



Addendum 01 for RFB941100-01

Project Name: DAS 6200 Park ALJ - Workman's Comp Renovation
DAS RFB #: 941100-01
DAS Project #: 9411.00
Date: 9/16/2024

Bids Due: September 18th, 2024 at 2:00 PM CST

Contents:

- Cover Page – Table of Contents, Revisions, and Questions (2 pages)
- Pre-Bid Meeting Minutes & Sign-In Sheet (15 pages)
- Site Logistics Plan (1 page)
- Specification Section 00 4116 Bid Form – reissued in this addendum to include notes about allowance items.
- Specification Section 01 1200 Contract Summary (13 pages) – reissued in this addendum, changes noted below.
- Hazardous Materials Report from Atlas One is attached (28 pages)
- Updates to door B125 to change to single door opening
- Change ADA signage to remove fine \$ from sign
- Changes to paint accent color and cabinet finish at kitchenet space

1. Questions

Q: BP1 scope talks about them doing seeding & sodding & watering. Does that include the seeding & sodding & watering shown on page P101 existing grease interceptor?

A: Yes

Q: BP2-There are 2-new RTU's I don't see a roofing or division 5500 for roof support framing. Is there an existing roof warranty on the roof? Can we get contact information?

A: No existing warranty. We specify additional framing under the roof for the new RTU's on sheet S101 with details on S102, Details 9 and 10 are applicable to this. BP #1 will be responsible for providing and installing structural support for new RTU's, coordinate with BP #2 as necessary.

Q: Is the existing roof deck metal or concrete/precast?

A: The existing roof deck is metal

BP-2 scope talks about doing concrete saw cutting for piping. Who does the concrete patch back? What about spoils from what's removed? Is there a place onsite for spoils or can we just throw it in the dumpster?

A: This will be in BP #2 scope to coordinate patch back, the spoils from will need to be removed offsite and disposed of by BP #2 contractor.

Q: Specs 230713-2-2.05 calls for aluminum Jacketing. Section 3.02-C. calls for pvc jacketing please advise which is required

A: No jacketing will be required

Q: 230900-1.02.D says to coordinate controls with baker group. Is the price for Baker group to be part of BP2 or are they direct to the owner?

A: This is an Allowance Price for BP #3 to contract with Baker Group to integrate new equipment with the existing BAS. BP #3 Contractor will need 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.

Q: 237423.16-2.02A Basis of design RTU's are Trane. R410A is no longer available from Trane as of about a week ago. RTU's need to be changed to the new R454 type refrigerator which will change the model numbers, maybe dimensions & performance of the units

A: This has been revised to address the refrigerant phaseout

Q: 237423.16 talks about LP gas. Are the RTU's LP & not natural gas? Schedule says natural gas.

A: The RTU's are running on natural gas

Q: There is no ductwork or duct accessories specs.

A: Added as part of this addendum

Q: Insulation specs call out elastomeric insulation. so, per M501 the SA 7 RED ducts are supposed to be lined with 1" elastomeric insulation: correct? I'm asking because elastomeric insulation is running about \$4.00/ft2 just to buy the material. You can wrap the ducts for less than the cost of the elastomeric insulation & everything is concealed above the ceilings. I'd like to Suggest changing the liner to 1st 10'- of SA & Rad duct then wrap from there on out.

A: This can be standard fiberglass liner

Q: I don't see that the Mechanical is responsible for deck cutting or roof patching at the 2 new RTUs.

A: BP #2 contractor is responsible for deck cutting and roof patching for the two new RTU's

Q: Are the structural supports for the new RTUs in bid package 1?

