

9487.00 Loftus-Malloy Waterproofing Repairs

ADDENDUM #1

To All Bidders:

Please make the following corrections or changes to the bidding documents. These items shall supersede, modify and/or change all statements or drawings to the contrary in the plans and specifications and shall take precedence over these documents. Bidders shall base their bid on the plans and specifications as modified by the changes herein specified.

PREBID QUESTIONS:

Q1: What is the weight limit for the tunnel?

A1: IVH doesn't have a calculated weight limit, but the Facility has said they feel comfortable with a 10,000 lb limit.

Q2: The note on A1.3 that states "68'-10" VER., PAINT WALL FULL HEIGHT" does not seem right.

A2: This is the length of exterior tunnel wall that is to be painted full height. Change the length to 80'-0" and extend to the right on the plan to the column pier next to the double doors. See the attached Partial Plan.

Q3: Do all the ceiling tiles get replaced in the Malloy basement hallway?

A3: See the updated drawing for ceiling tile replacement which includes the 10 foot corridor that extends to the south. Salvage any non-stained ceiling tiles over 2x2 for facility use. See the attached Partial Plan.

Q4: It's not clear if Bid Package 1 or 3 is responsible for the excavation.

A4: Excavation is the responsibility of Bid Package 1, with Bid Package 3 having "limited" excavation.

Q5: What is the planned sequence of work for installing the electrical conduits that will penetrate the wall scheduled to be water-sealed? Will the area be excavated, the waterproofing installed, and then the new conduits routed through and re-sealed around, or is the intent to complete all conduit installation first and then perform the waterproofing?

A5: Waterproofing will be done after the new conduits have been installed. Bore new holes, install new conduits and conductors, Link-Seal inside, SwellStop outside, then waterproofing membrane.

Q6: My understanding is that the waterproofing scope requires excavation to a depth significantly lower than the elevation of both the existing and new conduits. How do you intend to support the existing and/or new conduits while the wall is exposed so that we do not risk interrupting the power feeds during the waterproofing work?

A6: Contractor is required to provide temporary support to all exposed utilities during trench excavation. This includes existing and new electrical conduits as well as all other pipes and utilities exposed within the trench work areas. Means and methods of temporary support are not provided. See also Utility Note #1 on Sheet C3.1, and specifications sections 31 2000 Para. 1.06.B.1 31 2333 Para. 3.04.D and 3.07.B.

Q7: During our field walk-through, we noted a discrepancy between the plans and the existing lighting. The drawings indicate replacement of 5 fixtures; however, there are currently 7 fixtures installed in this area, and 2 of the 7 appear to be burnt out and were likely missed. Please confirm how you would like us to carry this in our bid:

A7: Replace all 7 existing fixtures in the Band Storage Room. Change A1.2, MED1.1 and ME1.1 to show 7 light fixtures and replace ALL 7 fixtures. See the attached Partial Plans.

Q8: Is the intent to have the electrical contractor excavate to the transformer from where the waterproofing contractor stops?

A8: Yes, the Electrical contractor will need to extend trenching to the transformer as needed from the waterproofing excavation.

Q9: Could we get clarification on if the transformer that will need to be shut down feeds only the Loftus building?

A9: Confirmed. The Ulery building to the south is fed from it's own transformer (TWE-08). Transformer TCE-04 only serves Loftus.

REFER TO THE SPECIFICATIONS:

Substitutions: None

07 6100 STANDING SEAM METAL ROOFING. Section 1.4 Performance Requirements. Delete Paragraph E entirely from this section. Change paragraph F to E.

07 8413 - PENETRATION FIRESTOPPING. Insert the attached section into the Specification Manual.

REFER TO THE DRAWINGS:

SHEET A1.0 LOFTUS BUILDING WATERPROOFING REPAIRS - FIRST FLOOR PLAN. Provide a 3 foot wide border of landscaping rock along both sides of the Loftus-Malloy Connecting Corridor full length between the new Loftus drainage swale to the Malloy building. Provide 1" dia. washed landscape rock 4" deep over weed fabric with staked steel border. Provide a 3 foot radius edging for mowers at inside corners.

SHEET A1.1 LOFTUS BUILDING WATERPROOFING REPAIRS – BASEMENT FLOOR PLAN. Waterproofing Repair Keynote LWP-1B. Add the following sentence. Apply 2 foot of protection board over both sides of the exterior waterproofing all 3 sides of the tunnel.

SHEET A1.3 MALLOY BUILDING – PARTIAL BASEMENT FLOOR PLAN. Extend the ceiling tile replacement in the Malloy basement tunnel south approx. 14 ft into adjacent hallway to pair of double doors.

SHEET A3.0 SECTIONS & DETAILS. Detail 2/A3.0. Delete the word "Sheet" from the title. Change the detail title to read "Waterproofing Detail".

SHEET A3.1 DETAILS. Detail 6/A3.1 Enlarged Plan at Patio Deck. Add the following to Keynote #1 Terminate patio deck coating along the building wall and along the bottom of the metal roof end wall by turning the elastomeric coating up 1" onto the brick and wall by applying a continuous 1/8" x 1" galvanized steel termination bar with #10 x 1 1/2" countersunk recessed head self-tapping screws at 6"

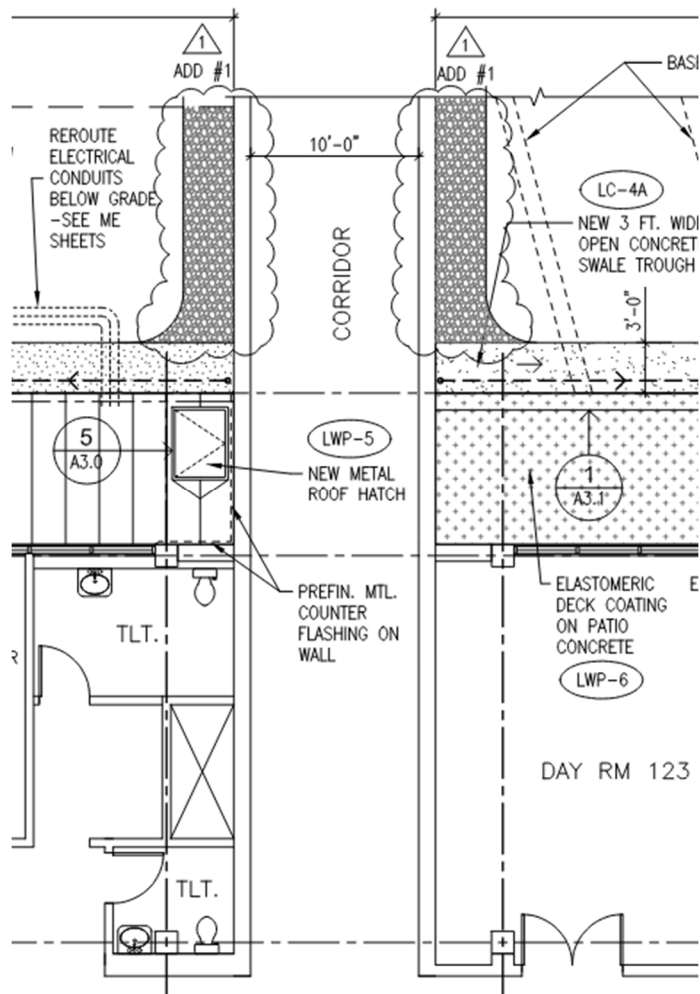
o.c. Prime and paint with 2 coats of paint to match deck railing color. Provide continuous bead of sealant along the top.

SHEET MED1.1 – Loftus Building Waterproofing Repairs Basement Mech/Elec Demo Plan. Revise the quantity of light fixtures to be demolished and replaced to be (7) in lieu of (5). See the attached Partial Plan.

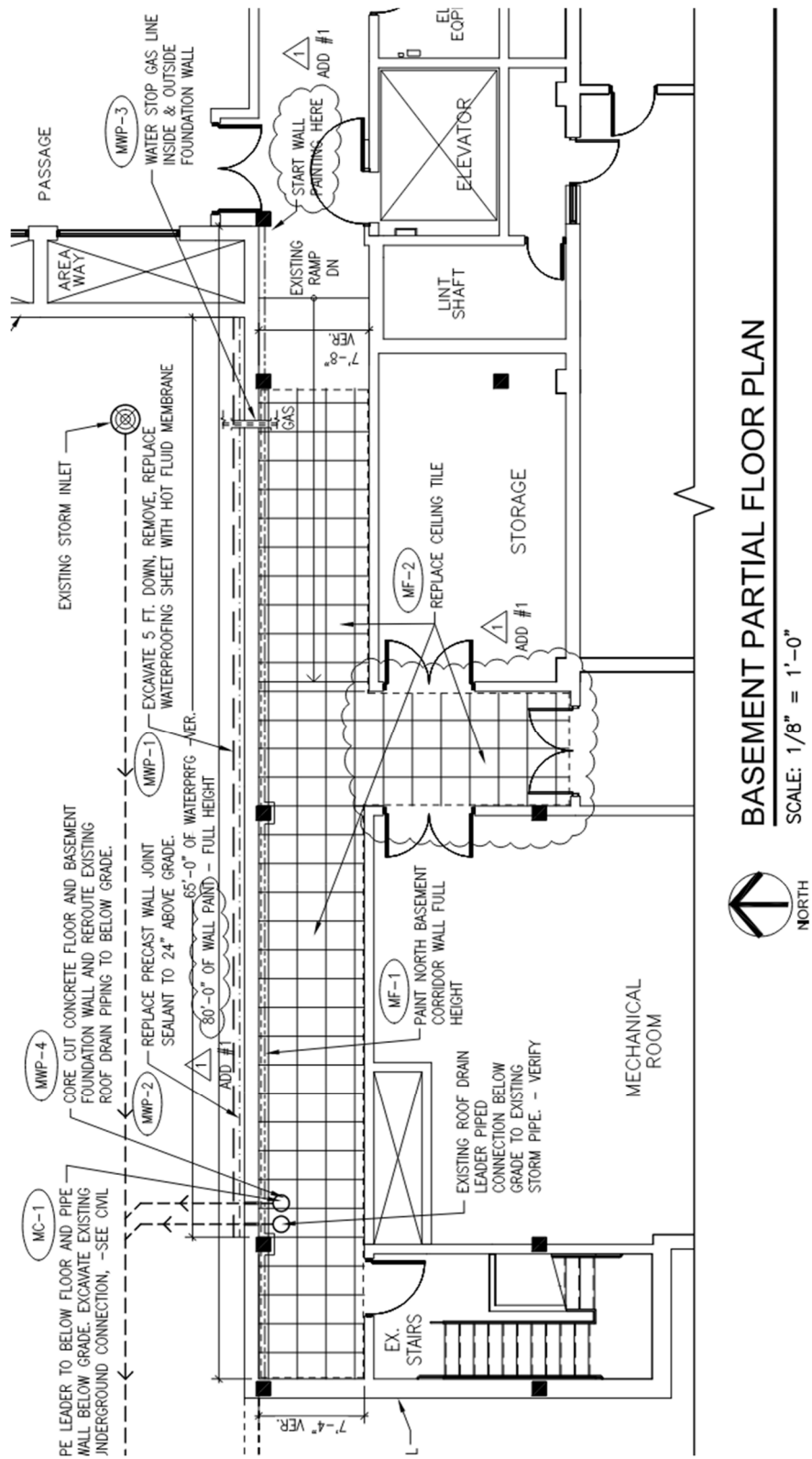
SHEET ME1.1 – Loftus Building Waterproofing Repairs Basement Mech/Elec Floor Plan. Revise the quantity of light fixtures to be replaced to be (7) in lieu of (5). See attached Partial Plan.

