

Addendum 1 for RFB950400-01

Project Name: WRC Food Service Elevator Replacement
DAS RFB #: 950400-01
DAS Project #: 9504.00
Date: 7/22/2026

Bids Due: July 29, 2026, at 2:00pm

TO: PROSPECTIVE BIDDERS:

THIS ADDENDUM FORMS A PART OF THE BIDDING AND CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED 06-16-2026, WITH AMENDMENTS AND ADDITIONS NOTED BELOW. THIS ADDENDUM SUPERSEDES AND SUPPLEMENTS ALL PORTIONS OF THE ORIGINAL BIDDING AND CONTRACT DOCUMENTS WITH WHICH IT CONFLICTS. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE IMPACS ELECTRONIC PROCUREMENT SYSTEM. FAILURE TO DO SO MAY DISQUALIFY THE BIDDER.

QUESTIONS AND ANSWERS FROM PRE-BID MEETING

Q1. Is the DNR permit required for this project?

A1. Since no asbestos-containing materials were identified in the hazardous materials report then the DNR permit will not be required.

Q2. Can the buildout of the barrier be moved to BP #02?

A2. Yes, please see attached updated contract summary.

Q3. Is there a two-way communication system required for this elevator?

A3. Yes, please refer to the 14 2403 Hydraulic Freight Elevator Modernization spec section for this information.

CHANGES TO SPECIFICATIONS

- 01 1200 Contract Summary
 - Replace entire section with attached version.

ATTACHMENTS

1. Pre-Bid Meeting Sign in Sheet held on 07/17/2026.
2. Revised 01 1200 Contract Summary Spec Section

END OF ADDENDUM

WRC Food Service Elevator Replacement
Pre-Bid Meeting

July 17, 2026



Sign-in Sheet

Name	Company	Email Address	Telephone
Sam Vorrie	Story Construction Co.	sam.vorrie@storycon.com	515-291-4483
Darren Milliken	Story Construction Co.	darren.milliken@storycon.com	515-291-5358
Jennifer Kleene	DAS	jennifer.kleene@das.iowa.gov	515-725-0454
Les Van Kesteren	Reliable Htg/H/C	les@reliableiowa.com	515-297-3385
Casey Tierney	Schumacher Elevator	casey.tierney@schumacherelevator.com	515-250-7068
Sean Edens	Woodruff	seane@woodruffbuild.com	515-735-2473
Eric Heynen	KCL Engineering	ehaynen@kclengineering.com	515-300-8092
Aaron Twedt	APN Architects.	atwedt@apnarchitects.com	515-309-0722
Jason R. Grees	KONE	jason.grees@kone.com	402-440-1770
Craig Chaboy	Metro	craig.chaboy@metro-ibid.com	515-681-775

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: Woodward Resource Center, 1251 334th Street, Woodward, Iowa 50276
- B. DAS Project #: 9504.00
- 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: Darren Milliken, Story Construction, 2810 Wakefield Circle, Ames, Iowa 50010

1.03 PROJECT SUMMARY

- A. The project includes removing and replacing the existing food service elevator.
- B. Target date to provide substantial completion is April 9, 2027.

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.

1.05 WORK HOUR RESTRICTIONS

- A. Work hours are from 6:00 AM to 5:00 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.

1.07 OWNER OCCUPANCY

- A. Owner intends to occupy the Project while construction is occurring.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

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. Ladders and scaffolding must be taken down when not in use and at the end of each shift.
- Q. Fuel cans are always to be secured.
- R. Photography of the Woodward Resource Center residents or employees is prohibited.

1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01 – Elevator Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. Specifications:
 - a. Division 00 – Procurement and Contracting Requirements
 - b. Division 01 – General Requirements
 - c. Division 02 – Existing Conditions
 - 1) All work associated with elevator demolition.
 - d. Division 03 – Concrete
 - 1) Complete.
 - e. Division 14 – Conveying Equipment
 - 1) Complete.
 - 2. Drawings:
 - a. The following drawings and clarifications listed below: AG001, AG002, AG100, AD100, AD200, AD201, and A101.
 - 3. Include a lump sum allowance of \$5,000 for operation and lockout of the elevator for other trades. Contractor shall provide time and material tickets to the Story Construction superintendent for signature within one business day of work taking place. Requests for reimbursement for hours that are not accompanied by Story Construction signed time and material ticket will not be approved.
 - 4. Clarification: Scope of work includes removal and replacement of elevator. BP #01 is also responsible for removing and replacing elevator doors, painting pit floor and painting machine room floor.
 - 5. Clarification: The elevator downtime can only be for 6 weeks.
- B. **BP #01 Unit Price #01 – Lockout Tagout:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. Hourly rate for operation and lockout of the elevators to allow work to be performed in the elevator pit, car top, and hoist way by other trades. If multiple personnel are required for this operation, the unit cost shall reflect the total sum of the cost per hour.
 - 2. Unit price will be used as an additive or deductive change order amount against the base bid allowance of \$5,000.00.
 - 3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
 - 4. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.

C. **Bid Package #02** – General & MEP: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Specifications:

- a. Division 00 – Procurement and Contracting Requirements
- b. Division 01 – General Requirements
- c. Division 02 – Existing Conditions
 - 1) Demolition of all other materials that is not the elevator or elevator doors.
- d. Division 05 – Metals
 - 1) Complete.
- e. Division 06 – Wood, Plastics, and Composites
 - 1) Complete.
- f. Division 09 – Finishes
 - 1) Complete.
- g. Division 22 – Plumbing
 - 1) Complete.
- h. Division 23 – Heating, Ventilating, and Air-Conditioning
 - 1) Complete.
- i. Division 26 – Electrical
 - 1) Complete.
- j. Division 27 – Communications
 - 1) Complete.
- k. Division 28 – Electronic Safety and Security
 - 1) Complete.

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2. Drawings:

- a. Includes all drawings with clarifications listed below.
- 3. Clarification: Scope of work includes all mechanical, plumbing, and general construction.
- 4. Clarification: Includes providing power and pathway to elevator.
- 5. Clarification: The elevator downtime can only be for 6 weeks.
- 6. Clarification: Exclude all work related to the elevator cab and elevator doors.

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- 7. Clarification: Includes buildout of temporary enclosure for elevator work which will need to separate elevator work from WRC kitchen staff. Contractor is responsible for installation, maintenance, and removal of temporary enclosures at the elevator lobbies on the Ground, and 2nd Floor. Enclosure shall be a framed wall with door & lock, and wood sheathing on one side. Confirm configuration with the Fire Marshal as required for additional signage. Walls shall be friction fit to space to not damage existing finishes. A poly barrier shall be installed at the interior of the enclosure for dust control. This includes floor protection inside of the temporary enclosures.
- 8. Clarification: Contractor shall be lead-certified, and all work done on areas with lead-containing or lead-based paint must be done by a lead-certified crew member.

D. **Work Performed by Owner:** WRC 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.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION