

ADDENDUM #1

Project Name:
Capitol West Stairs & Surrounding Landings Repair - Bid Issuance #3
DAS# 9420.00
RFB 942000-01
Addendum #1
Dated: July 31, 2025

This Addendum forms a part of the bidding and contract documents. This Addendum supersedes and supplements all portions of the original bidding and contract documents dated July 01, 2025 with which it conflicts.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION.

1. CLARIFICATIONS

- A. Budget \$487,000

2. PLANS

- A. No items.

3. SPECIFICATIONS

- A. Section 00 0115, List Of Drawing Sheets:
Remove F. A110.3 North Stair Elevations, H. A113.3 South Stair Elevations and I. A113.4 West Stair Elevations.
- B. Section 01 2300 – Replace entire section with attached Section 01 2300.
- C. Section 01 1200, Contract Summary, 1.09 Bid Package Instructions, Bid Package #01 add the following:
 - 7. Include lump sum Allowance of \$10,000.00 for repair of granite slab supports and granite tread supports. Condition of existing supports is unknown. Contractor to assume standard mortar bed for setting granite as part of base bid. Contractor to submit invoices, delivery slips, and/or time sheets to show actual quantities to be signed off by construction manager at time of execution/delivery on a daily basis.

4. QUESTIONS AND CLARIFICATIONS

- A. No Items.

5. SUBSTITUTION REQUESTS

- A. No items.

6. ATTACHMENTS

- A. Section 00 0115, List Of Drawing Sheets (1 page)
- B. Section 01 2300 Alternates (1 page)
- C. OPN Addendum #1, Dated July 31, 2025 (Contents 2 typed pages and 4 drawing sheets)

END OF ADDENDUM

SECTION 00 0115

LIST OF DRAWING SHEETS

DRAWINGS

1.01	SHEET	TITLE
	A.	COVER SHEET
	B. A000.3	SITE ACCESS & GENERAL DRAWING INFORMATION
	C. A100.3	SITE IMPROVEMENTS
	D. A101.3	SITE SIGNAGE (ALT. 1 and ALT. 2)
	E. A102.3	ENLARGED FLOOR PLANS - EAST STAIRS
	F. A110.3	NORTH STAIR ELEVATIONS
	G. A111.3	EAST STAIR ELEVATIONS
	H. A112.3	SOUTH STAIR ELEVATIONS
	I. A113.3	WEST STAIR ELEVATIONS
	J. A120.3	DETAILS
	K. A120.4	SIGNAGE GRAPHICS (ALT. 1 and ALT. 2)

END OF SECTION

**SECTION 01 2300
ALTERNATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Alternates.
- B. Procedures for pricing Alternates.
- C. Documentation of changes to Contract Price and Contract Time.

1.02 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.
- C. 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
- D. Execute accepted alternates under the same conditions as other work of the Contract.

1.03 SCHEDULE OF ALTERNATES

- A. ALTERNATE NO. 1 – Signage Type Mark G1, G2, P1, P2, and P3.
 - a. Includes all construction for signage type mark G1, G2, P1, P2, and P3.
 - b. This includes the new foundations, granite bases, new bronze poles.
 - c. Includes any demolition and construction including general conditions, signage, and signage attic stock, excavation, concrete footings, and granite bases.
 - d. Provide and install new bronze posts and shoes (owner supplied) as noted on drawings.
 - e. Remove and reinstall existing bronze posts and shoes (owner supplied) as noted on the drawings.
 - f. Paint signposts where noted on the drawings.
 - g. Includes temporary signage for this type of sign during construction.
 - h. Includes specifications: 02 4100, 03 3000, 04 0140, 05 5000, 09 9600, and 10 1423 as applies.
- B. ALTERNATE NO. 2 – Signage Type Mark WF1 and WF2.
 - a. Includes all construction for signage type mark WF1 and WF2.
 - b. This includes the new foundations, granite base, new bronze poles and restoration of the the WF1-subsets with existing signage frame mounted on stands and new placards. And restoration of the WF2 existing signage frame mounted to the building and new placards.
 - c. Includes any demolition and construction including general conditions, signage, signage attic stock, excavation, concrete footings, and granite base.
 - d. Prep. and paint sign with high performance coating, replace clear acrylic sign glazing and graphics complete as noted on drawings.
 - e. Includes temporary signage for this type of sign during construction.
 - f. Includes specifications: 02 4100, 03 3000, 04 0140, 05 5000, 09 9600, and 10 1423 as applies.