Revise Malloy Building Partial Basement Mech/Elec Plan to show existing 6" Storm piping in lieu of new 2" Storm entering room and new 6" Storm leaving room in lieu of new 2" Storm. See the attached Partial Plan.

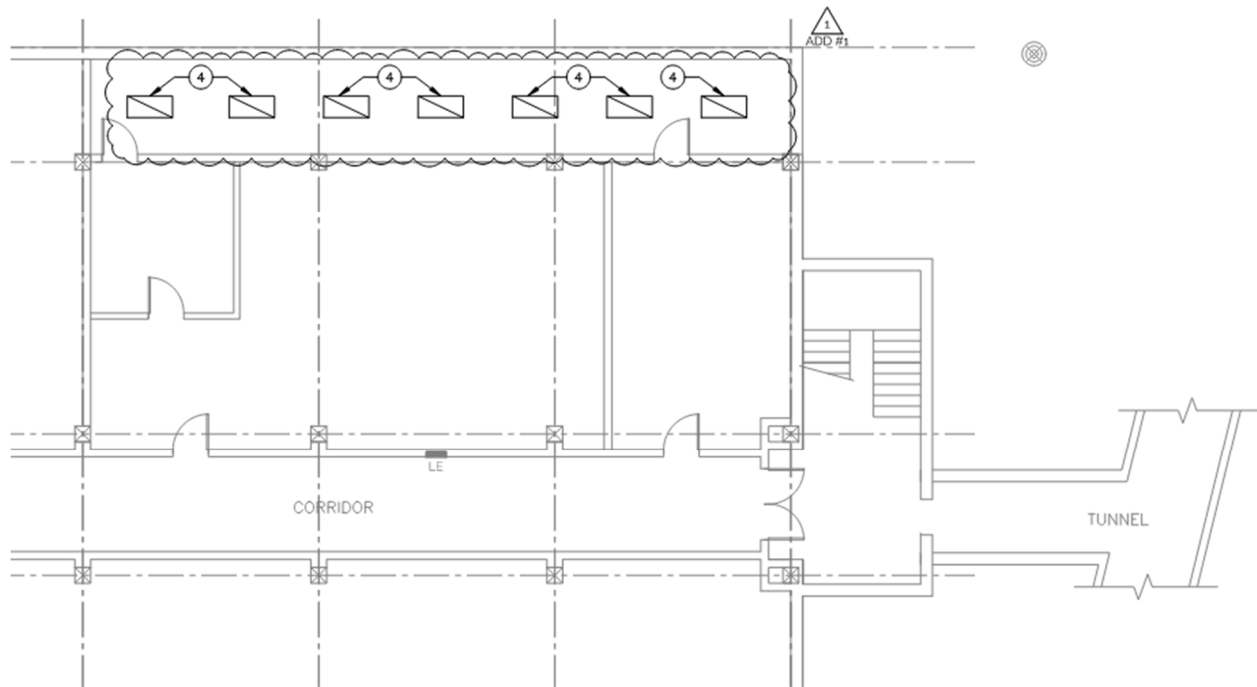
DRAWING REVISIONS:



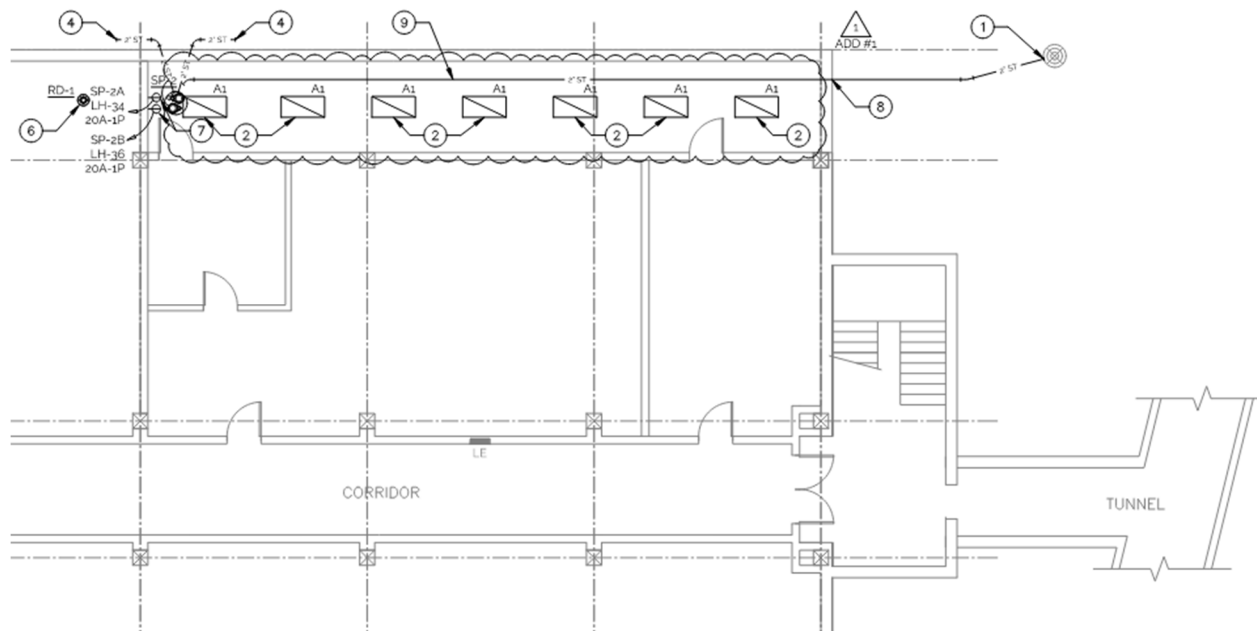
A1.0 LOFTUS BUILDING WATERPROOFING REPAIRS – PARTIAL FIRST FLOOR PLAN



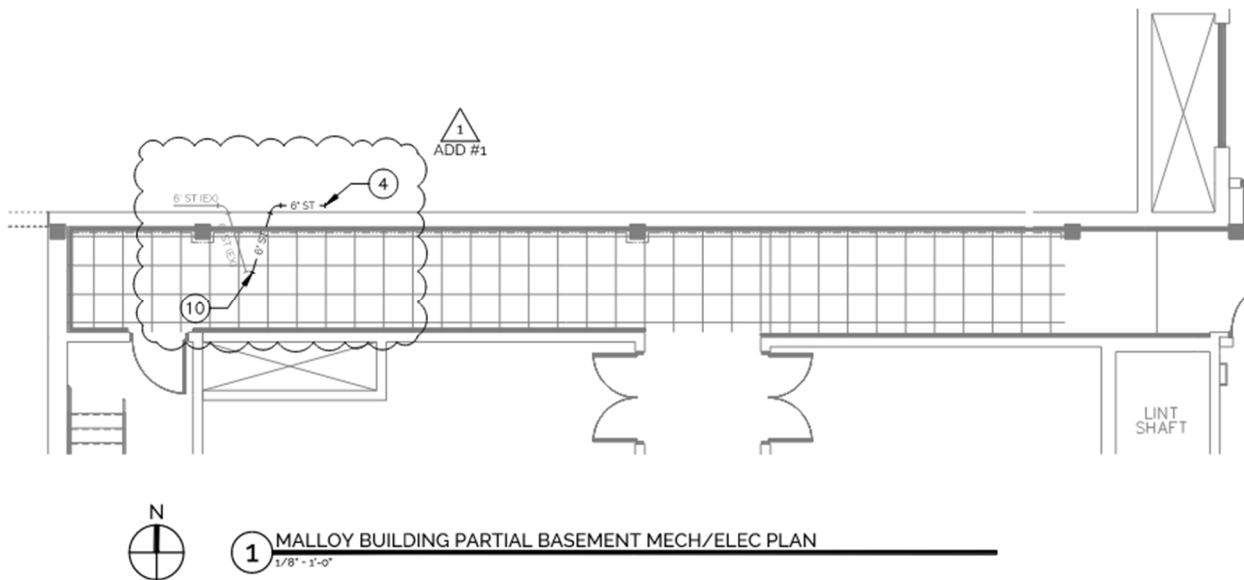
A1.3 MALLOY BUILDING – PARTIAL BASEMENT FLOOR PLAN



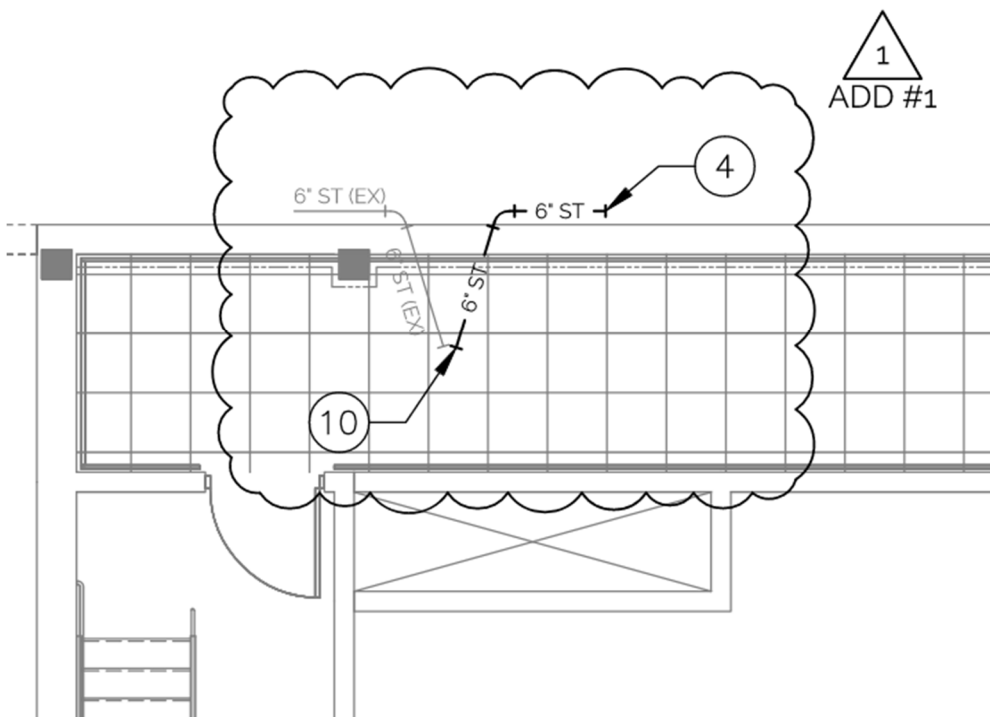
MED1.1 LOFTUS BUILDING WATERPROOFING REPAIRS – PARTIAL BASEMENT DEMO PLAN



ME1.1 LOFTUS BUILDING WATERPROOFING REPAIRS – PARTIAL BASEMENT FLOOR PLAN



ME1.1 MALLOY BUILDING WATERPROOFING REPAIRS – PARTIAL BASEMENT FLOOR PLAN



ME1.1 MALLOY BUILDING WATERPROOFING REPAIRS – ENLARGED PARTIAL PLAN

ATTACHMENTS: Specification Section 07 8413 - PENETRATION FIRESTOPPING.

9487.00 Loftus-Malloy Waterproofing Repairs

ADDENDUM #01 – Continued

REFER O THE SPECIFICATIONS:

Section 00 4116 BID FORM: Added BP 05 – Complete Project Scope

Section 01 1200 CONTRACT SUMMARY – Added Paragraph E – Bid Package #05 – Complete Project Scope under 1.09 BID PACKAGE INSTRUCTIONS

ADDITIONAL INFORMATION:

See attached sign-in sheets from both mandatory pre-bid meetings.

