

Addendum #02 for RFB #951800-01

Project Name: DOM-IT Jessie Parker South Renovation

DAS RFB #: 951800-01

DAS Project: 9518.00

Date: April 24, 2026

Addendum #02:

This addendum is issued to modify, clarify, or amend the original Project Drawings and Specifications and is hereby made part of the Contract Documents. The Contractor shall be responsible for incorporating items in this Addendum to the Work. The following shall take precedence over anything to the contrary in the Drawings or Specifications. **This addendum shall also supersede any previous addenda.**

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

This Addendum consists of:

General Items:

1. Addendum Pages (3 Pages)
2. Meeting Minutes from Prebid Meeting held on April 22, 2026 (5 Pages)
3. Sign in Sheet from Prebid Meeting held on April 22, 2026 (1 Page)
4. Revised 00 4116 – Bid Form (5 Pages)
5. Revised 01 1200 – Contract Summary (10 Pages)
6. Add 27 5119 – Sound Masking Systems (18 Pages)
7. Drawings Sheets – G0.00, A0.80, A0.81, A0.82, A1.00, A1.01, A1.02, SM200, SM201, SM202, SM400 and SM500 (12 Pages)

Changes to Specifications

1. **Section 00 4116 – Bid Form**
 - a. **Add Alternate #02 – Corner Guard Replacement**
 - b. **Add Alternate #03 – Sound Masking**
2. **Section 01 1200 – Contract Summary**
 - a. **Section 1.09**
 - i. **Add Section F - Alternate #02 – Corner Guard Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 1. Provide all labor, materials, and equipment to replace all corner guards as noted in the drawings.
 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 4. Execute accepted alternates under the same conditions as other work of the Contract.
 - ii. **Add Section G - Alternate #03 – Sound Masking:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 1. Contractor shall provide and install a complete above ceiling sound masking system. This shall include, but not be limited to, all emitters, accessories, cabling, supports, sound masking generator, controller, band equalizer, amplifier, and rack mount kit.

2. Contractor shall provide a submittal showing proposed layout of emitters based on manufacturer recommendations.
3. Programming, startup, and Owner training of the system is by this contractor. Connections to the Owner network will be installed by others.
4. Contractor shall assume a minimum of 3 hours for Owner training onsite. Contractor shall be responsible for providing a training agenda for review in advance.
5. Contractor shall include one post occupancy visit to adjust sound masking based on Owner feedback.
6. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
7. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
8. Execute accepted alternates under the same conditions as other work of the Contract.

iii. Section 27 51 19 – Sound Masking System

- b. **Adds** Sound Masking Section to the documents.

Changes to Drawings

1. **G0.00 – Cover**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** Sound Masking sheets to the Index.
2. **A0.80 – Demolition Plan – Lower Level**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** locations of corner guards.
3. **A0.81 – Demolition Plan – Level 1**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** locations of corner guards.
4. **A0.82 – Demolition Plan – Level 2**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** locations of corner guards.
5. **A1.00 – Floor Plan – Lower Level**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** locations of corner guards.
 - ii. **Change** New Construction General Note to read: "New carpet (demo existing carpet) and wall base (including under windows) throughout, unless otherwise noted."
 - iii. **Add** New Construction General Note to read: "Add Alt 2: Remove and replace all corner guards (same height, 4ft, vif), color TBD".
 - iv. **Add** New Construction General Note to read: "Paint gyp. bd. wall under windows dark gray to match wall base color."
6. **A1.01 – Floor Plan – Level 1**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** locations of corner guards.
 - ii. **Change** New Construction General Note to read: "New carpet (demo existing carpet) and wall base (including under windows) throughout, unless otherwise noted."
 - iii. **Add** New Construction General Note to read: "Add Alt 2: Remove and replace all corner guards (same height, 4ft, vif), color TBD".
 - iv. **Add** New Construction General Note to read: "Paint gyp. bd. wall under windows dark gray to match wall base color."
7. **A1.02 – Floor Plan – Level 2**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** locations of corner guards.
 - ii. **Change** New Construction General Note to read: "New carpet (demo existing carpet) and wall base (including under windows) throughout, unless otherwise noted."
 - iii. **Add** New Construction General Note to read: "Add Alt 2: Remove and replace all corner guards (same height, 4ft, vif), color TBD".

- iv. **Add** New Construction General Note to rea: "Paint gyp. bd. wall under windows dark gray to match wall base color."
- 8. **SM000 – Sound Masking Coversheet**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** sheet to the set of documents.
- 9. **SM201 – Level 1 Floor Plan – Sound Masking**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** sheet to the set of documents.
- 10. **SM202 – Level 2 Floor Plan – Sound Masking**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** sheet to the set of documents.
- 11. **SM400 – Sound Masking Details**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** sheet to the set of documents.
- 12. **SM500 – Sound Masking Diagrams**
 - a. **REPLACE** original sheet with the revised sheet included in this addendum.
 - i. **Adds** sheet to the set of documents.

Questions and Answers:

Q1. What is the budget for the electrical scope?

A1. Base scope electrical budget is estimated at \$239,005.30

RFB 951800-01 Pre-Bid Minutes: Meeting #1

Meeting Date	Apr 22, 2026	Meeting Time	09:00 am - 10:30 am Central Time (US & Canada)
Meeting Location	510 E 12th Street Des Moines, Iowa 50319	Video Conferencing Link	Join Meeting Link
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments	9518.00 - 011200R - Contract Summary (Revised Add. #1).pdf , Addendum #01 - RFB 951800-01.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Barbara Bendon	DAS Space Management & Leasing Division	P: (515) 281-8887	barbara.bendon@iowa.gov	Present
Julie Fisher	DCI Group	P: (515) 244-5043	julie@dcigroup-us.com	Present
Kurt Fisher	DCI Group	P: (515) 244-5043	kurtf@dcigroup-us.com	Present
Scott Gustafson	DCI Group	P: (515) 244-5043	scottg@dcigroup-us.com	Present
Nate Jacques	IMEG Consultants Corp	P: (515) 334-4303	nathaniel.k.jacques@imegcorp.com	Present
Zachary R. Ross	IMEG Consultants Corp	P: (515) 297-8656	zachary.r.ross@imegcorp.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present
David Gosnell	Substance LLC	P: (515) 699-1674	dgosnell@substancearchitecture.com	Present
Matt Rodekamp	Substance LLC	P: (515) 699-1655	mrodekamp@substancearchitecture.com	Present
Jeff Wagner	Substance LLC	P: (515) 699-1655	jwagner@substancearchitecture.com	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description DAS - Jennie Elliott - Owner Rep. - Barb Bendon - Bureau Chief - Space Management DCI Group - Construction Manager - Scott Gustafson - Senior Project Manager - Jarrad Boever - Project Manager - Kurt Fisher - Senior Superintendent				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Design Team				
		- Substance Architecture - Matt Rodekamp - David Gosnell - Jeff Wagner - IMEG - Nate Jacques - Joshua Muchewicz - Zach Ross				
		Attachments Sharp Copier_20080104_200538.pdf				
		Official Documented Meeting Minutes See attached attendance list.				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		Description Bid Packages - BP #01 - General Construction - BP #02 - Flooring - BP #03 - Electrical, Low Voltage and Fire Alarm - BP #04 - Mechanical and Plumbing Alternates - Alt. #01 - Thermostat Replacement - Team is working on adding sounds masking on 1st and 2nd floor as a second alternate.				
		Official Documented Meeting Minutes - Floor drain found in the basement found after abatement. Design team to review if additional work is needed. - Corner guards are installed throughout. Team to review if these need modified. - Need to find an area that ceiling can get replaced so the parts can be salvaged for reinstallation.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
		Description - Contract(s) Issued: May 22, 2026 - Submittals: June 10, 2026 - Construction: June 2, 2026 - Closeout: October 6, 2026				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ Turnover of 3 offices on 2nd floor by August 28, 2026 A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule. State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day Official Documented Meeting Minutes • No questions.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description • Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place. • Contractors shall provide daily logs for each day they are on site. • Construction progress meeting will be established once construction starts. • It is of the utmost importance to show respect and courtesy to all staff at all times. • Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area. • No smoking, vaping or smokeless tobacco use onsite. Site specific rules • Work hours are from 07:00 AM to 05:00 PM, Monday through Friday unless arrangements are made in advance. • 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. • Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project. ◦ Fire Watch: Written requests will be required four days in advance of work. When the fire alarm system must be put in bypass or test, the contractor shall provide personnel at the fire alarm panel to continuously monitor the panel. The personnel shall be required to meet with State prior to fire watch for training. Anticipate less than one hour for training. If the fire detection systems will be disabled, the contractor shall also provide sufficient personnel dedicated to fire watch only in the areas disabled and maintain a fire watch log. Template notifications, procedures, and logs are available for the contractor's use. If procedures are not followed properly then the State will provide fire watch at the contractor's cost. ◦ Hot Work: Hot work shall be conducted per OSHA guidelines. It will be the responsibility of the contractor to provide personnel for fire watch and to maintain a fire watch log. • All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas. • You are permitted access only to the work site and no other area of the institution. • No drugs, alcohol, or firearms are allowed on the work site. • Do not leave money, drugs, alcohol, or firearms in your personal vehicle. • Company and personal vehicles are to be parked and locked in designated or authorized area of the work. • Secure all tools at the end of the day. • Maintain control of all tools, supplies, and debris at all times during the work. • <i>View Specification 01 1200 - Contract Summary for more information.</i> Official Documented Meeting Minutes • No questions.						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description - Bids are due no later than 2:00 PM, Thursday, April 30, 2026. - The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. - Link and information is in the project manual - Contractors will need to register prior to bidding - Bidders will need to register regardless of whether it has already done business with the State of Iowa. - 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. - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. - Bid Opening will be held via conference call on 3:30 PM, Thursday, April 30, 2026 - Call in information is provided on the Notice to Bidders. - Contractor shall reference section 00 0116 for the bid submittal checklist - Bid Proposal Information - Non Discrimination Clause Information - Contractor Targeted Small Business Enterprise Pre-Bid Contract Information - Bid Security – 5% of total Bid amount - Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening						
Official Documented Meeting Minutes No questions.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description - Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: 2:00 PM, Thursday, April 24, 2026 - Addendum Issued: Addendum #1 was issued on April 21, 2026 - Bids Due: 2:00 PM, Thursday, April 30, 2026 - Tentative NOI Issued: April 31, 2026						
Attachments 9518.00 - Schedule.pdf						
Official Documented Meeting Minutes No questions.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description - Contractors will sign a modified ConsensusDocs 802. Example in the project manual. - Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- Project-specific P&P bonds must be provided prior to contract execution. - Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid. - DAS will provide tax exempt certificates upon request. - Procure will be used for all project management, at no cost to the trade contractor. - Submittals, Invoicing, RFIs, ASIs, PRs, RFQs - Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign - Contractor Schedule of Values shall be broken out as specified in the project manual. - SOV must contain a closeout line item for at least 1% of the total contract value. - This line item can only be invoiced once the certificate of final completion has been signed by all parties.				
		Official Documented Meeting Minutes No questions.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
		Description Additional site visits are available upon request. If you would like to schedule a site visit, please reach out to construction.procurement@iowa.gov.				

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
		Description Submit all questions in writing to construction.procurement@iowa.gov . On Sheets M201 and M202 there are several notes regarding VAV Box refurbishment. In our review of these items, in our opinion, what a mechanical contractor would have to include to “cover themselves” on materials and labor to cover these refurbishment tasks would exceed the cost of simply removing the existing VAV Box, providing a new replacement, removing the Siemens Controller from the existing box and reinstalling on new box, and reconnecting to ductwork , and you will still have a used but refurbished VAV Box, versus a clean start for a new box				
		Official Documented Meeting Minutes - The mechanical (VAV) questions was discussed. This note will be getting pulled back and no additional work will be getting completed on the VAVs. Additional information will be coming on the following Addendum (Addendum #3).				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.

Project: 9518.00 - Jessie Parker

RFB 951800-01 Fixed Meeting

Date: 4/22/2026

PLEASE PRINT CLEARLY

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SECTION 00 4116

BID FORM

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

RFB #951800-01

BID FORM for CONSTRUCTION CONTRACT

for

Jessie Parker Building
510 E 12th Street
Des Moines, Iowa 50319
Project 9518.00

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 April 10, 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	_____	_____	_____	_____	_____
Dated	_____	_____	_____	_____	_____

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

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

BID PACKAGES:

BP 01

Description: General Construction

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

Dollars
(\$_____).

BP 02

Description: Flooring

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

Dollars
(\$_____).

BP 03

Description: Electrical, Low Voltage and Fire Alarm

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

Dollars
(\$_____).

BP 04

Description: Mechanical and Plumbing

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

Dollars
(\$_____).

ALTERNATES:

ALT 01

Description: Thermostat Replacement

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

Dollars
(\$_____).

ALT 02

Description: Corner Guard Replacement

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

Dollars
(\$_____).

ALT 03 Sound Masking

Description: New Sounds Masking System

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

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: Jessie Parker Building – South, 510 E. 12th, Des Moines, Iowa 50319
- B. DAS Project #: 9518.00
- 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: Jennie Elliott, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: DCI Group, 220 SE 6th St., Des Moines, IA 50023

1.03 PROJECT SUMMARY

- A. The project includes renovations to three floors of the Jessie Parker building South.
- B. Target date to provide substantial completion is October 7, 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 the bid. This would include, but not be limited to, temporary facilities, protection of the work, security of equipment, materials, and work in progress, etc. Contractor's Work shall be performed in accordance with the Drawings, Specification Divisions 00 and 01, and Specification sections applicable to each Contractor's scope.
 - 2. Contractor is responsible for all labor and equipment to unload, account for all material delivered, stock, and delivery for this scope of work. Storage and delivery of materials and equipment at the Site shall be permitted only to the extent approved in advance by the Construction Manager, and if anything so stored obstructs the progress of any portion of the work, it shall be promptly removed or relocated by the Contractor without reimbursement.
 - 3. On site supervision by Prime Contractor at all times work by that contractor or their subcontractors/suppliers is taking place.
 - 4. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of

trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.

5. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
6. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.
8. All contractors shall be aware that the general demolition (i.e. doors and walls) will be completed by others prior to the start of construction. This includes the work identified on A0.80, A0.81, A0.82

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.

1.07 OWNER OCCUPANCY

- A. Owner intends to occupy **Phase 1 of the project by 8/28/2026 and the remainder of 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.

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. **Deleted – Addendum #01.**
- C. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
 1. **Fire Watch: Written requests will be required four days in advance of work. When the fire alarm system must be put in bypass or test, the contractor shall provide personnel at the fire alarm panel to continuously monitor the panel. The personnel shall be required to meet with State prior to fire watch for training. Anticipate less than one hour for training. If the fire detection systems will be disabled, the contractor shall also provide sufficient personnel dedicated to fire watch only in the areas disabled and maintain a fire watch log. Template notifications, procedures, and logs are available for the contractor's use. If procedures are not followed properly then the State will provide fire watch at the contractor's cost.**

2. Hot Work: Hot work shall be conducted per OSHA guidelines. It will be the responsibility of the contractor to provide personnel for fire watch and to maintain a fire watch log.

- 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. **Deleted – Addendum #01.**
- L. **Deleted – Addendum #01.**
- M. **Deleted – Addendum #01.**
- N. **Deleted – Addendum #01.**
- O. **Deleted – Addendum #01.**
- P. **Deleted – Addendum #01.**

1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01 – General Construction:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. General:
 - a. **Deleted – Addendum #01.**
 - b. **Deleted – Addendum #01.**
 - c. **Contractor shall be responsible for providing dumpster services and temporary sanitary services for all bid packages for the duration of the project.**
 - d. **Contractor is responsible for signage as needed to maintain life safety.**
 - e. **Contractor is responsible for protecting finishes to remain in areas outside of the construction area.**
 - f. **Contractor shall be responsible for any temp partitions / signage required to turn over Phase 1 prior to substantial completion. Temporary walls may be constructed out of ZipWall or similar system. Coordinate with construction manager on temporary wall locations.**
 - g. **Contractor will be responsible for any additional demolition required for new installations.**
 - h. **Any penetrations created by this contractor, whether from demolition of existing systems or installation of new, shall be sealed by this contractor to match adjacent surface and rating.**
 - 2. Concrete Sealing:
 - a. Sealing of exposed concrete shall be the responsibility of this contractor. This contractor shall cleaning flooring, including the removal of existing markings.
 - b. All floor preparation shall be the responsibility of this contractor. This shall include, but not be limited to, existing mastic removal, cleaning and sweeping, filling small voids and cracks, and minor grinding or filling to achieve floor flatness.
 - c. This contractor shall be responsible for testing all substrates to confirm existing conditions conform to manufacturer requirements. Any deviations shall be brought to the attention of the construction manager and designer prior to starting installation.

3. Carpentry:
 - a. This contractor shall be responsible for all gypsum inwall or gypsum ceiling blocking as required to accommodate gypsum wall and gypsum ceiling mounted devices provided by ALL bid packages.
 - b. All new casework, casework hardware, countertops, aprons, backsplashes, **knee protections**, and integral sinks shall be the responsibility of this contractor. This contractor shall be responsible for countertop penetrations including sink cutouts. Coordinate with Bid Package #04 for cutout templates as well as mounting clearances required beneath counter.
 - c. For all new casework, this contractor shall provide and install all fillers and scribe all casework to minimize gaps between casework and walls.
4. Doors and Hardware:
 - a. This contractor shall be responsible for the installation of all doors and hardware. All doors and hardware have been salvaged by Owner or others and are located within the Jessie Parker building. Salvaged doors will be labeled with new location's door number.
 - b. All **salvaged doors**, frames and hardware shall be installed by this contractor. This contractor shall be responsible for coordinating all hardware rough-ins including access controls. Coordinate with Bid Package #03 on requirements.
 - c. **Contractor shall provide in their bid an allowance of \$40,500.00 for owner security / access control vendor.**
5. Painting and Joint Sealants:
 - a. This contractor shall be responsible for preparing and painting of the existing ceiling grids and metal tiles and, reveals. It shall be the responsibility of this contractor to protect or remove all ceiling mounted devices to accommodate work.
 - b. Removal of all wall mounted fixtures and devices that remain following general demolition by others, shall be removed by this contractor. Wall repairs where fixtures have been removed shall also be the responsibility of this contractor.
 - c. This contractor shall be responsible for preparing and painting the following, but not limited to:
 - 1) Gypsum board walls, ceilings, and bulkheads
 - 2) Metal ceiling panels, grid, and reveals
 - 3) Hollow metal frames and doors
 - d. This contractor shall be responsible for preparing and installation joint sealants at the following, but not limited to:
 - 1) Roof access door
 - 2) Countertops
 - 3) Where painted walls abut dissimilar surfaces
6. Ceilings:
 - a. **Deleted – Addendum #01.**
 - b. Contractor shall review existing ceiling tiles that are to remain or be reused for damage and report any damage to the construction manager. A RCP shall be provided to the construction manager identifying damage tiles for the Owners review. Painting of the ceiling tiles shall not occur until after direction is provided on damaged tiles.
 - c. Installation of new act panels shall be the responsibility of this contractor. **This shall include any additional accessories such as wind clips.**
7. Framing and Drywall:
 - a. This contractor shall be responsible for all new gypsum board construction including framing, insulation, drywall and finishing for all walls, ceilings, bulkheads, modifications, and patching. Where devices are removed by others, this contractor shall be responsible for gypsum board repairs.
 - b. Where vinyl base is removed, this contractor shall be responsible to patch drywall to provide a smooth surface for new vinyl base installation.
 - c. **Contractor shall patch and repair all damaged wall surfaces throughout the office, ensuring a smooth and clean substrate prior to painting.**

8. Tiling:
 - a. All new floor and wall tile installation shall be the responsibility of this contractor.
 - b. All floor preparation shall be the responsibility of this contractor. This shall include, but not be limited to, existing mastic removal, cleaning and sweeping, filling small voids and cracks, and minor gridding or filling to achieve floor flatness.
 - c. This contractor shall be responsible for testing all substrates to confirm existing conditions conform to manufacturer requirements. Any deviations shall be brought to the attention of the construction manager and designer prior to starting installation.
 9. Glazing:
 - a. This contractor shall be responsible for all new clerestory, window frames and glazing. **This shall include all modifications to the structure as needed.**
 - b. This contractor shall be responsible for all window films.
 - c. Reinstallation of salvaged transaction glass and frames shall be the responsibility of this contractor. Contractor shall clean glass and frames, including the removal of existing sealants or glue, prior and after installation.
 - d. Installation of salvaged glass end cap shall be the responsibility of this contractor. End cap to be cleaned prior and after installation.
 10. Specialties:
 - a. This contractor shall be responsible for the new operable partition. This shall include all structural supports required for installation. Closet doors in new operable partition pocket shall be the responsibility of this contractor as well.
 - b. All new window coverings shall be the responsibility of this contractor.
 - c. **Contractor shall be responsible for the reinstallation of all (Owner provided) restroom partitions after the flooring has been replaced.**
 11. Include Specifications
 - a. **Division 00 – Procurement and Contracting Requirements**
 - b. **Division 01 – General Requirements**
 - c. **03 3511 – Concrete Floor Finishes**
 - d. **05 5000 – Metal Fabrication**
 - e. **06 1053 – Miscellaneous Rough Carpentry**
 - f. **06 4100 – Architectural Wood Casework**
 - g. **07 9200 – Joint Sealants**
 - h. **08 1113 – Hollow Metal Doors and Frames**
 - i. **08 1416 – Flush Wood Doors**
 - j. **08 7100 – Door Hardware**
 - k. **09 2116 – Gypsum Board Assemblies**
 - l. **09 3000 – Tiling**
 - m. **09 5100 – Acoustical Ceilings**
 - n. **09 9123 – Interior Painting**
 - o. **10 2239 – Folding Panel Partitions**
 - p. **12 2400 – Window Shades**
 - q. **12 3600 – Countertops**
- B. **Bid Package #02 – Flooring:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. This contractor shall be responsible for all carpet removal, floor preparation, **floor and base installation.**
 2. This contractor **shall be responsible for slugging capped floor penetrations with grout.**
 3. LVP installation shall be the responsibility of this contractor.
 4. All floor preparation shall be the responsibility of this contractor. This shall include, but not be limited to, existing mastic removal / **preparation**, cleaning and sweeping, filling small voids and cracks, and minor gridding or filling to achieve floor flatness.

5. This contractor shall be responsible for testing all substrates to confirm existing conditions conform to manufacturer requirements. Any deviations shall be brought to the attention of the construction manager and designer prior to starting installation.
 6. **Removal of flooring in rooms 012 & 013 will be by Owner.**
 7. **Include Specifications**
 - a. **Division 00 – Procurement and Contracting Requirements**
 - b. **Division 01 – General Requirements**
 - c. **09 6500 – Resilient Flooring**
 - d. **09 6813 – Tile Carpeting**
- C. **Bid Package #03 – Electrical, Low Voltage and Fire Alarm:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. General:
 - a. This contractor shall be responsible for all electrical, low voltage, and fire alarm scope.
 - b. Demolition of existing floor mounted power/data tombstones will be completed by others prior to the start of construction. Demolition of wiring back to the source shall be the responsibility of this bid package. Capping with a blank metal plate will be by others.
 - c. All ceiling and wall mounted electrical and low voltage devices that are called to be demolished, salvaged, or relocated shall be the responsibility of this contractor. Coordinate removal prior to painting of ceilings.
 - d. **Any penetrations created by this contractor, whether from demolition of existing systems or installation of new, shall be sealed by this contractor to match adjacent surface and rating. This shall include penetrations that remain from the demolition of through floor or through wall piping, duct, or pathways.**
 - e. **This Contractor shall be responsible for all core drilling into the in-floor tray system and installation of Owner provided doghouse for all new electrical and low voltage installations. Contractor shall coordinate with the construction manager and furniture provider on the layout of furniture and floor boxes to confirm locations prior to installation.**
 - f. **Prior to substantial completion, this contractor shall provide new and typed electrical panel schedule in all panels impacted by this project.**
 - g. **Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package.**
 - h. **Contractor to participate in all startup and commissioning required to bring the system up to full operation and control.**
 - i. **All new cabling shall be properly secured in conduit, J-hooks, or other cable management systems. Cabling shall not rest on ceilings.**
 2. Power, Low Voltage, and Lighting:
 - a. This contractor shall be responsible for power and low voltage rough-ins and wiring for all devices and equipment required for this bid packages work, as well as equipment provided by others and identified in the construction documents. For equipment by others, this contractor shall coordinate with equipment providers on rough-in and power requirements. This shall exclude low voltage wiring and termination which will be by others. Pathways and rough-ins for low voltage will still be the responsibility of Bid Package #03.
 - b. **Deleted – Addendum #01.**
 - c. Installation of all owner provided or salvaged light fixtures, including emergency lighting and exit signs, shall be installed by this contractor.
 - d. Where new light fixtures, including emergency lighting and exit signs. are called for, this contractor shall be responsible to provide and install.
 - e. All lighting controls modifications shall be the responsibility of this contractor.

- f. As part of the VAV Refurbishment scope, this contractor shall verify the Electrical scope identified under the Single Duct VAV Box W/ Hot Water Reheat Refurbishment Notes. This contractor shall be coordinate with Bid Package #04 and shall provide results to Bid Package #04 for incorporation into a report.
 - g. Connections to owner provided equipment and furniture shall be the responsibility of this contractor.
 - h. All modifications required at the electrical panels shall be the responsibility of this bid package. Contractor shall provide and updated and typed panel schedule installed in each electrical panel at the end of the project.
 - 3. Access Controls:
 - a. This contractor shall be responsible for all access controls installation. This shall include power, low voltage rough-ins, and connections to doors and hardware provided by others. Coordinate with Bid Package #01 on requirements. Access controls programing and training shall also be the responsibility of this contractor.
 - b. This contractor shall be responsible for the installation and programing of the reception panic button and door release. Coordinate with the designer and Owner on panic and door release button locations prior to installation.
 - 4. Fire Alarm:
 - a. This contractor shall be responsible for all smoke and fire detection, including demolition, salvage, relocation, new devices, wiring, and programming. **Existing units on walls to be demolished have been removed and salvaged by Owner.**
 - b. Where modifications to the fire alarm system require partial or full shut down of the fire alarm system, this contractor shall provide a qualified individual for monitoring of the fire alarm panel as well as individual for fire watch as required by the Capitol Complex.
 - 5. Include Specifications
 - a. **Division 00 – Procurement and Contracting Requirements**
 - b. **Division 01 – General Requirements**
 - c. **26 0500 – Basic Electrical Requirements**
 - d. **26 0505 – Electrical Demolition for Remodeling**
 - e. **26 0513 – Wire and Cables**
 - f. **26 0526 – Grounding and Bonding**
 - g. **26 0527 – Supporting Devices**
 - h. **26 0533 – Conduit and Boxes**
 - i. **26 0542 – Equipment Wiring Systems**
 - j. **26 0553 – Electrical Identification**
 - k. **26 0933 – Lighting Control Systems**
 - l. **26 2726 – Wiring Devices**
 - m. **26 5119 – LED Lighting**
 - n. **28 3100 – Fire Alarm and Detection Systems**
- D. **Bid Package #04 – Mechanical and Plumbing:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. **General**
 - a. This contractor shall be responsible for mechanical and plumbing scope. This shall include, but not be limited to, demolition, equipment, installation, relocation, refurbishment, controls, insulation. **Testing and Balancing will be completed by Owner.**
 - b. **Deleted – Addendum #01.**
 - c. **Deleted – Addendum #01.**
 - d. **Deleted – Addendum #01.**
 - e. All devices and equipment to be salvaged and reinstalled shall be the responsibility of this contractor. This contractor shall clean all devices and equipment prior to reinstall.
 - f. **Deleted – Addendum #01.**

- g. This contractor shall be responsible for the removal and relocation of thermostats. All low voltage wiring, wire mold, and controls work shall be the responsibility of this contractor.
 - h. Contractor shall provide a marked-up plan identifying the location and condition of existing radiant ceiling panels and VAVs.
 - i. **Deleted – Addendum #01.**
 - j. All work associated with the Single Duct VAV Box w/ Hot Water Reheat Refurbishment Notes shall be the responsibility of this contractor, excluding the electrical verifications. Coordinate with Bid Package #03 for electrical verification. A report shall be developed by Bid Package #04 and the results of electrical verifications should be added to the documentation and reporting.
 - k. This contractor shall provide blank sheet metal plates to the Bid Package #02 for capping of the abandoned floor box locations.
 - l. **Contractor is responsible for cutting all wall, floor and roof openings for the mechanical and plumbing work. Contractor is responsible for all removal and replacement of materials that are impacted by this scope of work. Replacement materials shall match exiting conditions.**
 - m. **Provide Unistrut and other hanging devices as required to support any equipment provide by this bid package.**
 - n. **Contractor to participate in all startup and commissioning required to bring the system up to full operation and control.**
 - o. **All piping and ducts to be installed as high above ceiling as possible. Access to all equipment must be maintained to allow for routine maintenance – i.e. access hatches and replacement filters must be maintained with as little interference as possible.**
 - p. **Contractor shall be responsible for all core drilling required for this scope of work. Core drilling locations shall be submitted to Architect/Engineer/CM for approval prior to proceeding with work. This should include exact dimensional locations as well as sizes.**
2. **Demolition**
- a. **Disconnecting of all mechanical and plumbing to make safe for construction shall be the responsibility of this contractor. All capping and temporary capping shall be the responsibility of this contractor.**
 - b. **Contractor shall seal and duct openings that are created during the removal of any existing ductwork. This shall include temporary sealing any ductwork openings that will remain open for a portion of construction.**
 - c. **All utilities to be abandoned in place shall be clearly marked on contractor's as-built documentation to be turned over at the end of the project.**
 - d. **Contractor shall be responsible for any demolition required to complete this bid package scope to include ceiling demo. This will include reinstallation and finishing of these areas back to the original condition.**
3. **Mechanical:**
- a. **Contractor shall be responsible for disconnecting and making safe all mechanical and plumbing equipment that may be affected by demolition activities.**
 - b. **Contractor will be responsible for all new diffusers and grilles.**
 - c. **Contractor will be responsible for all connections to existing ductwork.**
 - d. **Contractor shall coordinate installation of ceiling diffusers with Bid Package #1.**
 - e. **Contractor shall be responsible for all mechanical insulation to include repairing any insulation damages during removals.**
 - f. **In all systems that require filters, this contractor shall provide and install new filters upon substantial completion.**
4. **Plumbing:**

- a. Contractor shall be responsible for the reinstallation of all (Owner provided) restroom fixtures after the flooring has been installed in restrooms. This shall include any additional hardware / parts required for proper installation.
 - b. All new plumbing fixtures shall be the responsibility of this contractor. This contractor shall coordinate with Bid Package #01 on countertop sink cut ins including undercounter mounting clearance requirements.
 - c. Contractor shall be responsible for all plumbing insulations to include repairing any insulation damage during removals.
- 5. Include Specifications
 - a. Division 00 – Procurement and Contracting Requirements
 - b. Division 01 – General Requirements
 - c. 22 0500 – Basic Plumbing Requirements
 - d. 22 0505 – Plumbing Demolition for Remodeling
 - e. 22 0529 – Plumbing Supports and Anchors
 - f. 22 0719 – Plumbing Piping Insulation
 - g. 22 1000 – Plumbing Piping
 - h. 22 1030 – Plumbing Specialties
 - i. 22 4000 – Plumbing Fixtures
 - j. 23 0500 – Basic HVAC Requirements
 - k. 23 0505 – HVAC Demolition for Remodeling
 - l. 23 0713 – Ductwork Insulation
 - m. 23 3100 – Ductwork
 - n. 23 3300 – Ductwork Accessories
 - o. 23 3700 – Air Inlets and Outlets
- E. **Alternate #01 – Thermostat Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. Provide all labor, materials, and equipment to replace all existing thermostats within the construction area with new. This shall include programming at needed.
 - 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 - 4. Execute accepted alternates under the same conditions as other work of the Contract.
- F. **Alternate #02 – Corner Guard Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. Provide all labor, materials, and equipment to replace all corner guards as noted in the drawings.
 - 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 - 4. Execute accepted alternates under the same conditions as other work of the Contract.
- G. **Alternate #03 – Sound Masking:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
 - 1. Contractor shall provide and install a complete above ceiling sound masking system. This shall include, but not be limited to, all emitters, accessories, cabling, supports, sound masking generator, controller, band equalizer, amplifier, and rack mount kit.
 - 2. Contractor shall provide a submittal showing proposed layout of emitters based on manufacturer recommendations.

3. **Programming, startup, and Owner training of the system is by this contractor. Connections to the Owner network will be installed by others.**
4. **Contractor shall assume a minimum of 3 hours for Owner training onsite. Contractor shall be responsible for providing a training agenda for review in advance.**
5. **Contractor shall include one post occupancy visit to adjust sound masking based on Owner feedback.**
6. **Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.**
7. **Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.**
8. **Execute accepted alternates under the same conditions as other work of the Contract.**

H. **Work Performed by Owner:** State of Iowa will perform the following work items:

1. Relocate all moveable furniture, fixtures and equipment (FF&E), personal materials from each sequenced work area prior to demolition and construction activities and after new construction is completed.
2. Data wiring, terminations, and testing.
3. AV installation
4. **Room Signage.**
5. **Ceiling tile / light adjustments.**
6. **Testing, Adjusting, and Balancing (Section 23 0593)**
7. **Abatement of hazardous material containing tile in Lower Level.**
8. **Owner is responsible for all demo scope, other than what is noted in bid packages. This includes but is not limited to window coverings, walls (to include affected electrical devices in this area), base, doors/frames, windows, glass walls, casework, counters, restroom fixtures/partitions, receptionist desks, ceiling mirrors, gyp board ceilings (to include all affected electrical devices in these areas).**

I. **Owner Furnished Products:** State of Iowa will provide the following materials for installation by the contractor:

1. Metal ceiling panels as needed.
2. Additional light fixtures **in the open office area** as needed.
3. **Salvaged doors, frames and hardware.**

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

SECTION 27 5119
SOUND MASKING SYSTEM

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Sound Masking Equipment (Task Concentration, Speech Privacy System)
- B. Coordination Requirements
- C. Submittal Requirements
- D. Site Commissioning Requirements (Quiet Day Scheduled with Punch List/Calibrated Mic)

1.2 RELATED WORK

- A. Section 26 05 00 - Basic Electrical Requirements
- B. Section 26 05 33 - Conduit and Boxes
- C. Section 26 05 13 - Wire and Cable

1.3 QUALITY ASSURANCE

- A. Manufacturer and Low Voltage Installer of products used shall each have 10 years of experience.
- B. Installer: The qualified installing contractor shall be a factory-authorized service company specializing in the selected manufacturer's product, with demonstrated prior experience with the specified manufacturer's software programming. This shall also include acoustics testing on site with calibrated test method as noted herein.
 - 1. The Contractor shall own all test equipment necessary for successful installation and testing of the system. In addition, the masking installer shall employ personnel adequately trained in use of such tools prior to commissioning or the Quiet Day. This includes the ability to make full audio spectrum acoustical measurements using correct ANSI metrics with a calibrated device that measures octave bands, A weighted noise, and X or flat spectra for sound pressure levels as noted herein.
 - 2. Installer shall own Type 1 or Type II calibrated test microphone. No survey "app", uncalibrated, iOS or Android phone or other consumer-based survey meters are

considered accurate and therefore may not be used for sound analysis. (An iOS type device can be used with a calibrated interface and mic that is rated Type 2).

- a. Documented microphone calibration is required at product submittal date.
 - b. To complete installation before occupancy, a site test is performed with software preset and calibration included. Coordinate with other trades and IMEG in advance as required, including evening work as needed before final test date on site by A/E or IMEG Consulting Corporation, per below.
- C. Installer services: The installer shall be a fully trained and equipped service and support company for the products installed and have local service representatives within 100 miles of the project site. Fully trained means able to make acoustic measurements without added training and experienced to do so for preset software and test needs made in advance and noted herein.
1. Acoustic measurements are performed for the installation, plus up to two (2) added site visits for minor adjustment after final test and training is completed. This may include minor speaker adjustments, acoustical ceiling tile access with ladder for tap settings and careful software adjustment by zones.
- D. Acoustic and ambient levels (dBA) and mechanical ambient office noise (dBA) are each to be verified before test and setup dates. The spectra/masking curve is set before occupancy. Elevated test levels are used when ceiling tile is (mostly) in place to set spectra. After this time, no masking shall be louder than 48 dBA at any time during any Owner occupancy.
- E. All applicable equipment shall be listed by Underwriters' Laboratories, Inc. Accessible ceilings shall use plenum rated cable.
- F. Coordination with other trades is required.
1. A qualified low voltage masking contractor shall be on site with shops in hand and confirm his speaker locations and rough-in requirements for coverage and transformer taps. He shall coordinate with other trades for access to the masking speakers in the ceiling. Transformer taps are determined by acoustic tests in open ceilings (1/4 or 1/2 watts taps typical), or above ACT ceilings (1-2 watt typical) and any hard cap or high ceilings if shown on masking plans (2-4 watts or as needed). These are set with masking software and microphone in each zone for levels operating no louder than 48 dBA in occupied areas at floor level and after all elevated levels for spectra and taps have been completed.
 2. When other trades pull cable or provide work they shall be coordinated with shops and on-site job meetings with the masking system contractor.
- G. System site verification report: Final performance includes calibrated testing with the system software preset for masking levels that also operate for Owner privacy and LEED submittal needs. A report with settings, zone level and calibration noted is required for review before A/E travels to site for final verifications. Tap settings and software for 1/3 octave spectra and sound levels are noted herein. Coordinate site date with IMEG in advance with report and test results.

1. Final testing of site may include minor speaker location changes, transformers tap or level setting changes and software (DSP) changes at the headend electronics. Provide technician radio for larger sites to make real time adjustments as required.
2. The HVAC system shall be confirmed as operating in normal use.
3. Majority furniture and carpet shall be installed.
4. Majority ceilings shall be installed.
5. Field as-builts shall be updated with sound pressure levels in dBA weighting for each zone at minimum of 2-3 locations. Confirm octave spectra as noted herein for masking curve. Note any HVAC noise levels exceeding 48 dBA in occupied areas.
6. Notify IMEG Corporation Technology Division at least 10 days in advance before travel for a final site test. For Quiet Day or Commissioning, system shall be setup, tested and ready to meet final acoustic test quiet construction activities in masking zone areas.
7. If the system does not meet installation and performance requirements during the IMEG Corporation test and quiet day, the contractor is required to complete system and schedule an additional IMEG verification test day including any costs associated with retesting.

1.4 REFERENCES

- A. ADAAG - Americans with Disabilities Accessibility Guidelines
- B. ANSI S1.4 - American National Standard Specifications for Sound Level Meters
- C. ANSI S1.6 - American National Standard Specifications for Preferred Frequencies and Band Numbers for Acoustical Measurements
- D. ANSI S1.11 - American National Standard Specifications for Octave-Band and Fractional-Octave-Band Analog and Digital Filters
- E. ASTM E 1041-85 - Standard Guide for Measurement of Masking Sound in Open Offices.
- F. ASTM E 1130-02 - Standard Test Method for Objective Measurement of Speech Privacy in Open Offices Using Articulation Index.
- G. ASTM E 1374-93 - Standard Guide for Open Office Acoustics and Applicable ASTM Standards.
- H. ASTM E 1573-02 - Standard Test Method for Evaluating Masking Sound in Open Offices Using A-Weighted and One-Third Octave Band Sound Pressure Levels.
- I. NFPA 70 - National Electrical Code.
- J. UL 813 - Standards for Commercial Audio Systems

- K. UL 1480 - Speakers for Fire Alarm, Emergency, and Commercial and Professional Use

1.5 SUBMITTALS

- A. Product Data Submittal: Provide manufacturer's technical product specification sheet for each individual component type for the system, including electronics, software and mic calibration and testing items. Submitted data shall annotate and show the following:
1. Compliance with each requirement of these documents. The submittal shall acknowledge or indicate each product item-by-item, including suffix.
 2. All component accessories specific to this project including speaker supports, panels, interfaces, mounting plates and rack hardware.
 3. Electrical power consumption rating and amplifier full bandwidth audio power.
 4. Wiring, cabling and connection requirements for zones, taps, and paths. Confirm plenum rated cable is used for open access ceilings.
 5. Submitted data shall indicate all suffix and variations to be installed with latest model number confirmed, prior to product shipping dates. Each model or product data sheet is to be marked and noted for actual product used, including options, color notations, suffix or updates that are considered running line changes by the supplier.
- B. System Drawings: Project and site-specific system CAD-generated drawings shall be provided as follows:
1. Provide system block diagram (riser), noting system components and interconnection between components. The interconnection of components shall clearly indicate all wiring required in the system and indicate fire rated cable used or not. Plenum rated cable is specified.
 2. When multiple pieces of equipment are required in the exact same configuration (e.g., multiple identical speaker zones), the diagram may show one device and refer to the others as "typical" of the device shown.
 3. Provide equipment rack plan showing rack elevations and dimensions in plan and elevation view. The plan shall include equipment layout within the rack and indicate ventilation requirements, mounting height and AC power outlet requirements.
 4. Provide plan drawing and indicate each speaker cable circuit or zone on plan showing typical transformer taps selected for uniform acoustic zones. Detail mounting provisions for each ceiling type. Low accessible ceilings, exposed ceilings, or high bay ceilings shall all be noted with taps appropriate for uniform masking coverage level, (never exceeding 48 dBA-SPL at seated height), as noted in the project documents.
- C. Provide list of test equipment with most recent calibration certificate, including microphone type for testing the installed system.

- D. Provide qualifications of the masking field technician or company making the final tests. AVIXA certifications are referenced as CTS, CTS-I or CTS-D for the minimum standard of care for qualifications.
- E. Coordination Drawings:
 - 1. Include all ceiling-mounted devices mounting notes and project specific plan layouts views.

1.6 SYSTEM DESCRIPTION

- A. This section describes the furnishing, installation, commissioning and acoustic programming of a complete, turn-key sound masking task concentration, speech privacy system that is preset and operating in zones as specified. The integrated system will be adjusted, tested and coordinated with other trades prior to installation and approved via completed submittals.
 - 1. The masking system is preset in software with passcode. No remote controls or Owner adjustments are required.
 - 2. The masking functions may be associated with LEED barriers for privacy and confidential needs as determined by the A/E design team.
 - 3. Software adjustments for spectra are specified and tailored to the open office environment and governed by ambient background and speaker devices firing up or sideways (never direct field or down firing).
 - 4. A 1/3 octave masking spectra is specified and absolute maximum levels of 48 dBA are noted for Owner occupied spaces. All levels are also adjusted for under maximums and may operate typically from 38 to 48 dBA based on ambient noise and background noise tested on site. It is the objective of the masking effect to never be intrusive and often not noticed, as a uniform, balanced, and innocuous operating level. A ramp up for quiet times and cold starts is included in the software preset and shall be effective for evenings, weekends and holidays with low occupancy.
 - 5. The masking system shall be in a secure location with enclosed rack and limited for access, typically an electrical closet. Open frame racks and shelf mounted equipment is not specified due to the nature of the 24/7 multiyear masking need and associated with LEED barrier requirements for acoustics.
 - 6. Electrical power is hard wired or secured to the masking rack and shall not be able to be readily or haphazardly unplugged.
 - 7. Masking system is a permanent system with heavy duty amplifier life cycles operating 24/7. Packaged amplifiers and paging amplifiers do not meet this criteria Amplifiers are heavy life cycle rated and shall be operating with random pink noise at 50% duty cycle typically. A high pass filter shall be used for all inputs and outputs blocked lower than 100 Hz.
- B. Performance Statement: This section and the accompanying design documents are performance based, describing the minimum standard of care and material quality, required

features, and operational requirements of the system. The plans and specs are cooperative, in that an item shown on one is inferred fully on the other and shall be coordinated via shops and field support. These documents do not convey every wire that must be installed or every equipment connection that must be made. Based on the equipment constraints described and the performance required and presented of the system, the Contractors are solely responsible for determining all wiring, programming, and miscellaneous equipment required for a complete and operational system and providing the specified final testing.

- C. This Contractor shall furnish and install a sound masking system as specified and further detailed on the drawings. System shall be completely wired and ready for use including, but not limited to software presets, scheduling software, calibration in advance, all outlet boxes, conduit, wire, equipment, speakers, controls, and equipment cabinets. Suspension of up firing devices are noted on plans.
 - 1. At no time, following final installation, shall the system be turned off during Owner's building occupancy, no exception.
- D. Design intent with software is a consistent, high density, uniform ambient masking level that is preset and fixed over the ambient noise, plus a ramp up scheduled for Owner occupancy and as the ambient changes. Speakers are grouped into like acoustics areas and not mixed between different areas, or as noted on plans. All speakers shall be uniformly low profile, innocuous, low power, and wide dispersion, not seen and facing either side way or up firing unless otherwise noted. Verify paint color during submittals for open areas.
 - 1. Provide up firing transducers to prevent localization to a direct field source so that the noise source is not directly noticeable. Refer to system drawing details for mounting. ACT grid mounting is indicated on plans where possible to allow adjustments in the future. Ceiling deck suspension mounting can be used as option.
 - 2. Provide wall mounted equipment cabinet with headend electronics. Headend shall be locked, secure and enclosed. Technology data racks are not suitable for a masking system when gear is exposed, and attenuators are not protected.
 - 3. No remote controls such as an IR remote are acceptable for masking. The system is preset and ramped, then optimized and left in place once Commissioning is finalized.
 - 4. AC power requirements: Provide AC power outlet inside secured rack and provide surge protection device to protect equipment.

1.7 PROJECT RECORD DOCUMENTS

- A. Provide floor plans identifying actual zones and speaker locations of all installed equipment and devices, including speaker taps, zone, and field work with final acoustic measurements All measurements are dBA-SPL- "SLOW" or Leq A in addition to octave band presets.
- B. Provide final updated system block diagram showing any updates from shop drawing submittal. Block diagram shall include cable number documenting the numbers installed on cable in the field and all dBA weighted noise measurements for each zone in at least 2 locations per zone, unless otherwise noted.

- C. Provide documentation of all test results and a statement that system checkout test, as outlined in shop drawing submittal, is complete and satisfactory.
 - 1. If HVAC noise should exceed masking level presets, note on test report to avoid call backs for masking complaint that is confused with HVAC noise.
- D. Warranty: Submit written warranty and complete all Owner registration forms.
- E. Complete all operation and maintenance manuals as described herein.

1.8 OPERATION AND MAINTENANCE DATA

- A. Operation and Maintenance Data shall be submitted in electronic pdf format.
- B. Operation data shall include:
 - 1. Manufacturer's full operation instructions for each piece of equipment.
 - 2. Complete documentation of all settings and programming including gain and levels with presets that are set and unattended.
 - 3. Detailed, step-by-step instructions for system operation, including accessing, initiating, and performing all required system features and functions listed herein.
- C. Maintenance data shall include:
 - 1. Description of servicing procedures:
 - a. Documentation of all manufacturer's recommended preventive and remedial maintenance procedures.
 - b. Troubleshooting checklist summary- 1 page typical left at rack door.
 - 2. Spare parts list.

1.9 WARRANTY

- A. Unless otherwise noted, provide warranty for one (1) year after Substantial Completion, as defined by the Contract. Certain system components may require additional manufacturer's warranty as described. Note return support visits noted herein are included during the warranty period.
- B. The warranty shall:
 - 1. Ensure that all approved devices, equipment, cabling, and other components specified in this section meet or exceed the specified requirements.
 - 2. Only plenum cable shall be used unless otherwise noted and except for rack stubs to accessible ceilings for speakers.
 - 3. Ensure against product defects.

4. Verify that software is scheduled for Daylight Savings time calendar changes and for return from same without excess level re-occurring for the life of the system.
 5. Provide initial call backs noted as a part of the base bid or proposal for the system. Warranty shall not be confused with callbacks that are required in the early adjustment phase of the system.
 6. Cover the replacement or repair of the defective product(s) and labor for the replacement or repair of such defective product(s).
 7. Include emergency service and repair on site, with response times of 48 hours from time of Owner notification with a plan of response. The system shall be repaired and restored to operation in a timely fashion thereafter. Any disruption to the masking signal in occupied spaces shall include a ramp up or down, never a sudden off or on condition while occupied.
- C. Refer to the individual product sections for further warranty requirements of individual system components.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Manufacturers indicated are for the main system components as noted on the riser diagrams on the drawings. Refer to the Material List on the drawings for acceptable manufacturers of additional equipment.
1. Atlas/QSC.
 2. Biamp/Cambridge.
 3. QSC or Crown amplifiers
 4. Lencore.
 5. Refer to individual equipment sections, pre-approved equal and Schedule on plans for further acceptable manufacturers.

2.2 SOUND MASKING EQUIPMENT

- A. The sound masking equipment shall have the following features and functions:
1. Noise generator capable of full one octave and third octave band equalizers adjustable to either individual zone and also for all zones. Spectra may be adjusted for differing zones and outputs. High Pass Filter shall be in place.
 - a. The generator shall provide stationary Gaussian random (non-deterministic) noise patterns with no observable periodicities or transients.
 - b. Selectable pink or white noise patterns shall be available for coarse system tuning. Verify output with speakers in the shop for presets in a typical application with

distances as an early preset and in the field, installed with testing performed after hours initially.

2. Output adjustment on independent channels. One third octave bands shall be included from 100 Hz. to 12,000 Hz. Resolution adjustments shall be at least 0.25- or 0.5-dB steps.
 3. The system shall be provided with zones as shown on the drawings, with the capability of expansion.
 4. Multiple zones on each individual amplifier channel are assigned to field groups in common acoustical areas for uniform speaker taps, EQ and loudness levels per zone. Amplifiers with heavy duty life cycles operating at 50% duty cycle with broad band noise 24/7 is specified with calibrated gain settings.
 5. Surge protection for software-based electronics is required for the project.
 6. Security cover for all attenuators in sight or within reach.
 7. Enclosed metal cabinet with AC power inside. No AC extension cables outside of cabinet are used.
- B. System Processor/CPU:
1. All system programming shall be retained in nonvolatile RAM.
 2. The system shall be capable of scheduling and time controlling each available output in discrete blocks of 30-minute time increments throughout a seven (7) day period.
 3. Sound level outputs shall also be time variable in one (1) dB increments.
 4. Noise source shall have capability to adjust for holidays and occupancy as noted in specifications and shall also adjust back when calendar schedules call for.
- C. Speakers shall have capability to be tapped at 0.25 watt up to 4 watts as minimum, pending height and ceiling openness. Other taps may be required for high bay areas. All speakers shall have a local attenuator adjusted while high lift or ladder access is available on site for final masking curve at elevated levels in an unoccupied space.
- D. All passive zone attenuators shall be limited to 1.5 dB increments maximum or less.
- E. The system shall be rack mountable in a dead front cabinet with secured and locked access door. A second security cover shall be placed on the attenuator section. A locking door is not a secured rack, alone.
1. Cabinet shall be independent of data racks and fully secured for cabling.
 2. Cabinet shall be 19-inch rack mounted as indicated on plans, no portable or shelf mounted equipment is specified unless specifically noted as such.

2.3 CABINETS

- A. Standard Wall Cabinet: Refer to general equipment schedule for model and size information.
 - 1. The equipment cabinets shall be constructed of painted steel or aluminum and offer a usable mounting height as shown on drawings. Access to the rear of the cabinet-mounted equipment shall be by a hinged arrangement.
 - 2. The equipment cabinet shall be equipped with a lockable steel front door and furnished with two (2) keys that shall be usable on all cabinets furnished under this Contract.
 - 3. The equipment cabinet shall be vented to allow for airflow through the cabinet.

2.4 SYSTEM CABLE

- A. Speaker Cable, plenum shall be used for plenum spaces.
 - 1. 1-pair 16 AWG UTP or as noted.
 - 2. Conductor Type: Bare copper, stranded
 - 3. Voltage Capacity: 300 volts RMS
 - 4. Current Capacity: 2.8 amps per conductor
 - 5. Nominal Capacitance, Conductor to Conductor: ≤ 35 pF/ft
 - 6. Nominal Capacitance, Conductor to Shield: ≤ 67 pF/ft
 - 7. UL Temperature Rating: 60°C
 - 8. Cable shall be NEC compliant and UL listed
 - 9. Basis of Design: West Penn 25225B or Belden plenum rated equal.
- B. Refer to Section 26 05 13 for any additional requirements.

2.5 CONDUIT

- A. When required, all conduit is coordinated with electrical contractor for minimum 3/4" trade size and include at minimum a stub up from the equipment rack when required to accessible ceilings. Expand diameter of conduit for multiple homeruns after OD of cable is calculated for 40% fill of conduit, Per NEC code.
- B. Flexible conduit, if required by the Owner, shall be used only for "fixture whip" type applications at speakers in accessible ceilings, between a speaker and nearby junction box. Flexible conduit for this application shall be no longer than four (4) feet.
- C. Refer to Section 26 05 33 for any additional requirements.

2.6 NON-CONTINUOUS CABLE HANGERS AND SUPPORTS

- A. Should open cable be allowed via J-hooks or bridle rings, follow TIA Standards for spacing and suspension, above ceilings with secured cable to the speaker for adjustment in the field. Maintain cable separation groups and provide plenum cable within plenum areas. Manage all cable with tags, tails, loops and as noted on project documents.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with all manufacturer's instructions and recommendations for installation of all equipment, devices, and materials that meet this specification.
- B. Wiring:
 - 1. Refer to Section 26 05 33 for conduit requirements and Section 26 05 13 for additional wiring requirements.
 - 2. Cabling may be run "free-air" in non-continuous cable supports or cable tray above accessible ceilings, and in conduit or in a secured metal raceway in exposed areas. Supports shall be spaced at a maximum 4-foot interval.
 - 3. Cable shall not be laid directly on the ceiling grid or attached in any manner to the ceiling grid wires. Cables shall not be attached to or supported by existing cabling, plumbing or steam piping, ductwork, ceiling supports, electrical or communications conduit, or structural elements.
 - 4. Manufacturer's minimum bend radius specifications for cables shall be observed in all instances.
 - 5. All cables shall be installed in continuous lengths from endpoint to endpoint. No splices shall be allowed unless noted otherwise or in a box and labeled.
 - 6. All cable shall be free of tension at both ends. A service loop is specified at each speaker for field adjustment for 2-4 feet, with a cable coil.
 - 7. Both ends of all cables shall be clearly labeled with an alphanumeric identifier. Speaker cables label shall indicate the speaker cable circuit zone or run and the telecommunications room in which the zone or run initiates. Line-level cables label shall indicate the signal and signal source. Record all speaker cable identifiers on record drawings.
 - 8. Speaker cable conductor sizes listed are minimum requirements. Actual wire size required shall be determined by the Contractor to maintain a maximum of 10% voltage drop or 0.5 dB insertion loss on any speaker zone. Actual speaker cabling installed shall meet or exceed minimum conductor sizes listed. Basis of design sound masking speaker cable listed herein is provided to list the minimum criteria and performance requirements for sound masking speaker cable.

9. The polarity of all cabling shall remain consistent throughout the project on all equipment. A positive pulse on one conductor shall produce a positive movement on all transducers.

C. Equipment:

1. All necessary devices, sub-components, accessories, and incidental materials required to provide a complete, turn-key paging system that provides specified performance, and all required system features and functions listed herein and as further detailed on the drawings, shall be provided and installed as part of a complete system.
2. Equipment shall be mounted in dedicated racks as shown on the drawings.
 - a. Enclosed metal cabinet with AC power outlet mounted inside rack. No AC extension cables outside of cabinet are used without being secured and permanently used in place.
 - b. Secured front perforated rack door is required.
 - c. Dead front construction with security cover required for all rack mounted attenuators.
3. Install all head end equipment and devices in a manner that allows ample airflow for cooling.
4. Install and tighten all connectors in accordance with manufacturer's instructions, using the appropriate tools recommended by the manufacturer for that purpose. Use caution to avoid stripping or damaging connectors, terminals, or equipment by over-tightening termination fasteners.
5. The conductor color code used in terminating system cabling at system equipment and devices shall remain consistent from device to device for each unique device type throughout the project.

D. Speaker Installation:

1. All speakers shall be connected in proper polarity with uniform attenuator settings and taps for each type of zone, selected for proper levels by the contractor with testing.
2. Sound masking speakers shall be ceiling hung or ACT supported and suspended per riser and drawings. Speakers shall never be direct fired down unless otherwise noted on plans, either high bay or hard capped areas as typical. Only upward or side firing speakers are used for best performance and free from localization by occupants to reduce beaming from short wavelengths at higher frequency and to ensure LEED privacy and task concentration without localization is used.
 - a. Should downward firing or exposed transducers be used, a high-density transducer layout is required with higher counts and closer spacing with reduced high frequency content to eliminate beaming and localization for uniform coverage in the local zone.

3. Speaker spacing shall not exceed 16' in any direction unless otherwise noted such as for transition zone speakers. Transition speakers are wider spacing at 1/2 power relative to main speakers and which are higher density.
 - a. No masking shall be used within a conference room or over a collaborative space, unless otherwise noted on plans, such as for LEED wall type use.
 - b. Small rooms, private offices or focus booths without wall to deck may be used over said room, when noted on drawings for dedicated zone privacy or LEED barrier needs.
4. Provide 6 foot-long speaker cable service loop on top of the speaker in a coil, for minor field adjustments or as noted on plans.
5. Unforeseen field coordination between trades may require speakers to be located other than shown on the drawings. Contractor shall adjust locations as required as follows:
 - a. Speakers must be at least 4' from any return air grille in a suspended ceiling.
 - b. Speakers must be at least 2' from an air duct or ceiling grill.
 - c. Speakers must not impede access clearance to other equipment.
 - d. Speakers must be at least 4' away from any light fixture or steel beam that has more than a 2" exposed opening to avoid hot spots.
 - e. Speakers are mounted in an upward projecting manner with tile bridge or tile supports per drawings or suspended from deck with open areas. The bottom of the speaker assembly shall be approximately 1/4 of the total plenum distance from the suspended ceiling (1/4 of the plenum depth shall be below the speaker and 3/4 of the total plenum shall be above the speaker).
6. Speaker tap selection is set by the field technician and confirmed by the qualified masking contractor on site for level at seated conditions and shall operate between 38-48 dBA for occupied areas and at higher level for initial setups. All taps are setup per zone using only similar acoustic zones for each speaker group. All speakers must be the same model on each zone and all zones are contiguous in that they are not split out for unlike acoustic areas. Typical zones are separated by amplifier load and acoustics and are noted on shops and may include:
 - a. All open plan offices above ceiling tile grid line.
 - b. All open and exposed speakers for open office areas.
 - c. Focus booth door areas.
 - d. Transition zones and corridors such as elevators or quiet corridors.
 - e. Other collaborative spaces where masking or transitions are outside of said zone for an entrance, vestibule, or a change in ceiling type, (solid) or transition areas near restrooms.
 - f. Hard cap ceilings or edges of hard cap areas.

3.2 FIELD QUALITY CONTROL

- A. Where these specifications require a product or assembly without the use of a brand or trade name, provide a product that meets the requirements of the specifications as supplied and warranted by the system vendor. If the product or assembly is not available from the system vendor, provide product or assembly as recommended by the system vendor to meet specified function and intent stated herein.

- B. Furnish products listed and classified by Underwriters Laboratories, Inc. as suitable for purpose specified and indicated.
- C. Periodic observations shall be performed during construction to verify compliance with the requirements of the project documents including cable path and speaker location heights with tap settings needed. These services do not relieve the Contractor of responsibility for compliance with the project documents.
- D. System Setup and Checkout: The installed system shall be a complete operating system adjusted for the acoustics and ambient level of the finished space and when the majority of furnishings are installed. The Contractor shall provide all incidental materials required for a complete and operating system, including ladder or radios.
- E. The Contractor shall provide all system startup, testing, balancing, tuning, and satisfactory system performance as part of the requirements of this project prior to final verification and final balance. This shall include all calibration and adjustments of equipment controls, troubleshooting and final adjustments that may be required including calibrated measurement mic.
- F. In no case shall any masking system be left to function at greater than 48 dBA-SPL continuous, except during off hours before Owner occupancy where initial equalization and testing is performed.
 - 1. Initial testing level typically exceeds 55 dBA up to 70 dBA for calibration and equalization of high frequency and for uniform slopes at high frequency. This level may change pending ceiling openings and gaps. Rated amplifiers shall be used.
 - 2. Provide high pass filters before testing system begins and adjust between 100 -200 Hz as required with rapid slope and roll off for the site.
- G. At no time is the system to be turned off when Owner occupies the space and at no time when the Owner occupies the space shall the system be turned up past 48 dBA.

3.3 SYSTEM SETUP, PROGRAMMING, AND ADJUSTMENT

- A. Complete all necessary programming to provide the indicated functionality.
- B. Verify Quiet Day with others in advance before travel begins.
- C. Confirm HVAC balance and commissioning dates.
- D. Initial testing shall assess the HVAC background noise or ambient after HVAC mechanical balancing. Report any ambient noise from HVAC in a masking coverage zone that exceeds 48 dBA.
- E. Sound masking system speakers shall be adjusted during a field test at elevated levels with barriers in place and HVAC on, including evening hours as required by the contractor. All sound levels greater than 48 dBA at seated and occupied level are for testing only and shall never be used during occupancy.

- F. The prime contractor shall be notified in writing of a mechanical HVAC deficiency, with its adjustment request for rebalance or solution by others.
- G. All systems for commissioning are set to provide sound masking signal levels of minimum of 38 dBA to 48 dBA maximum and typically be above background noise by 3-6 dBA. This may vary and is controlled by taps and attenuators for zones. All speakers are measured at 4-5 feet AFF for seated locations. Sound shall be even, uniform, undistorted and free of any hum, noise. Where speakers are controlled via a zone control at the rack for each zone, local volume controls shall be made with the volume control set at 12:00 initially and no attenuators at any extreme position. System gains are run at 50% load on amplifiers for heavy duty cycling 24/7. Final adjustments begin in software first.
- H. For digitally controlled gain stages, operation shall allow moderate travel levels on all adjustments for later adjustments but be calibrated to a unity gain point and referenced on as-builts and backup software.

3.4 TESTING

- A. The Contractor shall conduct all system presets and testing as part of the requirements of this project, before occupancy and off hours. This shall include all calibration and adjustments of equipment controls, troubleshooting, and final adjustments or corrective action that may be required to provide a complete system that provides the specified performance and all required system features and functions listed herein and as further detailed on the drawings.
- B. Schedule testing and commissioning of the sound masking system before Owner occupancy and during Quiet Day as noted herein:
 - 1. Under no circumstances shall the Contractor turn the system on without having all level controls turned off and providing notification to all building occupants in advance. When Owner occupancy is found, the system may not be turned off or on and may not exceed the specified 48 dBA level at any time.
 - 2. For all testing after Owner occupancy, off hours must be used for all setup and adjustments, until final dates are scheduled by the A/E with occupancy.
- C. Sound masking testing requires the following conditions are met before testing can begin:
 - 1. HVAC system shall be installed, balanced, and running during testing or noted for zones to be ignored temporarily.
 - 2. A.C.T. ceiling tiles installed. System cannot be adjusted for speaker above grid without tiles in as tile represents approximately 20 dBA of attenuation, typically.
 - 3. Carpet in majority
 - 4. Furnishings in majority

- D. At a minimum, the installer shall perform the following inspections and tests of the installed sound masking system:
1. Verify that all features and functionality are operating properly with gains and levels tested.
 2. Verify system speaker uniformly for continuous background noise that is not obtrusive and never loud. Adjust each speaker tap or zone output as required for different acoustical areas to maintain uniformity.
 3. Verify that all controls are properly labeled, and interconnecting wires and terminals are identified.
 4. Software spectra and levels are labeled.
 5. All occupied zones are A weighted with Slow response time (LeqA Slow).
- E. Document all test results and submitted.
- F. Final Acceptance Test and equalization:
1. Provide a minimum of two weeks' notice of testing date to IMEG Corporation, Technology Group.
 2. Testing shall be provided at not less than 2-3 positions per zone of finished floor space (dBA-Slow).
 3. Note test method result, equipment reading and corrective actions, including SPL-dBA background noise levels if loud.
 4. Test per zone, and adjust generator electronic output to the following **acoustically** measured readings at occupancy seated positions, (NOTE: these are not DSP software settings):

Band	Open Areas (SPL)	Enclosed Areas (SPL)
200 Hz	+2.5	-2
250 Hz	+3	-2
315 Hz	+2	-2.5
400 Hz	+1	-3
500 Hz	0	-4
630 Hz	-1	-5
800 Hz	-2	-6
1000 Hz	-3	-7
1250 Hz	-4	-8.5
1600 Hz	-5	-10
2000 Hz	-6	-12

- a. Masking level shall be adjusted for each zone to ensure that 1/3 octave band centered on band noted above has the final selected sound pressure level for that zone. The composite tested 1/3 octave levels above shall be within the 38-48 dBA-SPL total levels specified.
 - b. Deviation from the listed values in 1/3 octave bands from 500 to 2000 Hz shall be measured. Measured values shall not deviate from those listed by > 3 dB for open areas as typical.
- 5. Record all final settings, programming, tap settings and other configuration parameters for as-builts by the masking or low voltage contractor.
- 6. Review all scheduling software and confirm rate and rise is uniform and innocuous and not sudden short steps.

3.5 TRAINING

- A. All labor and materials required for on-site system training shall be provided. Training shall be conducted at the project site using the project equipment.
- B. Provide two week's advanced notice of training to the Architectural (A/E) engineer.
- C. At a minimum, the following training shall be conducted:
 - 1. Users:
 - a. System does not include operations that a daily user will encounter. All settings and volume control are secured and permanently preset with optimized system settings on test date.
 - b. User should not function, operate, or change presets on an optimized system at his will nor with a remote or wireless control.
 - c. Do not turn system on or off during occupancy and business hours at any time.
 - d. Masking should not be a widely publicized system function in the space when the Owner has the choice to address it to the public.
 - e. Music or paging functions added to the system are only adjusted at headend devices, if used and shall not change masking level.
 - 2. Maintenance Staff:
 - a. Provide training on the system functions and operations that a maintenance user will encounter, including on or off status and awareness of preset conditions that must be maintained.
 - b. Review troubleshooting for common issues, noting the system is used for task concentration and speech privacy as a preset system and also for LEED privacy in offices.
- D. Minimum on-site training times shall be:
 - 1. Maintenance Staff: One (1) hour.

END OF SECTION

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DOM-IT

DOM-IT Jessie Parker South Renovation

510 East 12th Street
Des Moines, IA 50319

substance 0719-01
DAS PROJECT #: 9518.00
RFB #: 951800-01

100% Documents
April 10, 2026



substancearchitecture

1300 Walnut Street, Suite 201
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MECHANICAL ENGINEER

IMEG Corp.

2882 106th Street
Des Moines, IA 50322

ELECTRICAL ENGINEER

IMEG Corp.

2882 106th Street
Des Moines, IA 50322

	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.	
	MATTHEW D. RODEKAMP (Printed or Type Name)	05456 (License Num.)
	(Signature)	
	Sheets covered by this seal G - Series, A - Series	
My license renewal date is 20-JUN-27		

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	NATE JACQUES (Printed or Type Name)	21686 (License Num.)
	(Signature)	
	Sheets covered by this seal M - Series	
My license renewal date is 31-DEC-26		

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	TONY DELOUIS (Printed or Type Name)	23167 (License Num.)
	(Signature)	
	Sheets covered by this seal E - Series	
My license renewal date is 31-DEC-26		

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G101	CODE PLANS
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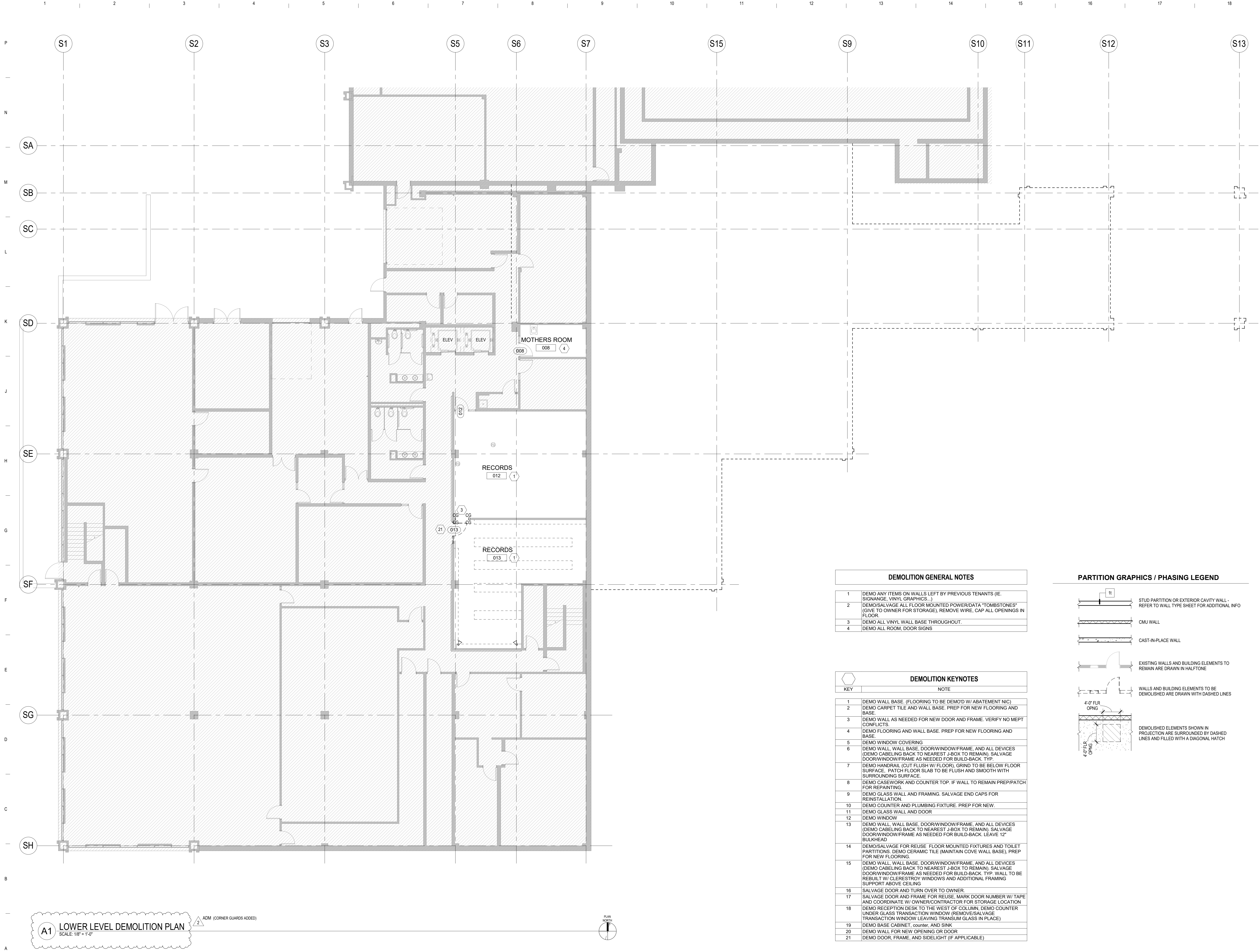
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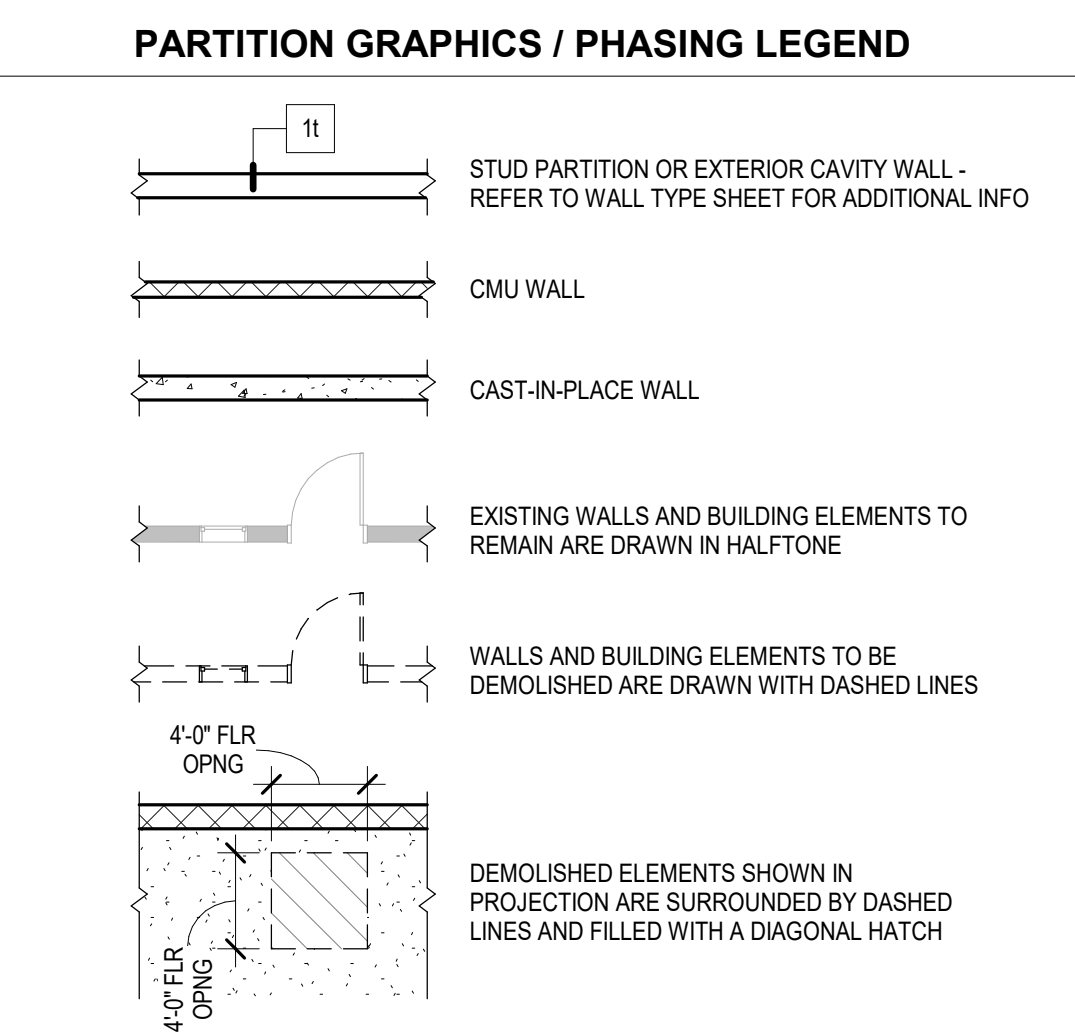
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E222	LEVEL 2 FLOOR PLAN - POWER
E230	LOWER LEVEL FLOOR PLAN - SYSTEMS
E231	LEVEL 1 FLOOR PLAN - SYSTEMS
E232	LEVEL 2 FLOOR PLAN - SYSTEMS
E400	ELECTRICAL DETAILS
E600	ELECTRICAL SCHEDULES
E700	ELECTRICAL PANEL SCHEDULES

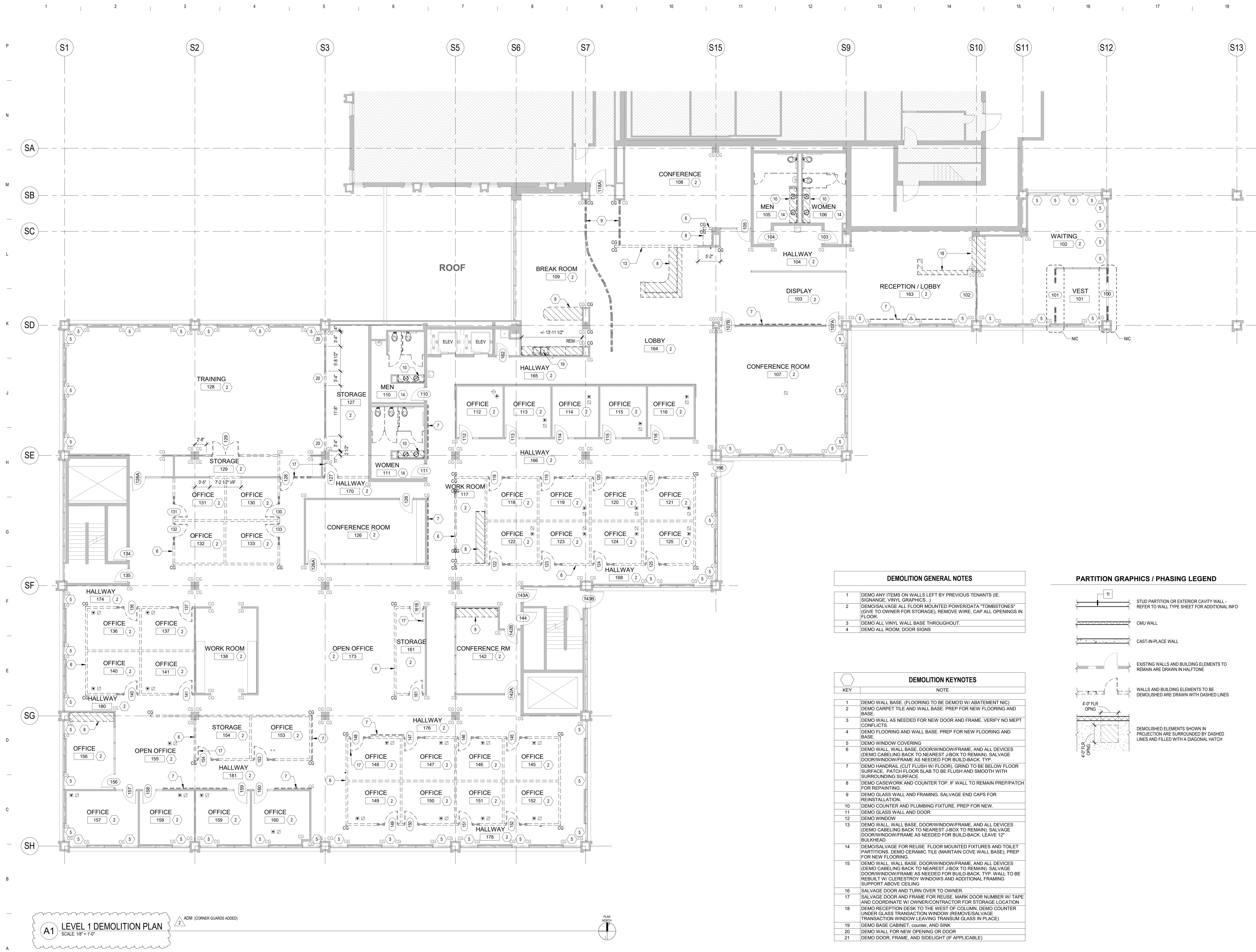
ADM 2	10 - SOUND MASKING	
	SM000	SOUND MASKING COVERSHEET
	SM201	LEVEL 1 FLOOR PLAN - SOUND MASKING
	SM202	LEVEL 2 FLOOR PLAN - SOUND MASKING
	SM400	SOUND MASKING DETAILS
	SM500	SOUND MASKING DIAGRAMS



DEMOLITION GENERAL NOTES	
1	DEMO ANY ITEMS ON WALLS LEFT BY PREVIOUS TENANTS (IE SIGNAGE, VINYL GRAPHICS, ETC.)
2	DEMO/SALVAGE ALL FLOOR MOUNTED POWER/DATA "TOMBSTONES" (GIVE TO OWNER FOR STORAGE). REMOVE WIRE. CAP ALL OPENINGS IN FLOOR.
3	DEMO ALL VINYL WALL BASE THROUGHOUT.
4	DEMO ALL ROOM, DOOR SIGNS

DEMOLITION KEYNOTES	
KEY	NOTE
1	DEMO WALL BASE. (FLOORING TO BE DEMO'D W/ ABATEMENT NIC)
2	DEMO CARPET TILE AND WALL BASE. PREP FOR NEW FLOORING AND BASE.
3	DEMO WALL AS NEEDED FOR NEW DOOR AND FRAME. VERIFY NO MEPT CONFLICTS.
4	DEMO FLOORING AND WALL BASE. PREP FOR NEW FLOORING AND BASE.
5	DEMO WINDOW COVERING.
6	DEMO WALL, WALL BASE, DOOR/WINDOW/FRAME, AND ALL DEVICES (DEMO CABELING BACK TO NEAREST J-BOX TO REMAIN). SALVAGE DOOR/WINDOW/FRAME AS NEEDED FOR BUILD-BACK. TYP.
7	DEMO HANDRAIL (CUT FLUSH W/ FLOOR). GRIND TO BE BELOW FLOOR SURFACE. PATCH FLOOR SLAB TO BE FLUSH AND SMOOTH WITH SURROUNDING SURFACE.
8	DEMO CASEWORK AND COUNTER TOP. IF WALL TO REMAIN PREP/PATCH FOR REPAINTING.
9	DEMO GLASS WALL AND FRAMING. SALVAGE END CAPS FOR REINSTALLATION.
10	DEMO COUNTER AND PLUMBING FIXTURE. PREP FOR NEW.
11	DEMO GLASS WALL AND DOOR
12	DEMO WINDOW
13	DEMO WALL, WALL BASE, DOOR/WINDOW/FRAME, AND ALL DEVICES (DEMO CABELING BACK TO NEAREST J-BOX TO REMAIN). SALVAGE DOOR/WINDOW/FRAME AS NEEDED FOR BUILD-BACK. LEAVE 12" BULKHEAD
14	DEMO/SALVAGE FOR REUSE: FLOOR MOUNTED FIXTURES AND TOILET PARTITIONS. DEMO CERAMIC TILE (MAINTAIN COVE WALL BASE). PREP FOR NEW FLOORING.
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16	SALVAGE DOOR AND TURN OVER TO OWNER.
17	SALVAGE DOOR AND FRAME FOR REUSE. MARK DOOR NUMBER W/ TAPE AND COORDINATE W/ OWNER/CONTRACTOR FOR STORAGE LOCATION
18	DEMO RECEPTION DESK TO THE WEST OF COLUMN. DEMO COUNTER UNDER GLASS TRANSACTION WINDOW (REMOVE/SALVAGE TRANSACTION WINDOW LEAVING TRANSUM GLASS IN PLACE)
19	DEMO BASE CABINET, counter, AND SINK
20	DEMO WALL FOR NEW OPENING OR DOOR
21	DEMO DOOR, FRAME, AND SIDELIGHT (IF APPLICABLE)

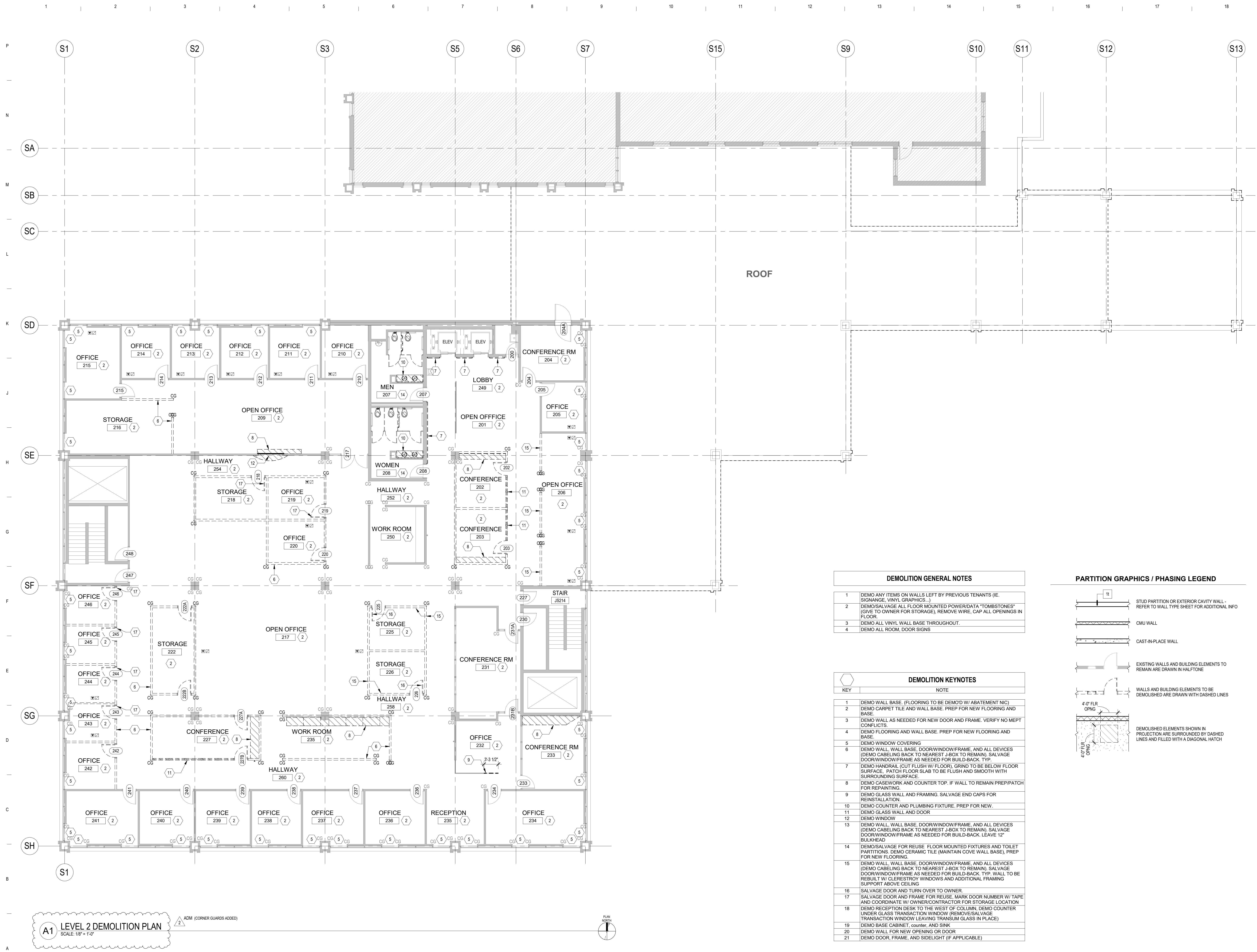




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5	DEMO WINDOW COVERING
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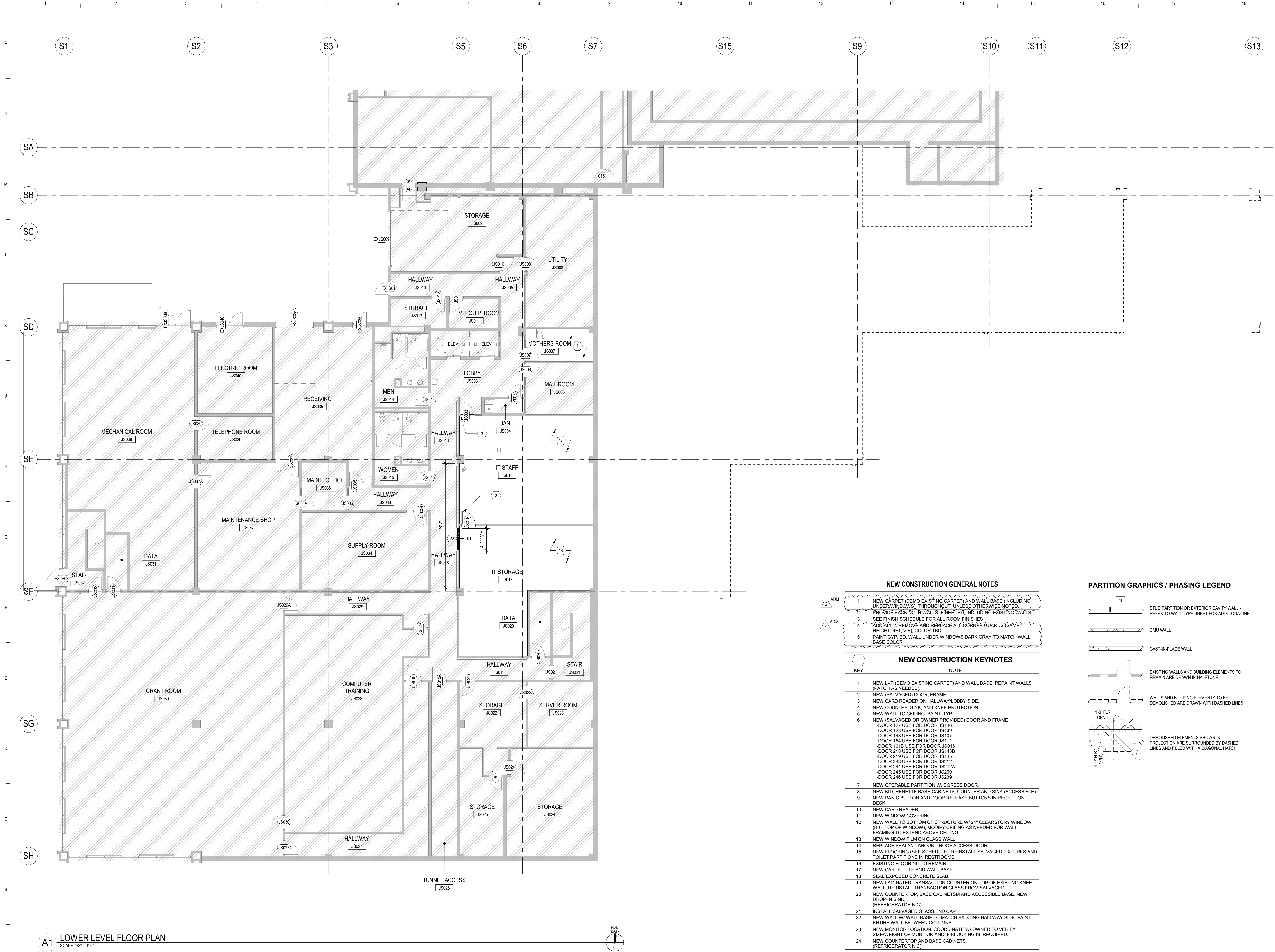
PARTITION GRAPHICS / PHASING LEGEND	
	STUD PARTITION OR EXTERIOR CAVITY WALL - REFER TO WALL TYPE SHEET FOR ADDITIONAL INFO
	CMU WALL
	CAST-IN-PLACE WALL
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	WALLS AND BUILDING ELEMENTS TO BE DEMOLISHED ARE DRAWN WITH DASHED LINES
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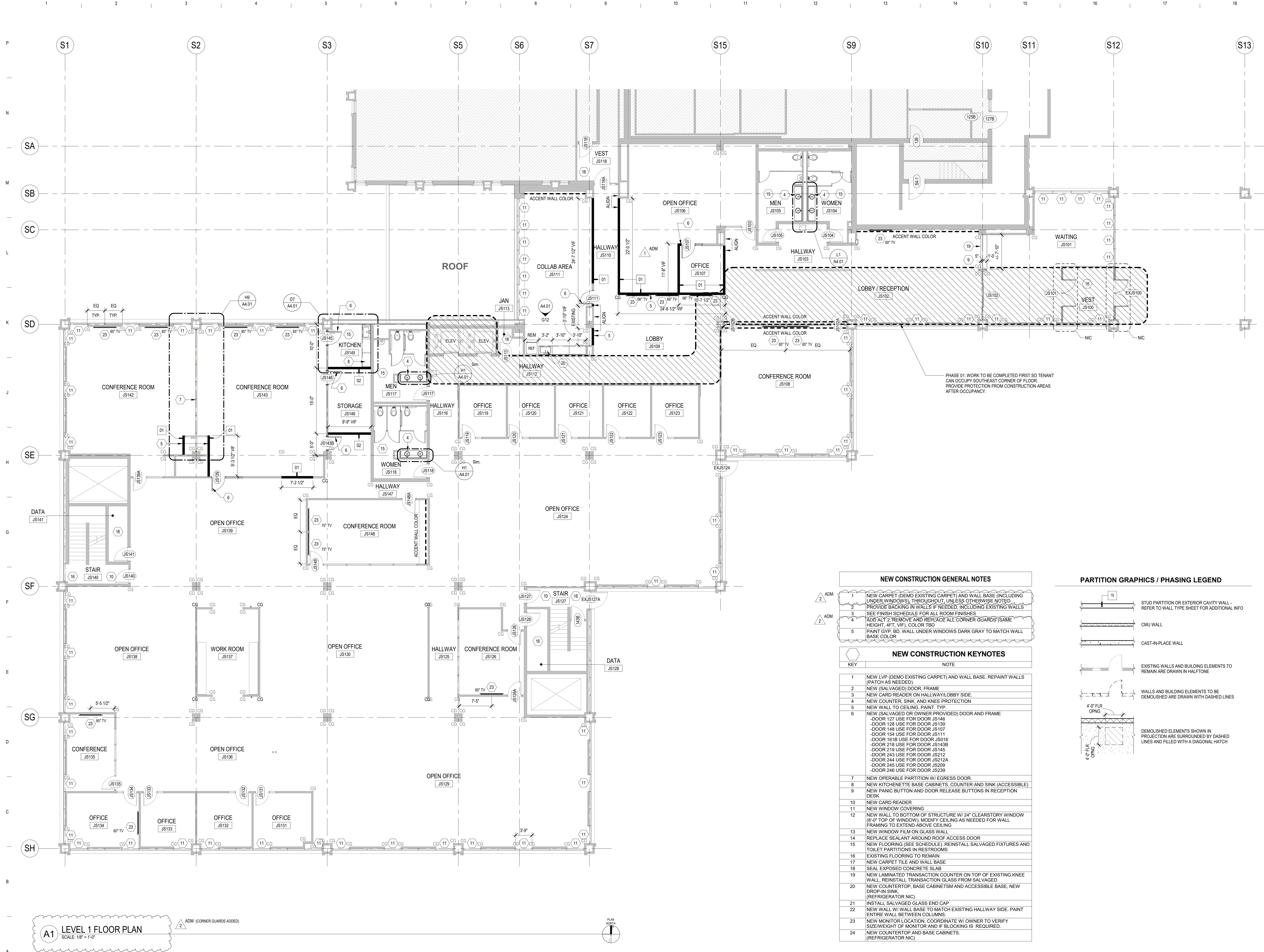
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A1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

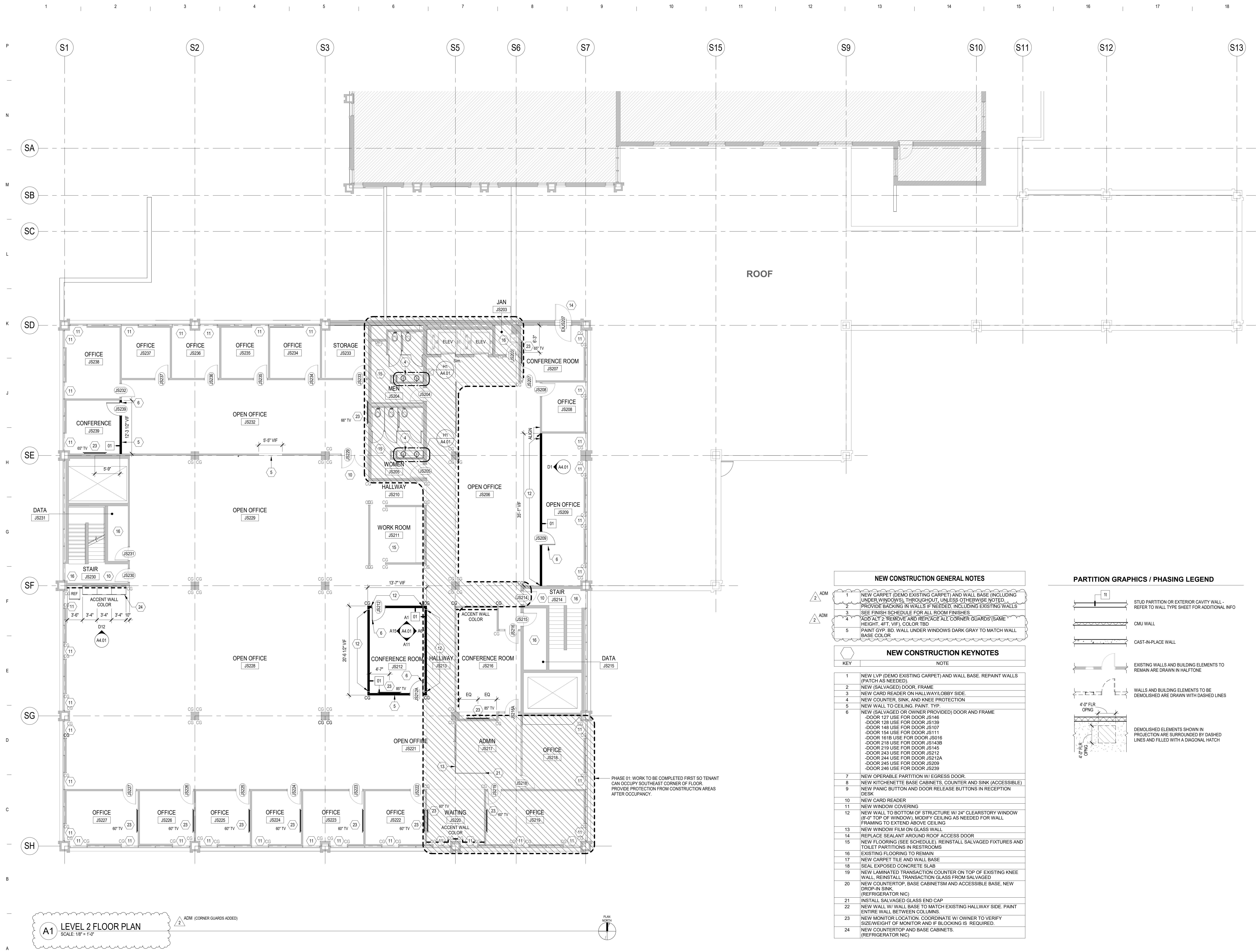
NEW CONSTRUCTION GENERAL NOTES	
1	NEW CARPET (DEMO EXISTING CARPET) AND WALL BASE (INCLUDING UNDER WINDOWS), THROUGHOUT, UNLESS OTHERWISE NOTED.
2	PROVIDE BACKING IN WALLS IF NEEDED, INCLUDING EXISTING WALLS.
3	SEE FINISH SCHEDULE FOR ALL ROOM FINISHES.
4	ADD ALT 2: REMOVE AND REPLACE ALL CORNER GUARDS (SAME HEIGHT, 4FT, VIF, COLOR TBD).
5	PAINT OVP. BD. WALL UNDER WINDOWS DARK GRAY TO MATCH WALL BASE COLOR.
NEW CONSTRUCTION KEYNOTES	
KEY	NOTE
1	NEW LVP (DEMO EXISTING CARPET) AND WALL BASE, REPAINT WALLS (PATCH AS NEEDED).
2	NEW SALVAGED DOOR, FRAME.
3	NEW CARD READER ON HALLWAY/LOBBY SIDE.
4	NEW COUNTER, SINK, AND KNEE PROTECTION.
5	NEW WALL TO CEILING, PAINT, TYP.
6	NEW (SALVAGED OR OWNER PROVIDED) DOOR AND FRAME. -DOOR 127 USE FOR DOOR JS146 -DOOR 128 USE FOR DOOR JS139 -DOOR 148 USE FOR DOOR JS107 -DOOR 154 USE FOR DOOR JS111 -DOOR 161B USE FOR DOOR JS016 -DOOR 218 USE FOR DOOR JS143B -DOOR 219 USE FOR DOOR JS145 -DOOR 243 USE FOR DOOR JS212 -DOOR 244 USE FOR DOOR JS212A -DOOR 245 USE FOR DOOR JS209 -DOOR 246 USE FOR DOOR JS239
7	NEW OPERABLE PARTITION W/ EGRESS DOOR.
8	NEW KITCHENETTE BASE CABINETS, COUNTER AND SINK (ACCESSIBLE).
9	NEW PANIC BUTTON AND DOOR RELEASE BUTTONS IN RECEPTION DESK.
10	NEW CARD READER.
11	NEW WINDOW COVERING.
12	NEW WALL TO BOTTOM OF STRUCTURE W/ 24" CLEARSTORY WINDOW (8'-0" TOP OF WINDOW), MODIFY CEILING AS NEEDED FOR WALL FRAMING TO EXTEND ABOVE CEILING.
13	NEW WINDOW FILM ON GLASS WALL.
14	REPLACE SEALANT AROUND ROOF ACCESS DOOR.
15	NEW FLOORING (SEE SCHEDULE), REINSTALL SALVAGED FIXTURES AND TOILET PARTITIONS IN RESTROOMS.
16	EXISTING FLOORING TO REMAIN.
17	NEW CARPET TILE AND WALL BASE.
18	SEAL EXPOSED CONCRETE SLAB.
19	NEW LAMINATED TRANSACTION COUNTER ON TOP OF EXISTING KNEE WALL, REINSTALL TRANSACTION GLASS FROM SALVAGED.
20	NEW COUNTERTOP, BASE CABINETS AND ACCESSIBLE BASE, NEW DROP-IN SINK, (REFRIGERATOR NIC).
21	INSTALL SALVAGED GLASS END CAP.
22	NEW WALL W/ WALL BASE TO MATCH EXISTING HALLWAY SIDE, PAINT ENTIRE WALL BETWEEN COLUMNS.
23	NEW MONITOR LOCATION, COORDINATE W/ OWNER TO VERIFY SIZE/WEIGHT OF MONITOR AND IF BLOCKING IS REQUIRED.
24	NEW COUNTERTOP AND BASE CABINETS, (REFRIGERATOR NIC).

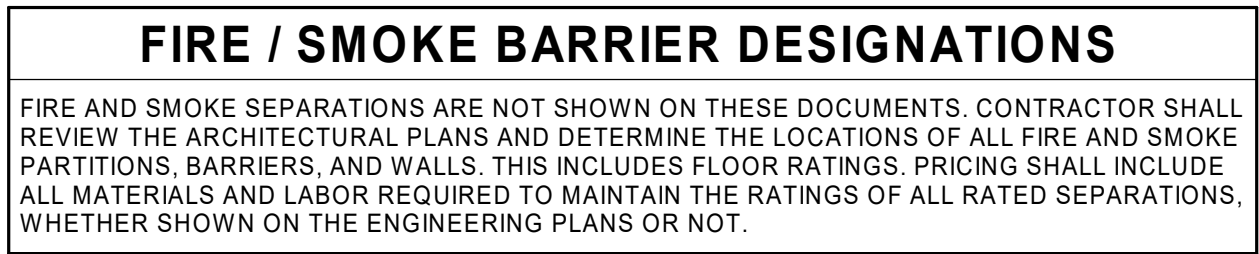
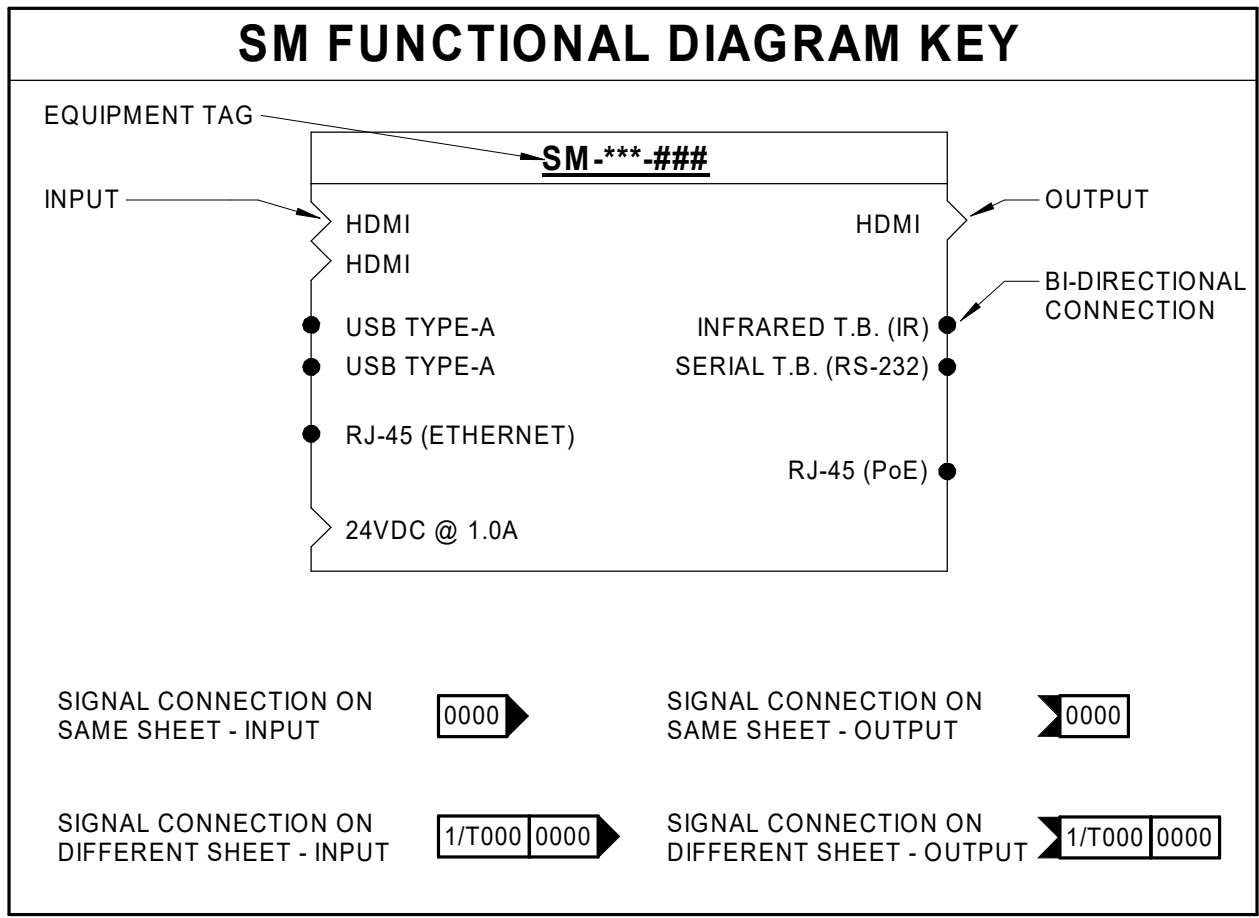
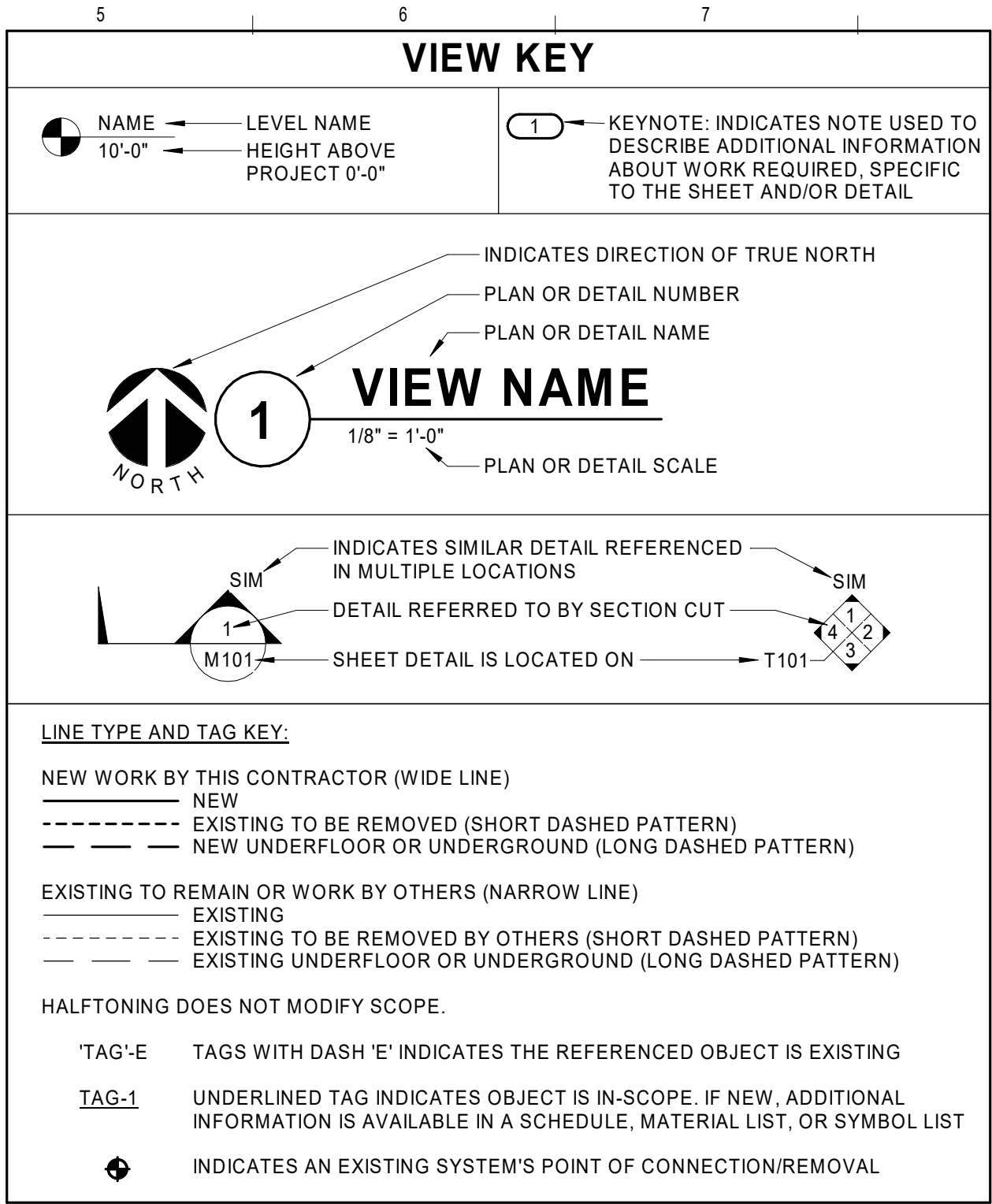
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	DEMOLISHED ELEMENTS SHOWN IN PROJECTION ARE SURROUNDED BY DASHED LINES AND FILLED WITH A DIAGONAL HATCH.



NEW CONSTRUCTION GENERAL NOTES	
1	NEW CARPET (DEMO EXISTING CARPET) AND WALL BASE (INCLUDING UNDER WINDOWS), THROUGHOUT, UNLESS OTHERWISE NOTED.
2	PROVIDE BACKING IN WALLS IF NEEDED, INCLUDING EXISTING WALLS
3	SEE FINISH SCHEDULE FOR ALL ROOM FINISHES
4	ADD ALT 2: REMOVE AND REPLACE ALL CORNER GUARDS (SAME HEIGHT, 4FT, VIF), COLOR TBD
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APPLICABLE CODES	
CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:	
BUILDING CODE:	IBC 2024 EDITION
FIRE CODE:	IFC 2024 EDITION
PLUMBING CODE:	IOWA STATE PLUMBING CODE (UPC 2024)
MECHANICAL CODE:	IOWA STATE MECHANICAL CODE (IMC 2024)
ELECTRICAL CODE:	NFPA 70 (NEC) 2023 EDITION
ENERGY CONSERVATION CODE:	IECC 2012

CONTACT PERSONS:	
DESCRIPTION:	PERSON:
PROJECT MANAGER	NATHANIEL JACQUES
MECHANICAL	JOSHUA MUCHEWICZ
ELECTRICAL	ZACHARY R ROSS
SOUND MASKING	JASON WRIGHT

SOUND MASKING SYMBOL LIST			
SYMBOL	TAG	EQUIPMENT LIST ABBREVIATION	DESCRIPTION
⊙	SM1	SM-SM1-C	SOUND MASKING SPEAKER (CEILING)

PATHWAY SYMBOL LIST:	
SYMBOL	DESCRIPTION
WIDTH X HEIGHT	CABLE TRAY, CHANNEL TRAY, BASKET TRAY
WIDTH X HEIGHT	LADDER RACK
DIAMETERø C	CONDUIT
→	CONDUIT DOWN
↕	CONDUIT UP OR UP/DOWN
—]	CONDUIT SLEEVE
—	CONTINUATION

SOUND MASKING ABBREVIATION KEY	
ABBR:	DESCRIPTION:
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFC	BELOW FINISHED CEILING
C	CONDUIT
DE	DELAYED EGRESS
DPDT	DOUBLE POLE DOUBLE THROW
FOV	FIELD OF VIEW
J-BOX	JUNCTION BOX
POE	POWER OVER ETHERNET
PTZ	PAN TILT ZOOM
SIM	SIMILAR
TYP	TYPICAL
UNON	UNLESS OTHERWISE NOTED
#H	MOUNTING HEIGHT ABOVE FINISHED FLOOR

SUGGESTED MATRIX OF RESPONSIBILITY				
ITEM:	SHOWN ON:	FURNISHED BY:	INSTALLED BY:	NOTES:
SOUND MASKING ROUGH-IN, REFER TO SOUND MASKING EQUIPMENT SCHEDULE AND SPECIFICATIONS FOR DEFINITION	SM-SERIES	E.C.	E.C.	2, 3.
SOUND MASKING OUTLET FACEPLATES, JACKS, AND TERMINATIONS	SM-SERIES	S.M.C.	S.M.C.	
CONDUIT SLEEVES (WHEN SHOWN ON DRAWINGS)	SM-SERIES	E.C.	E.C.	
CONDUIT SLEEVES (NOT SHOWN BUT REQUIRED FOR PROPER INSTALLATION OF SYSTEM)	N/A	S.M.C.	S.M.C.	1, 3.
SOUND MASKING SYSTEMS ROUGH-IN	SM-SERIES	E.C.	E.C.	
SOUND MASKING EQUIPMENT, CABLING, AND TERMINATIONS	SM-SERIES	S.M.C.	S.M.C.	
GROUNDING LUGS ON SOUND MASKING EQUIPMENT	SM-SERIES	S.M.C.	E.C.	5.
BONDING SYSTEM FOR SOUND MASKING SYSTEM, REFER TO SPECIFICATION SECTION 27 05 26 FOR DEFINITION	SM-SERIES	E.C.	E.C.	6.
CONNECTION OF SOUND MASKING BONDING SYSTEM TO THE ELECTRICAL GROUND SYSTEM	SM-SERIES	E.C.	E.C.	
LINE VOLTAGE POWER (+120V OR GREATER)	E-SERIES	E.C.	E.C.	
LINE VOLTAGE POWER (NOT SHOWN BUT REQUIRED FOR PROPER INSTALLATION OF SYSTEM)	N/A	S.M.C.	E.C.	1, 3.
LOW VOLTAGE CABLING FOR TECHNOLOGY SYSTEMS	SM-SERIES	S.M.C.	S.M.C.	
CABLE HANGERS AND SUPPORTS OR OTHER CABLE ROUTING METHODS (OTHER THAN CONDUIT AND CABLE TRAY)	SM-SERIES	S.M.C.	S.M.C.	4.

SUGGESTED MATRIX OF RESPONSIBILITY NOTES	
SUGGESTED MATRIX NOTES	
1. BASED ON THE INHERENT DIFFERENCES IN PRODUCTS FROM VARIOUS MANUFACTURERS, ALL REQUIRED EQUIPMENT MAY NOT BE SHOWN ON THE DRAWINGS FOR ALL ACCEPTABLE MANUFACTURERS.	
2. INCLUDES BACKBOXES AND CONDUIT REQUIRED FOR THE TECHNOLOGY SYSTEMS INSTALLATION. THE E.C. SHALL BASE THE BID ON THE BASIS OF DESIGN SHOWN ON THE CONTRACT DOCUMENTS.	
3. ALL CHANGES TO THE SLEEVES, BACKBOXES, CONDUITS, AND POWER REQUIRED BECAUSE OF THE T.C.'S SELECTION OF AN ALTERNATE ACCEPTABLE MANUFACTURER OR FROM SYSTEM CONFIGURATIONS THAT ARE LEFT TO THE CHOICE OF THE CONTRACTOR SHALL BE INCLUDED IN THE T.C.'S BID. THIS BID SHALL INCLUDE INSTALLATION BY A LICENSED ELECTRICIAN.	
4. UNLESS TRADE RULES DICTATE OTHERWISE.	
5. FURNISHED AS PART OF THE EQUIPMENT WHEN POSSIBLE, OR FURNISHED TO THE E.C. FOR INSTALLATION IN THE FIELD.	
6. INCLUDES ALL CONDUCTORS, GROUND BARS, AND TERMINATIONS FOR THE COMPLETE BONDING SYSTEM REQUIRED BY THE SPECIFICATIONS.	

SOUND MASKING SHEET INDEX	
SM000	SOUND MASKING COVERSHEET
SM201	LEVEL 1 FLOOR PLAN - SOUND MASKING
SM202	LEVEL 2 FLOOR PLAN - SOUND MASKING
SM400	SOUND MASKING DETAILS
SM500	SOUND MASKING DIAGRAMS
GRAND TOTAL: 5	

SOUND MASKING GENERAL NOTES:

1. **##-###-#** INDICATES SOUND MASKING EQUIPMENT SCHEDULE ITEM LABELED AS "EQUIPMENT LIST ABBREVIATION"
2. REFER TO SOUND MASKING EQUIPMENT SCHEDULE AND SPECIFICATIONS FOR FULL DESCRIPTIONS AND MANUFACTURERS OF ALL DEVICES.

SOUND MASKING MOUNTING SUBSCRIPT KEY:
A MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPLASH
H MOUNT ORIENTED HORIZONTALLY
L MOUNT IN CASEWORK
M MOUNT IN MODULAR FURNITURE
S MOUNT IN SURFACE RACEWAY

A SLASH IS USED BETWEEN TWO SUBSCRIPTS, E.G., A/H.

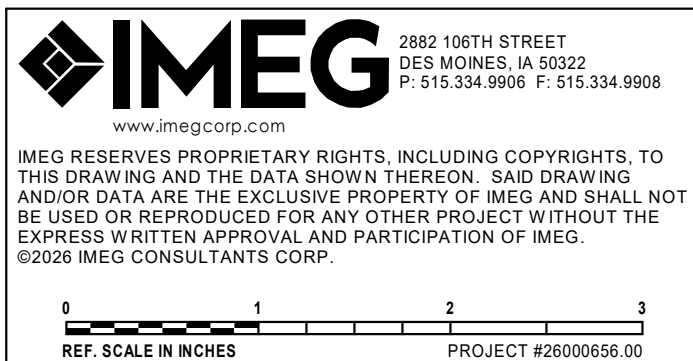
3. REFER TO THE SOUND MASKING EQUIPMENT SCHEDULE FOR MORE COMPLETE DESCRIPTION AND ITEMS.
4. REFER TO DIAGRAMS ON SHEET(S): SM400.

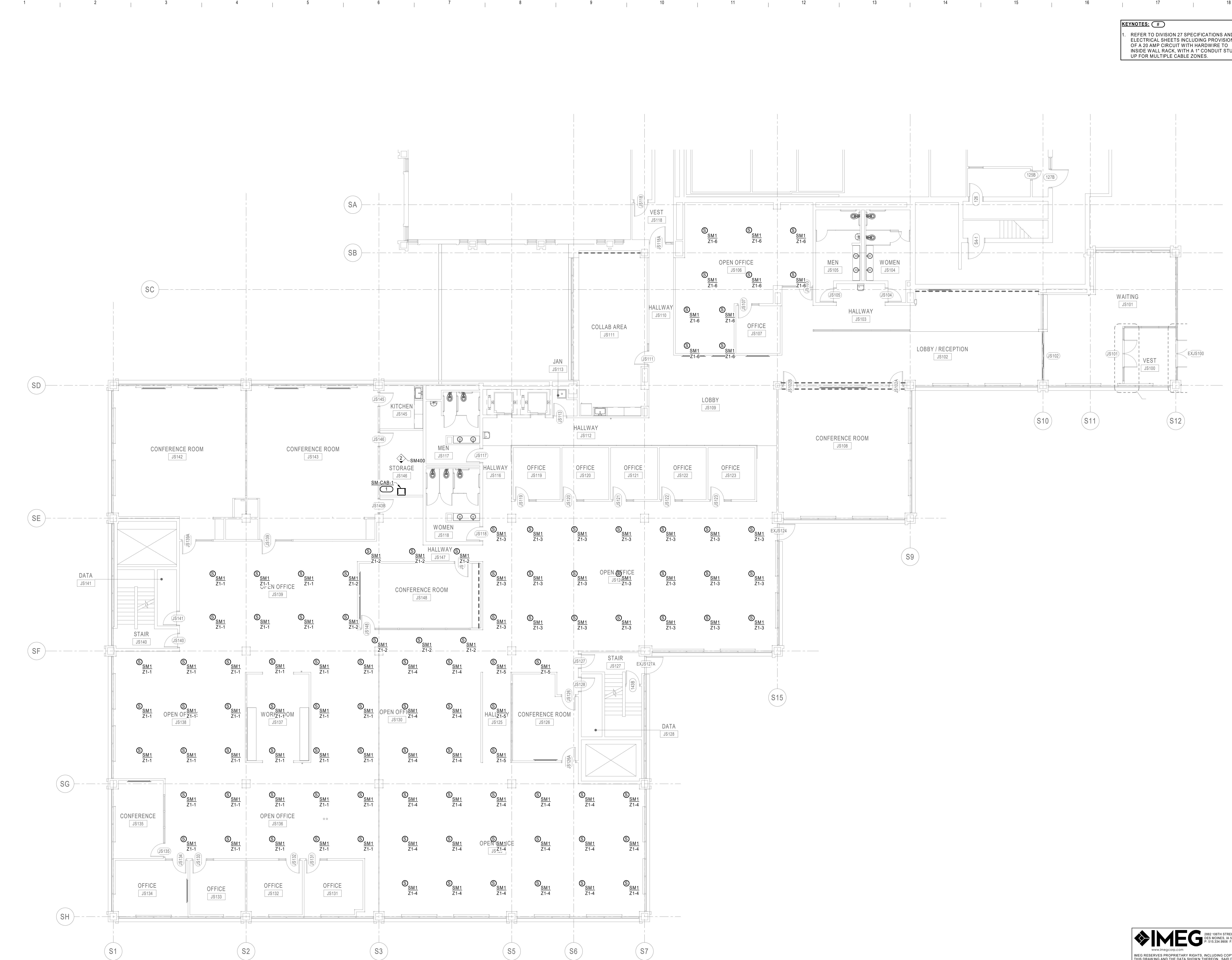
SOUND MASKING INSTALLATION NOTES:

1. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. REFER TO THE ADA GUIDELINES FOR ALL CONFIGURATION DETAILS ON THIS PAGE FOR ADDITIONAL INFORMATION.
2. CONCEAL ALL CONDUIT IN WALLS, PARTITIONS, ABOVE CEILING, IN FLOOR SLAB, ETC. UNLESS OTHERWISE INDICATED ON THE PLANS OR IN THE SPECIFICATIONS. CONDUIT IN MECHANICAL ROOMS AND STORAGE ROOMS WITHOUT CEILINGS MAY BE EXPOSED ON BUILDING STRUCTURE.
3. BOXES LOCATED ON OPPOSITE SIDES OF NON-RATED WALLS SHALL BE OFFSET A MINIMUM OF 8" HORIZONTALLY. BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE OFFSET A MINIMUM OF 24" HORIZONTALLY. "THRU-THE-WALL" BOXES SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
4. VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL SOUND MASKING INSTALLATION, ADJUST OUTLETS OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
5. SOUNDMASKING EQUIPMENT SHALL BE MOUNTED TO ALLOW ACCESS TO ELECTRICAL AND MECHANICAL EQUIPMENT. ALL MOUNTING OF SOUND MASKING DEVICES ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH WALLS SHALL BE GROUTED OR SEALED INTO OPENINGS.
7. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.

SOUND MASKING DEMOLITION NOTES

1. THE DRAWINGS INDICATE EXISTING ITEMS TO BE REMOVED. THE DRAWINGS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED AND DO NOT INDICATE EVERY BOX, CONDUIT, OR WIRE THAT MUST BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND VERIFY EXISTING CONDITIONS.
2. ITEMS (i.e. SPEAKERS, SWITCHES, ETC.) REMOVED AND NOT RELOCATED REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF MATERIAL THE OWNER DOES NOT WANT TO REUSE OR RETAIN. (i.e., FOR MAINTENANCE PURPOSES).
3. EXISTING TO REMAIN DEVICES WITHIN OR ADJACENT TO THE PATH OF CONSTRUCTION SHALL BE PROTECTED IN PLACE. DEVICES THAT MUST BE REMOVED SHALL BE TESTED PRIOR TO REMOVAL, PROTECTED FROM DAMAGE, AND RE-INSTALLED IN ITS ORIGINAL LOCATION DURING THE NEW CONSTRUCTION PHASE OF THE PROJECT.
4. OBTAIN APPROVAL FROM THE OWNER BEFORE TURNING OFF THE POWER TO EQUIPMENT, SYSTEMS, PANELS, ETC. COORDINATE ALL OUTAGES WITH OWNER. CONDUIT CONCEALED IN WALL CONSTRUCTION MAY BE ABANDONED IN PLACE IF NOT AFFECTED BY OTHER CONSTRUCTION.
5. ALL CONDUIT SHALL BE REMOVED WHERE WALLS ARE BEING REMOVED, WHERE CONDUIT IS IN THE CONCRETE SLAB, CUT OFF FLUSH, PULL OUT WIRE, AND PLUG, WHERE CONDUIT IS RUN EXPOSED, ALL ASSOCIATED CLAMPS, SUPPORTS, HANGERS, ETC. SHALL ALSO BE REMOVED.
6. COORDINATE ALL WORK WITH OTHER CONTRACTORS AT THE JOB SITE BEFORE REMOVING EXISTING EQUIPMENT AND INSTALLING NEW ITEMS.
7. EXISTING CONDUIT IN GOOD CONDITION, MAY BE REUSED IN PLACE. RELOCATING EXISTING CONDUIT SHALL NOT BE ALLOWED. BONDING CONDUCTORS SHALL BE INSTALLED IN ALL REUSED CONDUIT TO ASSURE PROPER GROUND PATH.
8. EQUIPMENT REMOVAL IN CERTAIN LOCATIONS MAY REQUIRE THE INSTALLATION OF A JUNCTION BOX TO RECONNECT CIRCUITS THAT REMAIN IN OPERATION. EXTEND CONDUIT AND WIRING AS REQUIRED TO MAINTAIN POWER TO REMAINING EQUIPMENT.
9. DEVICES TO BE REMOVED SHALL HAVE ALL CONNECTED WIRING REMOVED TO THE SOURCE.
10. DEVICES NOT TO BE REMOVED SHALL BE PROTECTED FROM THE ENVIRONMENT, AND ALL ASSOCIATED CABLE/RACEWAYS ARE TO REMAIN AND BE PROTECTED. T.C. SHALL BE RESPONSIBLE FOR REPAIR OF ANY INTERRUPTIONS TO PROTECTED DEVICES.
11. REFER TO SPECIFICATIONS SECTION 27 05 00 FOR ADDITIONAL INFORMATION.





KEYNOTES: **#**

1. REFER TO DIVISION 27 SPECIFICATIONS AND ELECTRICAL SHEETS INCLUDING PROVISION OF A 20 AMP CIRCUIT WITH HARDWARE TO INSIDE WALL RACK, WITH A 1" CONDUIT STUB UP FOR MULTIPLE CABLE ZONES.

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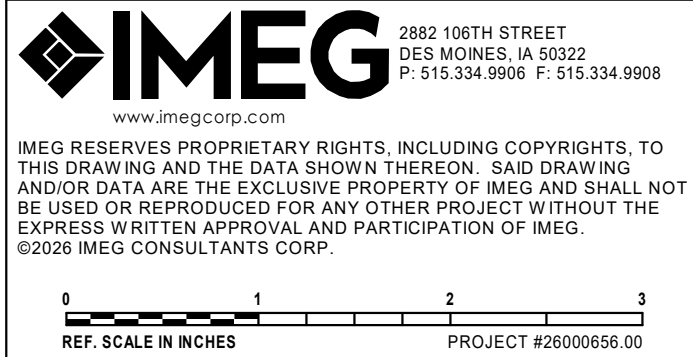
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DOM-IT Jessie Parker South Renovation

Substance No.: 0719-01
DOM-IT No.: #9518
Date: April 10, 2026

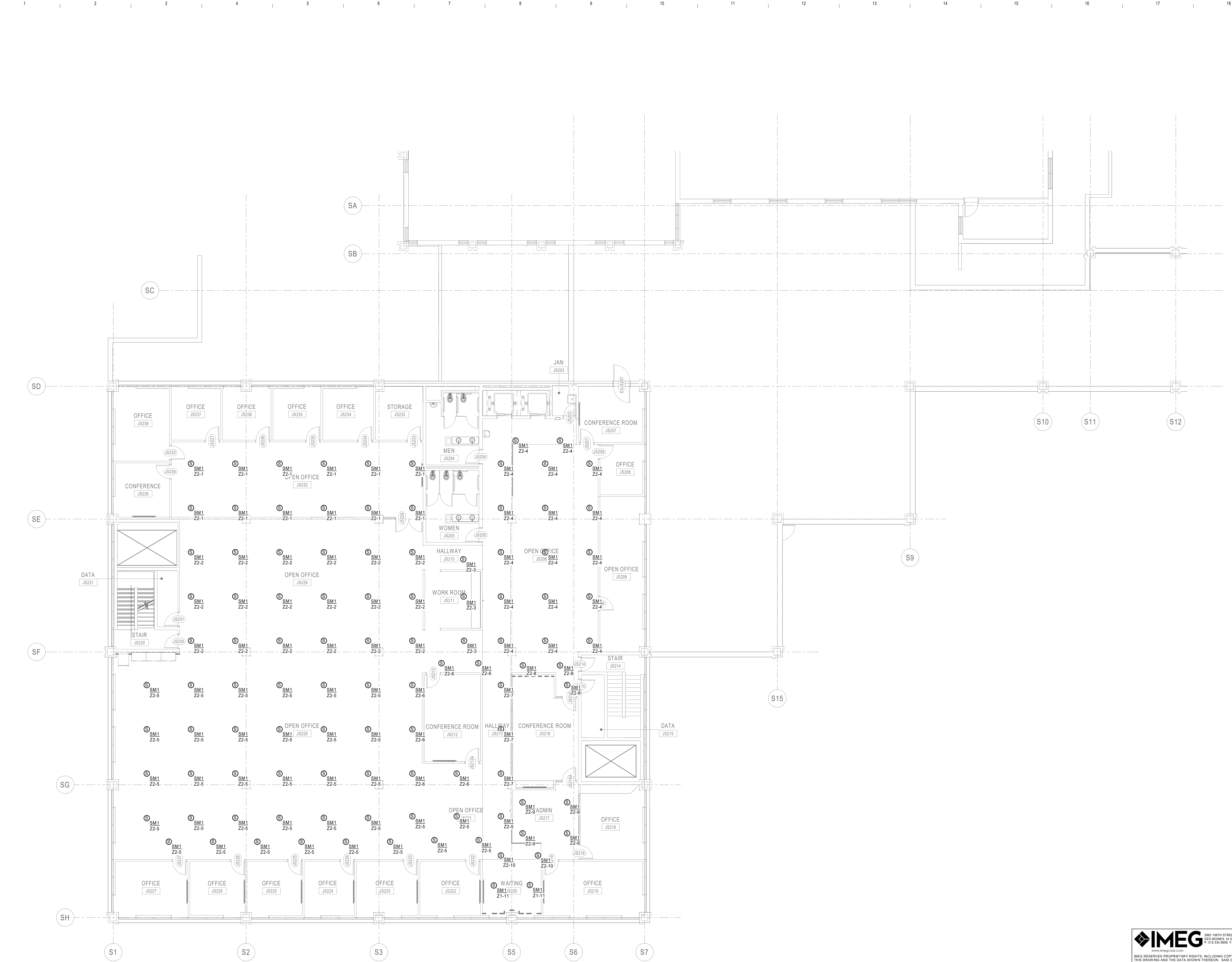
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LEVEL 1 FLOOR PLAN - SOUND MASKING

SM201



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1 LEVEL 2 FLOOR PLAN - TECHNOLOGY
1/8" = 1'-0"

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LEVEL 2 FLOOR PLAN - SOUND MASKING
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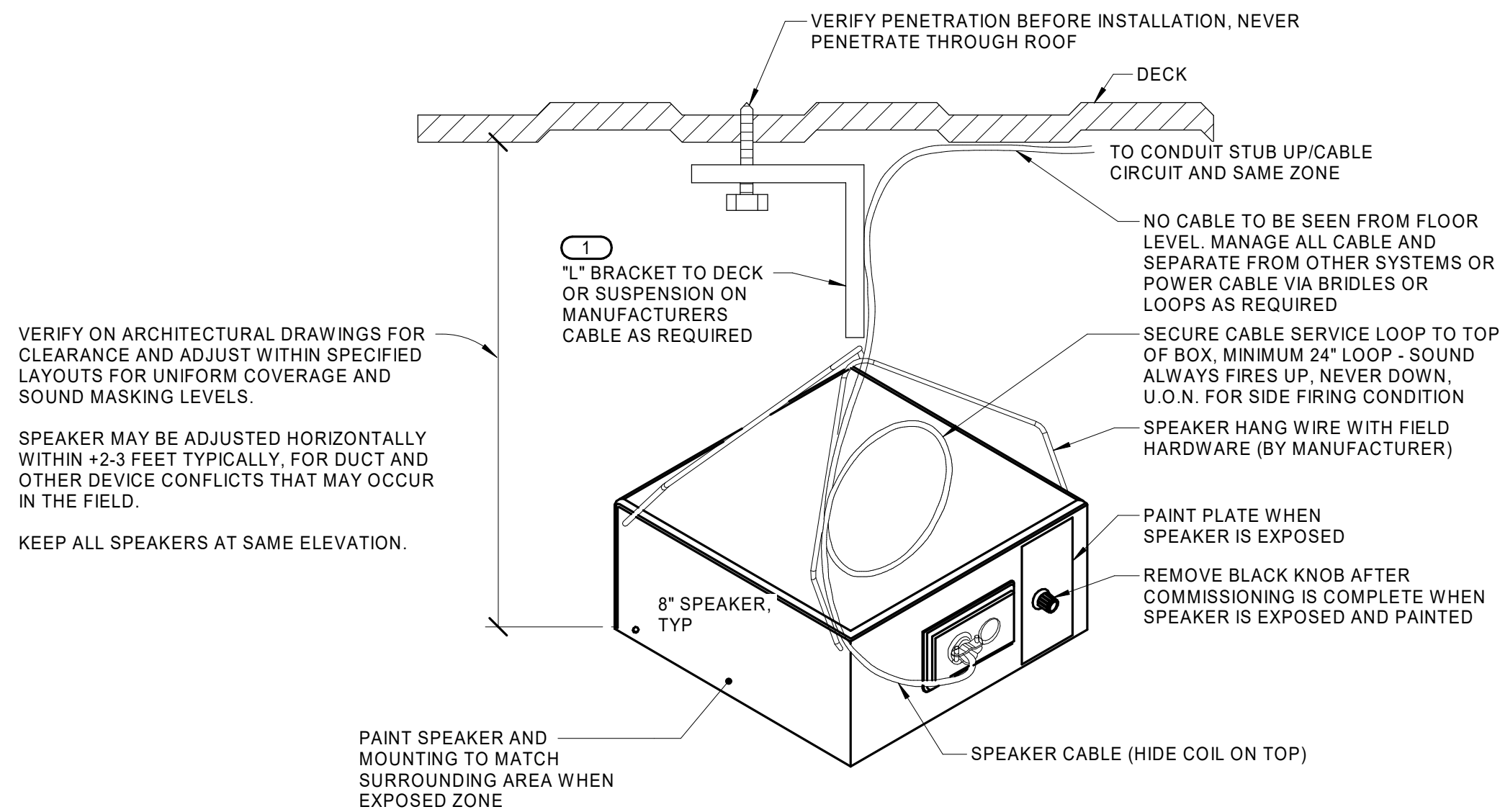
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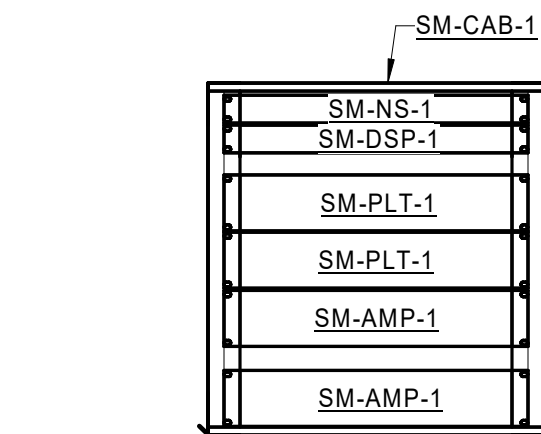
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KEYNOTES: **F**

1. ATLAS M1000 SPEAKER (BASIS OF DESIGN OR APPROVED EQUAL) SHALL BE HUNG USING ALTAS MCHAIN72 (BASIS OF DESIGN OR APPROVED EQUAL) OR #12 CHAIN IF LOCAL CODES REQUIRE MORE SUBSTANTIAL RIGGING. THE M1000 SPEAKER OR APPROVED EQUAL SHALL BE INSTALLED AT LEAST 16" ABOVE CEILING GRID.

1 OPEN CEILING SUSPENDED SOUND MASKING SPEAKER DETAIL
NO SCALE



2 SOUND MASKING RACK ELEVATION
1" = 1'-0"

SOUND MASKING EQUIPMENT SCHEDULE

THE EQUIPMENT LIST ABBREVIATIONS AND THE SOUND MASKING EQUIPMENT SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES AND SHALL FURNISH ALL MATERIAL REQUIRED, WHETHER SPECIFIED OR NOT, TO PRODUCE A SATISFACTORY WORKING SYSTEM.

CATALOG NUMBERS ARE NOT TO BE CONSIDERED COMPLETE BUT ARE GIVEN ONLY TO AID THE CONTRACTOR IN THE SEARCH FOR MATERIAL. NO MATERIAL SHALL BE ORDERED BY MANUFACTURER AND CATALOG NUMBER ONLY. EACH CONTRACTOR SHALL FIRST READ THE COMPLETE DESCRIPTION OF THE MATERIAL ON THESE DRAWINGS AND SPECIFICATIONS. THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN. "STANDARD COLOR" INDICATES FACTORY FINISH AVAILABLE AT NO ADDITIONAL CHARGE.

EQUIPMENT LIST ABBREVIATION	EQUIPMENT LIST DESCRIPTION	MANUFACTURER AND MODEL
SM-AMP-1	AUDIO AMPLIFIER, EIGHT CHANNEL, 125W PER CHANNEL, RATED FOR 16 OHMS TO 2 OHMS SAFELY AT FULL BANDWIDTH PERFORMANCE, AS WELL AS 70V AND 100V DIRECT DRIVE OPERATION ON ALL CHANNELS WITHOUT BRIDGING. FRONT PANEL SHALL INCLUDE DISPLAY AND ROTARY ENCODER FOR BASIC CONFIGURATION AND MONITORING, WITH NO OTHER EXPOSED CONTROLS. VERIFY ANY EQUALS FOR SAME EXACT LOAD ASSIGNMENTS AND MATCH SPEAKERS AND AMPS AS SPECIFIED.	QSC MPA-Q 8x125 LEA CROWN OR PRE-APPROVED EQUAL
SM-ATN-1	MASKING SPEAKER ATTENUATOR, 100W POWER RATING WITH TOTAL ATTENUATION OF 15dB IN 1.5dB PRECISION STEPS. PROVIDE WITH RACK MOUNTING PLATE.	ATLAS E408-100 OR PRE-APPROVED EQUAL
SM-CAB-1	WALL MOUNTED ENCLOSED WALL CABINET, 24"H X 20 5/8"W X 21 1/2"D OVERALL DIMENSIONS, VENTED SIDES, UNIVERSAL MOUNTING RAILS, HINGE DESIGN FOR FRONT-TO-REAR ACCESS, PROVIDES 12 1/2" RACK MOUNTING SPACES. UNIT IS PROVIDED WITH LOCKING FRONT DOOR. VERIFY MANUFACTURER WALL MOUNTING AND BLOCKING REQUIREMENTS. COORDINATE WITH E.C. FOR QUAD 20A/120V AC POWER OUTLET MOUNTED INSIDE EQUIPMENT RACK. COORDINATE CONDUIT ENTRANCES INTO BACKPANEL.	ATLAS 312-15 (12RU) WALL RACK MIDDLE ATLANTIC PRODUCTS LOWELL OR PRE-APPROVED EQUAL
SM-DSP-1	AUDIO DSP FOR THE PURPOSE OF SOUND MASKING: NETWORK I/O ONLY (NO ONBOARD ANALOG I/O), 64 X 64 NETWORK AUDIO CHANNELS, 8 X 8 USB AUDIO CHANNELS, 2 RS-232 SERIAL PORTS, 8 CHANNELS OF ROUTABLE AEC, AND UP TO 2 VOP INSTANCES (NO POTS). DIGITAL AUDIO AND CONTROL OVER LAN. UNIT SHALL BE CAPABLE OF ROUTING SHAPED PINK NOISE OVER DANTE TO EACH AMPLIFIER CHANNEL FOR THE PURPOSE OF SOUND MASKING. EACH ZONE SHALL HAVE PROPER BANDPASS FOR LOUSPEAKERS USED AS WELL AS 1/3RD OCTAVE EQUALIZATION AT A MINIMUM. REFER TO SPECIFICATION 27.51.19 FOR CONFIGURATION AND PERFORMANCE REQUIREMENTS.	QSC CORE NANO OR PRE-APPROVED EQUAL
SM-NS-1	SMALL FORM FACTOR ETHERNET NETWORK SWITCH - UNITS SHALL BE MANAGED LAYER 2, GIGABIT ETHERNET SWITCHES. UNIT SHALL HAVE (8) 10/100/1000BASE-T RJ-45 PORTS AND BE CAPABLE OF ROUTING DANTE AND AV CONTROL.	NETGEAR M4250 CISCO HP OR PRE-APPROVED EQUAL
SM-PLT-1	ATTENUATOR RACK PLATE, 2 RU METAL PLATE PRE-PUNCHED FOR SIX PRECISION ATTENUATORS.	ATLAS ARPLATE-052 OR PRE-APPROVED EQUAL
SM-SM1-C	ABOVE ACT CEILING SOUND MASKING LOUDSPEAKER IN A BLACK, SQUARE ENCLOSURE, 8" DRIVER, PRE-ASSEMBLED UNIT CONTAINS LOUDSPEAKER, TRANSFORMER, ENCLOSURE, Baffle, AND MOUNTING HARDWARE, 100Hz TO 10KHz FREQUENCY RESPONSE, 94dB AVERAGE SENSITIVITY, 70V POWER TAPS OF 0.25, 0.5, 1, 2, AND 4 WATTS. PROVIDE IN WHITE. SEE 4/TA.01 FOR MOUNTING AND INSTALLATION DETAILS. SPEAKERS SHALL FIRE UP, INCREASE SPEAKER TAP TO MINIMUM OF 4 WATTS WHERE ACT IS NOT AVAILABLE AND CEILING IS HARD LID. PROVIDE WITH TILE BRIDGE AND MOUNTING ACCESSORIES. REFER TO DETAIL 2/SM-400 FOR MOUNTING REQUIREMENTS.	ATLAS M1000 OR PRE-APPROVED EQUAL
SM-SRGX-1	SURGE PROTECTOR, COMPACT SURGE PROTECTION, UNIT IS 8 AMP LOAD CAPABLE AND HOUSED IN RACK ENCLOSURE (1.75" H X 5.31" W X 9.06" D) WEIGHING 3.4 LBS. UNIT FEATURES BOTH COMMON MODE AND NORMAL MODE IMPEDANCE TOLERANT EMI/RFI FILTERING. SECURE THE UNIT INSIDE SOUND MASKING EQUIPMENT RACK, AS REQUIRED WITH PROVIDED MOUNTING FLANGES, COORDINATE FINAL LOCATION FOR AC POWER FEED WITH ELECTRICAL CONTRACTOR.	SURGEX SA-82 OR PRE-APPROVED EQUAL



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END OF ADDENDUM #02