PART 2 PRODUCTS - NOT USED

END OF SECTION



ADDENDUM #1

PROJECT: 9420.00 DAS CC Capitol West Stairs & Surrounding Landscape Repairs Bid Issuance #3

OWNER: State of Iowa Legislative Branch **DATE:** July 31, 2025

PROJECT NO.: 19802019

BID DATE: August 7, 2025

TO ALL HOLDERS OF DRAWINGS AND PROJECT MANUALS

This addendum is issued to incorporate the following changes in the drawings and project manual. For bids to be considered, this addendum must be acknowledged by indicating on the Form of Bid.

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

To: All Bidders **Contents:** (2) Typed Pages
(0) Specification Section Pages
(4) Drawing Sheets

1. DIVISION 0/1- FRONT ENDS

PROJECT MANUAL CHANGES

Item #	Detail /Sheet	Description of Change
1.	N/A	None

2. ARCHITECTURE

ARCHITECTURAL MANUFACTURERS/PRODUCTS:

Item #	Section	Description of Change
1.	N/A	None

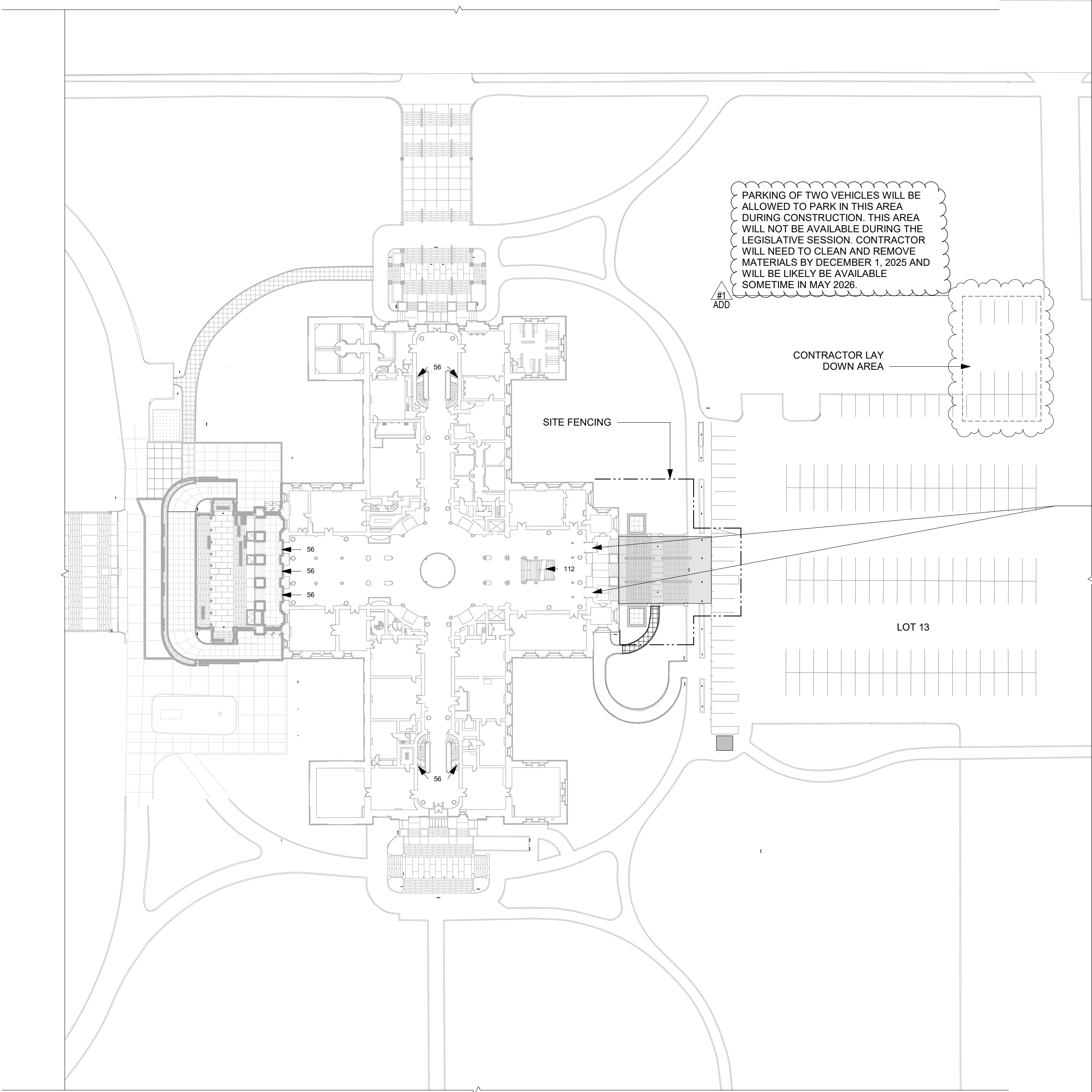
ARCHITECTURAL DRAWING CHANGES

Item #	Sheet #	Description of Change
1.	A000.3	Detail E6 A. Clarification - Will the contractor lay down area shown on A000.3 be available for parking? Answer - yes, but only two vehicles. B. Will the lay down area be available during the Legislative Session time frame or will all materials need to be removed? No, This area will not be

		<p>available during the Legislative Session. Contractor will need to clean and remove materials by December 1, 2025 and will be likely be available sometime in May 2026 after the Legislative Session. This date is not known but next the session is scheduled for approximately 100 calendar days.</p> <p>C. See attached drawing of A000.3</p>