SECTION 00 4116

BID FORM

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

RFB #948700-01

BID FORM for CONSTRUCTION CONTRACT

for

Iowa Veterans Home

1300 Summit Street

Marshalltown, Iowa 50158

Project 9487.00

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 03/31/2026, 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 _____

Number _____

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: Sitework, Utilities, and Concrete

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

Dollars
(\$_____).

BP 02

Description: Electrical and Low Voltage

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

Dollars
(\$_____).

BP 03

Description: Waterproofing

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

Dollars
(\$_____).

BP 04

Description: General Construction

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

Dollars
(\$_____).

BP 05

Description: Complete Project Scope

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

Dollars
(\$_____).

UNIT PRICES:

UNIT 01

Description: Wood Framing Repairs

Dollars
(\$_____).

UNIT 02

Description: Concrete Foundation Crack Repairs

Dollars
(\$_____).

ALTERNATE 01

Description: (DEDUCT) Basement Interior Finish Repairs

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

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 Veterans Home, 1301 Summit St, Marshalltown, IA 50158
- B. DAS Project #: 9487.00
- 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: Brad Tonyan, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: Scott Gustafson, DCI Group, 220 SE 6th Street, Suite 200, Des Moines, IA 50309

1.03 PROJECT SUMMARY

- A. The project includes sub-grade excavation and waterproofing of the lower levels of the west and north side of the Loftus Building and the lower level of the northwest area of the Malloy Building.
- B. Target date to provide substantial completion is 11/12/2026.

1.04 BID SCOPE SUMMARY

- A. Scope Applicable to All Bid Packages:
 - 1. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Bid Package shall be included in 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 07:00 AM to 05:00 PM, Monday through Friday unless arrangements are made in advance.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
- C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.
- D. All contractor staging and parking shall take place in the Northwest contractor staging area. All contractors shall be aware this area will be shared with a roofing replacement project which will be taking place simultaneously and not part of this project.

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. The Owner has scheduled activities in the Courtyard during the duration of this project. All Contractors will be required to coordinate around those activities. A list of the scheduled events will be provided to the awarded Contractors for coordinating with the Construction Manager.

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 areas 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 project.
- K. Never leave keys in any vehicle. If a security officer finds keys in a vehicle, they are under orders to turn them into 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 for deliveries.
- O. During an emergency, follow the instructions of the security staff.
- P. Contractor shall wear clothing of a different color, pattern, fashion, etc. as to distinguish themselves from inmates.
- Q. All contractors shall have a representative from their company check-in at the Loftus building switchboard to collect contractor badges for all workers of their company or subcontractors. These will need to be checked back in at the end of each work shift.
- R. Contractors shall develop a weekly sequencing schedule for review with the construction manager and Iowa Veterans Home. The Weekly Work Plan (WWP) will be reviewed daily with contractors to ensure work is taking place as intended for the day.
- S. Daily, the work area should be cleared of all debris and relocated to the dumpster in the staging area for residents' safety.
- T. When traversing existing pavement, all contractors shall take precautions to not damage or blemish pavement. This shall include, but not be limited to, bridging pavement when damage is a concern. Bridging material shall be removed when not in use if it may impact resident or employee pathways. Any damage to pavement during construction shall be replaced at project completion at no additional cost to the project.
- U. Contractors shall provide protection to bridge existing tunnel locations. IVH will provide the locations this will be required to occur.

1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01** – Sitework, Utilities, and Concrete: Trade Contractor shall include all the following, but not limited to, as part of the contract:
 - 1. Includes specification:
 - a. Division 00 Procurement and Contracting Requirements
 - b. Division 01 General Requirements
 - c. 02 4119 Selective Structure Demolition
 - d. Division 03 Concrete
 - e. Division 05 Metals
 - f. Division 07 Thermal and Moisture Protection
 - g. Division 22 Plumbing
 - h. Division 31 Earthwork
 - i. Division 32 Exterior Improvements
 - j. Division 33 Site Utilities
 - 2. General:
 - a. Prior to the start of construction, this contractor shall coordinate a joint locate meeting with DCI Group, utility providers, and the Iowa Veterans Home.
 - b. This contractor shall be responsible for the installation, maintenance, and removal of temporary orange snow fencing to separate the construction area from the public. Intermediate posts for fencing shall be spaced no greater than 6' and top

rail support shall be installed and maintained to avoid sagging in the fence. Fencing location shall be coordinated with the construction manager and Iowa Veterans Home prior to installation.

- c. All layout and staking required for the work of this bid package shall be the responsibility of this bid package.

3. Sitework:

- a. This contractor shall be responsible for establishing, maintaining, and removing erosion control measures for the duration of the project. Erosion control measures shall be in place at the construction and staging areas and shall meet or exceed industry standards for erosion control. Contractor shall submit and erosion control plan to the construction manager and designer for review prior to proceeding.
- b. All excavations for storm utilities and waterproofing shall be the responsibility of this contractor. Coordinate with Bid Package #03 on excavation requirements for waterproofing. Contractor shall hand dig to locate all utilities.
- c. This contractor shall be responsible for backfilling at the completion of utilities and waterproofing work. Backfilling of excavations completed by Bid Package #02 will be the responsibility of that bid package.
- d. It shall be the responsibility of this contractor to strip all topsoil, stockpile, and respread prior to landscaping and turf repairs. Topsoil shall be free of rocks and debris to meet the requirements of the project documents. Respread of topsoil shall include all areas disturbed by construction. Contractor shall import additional topsoil if necessary. Contractor shall be aware the area stockpiling of soil will need to be located in the northeast staging area.
- e. This contract shall be responsible for all grading activities. This shall include, but not be limited to, rough grading, final grading, and topsoil spreading.
- f. Tree, stump, and roots removal shall be the responsibility of this contractor.
- g. All concrete, landscaping, and site features called to be demolished or that needs removed to accommodate the scope of this bid package shall be the responsibility of this contractor. This contractor shall salvage all landscape rock and shall coordinate with Bid Package #04 on turnover of rock for reinstallation by that bid package. Salvaged rock shall be free of soil and debris.
- h. All dewatering of excavations by this contractor shall be the responsibility of this contractor, including dewatering if necessary, prior to waterproofing work.
- i. All new and existing exposed non-metallic utilities should have detectable warning tape installed along length of utility by this contractor.
- j. Steel beam and plate shoring and underpinning at the existing awning footing shall be the responsibility of this contractor.
- k. Were utilities are encountered, contractor shall provide protection from damage including support beneath utilities if excavations will be completed beneath.
- l. This contractor shall be responsible for coordinating and scheduling an Owner provided testing agency on all construction materials testing requirements.