A: Yes

2. REVISIONS:

2.1. Updated Contract Summary Specification Section 01 1200

1. Bid Package #01 – General Construction - This contractor is responsible for providing and setting up temporary fencing for material lay down and staging area
2. Bid Package #01 - General Construction - This contractor shall provide and install a temporary wall in the corridor outside the existing cafeteria area to separate the construction zone from the building occupants to the north.
3. Bid Package #01 – General Construction - This contractor shall provide a temporary plastic wall during demolition of the coiling door in the cafeteria area to separate the construction area from the occupied section of the building.
4. Bid Package #01 – General Construction - This contractor shall provide the structural steel support for new RTU's. This contractor shall coordinate this work with BP #2 as necessary.
5. Bid Package #01 – General Construction – Per the hazardous materials report, there is green lead containing paint on the west wall of the open office space. DAS will contract with an abatement company to remove the drywall in this location. This contractor will be responsible for the removal of the framing and additional new drywall installation and painting to patch back this wall. See Sheet AD101 attached for extents.
6. Bid Package #02 – Mechanical & Plumbing This contractor is responsible for all saw cutting and patching back for new plumbing underfloor. The contractor shall remove and dispose of these materials offsite.
7. Bid Package #02 – Mechanical & Plumbing This contractor is responsible for all deck cutting and roof patching for the two new RTU's as necessary. Contractor to coordinate structural steel supports with BP #1
8. Bid Package #3 – Electrical – This contractor shall remove and dispose of the existing cameras in the open office space.



ADDENDUM 1

Date: September 16, 2024
Project: DAS 6200 PARK ALJ -WORKMAN'S COMP RENOVATION
Project Number: SOI – 9411.00 / OPN - 24816000
Client: State of Iowa
Project Location: 6200 Park Avenue, Des Moines, IA 50321

This Addendum forms a part of the contract documents and modifies the original bidding documents dated 08/16/2024, as noted below. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the bidder to disqualification.

To: All Prospective Bidders

Contents:

- 2** Typed pages
- 1** Specification Section
- 4** Drawing Pages

General Information:

Specifications:

1. Spec 08 7100 – DOOR HARDWARE
 - a. Revise Door Hardware Set 11.0 as follows to revise quantities to 4 hinges and 1 Armor Plate.
2. Spec 230713 – DUCT INSULATION
 - a. Delete part 2-2.05
 - b. Delete part 3.02-C
 - c. Revise part 2.06-C to read as follows “Glass Fiber Insulation: Non-corrosive, incombustible glass fiber complying with ASTM C1071; flexible blanket, rigid board, and preformed round liner board; impregnated surface and edges coated with poly vinyl acetate polymer, acrylic polymer, or black composite.
 - 1.Fungal Resistance: No growth when tested according to ASTM G21.
 1. Apparent Thermal Conductivity: Maximum of 0.31 at 75 degrees F.”
 - d. Add part 2.06-D to read “Adhesive: Waterproof, fire-retardant type, ASTM C916.”
 - e. Add part 2.06-E to read “Liner Fasteners: Galvanized steel, self-adhesive pad with integral head.”
3. Spec 23 74 23.16-PACKAGED ROOFTOP UNITS
 - a. Revise 1.02 part A-3 to read “Natural Gas Furnace.”
 - b. Revise part 2.02-K to read “Natural Gas Heating: The heating section shall have a progressive tubular heat exchanger design using stainless steel burners and corrosion resistant steel throughout. An induced draft combustion blower shall be used to pull the combustion products through the firing tubes. The heater shall use a direct spark ignition (DSI) system. On initial call for heat, the combustion blower shall purge the heat exchanger for 20 seconds before ignition After three unsuccessful ignition attempts, the entire heating system shall be locked out until manually reset at the thermostat/zone sensor. Units shall be suitable for use with natural gas and also comply with the California requirement for low NOx emissions.”.
4. Spec 233300 AIR DUCT ACCESSORIES
 - a. Add this section as shown on the attached section 233300 AIR DUCT ACCESSORIES.

Architectural:

1. Sheet A001 – DOOR AND FINISH INFORMATION
 - a. Update INTERIOR FINISH SPECIFICATIONS as noted.
 - b. Revise ROOM FINISH SCHEDULE as noted.
 - c. Revise Door B125 in the DOOR SCHEDULE as noted.
2. Sheet AD101 – DEMO FLOOR PLANS
 - a. Update door demolition as shown on the drawing.
3. Sheet A101 – FLOOR PLANS
 - a. Revise Door B125 from double door to single door as shown on the drawing.
 - b. Clarify callouts at Door B164.
 - c. Clarify Accent Paint callouts at the Kitchenette area as shown on the drawing.
 - d. Add Note 5 – “CONTRACTOR TO PROVIDE 50 SF OF MISC. WALL PATCHING OF EXISTING WALLS WITHIN THE SPACE. LOCATIONS TO BE DETERMINED IN COORDINATION WITH THE CM AND ARCHITECT.”
4. Sheet A401 – INTERIOR ELEVATIONS
 - a. Clarify the Field and Accent Tile locations in the Men’s / Women’s Restrooms.
 - b. Clarify Mirror sizes.
 - c. Clarify P-LAM 1 and P-LAM 2 locations.
 - d. Clarify blocking locations required within the Hearing Rooms.

Civil:

1. Sheet 03 – GRADING PLAN
 - a. Revise the DETAIL: HANDICAP SIGNAGE – to remove the words “IMPROPER USE \$200 FINE” from the sign.

Mechanical:

1. Sheet M000 – MECHANICAL GENERAL NOTES & SYMBOLS
 - a. Add note 7 to mechanical-demolition notes to read as follows: “PROVIDE FILTER MEDIA AND COVER ALL EXISTING ROOFTOP UNIT RETURN AIR INTAKES AND ANY TRANSFER DUCTS (INLET AND OUTLET SIDE) ENTIRE TIME DURING CONSTRUCTION. CHECK AND REPLACE FILTER MEDIA PERIODICALLY ON THE ROOFTOP UNIT RETURN INLET DURING CONSTRUCTION. REMOVE ALL THIS FILTER MEDIA AFTER CONSTRUCTION COMPLETION.”.
2. Sheet M501 – MECHANICAL SCHEDULES
 - a. Revise the refrigerant on rooftop unit schedule to read “R454B or R32”.

Electrical:

1. Sheet E101 – ELECTRICAL POWER & SYSTEMS
 - a. Revise keynote 9 to read as follows: “INSTALL INTERCOM SYSTEMS IN RENOVATED AREA. INSTALL SPEAKERS AND EXTEND EXISTING SYSTEM AS NECESSARY. REUSE ZONE INTERCOM SYSTEM FOR RENOVATED AREA. VERIFY LOCATIONS AND VOLUME LEVELS WITH OWNER.”.

Electrical – Approved Manufacturers:

The following shall be added to specifications as approved manufacturers:

<u>Light Fixture Type</u>	<u>Manufacturer</u>
E1	Barron Lighting Group
F1	Day-O-Lite, LITECONTROL, Mark
F2	Barron Lighting Group
X1	Barron Lighting Group
X2	Barron Lighting Group

END OF ADDENDUM

**SECTION 23 33 00
AIR DUCT ACCESSORIES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Duct test holes.
- B. Flexible duct connectors.
- C. Volume control dampers.

1.02 RELATED REQUIREMENTS

- A. Section 23 31 00 - HVAC Ducts and Casings.

1.03 REFERENCE STANDARDS

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- B. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2021.
- C. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2020.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide for shop-fabricated assemblies including volume control dampers. Include electrical characteristics and connection requirements.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.

PART 2 PRODUCTS

2.01 DUCT TEST HOLES

- A. Temporary Test Holes: Cut or drill in ducts as required. Cap with neat patches, neoprene plugs, threaded plugs, or threaded or twist-on metal caps.

2.02 FLEXIBLE DUCT CONNECTORS

- A. Fabricate in accordance with SMACNA (DCS) and as indicated.
- B. Flexible Duct Connections: Fabric crimped into metal edging strip.

2.03 VOLUME CONTROL DAMPERS

- A. Single Blade Dampers:
 - 1. Fabricate for duct sizes up to 6 by 30 inch.
 - 2. Blade: 24 gauge, 0.0239 inch, minimum.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install accessories in accordance with manufacturer's instructions, NFPA 90A, and follow SMACNA (DCS). See Section 23 31 00 for duct construction and pressure class.
- B. Provide duct test holes where indicated and required for testing and balancing purposes.
- C. Provide balancing dampers at points on supply, and exhaust systems where branches are taken from larger ducts as required for air balancing. Install minimum two duct widths from duct take-off.

END OF SECTION

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RFB Pre-Bid Minutes: Meeting #1

Meeting Date Sep 10, 2024 **Meeting Time** 10:00 AM - 11:00 AM Central Time (US & Canada)

Meeting Location

Overview Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Tera Granger	Capitol Complex Maintenance	P: (515) 242-5120	tera.granger1@iowa.gov	Present
Barbara Bendon	DAS Space Management & Leasing Division	P: (515) 281-8887	barbara.bendon@iowa.gov	Present
Kurt Fisher	DCI Group	P: (515) 244-5043	kurtf@dcigroup-us.com	Present
Travis Hoyle	DCI Group	P: (515) 244-5043	travish@dcigroup-us.com	Present
Emir Kadic	KCL Engineering	P: (515) 724-7938	ekadic@kclengineering.com	Present
Nate Stieler	OPN Architects	P: (515) 309-0722	nstieler@opnarchitects.com	Absent
Aaron Twedt	OPN Architects	P: (515) 309-6862	atwedt@opnarchitects.com	Present
James Trower	State of Iowa - Department of Administrative Services		james.trower@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendees				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		Description 1. Bid Package #01 – General Construction: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. General				

1. Temporary restroom and handwashing facilities to be provided by this contractor for the use of all contractors for the duration of construction in accordance with OSHA guidelines.
2. Contractor is responsible for dumpster and temporary sanitary service for all bid packages. Dumpsters can be placed at one of the dock door entrances on the southeast side of the building.
3. It shall be the responsibility of this contractor to coordinate a joint locate meeting with DAS, Iowa OneCall, DCI Group, and the contractors.
4. The contractor shall be responsible for controlling track off to existing pavement. This shall include sweeping existing roads to remove all track off as needed and at minimum daily.
5. Contractor shall keep equipment and materials off existing landscaping and turf. Any damage to existing conditions that are to remain will be repaired at this contractor's expense
6. This Contractor is responsible to keep adjacent paving and sidewalks clear and free of debris. This Contractor shall clean up any track out on a daily basis.

1. Site Improvements

1. It shall be the responsibility of this contractor to coordinate a joint locate meeting with the facility, construction manager, and OneCall prior to beginning any site work.
2. This contractor shall protect the existing, sidewalk, pavement
3. This contractor shall be responsible for all for parking lot and sidewalk demolition and installation of new concrete parking lot and sidewalk access for new building entrance as outlined in the contract documents. Contractor shall tie into the existing pavement in the parking lot and sidewalks. This shall include, but not be limited to, grading, subgrade preparation, detectable warning panels, control jointing, sealants, and parking lot striping.
4. This contractor shall be responsible for all new stoops including building and sidewalk stoops. This shall include, but not necessarily be limited to, excavation, subgrade preparation, degradable forms, reinforcing, concrete, and curing.
5. This contractor is responsible for providing accessible parking posts and signs as outlined in the contract documents.
6. Contractor shall protect existing water main and sanitary sewer piping.
7. A third-party testing agency will be procured by the Owner. This contractor shall coordinate with the testing agency for all testing to meet project requirements.
8. This contractor shall be responsible for dewatering if necessary for all excavations by this contractor.
9. This contractor shall be responsible for providing sod for patching and maintenance with two weeks of watering by the contractor. Hose bib is located within courtyard for access.
10. This contractor shall be responsible for the saw cutting of existing precast concrete panels for new storefront infills as outlined in the contract documents. This includes painting the entire exterior wall from base to the top of windows/precast joint. Contractor should assume that precast removals will need to be done outside of normal business hours.
11. Openings in the existing structure shall not be made without prior approval by the structural engineer
12. The Contractor shall provide and maintain additional means of egress as needed as a result of construction sequencing and/or regulatory requirements

1. Demolition

1. All demolition shall be done in a workmanlike manner. Adjacent surfaces shown to remain shall not be damaged. If damage occurs it will be repaired at contractors expense.
2. This contractor shall coordinate with the mechanical, electrical, low voltage, fire alarm, and sprinkler contractors to confirm all disconnects are completed in areas to be demolished prior to beginning work.