2.	A102.3	<p>A. Detail A2 – Showing the demolition of the granite treads to match the location of the new granite treads.</p> <p>B. Detail A11 – Revised the hatch pattern to show the replacement new granite slab replacement.</p> <p>C. Clarification - The drainage pipe does not daylight on the south side of the sidewalk.</p> <p>D. Clarification - Replace broken granite pavers with salvaged attic stock by owner (assume 24 replacements). Are the pavers on site? Answer is No, the salvaged pavers are stored off site but will be brought to the site by the owner for the contractor to install</p> <p>E. See attached drawing of A102.3</p>
3.	A111.3	<p>Detail J3, J12 and A3</p> <p>A. The intent is to repoint all sides of the balustrades.</p> <p>B. See the attached drawing A111.3.</p>
4.	A120.3	<p>Detail A2</p> <p>A. Added a diagram for rebar configuration and sizes in the concrete foundation for the post bases.</p> <p>B. Add size of the four stainless steel dowels between the granite and concrete.</p> <p>C. See the attached drawing A120.3.</p>
5.	A120.4	The graphics and digital images for the signage will be provided to the contractor.

END OF ADDENDUM

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E6 SITE ACCESS FIRST LEVEL FLOOR PLAN - E / W
1" = 50'-0"

LEVEL & OCCUPANT LOAD:
489 OCCUPANTS

EXIT CAPACITY: (0.15" PER OCCUPANT)

NORTH	65"	433 CAPACITY
EAST	70"	467 CAPACITY
SOUTH	116"	773 CAPACITY
WEST	60"	400 CAPACITY
TOTAL:	311"	2,073 CAPACITY

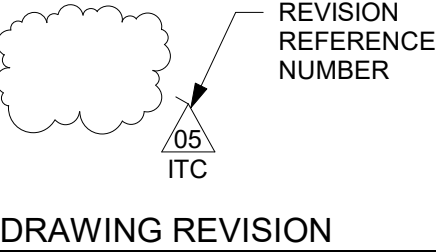
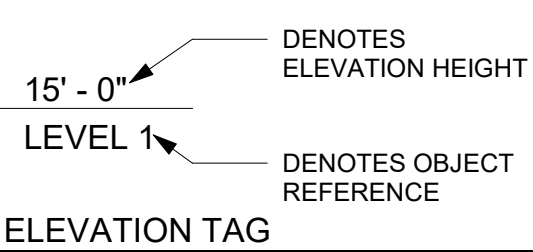
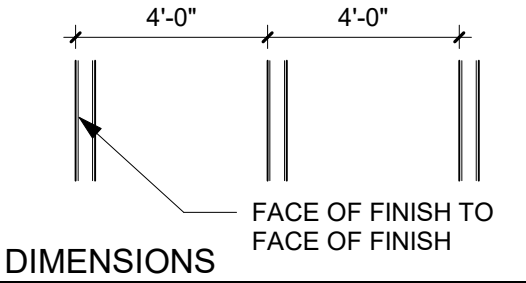
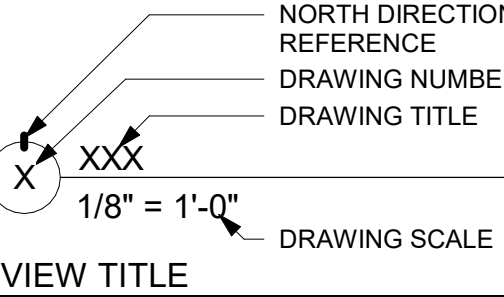
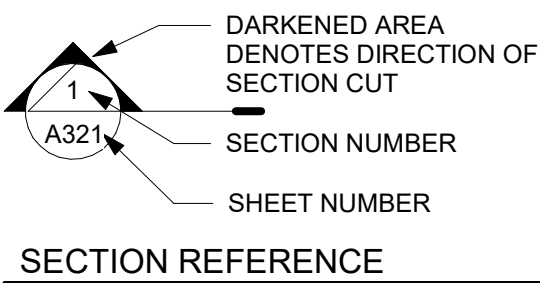
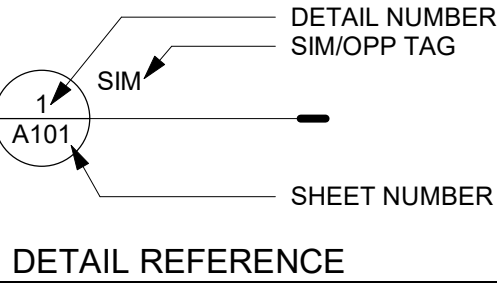
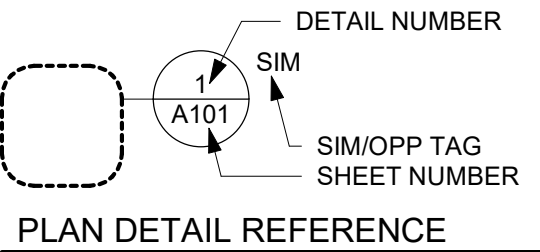
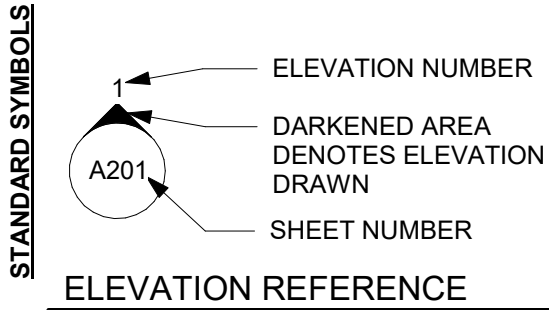
FIRST FLOOR OCCUPANT LOAD (B) 100 GROSS:
46,431= 465 OCCUPANTS

EXIT CAPACITY DOOR: (0.15" PER OCCUPANT)

NORTH	72"	380 CAPACITY
EAST	144"	960 CAPACITY
SOUTH	72"	380 CAPACITY
WEST	216"	1440 CAPACITY
TOTAL:	504"	3,160 CAPACITY

OCCUPANT LOAD CALCULATIONS:

GROUND FLOOR PLAN	AREA	O.L.F	OCCUPANTS	KEY
Accessory Storage Areas	1,879 SF	300	6.26	
Assembly (without fixed seats) -Unconcentrated (tables & chairs)	5,471 SF	15	364.73	
Business Areas	15,804 SF	150	105.36	
Kitchens, commercial	2,470 SF	200	12.35	
TOTAL OCCUPANTS			488.7	



DRAWING REVISION

GENERAL NOTES

- CONTRACTORS ARE RESPONSIBLE FOR ALL EXTERIOR SIGNAGE AND SITE FENCING.
- PARKING LOT 17 IS AVAILABLE FOR CONTRACTOR PARKING THIS LOT IS THE GRAVEL LOT NORTH OF DES MOINES STREET AND TO THE NORTH OF THE IOWA STATE CAPITOL.