4. Concrete:

- a. This contractor shall be responsible for a new concrete. This shall include, but not be limited to, sidewalks, curbs, concrete trench drain and trench drain grate, new drainage flume and swale, compaction, sub-base, insulation, reinforcing, jointing, sealants, finishing and curing.
- b. Water repellant and saltguard installation shall be the responsibility of this contractor.

5. Storm Utilities:

- a. This contractor shall be responsible for all storm utilities, including but not limited to, demolition of existing, new inlets, drains, cleanouts, flumes, bedding, and pipes. This shall include new 2" roof drain with cast iron dome grate and piping at area well. This shall include all work required for the sump pumps.

- b. Sump pit excavation, basins, sump pumps, controls/alarming, routing and connections of sump pump piping is the responsibility of this contractor. Concrete removal, patching, and concrete sealing to accommodate sump pit installations are also included in this scope. Electrical outlets for sump pump operation will be provided by Bid Package #02. Coordinate with Bid Package #02 on requirements.
- c. Drain tile installations shall be the responsibility of this contractor. This shall include but not be limited to, tile, cleanouts, silt fabric, drainage course, drainage fabric, and connections into storm structures. Core drilling and sealing penetrations required for drain tile lines into the building shall be the responsibility of this contractor.
- d. Disconnection and reconnection of the sprinkler discharge pipe to accommodate new work will also be the responsibility of this bid package.
- e. All concrete removals, replacements, and excavation for utilities and piping installations shall be completed by this contractor. Fire caulking at floor penetration where identified shall also be the responsibility of this contractor.
- f. Where utility pipes have been removed from the building foundation, this contractor shall patch holes with concrete repair mortar, spray foam insulation, or 10" galvanize plate as called for in the documents and make ready for waterproofing installation.
- g. This contractor shall install water stops, through wall hydraulic cement, and link seal sleeves at pipe penetrations where called for in the documents.

B. Bid Package #02 – Electrical and Low Voltage: Trade Contractor shall include all the following, but not limited to, as part of the contract:

- 1. Includes specification:
 - a. Division 00 Procurement and Contracting Requirements
 - b. Division 01 General Requirements
 - c. Division 26 Electrical
 - d. Division 31 Earthwork
- 2. All electrical and low voltage demolition and new work shall be the responsibility of this contractor. This shall include excavation and backfill as needed for this scope of work.
- 3. Outlets for sump pump operation shall be provided by this bid package. Coordinate with Bid Package #01 on requirements.
- 4. This contractor shall be responsible for all new light fixtures.
- 5. New cable tray and installation of circuits in new tray shall be the responsibility of this contractor.
- 6. This contractor shall demo the existing ceiling exhaust fan, wiring, controls, and gooseneck hood.
- 7. Contractor shall turnover demolished equipment to the Owner or properly dispose of equipment if Owner does not want to retain in.
- 8. This contractor shall be responsible for all permitting and coordination with utility providers if required for work within the transformer.
- 9. It shall be the responsibility of this contractor to coordinate a pre cutover meeting with DCI Group, Iowa Veterans Home, and the designer prior to removing power to the building.
- 10. Where work by this contractor penetrates exterior walls, this contractor shall be responsible for installing link seal sleeve system and sealing penetration.
- 11. Where electrical lines have been demolished and penetrations abandoned through the building, this contractor shall be responsible for patching.

C. Bid Package #03 – Waterproofing: Trade Contractor shall include all the following, but not limited to, as part of the contract:

- 1. Includes specification:
 - a. Division 00 Procurement and Contracting Requirements
 - b. Division 01 General Requirements
 - c. Division 03 Concrete