3. This contractor shall be responsible for all demolition as shown on the contract documents. This shall include, but not be limited to, walls, ceilings, flooring and base, overhead doors and conveying platform, doors, frames, hardware, concrete floor slab removals, ceiling grid, wall mirrors, accessories, masonry, old joint sealants, casework, wallpaper, and wall decals. This shall exclude mechanical, electrical, low voltage, fire sprinkler, or plumbing.
4. This contractor shall demo ceiling grid as noted in the contract drawings, salvaging ceiling tile for reinstallation. This contractor shall coordinate with the electrical contractor for the removal of light fixtures.
5. This contractor is responsible for protecting existing checker plate wall that is call out to remain
6. Where exterior openings are removed, or the interior of the building is left exposed to the exterior elements, and new installations won't be immediately installed, this contractor shall be responsible to provide temporary enclosures to protect the building from the elements.
7. Contractor shall remove the existing mirrors and all bathroom accessories in their entirety.
8. Contractor shall remove all walls as shown on the contract documents.
9. Contractor is responsible for salvaging all existing door panels indicated to be demolished for reinstallation in new locations. Existing frames to be demolished.

1. Framing, Insulation, & Drywall

1. Contractor is responsible for complete framing and drywall scope per the contract documents including bracing, furring, headers, lintels, bulkheads, soffits, infills, patching, drywall adhering, insulation, water-resistant gypsum board, finishing, and texturing. This shall include control joints and reveals.
2. This contractor shall provide and install all inwall blocking called for or otherwise required for new installations.
3. This contractor shall be responsible for framing, drywall, and finish modifications at doorways to accommodate new door and framing sizing.
4. All miscellaneous removals and replacement of drywall to accommodate new construction shall be part of this bid package. This shall include, but not necessarily be limited to, removals and replacements for new wood blocking and repair of water damaged walls.
5. All miscellaneous patching as required from demolition activities shall be the responsibility of this contractor.
6. This contractor shall coordinate with the plumbing contractor on dimensions prior to construction of adjacent walls.
7. All metal stud and drywall partitions located at smoke barriers, fire rated, or sound rated assemblies to be constructed tight to roof/floor deck. Provide smoke sealants, fire-stopping, or sound caulking to seal gaps in construction at all locations required by code or design documents along these walls. This shall include continuous sealant at deck and floor on both sides of the wall. Penetrations created by other bid packages scope of work, will be the responsibility of that bid package. Coordinate with other trades to install sleeves provided by those contractors and to ensure cutouts for other trades penetrations conform to the required sealant tolerance specifications.
8. Contractor shall repair all damaged walls and prep walls to receive new paint.

1. Painting and Joint Sealants

1. Contractor is responsible for all sealant at transitions between a painted surface and dissimilar material, including but not limited to, Drywall, Hollow metal frames, Aluminum frames, Casework, Dissimilar surfaces adjacent to painted surfaces
2. This Contractor is responsible for filling any minor voids in the substrate to produce a smooth transition and appearance.
3. Contractor is responsible for the complete painting scope of work per the contract documents. This shall include, but not be limited to:

4. Frames and doors
5. Exterior exposed metals
6. Interior drywall partitions
7. Interior masonry partitions
8. Interior gypsum soffits and bulkheads
9. Drywall ceilings
10. Wood base
11. Exposed columns
12. This Contractor is to protect adjacent surfaces from one's work. This contractor will be responsible for removing and cleaning any unintentional paint from adjacent surfaces. This includes concrete floors from wet and dry-fall paint.
13. Provide all touch-up of minor damage or marred surfaces.

1. Ceilings

1. Contractor shall be responsible for the installation of all ceilings, including acoustical ceilings, drywall lids, bulkheads, and soffits.
2. It shall be the responsibility of this contractor to coordinate the penetrations and cutouts for all ceiling mounted devices including sprinkler heads into gypsum board ceilings.
3. Perimeter grid to be tight to wall; if a gap exists, it is the responsibility of this Contractor to fill the gap, so as to be aesthetically pleasing.
4. Lay out ceilings to be symmetrical to the rooms in both directions, minimizing unequal panels and grid. Oversized tile may be necessary to avoid small slivers of grid and tile.
5. Contractor shall remove all marks left by clamps on the ceiling grid or provide clamps that will not mark the grid.
6. Minimize lap sin the grid and place in discrete locations on main runners.

