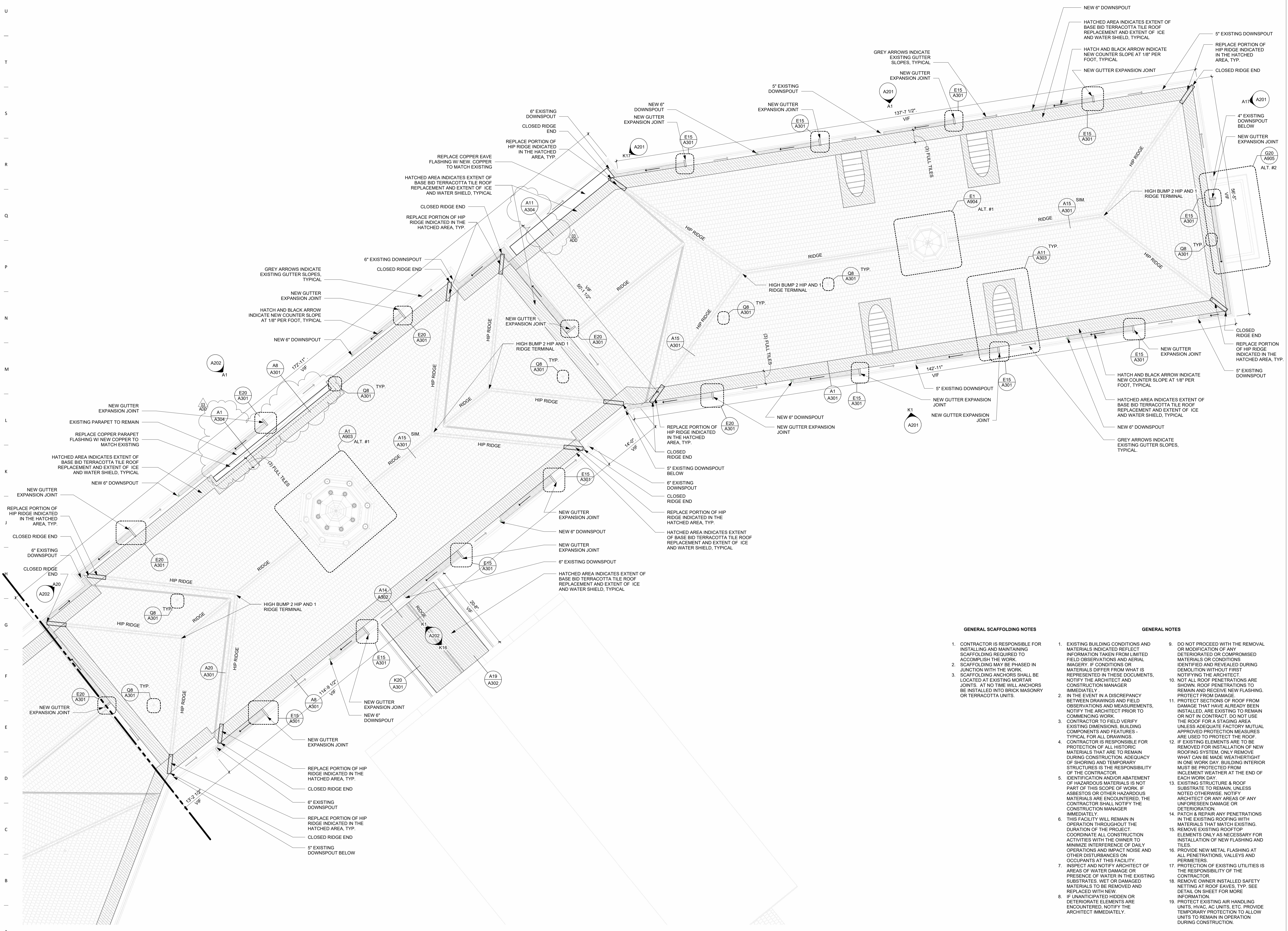
OPN Project No:  
**24843001**

Sheet Issue Date  
**BID SET**      10/03/2025

Sheet Name  
**INDEX, SEALS, ALTERNATE DIAGRAMS**

Sheet Number  
**G001**

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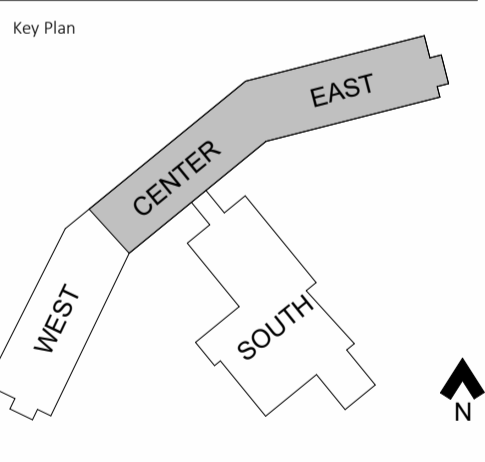


**GENERAL SCAFFOLDING NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SCAFFOLDING REQUIRED TO ACCOMPLISH THE WORK.
2. SCAFFOLDING MAY BE PHASED IN JUNCTION WITH THE WORK.
3. SCAFFOLDING ANCHORS SHALL BE LOCATED AT EXISTING MORTAR JOINTS. AT NO TIME WILL ANCHORS BE INSTALLED INTO BRICK MASONRY OR TERRACOTTA UNITS.

**GENERAL NOTES**

1. EXISTING BUILDING CONDITIONS AND MATERIALS INDICATED REFLECT INFORMATION TAKEN FROM LIMITED FIELD OBSERVATIONS AND AERIAL IMAGERY. IF CONDITIONS OR MATERIALS DIFFER FROM WHAT IS REPRESENTED IN THESE DOCUMENTS, NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER IMMEDIATELY.
2. IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND FIELD OBSERVATIONS AND MEASUREMENTS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS, BUILDING COMPONENTS AND FEATURES - TYPICAL FOR ALL DRAWINGS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL HISTORIC MATERIALS THAT ARE TO REMAIN DURING CONSTRUCTION. ADEQUACY OF SHORING AND TEMPORARY STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
6. THIS FACILITY WILL REMAIN IN OPERATION THROUGHOUT THE DURATION OF THE PROJECT. COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERFERENCE OF DAILY OPERATIONS AND IMPACT NOISE AND OTHER DISTURBANCES ON OCCUPANTS AT THIS FACILITY.