- d. Division 07 Thermal and Moisture Protection
 - e. Division 32 Exterior Improvements
 - 2. This contractor shall be responsible for all waterproofing of the building and existing tunnel. This scope shall include but not be limited to excavation, water stops, sealants, cants, waterproofing membrane, terminations, drainage board, and protection board. Piping water stops to be by Bid Package #01. Cleaning surfaces to provide proper adhesion and per manufacturer's requirements will be the responsibility of this contractor.
 - 3. Waterproofing at new and existing penetrations shall be the responsibility of this contractor.
 - 4. This contractor shall inspect all precast grouting setting joints that are exposed from excavation and replace any bad grout areas.
 - 5. This contractor shall replace precast wall joint sealants and sealant dams where identified in the project documents.
 - 6. Removal of the existing EPDM sheet membrane lining in the area way pit, preparing substrate, and applying fluid membrane will be the responsibility of this contractor.
 - 7. Contractor shall allow for construction manager and designer inspection of all substrate conditions prior to waterproofing installation as well as final waterproofing installation prior to backfill.
 - 8. Deck coatings at the existing concrete patio will be the responsibility of this contractor. This shall include cleaning, routing and sealing cracks, and protection. This contractor shall be responsible for where existing construction must be temporarily removed to complete this scope.
 - 9. Preparing surfaces and installation hydraulic cement in joints where called for will be the responsibility of this contractor.
 - 10. This contractor shall patch cracks in exposed portion of area way foundation wall and install Cementous coating on top of exposed concrete and down face of wall.
 - 11. It shall be the responsibility of this contractor to remove sealants and install new expansion joints at area way wall and concrete patio.
 - 12. All epoxy injection grouting shall be completed by this contractor.
- D. **Bid Package #04 – General Construction:** Trade Contractor shall include all the following, but not limited to, as part of the contract:
- 1. Includes specification:
 - a. Division 00 Procurement and Contracting Requirements
 - b. Division 01 General Requirements
 - c. Division 02 Existing Conditions
 - d. Division 05 Metals
 - e. Division 06 Wood, Plastics, and Composites
 - f. Division 07 Thermal and Moisture Protection
 - g. Division 09 Finishes
 - h. Division 32 Exterior Improvements
 - 2. General Construction:
 - a. Removal, modification, and reinstallation of handrails shall be the responsibility of this contractor. This shall include preparing and painting handrails.
 - b. This contractor shall be responsible for modifications to the area well roofs. This shall include new roof panel assemblies, sheathing, sills, sealants between top of wall and new 2x8s, framing as required, vapor barrier, flashing, fascia, roof hatch and curb, and pit ladder.
 - c. Demolition of the existing vent and infill at the area well-sheet metal cover shall be the responsibility of this contractor.
 - d. Removal and replacement of ceilings tiles shall be the responsibility of this contractor.
 - e. This contractor shall be responsible for all painting and preparation of substrate.
 - f. Removal and replacement of vinyl base shall be the responsibility of this contractor.
 - 3. Landscaping:

- a. This contractor shall be responsible for all landscaping including, but not limited to, seeding/sod, landscape edging, rock, and plantings.
 - b. All areas disturbed by construction activities should be prepped and seeded or sodded by this contractor. Contractor shall anticipate minor final grading.
 - c. All reinstallation of landscape rock shall be the responsibility of this bid package. This shall include new ground cloth where rock is reinstalled. Coordinate with Bid Package #01 on turnover of landscape rock salvaged by that bid package.
 - d. Provide landscaping rock infill at sunshade awning post where opening in concrete is left for access to anchor bolts.
- E. **Bid Package #05** – Complete Project Scope: Trade Contractor shall include all the following, but not limited to, as part of the contract:
 - 1. This bid package includes all work associated to RFB 948700-01, 9487.00 – DVA IVH Loftus and Malloy Water Infiltration – Flooding project.
 - 2. Includes all Divisions in their entirety.
 - 3. This is an “all-in” bid option, which contains Bid Packages 1 – 4.
- F. **Unit Price #01** – Wood Framing Repairs: Trade Contractor shall include all the following, but not limited to, as part of the contract:
 - 1. Description: Provide the unit cost to repair existing water-damaged or dry rotted wood rafters under the metal roof areas with standard wood framing lumber. Splice onto existing rafters by sistering on new sections of 2x8. Overlap onto existing solid wood minimum of 3 feet. Provide screw fasteners at 8” staggered across the width of the boards for attachment to existing. Pricing based on standard 2x8.
 - 2. Unit of Measurement: 4 Lineal Feet.
 - 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.
- G. **Unit Price #02** – Concrete Foundation Crack Repairs: Trade Contractor shall include all the following, but not limited to, as part of the contract:
 - 1. Description: State the lineal foot cost to perform additional crack repairs on the exposed concrete foundation walls. Repair cracks on the exterior concrete surfaces by epoxy injection using ports and dams as needed on horizontal and vertical surfaces. Prepare the concrete and install epoxy injection per specification Section 03 0137 – Rehabilitation of Cast-In-Place Concrete.
 - 2. Unit of Measurement: 1 Lineal Foot.
 - 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.
- H. **Alternate #01** – (DEDUCT) Basement Interior Repairs: Trade Contractor shall include all the following, but not limited to, as part of the contract:
 - 1. Description: State the lump sum price to deduct from the base bid all work called out for basement finish repairs on both the Loftus and Malloy buildings as called for on Drawing Sheet A1.2 and the finish repairs called for on Sheet A1.3.
- I. **Work Performed by Owner:** The State of Iowa and Iowa Veterans Home 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. Water maintenance of new seed or sod.

J. **Owner Provided:** The State of Iowa will provide the following items for the project:

1. The Construction Manager shall be responsible for dumpster service for all bid packages for the duration of the project. Dumpsters shall be located in the staging area identified on the project documents.
2. The Construction Manager shall provide temporary toilet facilities for the duration of the project. The toilet facilities shall be located in the staging area identified on the project documents.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION



Date: April 30, 2026

[illegible]

"Exceed"

9487.00 - LOFTUS AND MALLOY WATER INFILTRATION
 PRE-BID MEETING
 05.05.26

"Execute"

"Plan"

"Listen"

NAME	EMAIL ADDRESS	Company	Phone #
Sam Escherich	Same@DCIgroup-us.com	DCI Group	515 675-3351
Michael Funk	michael.funk@JcTolandpainting.com	JcToland	515 473 2015
NATHAN RATH	nathanr@WesternSpecialtyContractors.com	WESTERN	319 855 0334
Doug Ketcham	d.ketcham@aircondec.com	Air Co.	605-370-3640
NORTH KOCH	north@KochContractors.com	NB KOCH GENERAL CONTRACTORS, INC.	319 264 0889
Keith Mele	Kmele@teamkline.net	Team Kline	515-463-1101
Dominic Bilotta	DBilotta@teamkline.net	Team Kline	763-234-4803
DAVID HAINES	DAVID.HAINES@IVH-STATE.IA.US	IVH	641-750-6022
Ira Anderson	ira.anderson@IVH-STATE.IA.US	IVH	641-750-4332
Chris Fairholm	Chris@ckfairco.com	CK Fairco Inc	515-462-9032
Matt Olson	molson@buildwithball.com	Ball Team LLC	515-901-5562

SECTION 07 8413 - PENETRATION FIRESTOPPING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Penetrations in fire-resistance-rated floors and walls.

