

Addendum 1 for RFB950400-02

Project Name: WRC Food Service Elevator Replacement
DAS RFB #: 950400-02
DAS Project #: 9504.00
Date: 9/2/2026

Bids Due: September 9, 2026, at 2:00pm

TO: PROSPECTIVE BIDDERS:

THIS ADDENDUM FORMS A PART OF THE BIDDING AND CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED 08-14-2026, 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.

CHANGES TO SPECIFICATIONS

- 01 1200 Contract Summary
 - Replace entire section with attached version.
 - Removal of Note 5 for buildout of temporary enclosure from BP #01
 - Adjusted note for BP #03 under Division 02 – Existing Conditions to remove the demo of steam piping for BP #03. This is gas piping and will remain for the project

CHANGES TO DRAWINGS

- Sheet ME101 – Mechanical Electrical Plan
 - **Modify** note indicating the removal of steam piping to correct system. This pipe is a gas pipe that should remain. Refer to ME101 drawing attached.

ATTACHMENTS

1. Pre-Bid Meeting Minutes and Sign in Sheet held on 08/27/2026.
2. Revised 01 1200 Contract Summary Spec Section
3. Revised drawing sheet ME101 – Mechanical Electrical Plan

END OF ADDENDUM



AGENDA PRE-BID MEETING

WRC Food Service Elevator Replacement

DAS Project No. 9504.00

Woodward, Iowa

9:00 am on August 27, 2026

I. Introductions

- a. Please register your attendance on the sign-in sheet.

II. Project Overview

- a. Project Description: Removing and replacing the existing food service elevator at the Woodward Resource Center.
- b. Bid Package #01 has already been awarded but is included for reference.
- c. Bid Packages
 - i. **Bid Package #01 (Already Awarded)** – 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
 - i. All work associated with elevator demolition.
 - d. Division 03 – Concrete
 - i. Complete.
 - e. Division 06 – Wood, Plastics, and Composites
 - i. Complete.
 - f. Division 14 – Conveying Equipment
 - i. 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.

WRC Food Service Elevator Replacement

Pre-Bid Meeting

August 27, 2026

- ~~5. 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.~~
6. Clarification: The elevator downtime can only be for 6 weeks.
- ii. **Bid Package #02 – General Construction:** 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
 - i. Demolition sheet metal and access panel in machine room. Exclude all MEP and elevator demolition.
 - d. Division 05 – Metals
 - i. Complete.
 - e. Division 06 – Wood, Plastics, and Composites
 - i. Complete.
 - f. Division 09 – Finishes
 - i. Complete.
 2. Drawings:
 - a. The following drawings and clarifications listed below: AG001, AG002, AG100, AD100, AD200, AD201, and A101.
 3. Clarification: Scope of work includes replacement of sheet metal enclosure, drywall ceiling, patching walls, caulking holes left by abandoned conduit, and painting.
 4. Clarification: The elevator downtime can only be for 6 weeks.
 5. Clarification: Exclude all work related to the elevator cab and elevator doors.
 6. 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.
 7. 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.

WRC Food Service Elevator Replacement

Pre-Bid Meeting

August 27, 2026

iii. **Bid Package #03 – Mechanical & Plumbing:** 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
 - i. Demolition of existing sump pump motor ~~and abandoned steam piping~~
 - d. Division 22 – Plumbing
 - i. Complete.
 - e. Division 23 – Heating, Ventilating, and Air-Conditioning
 - i. Complete.
2. Drawings:
 - a. Includes all drawings with clarifications listed below.
3. Clarification: Scope of work includes all mechanical and plumbing work.
4. Clarification: Includes coring all openings needed for duct/pipe routing.
5. Clarification: The elevator downtime can only be for 6 weeks.
6. Clarification: Exclude all work related to the elevator cab and elevator doors.
7. 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.

iv. **Bid Package #04 – Electrical:** 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
 - i. Demolition of electrical circuits and disconnects.
 - d. Division 26 – Electrical
 - i. Complete.
 - e. Division 27 – Communications
 - i. Complete.
 - f. Division 28 – Electronic Safety and Security
 - i. Complete.
2. Drawings:
 - a. Includes all drawings with clarifications listed below.
3. Clarification: Scope of work includes all electrical work.
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.
7. 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.

WRC Food Service Elevator Replacement

Pre-Bid Meeting

August 27, 2026

- v. **Bid Package #05** – Combined Bid Option for General Construction (BP 02), Mechanical & Plumbing (BP 03), Electrical (BP 04): 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
 - i. Demolition of all other materials that is not the elevator or elevator doors.
 - d. Division 05 – Metals
 - i. Complete.
 - e. Division 06 – Wood, Plastics, and Composites
 - i. Complete.
 - f. Division 09 – Finishes
 - i. Complete.
 - g. Division 22 – Plumbing
 - i. Complete.
 - h. Division 23 – Heating, Ventilating, and Air-Conditioning
 - i. Complete.
 - i. Division 26 – Electrical
 - i. Complete.
 - j. Division 27 – Communications
 - i. Complete.
 - k. Division 28 – Electronic Safety and Security
 - i. Complete.
 - 2. Drawings:
 - a. Includes all drawings with clarifications listed below.
 - 3. Clarification: Scope of work includes all work as described in BP #02, BP #03, and BP #04.
 - 4. Clarification: The elevator downtime can only be for 6 weeks.
 - 5. Clarification: Exclude all work related to the elevator cab and elevator doors.
 - 6. 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. Schedule
 - i. Elevator downtime must be a maximum of 6 weeks.
 - ii. Substantial Completion by 4/9/2026.
- e. Site Rules
 - i. Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractor/suppliers is taking place.
 - ii. Contractors provide daily logs for each day they are on site.
 - iii. Construction progress meeting will be established once construction starts.
 - iv. Clean debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area.
 - v. Each person must pass a State of Iowa background check prior to working at this campus. There is no cost to the Contractors. We recommend that two weeks be allowed for this process.

WRC Food Service Elevator Replacement

Pre-Bid Meeting

August 27, 2026

- vi. Each person must attend a 15-minute WRC/Story Construction orientation prior to working at this campus.
- vii. During an emergency, follow the instructions of the security staff.
- viii. 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.
- ix. Company and personal vehicles are to be parked, windows up, and locked in designated or authorized areas of the work and never leave keys in the vehicle.
- x. All state properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- xi. Wearing hardhats, safety glasses, work boots, long pants, and shirts with sleeves are a requirement of this project.
- xii. Photography of the Woodward Resource Center residents or employees is prohibited.
- xiii. Work Hours
 - 1. Work hours are from 6:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.
- xiv. Temporary Facilities and Controls
 - 1. The Contractor will be allowed to utilize existing utilities. However, the Contractor shall install, maintain, and remove temporary utilities as necessary to suit their needs. Temporary utilities shall not disrupt the Facility's need for continuous service. If using the permanent electrical and water utilities, the Owner will pay for the cost of consumption. (Section 01 5000-1.02)
 - 2. The Construction Manager/Owner will provide the following:
 - a. Sanitary facilities.
 - b. Temporary gravel parking, laydown, and trailer area.
- xv. Safety
 - 1. Lock-Out Tag-Out
 - 2. Silica requirements must be followed
 - 3. Public Safety
 - 4. Working in a kitchen where food is prepared.
 - 5. DNR Demolition & Asbestos Form
 - 6. Site Safety Plan
 - 7. Vehicles Need to be Locked at all Times
- xvi. There will be no shutdowns of utilities on Fridays.

WRC Food Service Elevator Replacement

Pre-Bid Meeting

August 27, 2026

III. RFB Overview

a. Bid Submission

- i. Bids are due at **2:00 pm on Wednesday, September 9th, 2026.**
- ii. Bids shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.
 1. Link and information is in the project manual.
 2. Contractors will need to register prior to bidding.
 3. Bidders will need to register regardless of whether it has already done business with the State of Iowa.
 4. 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.
 5. Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.
 6. Do not send a qualified bid. Bid the contract drawings and specifications as written.
- iii. Bid Opening will be held via conference call on Wednesday, September 9th at 3:00 pm.
- iv. Contractor shall reference section 00 0116 for the bid submittal checklist.
 1. Bid Proposal Information
 2. Non Discrimination Clause Information
 3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
 4. Bid Security – 5% of total Bid amount
- v. Apparent low bidder will be required to submit subcontractor/supplier list 48 hours after bid opening.

b. Bid Schedule

- i. Questions/Substitutions Due in Writing to Construction.Procurement@das.iowa.gov: 9/2/2026 at 10:00 am.
- ii. Addendum Issued: 8/31/2026
- iii. Bids Due: Wednesday, September 9th, 2026 at 2:00 pm**
- iv. Tentative NOI Issued: 9/10/2026

c. Administrative Details

- i. The contract between the State of Iowa and the Contractor will be for a lump sum amount, utilizing a modified ConsensusDOCS 802 Standard Form of Agreement. An example of the contract is included in Division 00 of the specifications.
- ii. The project is exempt from Sales Tax. See Section 00 2113-3.02.
- iii. Davis-Bacon rules do not apply to this project.
- iv. Project-specific P&P bonds must be provided prior to contract execution.
- v. Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.
- vi. The successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.
- vii. DAS will provide tax exempt certificates upon request.

WRC Food Service Elevator Replacement

Pre-Bid Meeting

August 27, 2026

- viii. Procore will be used for all project management, at no cost to the trade contractor.
 - 1. Submittals, Invoicing, RFIs, ASIs, PRs, RFQs
 - 2. Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign.
- ix. Contractor Schedule of Values shall be broken out as specified in the project manual.
 - 1. SOV must contain a closeout line item for the greater value of 1% of the total contract value or \$1,000.
 - 2. The line item can only be invoiced once the certificate of final completion has been signed by all parties.

IV. Questions

V. Walkthrough

WRC Food Service Elevator Replacement
Pre-Bid Meeting

August 27, 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 Kooten	Reliable I	les@reliableiowa.com	515-297-3395
WASE CROW	BRETHOLZ	WASEC@BRETHOLZ.COM	515-321-0751
Aaron Twedt	OPN	atwedt@opnarchitects.com	
Terry Forreth	Trinity Construction		515 418-5889

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. The project includes but not limited to:
 - 1. Bid Package 02: General Construction
 - 2. Bid Package 03: Mechanical & Plumbing
 - 3. Bid Package 04: Electrical
 - 4. Bid Package 05: Combined Bid Option for General Construction (BP 02), Mechanical & Plumbing (BP 03), and Electrical (BP 04)
- C. Bid Packages that have already been bid but are included for reference.
 - 1. Bid Package 01: Elevator Replacement
- D. 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 and Unit Price #01 have already been awarded but are included for reference.**
- B. **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 06 – Wood, Plastics, and Composites
 - 1) Complete.
 - f. 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.

- C. **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.
- D. **Bid Package #02** – General Construction: 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 sheet metal and access panel in machine room. Exclude all MEP and elevator demolition.
 - d. Division 05 – Metals
 - 1) Complete.
 - e. Division 06 – Wood, Plastics, and Composites
 - 1) Complete.
 - f. Division 09 – Finishes
 - 1) Complete.
 2. Drawings:
 - a. The following drawings and clarifications listed below: AG001, AG002, AG100, AD100, AD200, AD201, and A101.
 3. Clarification: Scope of work includes replacement of sheet metal enclosure, drywall ceiling, patching walls, caulking holes left by abandoned conduit, and painting.
 4. Clarification: The elevator downtime can only be for 6 weeks.
 5. Clarification: Exclude all work related to the elevator cab and elevator doors.
 6. 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.
 7. 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.
- E. **Bid Package #03** – Mechanical & Plumbing: 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 existing sump pump motor.
 - d. Division 22 – Plumbing
 - 1) Complete.
 - e. Division 23 – Heating, Ventilating, and Air-Conditioning
 - 1) Complete.

2. Drawings:
 - a. Includes all drawings with clarifications listed below.
 3. Clarification: Scope of work includes all mechanical and plumbing work.
 4. Clarification: Includes coring all openings needed for duct/pipe routing.
 5. Clarification: The elevator downtime can only be for 6 weeks.
 6. Clarification: Exclude all work related to the elevator cab and elevator doors.
 7. 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.
- F. **Bid Package #04** – Electrical: 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 electrical circuits and disconnects.
 - d. Division 26 – Electrical
 - 1) Complete.
 - e. Division 27 – Communications
 - 1) Complete.
 - f. Division 28 – Electronic Safety and Security
 - 1) Complete.
 2. Drawings:
 - a. Includes all drawings with clarifications listed below.
 3. Clarification: Scope of work includes all electrical work.
 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.
 7. 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.
- G. **Bid Package #05** – Combined Bid Option for General Construction (BP 02), Mechanical & Plumbing (BP 03), Electrical (BP 04): 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.
 2. Drawings:
 - a. Includes all drawings with clarifications listed below.

3. Clarification: Scope of work includes all work as described in BP #02, BP #03, and BP #04.
4. Clarification: The elevator downtime can only be for 6 weeks.
5. Clarification: Exclude all work related to the elevator cab and elevator doors.
6. 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.

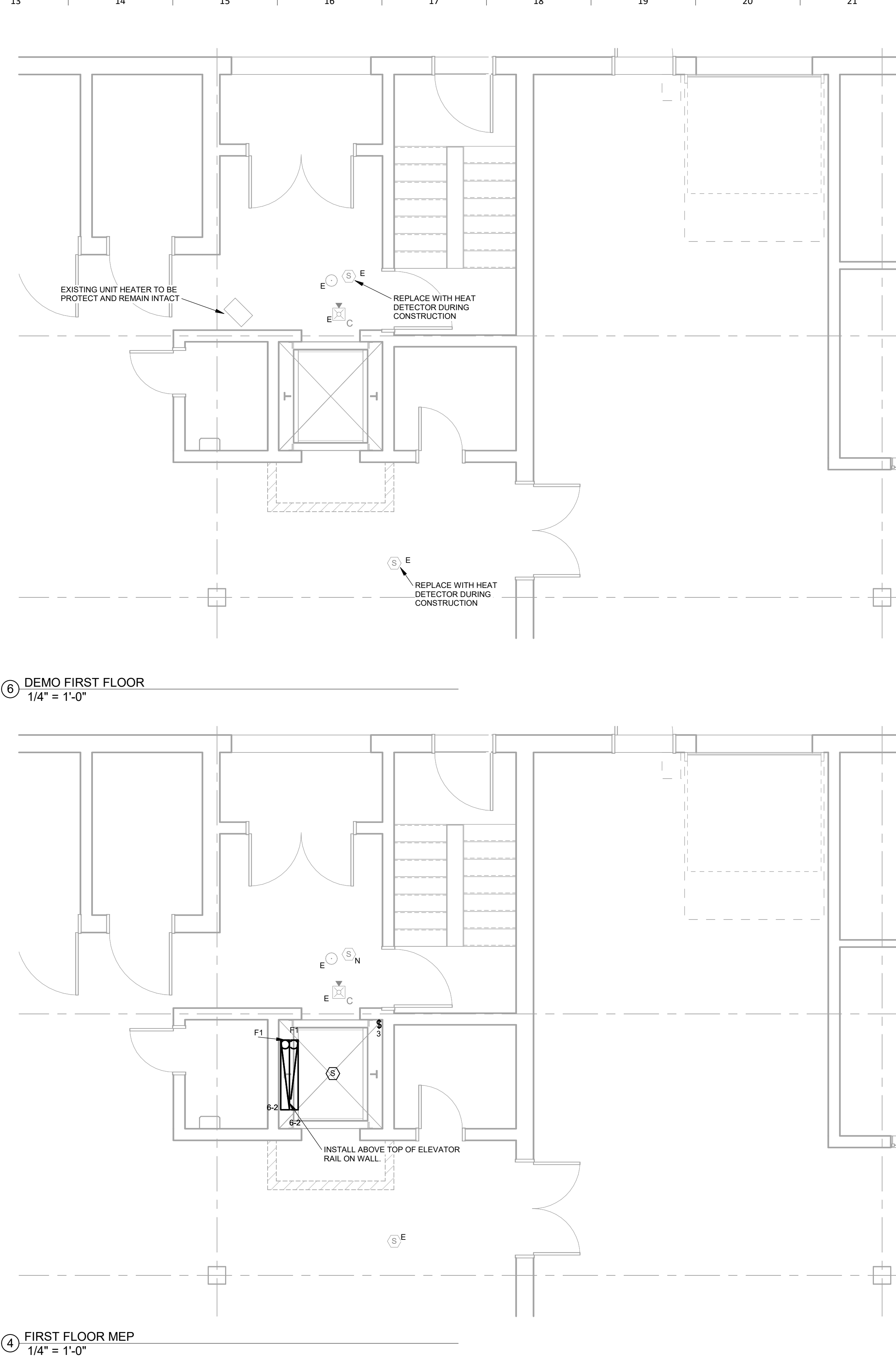
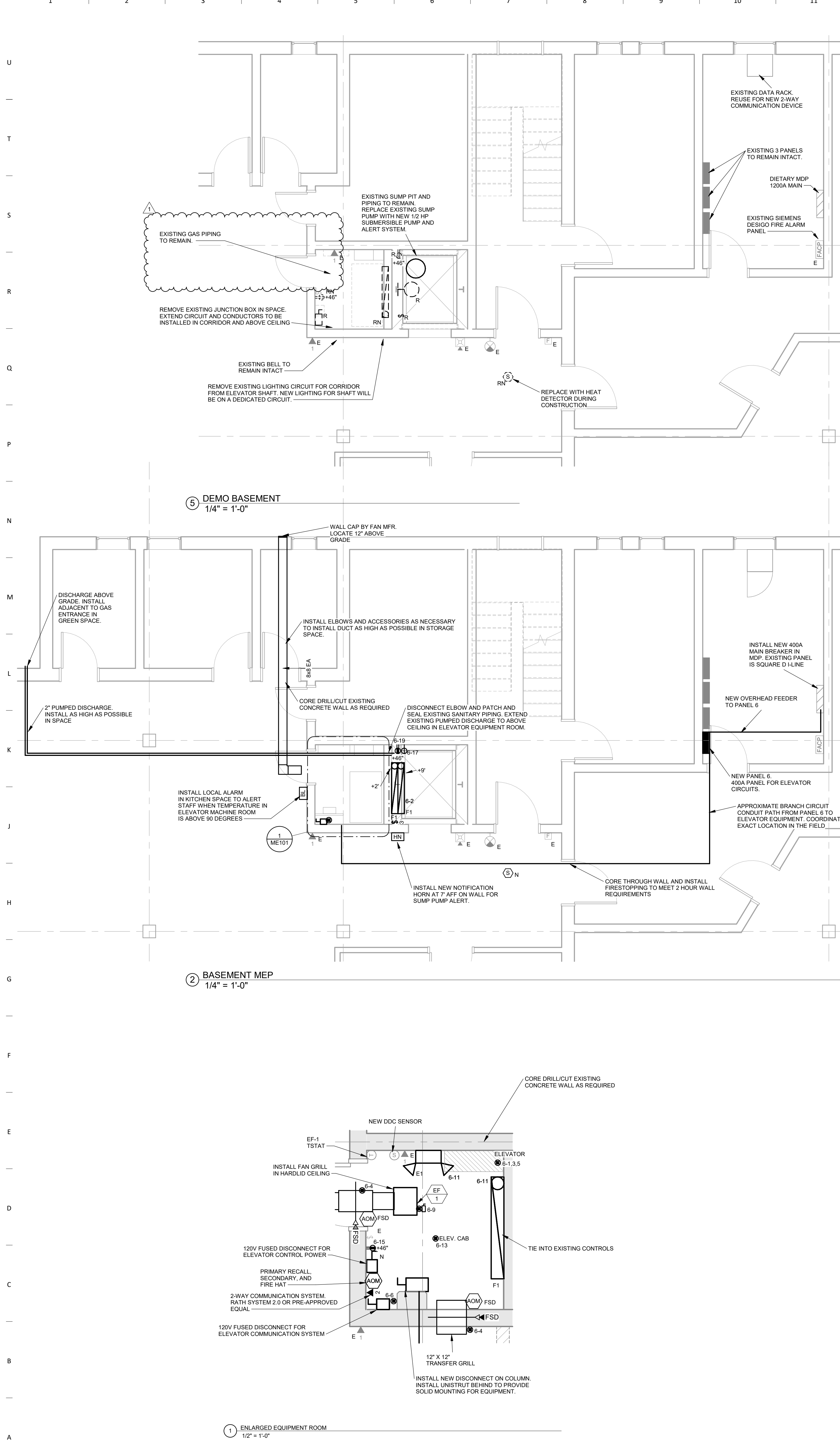
H. **Work Performed by Owner:** WRC will perform the following work items:

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



ELECTRICAL DEMOLITION NOTES

- DEMOLITION DRAWINGS PRESENT LAYOUT OF EXISTING CONDITIONS AND MAJOR MECHANICAL/ELECTRICAL ITEMS. FIELD VERIFY EXISTING CONDITIONS AND BECOME FAMILIAR WITH EXISTING ELECTRICAL SYSTEM AND DEMOLITION SCOPE BEFORE WORK BEGINS.
- ADDITIONAL COMPONENTS MAY EXIST WHICH ARE NOT SHOWN. HANDLE SUCH ITEMS IN A MANNER SIMILAR TO THOSE ITEMS WHICH ARE SHOWN.
- REMOVE ELECTRICAL FACILITIES AND CLEAR THE AREA TO RECEIVE THE NEW WORK.
 - REMOVE ALL CONDUIT, WIRE, BOXES, ETC., AS REQUIRED BY WALL AND CEILING DEMOLITION.
 - IDENTIFY THE LOCATION OR ITEMS SERVED FOR ALL DISCONNECTED BRANCH CIRCUITS BEFORE DEMOLITION. MAINTAIN CIRCUITS SERVING AREAS BEYOND THE DEMOLITION AREA.
 - REMOVE AND REINSTALL CEILING TILES AS REQUIRED TO REMOVE THE ELECTRICAL FACILITIES NOTED. REPLACE CEILING TILES DAMAGED DURING DEMOLITION.
 - KEEP EXISTING SYSTEMS OPERATIONAL DURING ALL PHASES OF CONSTRUCTION UNLESS NECESARY FOR DEMOLITION.
 - OBTAIN OWNER'S PERMISSION TO SHUT OFF SERVICES OR SYSTEMS WHICH MAY AFFECT OTHER AREAS BEYOND DEMOLITION AREA. INFORM OWNER AS TO THE REASON FOR AND THE DURATION OF THE SHUTDOWN.
 - REPAIR AT CONTRACTORS EXPENSE ANY DAMAGED CONDUIT OR WIRE NOT IDENTIFIED FOR DEMOLITION.
 - INSTALL BLANK COVERPLATES/COVERS OVER OPENINGS AT REMOVED DEVICE LOCATIONS.
- ALL WIRING FOR REMODELED AREAS SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROTECT EXISTING DEVICES IDENTIFIED TO REMAIN OR BE RELOCATED. IF AN EXISTING DEVICE CANNOT BE REINSTALLED NOTIFY DESIGN TEAM DURING DEMOLITION. REPLACE FUNCTIONING ITEMS DAMAGED DURING DEMOLITION.
- REMOVED/DEMOLISHED EQUIPMENT REMAINS THE PROPERTY OF THE OWNER UNLESS OTHERWISE NOTED. VERIFY OWNERS SALVAGE SELECTIONS AND DISPOSE ALL OTHER MATERIALS.
- PLAN ABBREVIATIONS:
 - E - EXISTING ITEM TO REMAIN
 - ER - NEW LOCATION OF EXISTING ITEM
 - N - NEW ITEM IN EXISTING LOCATION
 - R - EXISTING ITEM TO BE REMOVED, PATCH AND/OR COVER
 - RN - REPLACE EXISTING WITH NEW
 - RR - EXISTING ITEM TO BE REMOVED AND RELOCATED

LIGHTING GENERAL NOTES

- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- UNLESS NOTED OTHERWISE, CONNECT ALL EMERGENCY BATTERY FIXTURES WITH AN UN-SWITCHED LEG OF THE LIGHTING CIRCUIT THAT SERVES THE FIXTURES SPACE. MAINTAIN NORMAL SWITCHING SCHEME OF EMERGENCY FIXTURES UNDER NORMAL OPERATION.
- LIGHTING CONTROLS SENSORS SHOWN ON PLANS AT SUGGESTED LOCATIONS. VERIFY FINAL LOCATIONS AND QUANTITIES WITH MANUFACTURER GUIDELINES AND INSTALLATION RECOMMENDATIONS. COORDINATE RELOCATIONS WITH ARCHITECTS CEILING PLAN.

POWER GENERAL NOTES

- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- COORDINATE ELECTRICAL REQUIREMENTS FOR MECHANICAL UNITS WITH MECHANICAL CONTRACTOR AND FINAL MECHANICAL SHOP DRAWINGS.
- PROVIDE PENETRATIONS REQUIRED FOR ROUTING RACEWAYS THROUGH THE BUILDING. COORDINATE FIRE RATED WALL PENETRATIONS AND PROVIDE CONDUIT SLEEVES AND FIRE STOPPING TO MAINTAIN RATING.

COMMUNICATION GENERAL NOTES

- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- PROVIDE PENETRATIONS REQUIRED FOR ROUTING CABLING AND RACEWAYS THROUGH THE BUILDING. COORDINATE FIRE RATED WALL PENETRATIONS AND PROVIDE CONDUIT SLEEVES AND FIRE STOPPING TO MAINTAIN RATING.
- PROVIDE J-HOOKS, BRIDLE RINGS AND OTHER ACCESSORIES REQUIRED TO SUPPORT ALL TELECOMMUNICATIONS AND SECURITY MANAGEMENT SYSTEM CABLING.

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Key Plan

Revision	Description	Date
Addendum #1		08/02/2025
6		

OPN Project No.
25832000

Sheet Issue Date
100% CD SET

Sheet Name
MECHANICAL-ELECTRICAL PLAN

Sheet Number
ME101

06/16/26