7. INSPECT AND NOTIFY ARCHITECT OF AREAS OF WATER DAMAGE OR PRESENCE OF WATER IN THE EXISTING SUBSTRATES. WET OR DAMAGED MATERIALS TO BE REMOVED AND REPLACED WITH NEW.
8. IF UNANTICIPATED HIDDEN OR DETERIORATE ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
9. DO NOT PROCEED WITH THE REMOVAL OR MODIFICATION OF ANY DETERIORATED OR COMPROMISED MATERIALS OR CONDITIONS IDENTIFIED AND REVEALED DURING DEMOLITION WITHOUT FIRST NOTIFYING THE ARCHITECT.
10. NOT ALL ROOF PENETRATIONS ARE SHOWN. ROOF PENETRATIONS TO REMAIN AND RECEIVE NEW FLASHING. PROTECT FROM DAMAGE.
11. PROTECT SECTIONS OF ROOF FROM DAMAGE THAT HAVE ALREADY BEEN INSTALLED. ARE EXISTING TO REMAIN OR NOT IN CONTRACT. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY MUTUAL APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
12. IF EXISTING ELEMENTS ARE TO BE REMOVED FOR INSTALLATION OF NEW ROOFING SYSTEM, ONLY REMOVE WHAT CAN BE MADE WEATHERTIGHT IN ONE WORK DAY. BUILDING INTERIOR MUST BE PROTECTED FROM INCLEMENT WEATHER AT THE END OF EACH WORK DAY.
13. EXISTING STRUCTURE & ROOF SUBSTRATE TO REMAIN UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OR ANY AREAS OF ANY UNFORESEEN DAMAGE OR DETERIORATION.
14. PATCH & REPAIR ANY PENETRATIONS IN THE EXISTING ROOFING WITH MATERIALS THAT MATCH EXISTING.
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18. REMOVE OWNER INSTALLED SAFETY NETTING AT ROOF EAVES, TYP. SEE DETAIL ON SHEET FOR MORE INFORMATION.
19. PROTECT EXISTING AIR HANDLING UNITS, HVAC, AC UNITS, ETC. PROVIDE TEMPORARY PROTECTION TO ALLOW UNITS TO REMAIN IN OPERATION DURING CONSTRUCTION.