1.2 SUBMITTALS.

A. Product Data: For each type of product indicated.

- B. Shop Drawings: For each through-penetration firestop system, submit documentation, including illustrations, from a qualified testing and inspecting agency, showing each type of construction condition penetrated, relationships to adjoining construction, and type of penetrating item.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: A firm that can meet the requirements of FM Global 4991, "Approval of Firestop Contractors." Or can meet the requirements of UL and its "Qualified Firestop Contractor Program Requirements."
- B. Installation Responsibility: Assign installation of through-penetration firestop systems in Project to a single qualified installer.
- C. Coordinate construction of openings and penetrating items to ensure that through-penetration firestop systems are installed according to specified requirements.
- D. Do not cover up through-penetration firestop system installations that will become concealed behind other construction until each installation has been examined by building inspector or Architect.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General: For penetrations through fire-resistance-rated constructions, including both empty openings and openings containing penetrating items, provide through-penetration firestop systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated.

- B. Rated Systems: Provide through-penetration firestop systems with the following ratings determined per ASTM E 814.
 - 1. F-Rated Systems: Provide through-penetration firestop systems with F-ratings indicated, but not less than that equaling or exceeding fire-resistance rating of constructions penetrated.
 - 2. Provide minimum system rating for 1 hour rated fire resistance.
- C. For through-penetration firestop systems exposed to view, traffic, moisture, and physical damage, provide products that, after curing, do not deteriorate when exposed to these conditions both during and after construction.
 - 1. For piping penetrations on exterior walls, provide moisture-resistant through-penetration firestop systems.
 - 2. For penetrations involving insulated piping, provide through-penetration firestop systems not requiring removal of insulation.

2.2 MANUFACTURERS

- A. Available Products: Subject to compliance with requirements, through-penetration firestop systems that may be incorporated into the Work include, but are not limited to, those systems indicated that are produced by one of the following manufacturers:
 - 1. Grace, W. R. & Co. - Conn.
 - 2. Hilti, Inc.
 - 3. Nelson Firestop Products.
 - 4. 3M; Fire Protection Products Division.
 - 5. STI, Specified Technologies Inc.
 - 6. Tremco; Sealant/Weatherproofing Division.
 - 7. Others as pre-approved.

2.3 PENETRATION FIRESTOPPING SYSTEMS

- A. Compatibility: Systems that resist spread of fire, passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated. Provide through-penetration firestop systems that are compatible with one another; with the substrates forming openings; and with the items, if any, penetrating through-penetration firestop systems, under conditions of service and application, as demonstrated by through-penetration firestop system manufacturer based on testing and field experience.
- B. Penetrations in Fire-Resistance-Rated Walls: Penetration firestopping systems with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg.
 - 1. F-Rating: Not less than the fire-resistance rating of constructions penetrated.

- C. Penetrations in Horizontal Assemblies: Penetration firestopping systems with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg.
 - 1. F-Rating: At least one hour, but not less than the fire-resistance rating of constructions penetrated.
 - 2. T-Rating: At least one hour, but not less than the fire-resistance rating of constructions penetrated except for floor penetrations within the cavity of a wall.
 - 3. W-Rating: Provide penetration firestopping systems showing no evidence of water leakage when tested according to UL 1479.
- D. Exposed Penetration Firestopping Systems: Flame-spread and smoke-developed indexes of less than 25 and 450, respectively, per ASTM E 84.
- E. Accessories: Provide components for each penetration firestopping system that are needed to install fill materials and to maintain ratings required. Use only those components specified by penetration firestopping system manufacturer and approved by qualified testing and inspecting agency for conditions indicated.

PART 3 - EXECUTION

3.1 THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for opening configurations, penetrating items, substrates, and other conditions affecting performance of the Work.
- B. General: Install through-penetration firestop systems to comply with Part 1 "Performance Requirements" Article and with firestop system manufacturer's written installation instructions and published drawings for products and applications indicated.
- C. Install forming/damming/backing materials and other accessories of types required to support fill materials during their application and in the position needed to produce cross-sectional shapes and depths required to achieve fire ratings indicated.
 - 1. After installing fill materials and allowing them to fully cure, remove combustible forming materials and other accessories not indicated as permanent components of firestop systems.
- D. Install fill materials for firestop systems by proven techniques to produce the following results:
 - 1. Fill voids and cavities formed by openings, forming materials, accessories, and penetrating items as required to achieve fire-resistance ratings indicated.
 - 2. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.
 - 3. For fill materials that will remain exposed after completing Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

3.2 IDENTIFICATION

- A. Wall Identification: Permanently label walls containing penetration firestopping systems with the words "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," using lettering not less than 3 inches high and with minimum 0.375-inch strokes.
- B. Penetration Identification: Identify each penetration firestopping system with legible metal or plastic labels. Attach labels permanently to surfaces adjacent to and within 6 inches of penetration firestopping system edge so labels are visible to anyone seeking to remove penetrating items or firestopping systems. Use mechanical fasteners or self-adhering-type labels with adhesives capable of permanently bonding labels to surfaces on which labels are placed. Include the following information on labels:
 - 1. The words "Warning - Through-Penetration Firestop System - Do Not Disturb."
 - 2. Date of installation.
 - 3. Firestop system manufacturer's name.

3.3 FIELD QUALITY CONTROL

- A. Architect will inspect through-penetration firestops. Where deficiencies are found, repair or replace through-penetration firestop systems so they comply with requirements.
- B. Proceed with enclosing through-penetration firestop systems with other construction only after inspection and firestop installations comply with requirements.

END OF SECTION 07 8413