STANDARD ABBREVIATIONS

#	NUMBER
ACM	ALUMINUM COMPOSITE METAL PANEL
ACP	ACOUSTICAL CEILING PANEL
AFF	ABOVE FINISH FLOOR
AWP	ACOUSTIC WALL PANEL
BAS	BUILDING AUTOMATION SYSTEM
BC	BOTTOM OF CURB
BM	BENCH MARK
BOC	BACK OF CURB
BOS	BOTTOM OF STEEL
BOW	BOTTOM OF WALL
BR	BUMPER GUARD/BUMPER RAIL
BRG	BEARING
BS	BOTTOM OF STAIR
C	CHANNEL
CC	CUBICLE CURTAIN
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CK	CORK FLOORING
CL	CENTER LINE
CLG	CEILING
CLL	CONSTRUCTION LIMITS LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRK	CORK
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
EC	ELECTRICAL CONTRACTOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EPF	EPOXY FLOORING
EPT	EPOXY PAINT
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EX	EXISTING
FAF	FLUID APPLIED FLOORING
FD	FLOOR DRAIN
FF	FACTORY FINISH
FFE	FINISHED FLOOR ELEVATION
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOG	FACE OF GLAZING
FRP	FIBER REINFORCED PANEL
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GHM	GALVANIZED HOLLOW METAL
GL	GLASS
GT	GROUT
GWB	GYP SUM WALL BOARD
GYP	GYP SUM
HORZ	HORIZONTAL
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING/VENTING/AIR CONDITIONING
ID	INSIDE DIAMETER
L	ANGLE
LB/LBS	POUND / POUNDS
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MB	MARKERBOARD
MC	MECHANICAL CONTRACTOR
MDF	MEDIUM DENSITY FIBERBOARD
MFR	MANUFACTURERS
MH	MANHOLE
MIL	MIL THICKNESS
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OA	OVERALL
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
PCT	PORCELAIN CERAMIC TILE
PL	PLATE
PLAM	PLASTIC LAMINATE
PP	POLYMER PANEL
PVC	POLY VINYL CHLORIDE
PT	PAINT
QT	QUARTZ
RAD	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RD	ROOF DRAIN
REX	RESIN
REV	REVISION
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RSF	RESILIENT SHEET FLOORING
RST	RESILIENT STAIR TREAD
RTF	RESILIENT TILE FLOORING
RUB	RUBBER
SC	SEALED CONCRETE
SF	SQUARE FEET
SIM	SIMILAR
SS	SOLID SURFACE
STN	STONE
ST STL	STAINLESS STEEL
SUSP	SUSPENDED
T	TILE
T&G	TONGUE AND GROOVE
TG	TEMPERED GLASS
TOC	TOP OF CURB
TOM	TOP OF MASONRY
TOS	TOP OF SLAB / TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TPF	TACKABLE PANEL FABRIC
TRZ	TERRAZZO
TS	TOP OF STAIR
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WB	WALL BASE
WC	WALL COVERING
W/	WITH
W/O	WITHOUT
WD	WOOD
WGH	WALLGUARD HANDRAIL
WM	WALK-OFF MAT
WP	WALL PROTECTION



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Project

9420.00 DAS Capitol West Stairs & Surrounding Landscape Repairs
Bid Issuance 3

1007 E GRAND AVENUE
DES MOINES, IA 50319

Construction Manager

THE SAMUELS GROUP
2929 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

Structural Engineer

RAKER RHODES ENGINEERING
4717 GRAND AVENUE
DES MOINES, IA 50309

Revision	Description	Date
ADD #1	ADDENDUM #1	7/31/2025

OPN Project No.

19802019

Sheet Issue Date

BID SET 07/01/2025

Sheet Name

**SITE ACCESS & GENERAL
DRAWING INFORMATION**

Sheet Number



J3 EXTERIOR ELEVATION - EAST STAIR SOUTH 1
3/16" = 1'-0"



J12 EXTERIOR ELEVATION - EAST STAIR SOUTH 2, EAST STAIR NORTH 2 IS SIMILAR
3/16" = 1'-0"



A3 EXTERIOR ELEVATION - EAST STAIR NORTH 1
3/16" = 1'-0"

L15 SECTION DETAIL - GRANITE TREAD SUPPORT DETAIL
1" = 1'-0"