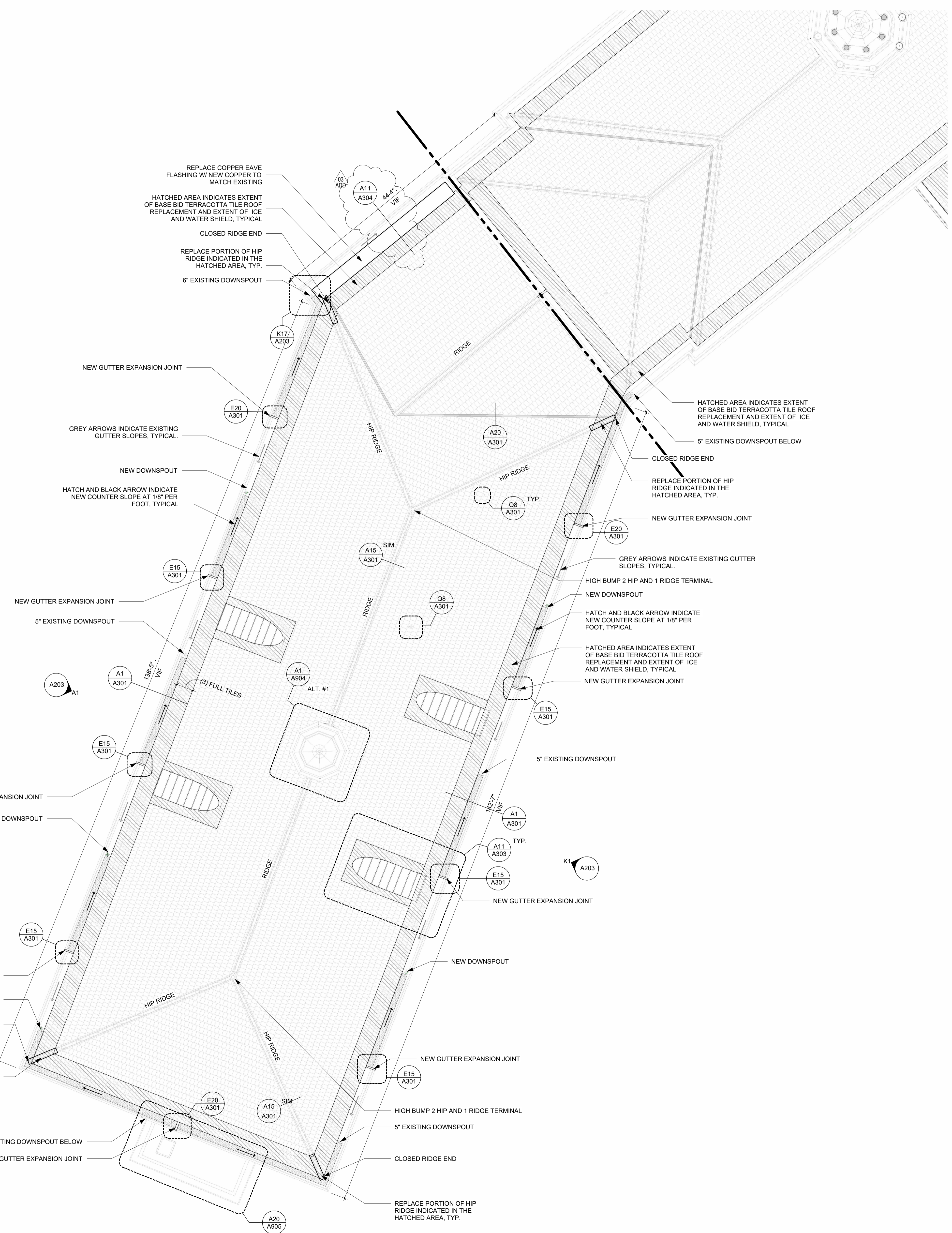


Revision	Description	Date
A00 03	ADD/REV/03	12/02/25

**ROOF PLAN - CENTER & EAST WINGS**  
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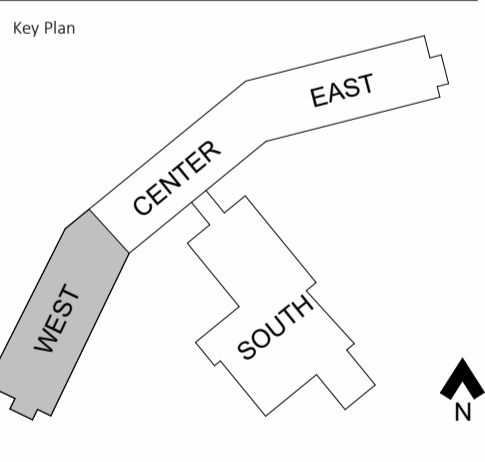


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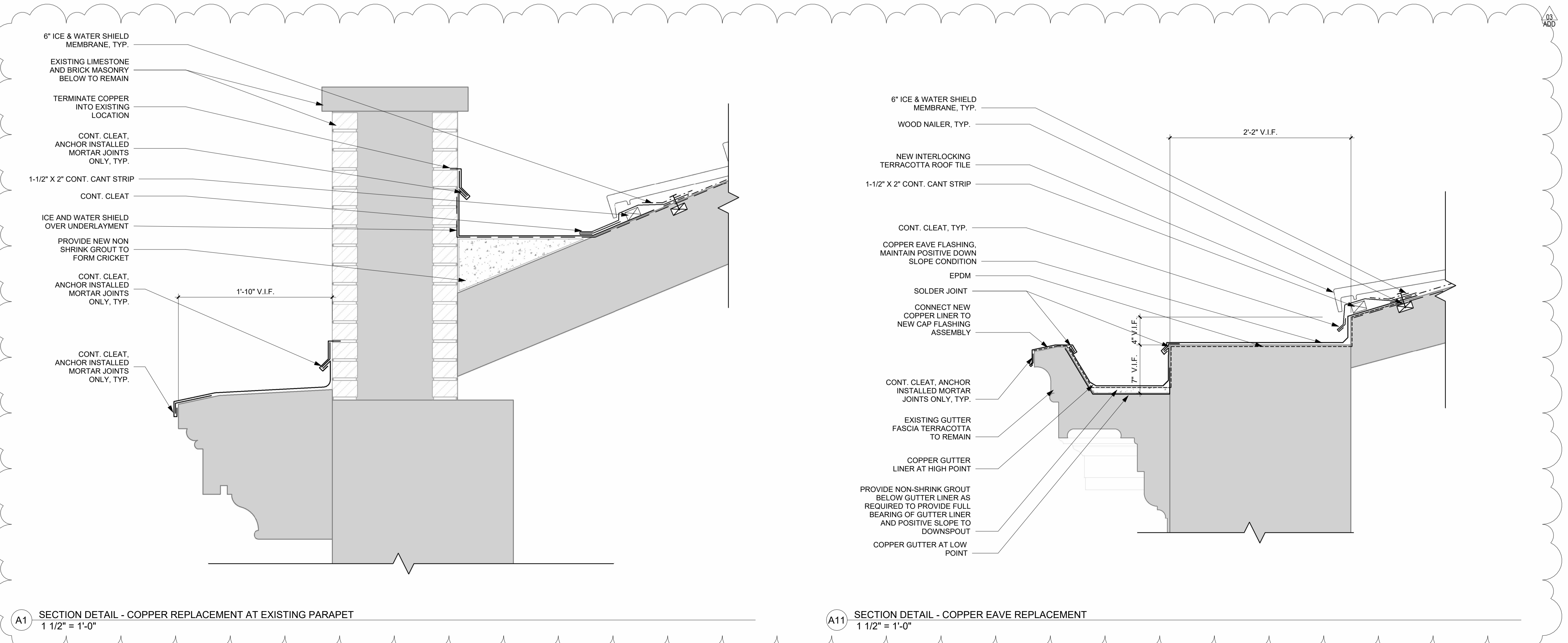
Revision	Description	Date
A00 03	ADDENDUM 03	12/02/25

**A1 ROOF PLAN - WEST WING**  
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**ROOF PLAN - WEST WING**

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Key Plan

Revision	Description	Date
ADD 03	ADDENDUM 03	12/02/25