2. Doors, Frames, Hardware and Glazing

1. Contractor is responsible for the complete door, frame, and hardware scope.
2. This contractor shall coordinate a door hardware meeting with the door and hardware supplier, installer, Bid Package #01, DCI Group, OPN, and the State of Iowa during the submittal phase.
3. Contractor shall include one return visit during the 11-month warranty period, and at the Owner's request, to review all doors installed by this bid package and adjust any doors not closing or locking properly.
4. This contractor shall provide and install all electronic hardware. Final electrical connections and connections to access controls systems to be by the electrical and access control contractors. Coordinate access controls and electrical with the Electrical contractor.
5. This contractor shall be responsible for all power door operators.
6. This contractor shall be responsible for providing and installing all door accessories. This shall include, but not be limited to, door stops, astragals, silencers, closers, door position switches, kickplates, request to exit sensors, door mounted coat hooks, and coordinators.
7. This contractor shall provide and install temporary frame spreaders. This Contractor will be responsible for anchoring wall framing to the hollow metal frames and verifying hollow metal frames remain plumb, level, and square after drywall is installed and before doors are installed.
8. Contractor is responsible for complete glazing scope per construction documents including, but not limited to, glazing in doors and frames and new storefront windows.
9. Where door frames are called to be grouted or insulated, it shall be the responsibility of this contractor. Contractor shall ensure grout or insulation does not prohibit drywall from slipping behind throat of frame.

3. Casework & Stainless Steel Counter Tops

1. This contractor shall be responsible for all new casework and stainless steel counters. Coordinate shop drawings with equipment. This shall include, but not be limited to, wall and base cabinets, countertops, support brackets, backsplash, and hardware.
 2. Contractor shall field verify all measurements.
 3. Contractor shall be responsible for installing joint sealant between the countertop and backsplash.
 4. Contractor is responsible for cutting out holes in countertops as required for installations by this contractor or others. This contractor shall coordinate with the plumbing contractor on sink templates.
4. Flooring, Wall Tile, Toilet Partitions, and Blinds
1. It shall be the responsibility of this contractor to provide and install all new flooring. This shall include, but not be limited to, carpet, vinyl composition tile, walk-off carpet, and epoxy flooring.
 2. This contractor shall be responsible to patch and prep floors to receive new flooring.
 3. This contractor shall be responsible for subfloor testing requirements to ensure existing conditions meet manufacturer recommendations. Report results and deficiencies to the construction manager and designer before proceeding with work.
 4. This contractor is responsible for the installation of tiles wainscot with metal edge and toilet partitions as outlined in the contract documents
 5. This contractor is responsible for providing and installing manual window shades for new storefront windows as outlined in the contract documents.
1. **Bid Package #02 – Mechanical and Plumbing:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. General
 1. Each contractor will be responsible for their own through wall, ceiling, or floor penetrations including sealing of penetration. Contractors shall coordinate with the framing and drywall contractor to either install sleeves, provided by bid package needing the penetration, or to ensure penetrations conform to the required sealant tolerance specifications.
 2. This contractor shall be responsible for all the plumbing and mechanical scope of work as outlined in the contract documents which includes but is not limited to demolition, layout, and new work.
 3. This contractor shall be responsible for all fire sealing and fire safing of penetrations created by this bid package through fire and/or smoke rated systems.
 4. Where equipment is ground mounted, this contractor shall be responsible for the installation of a concrete equipment pad.
 5. See Mechanical Equipment Schedule on M501 and plumbing equipment schedule on sheet P501 for connection responsibility matrix.
 6. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of this acoustical ceiling installer to provide ceiling tile to other trades for install.
1. Demolition
1. Contractor is responsible for complete disconnect and removal of all mechanical and plumbing systems called to be removed or abandoned. This includes but is not limited to Contractor shall coordinate with other trades to ensure mechanical and plumbing systems are made safe prior to demolition activities beginning.

2. Openings in ductwork that could allow infiltration of dust or debris shall be protected by this contractor until the opening is sealed or dust creating activities are complete.
3. Any penetrations in floors, walls, or ceilings created by removals from this contractor shall be patched by this contractor to match adjacent finishes. This shall include re-routing of existing roof drain as outlined in the contract documents.
4. This contractor shall coordinate all mechanical demolition work with electrical demolition so that electrical connections are removed prior to mechanical demolition.
5. It shall be the responsibility of this contractor to disconnect and salvage all mechanical equipment devices called for reinstallation.
6. This contractor shall protect existing structures and equipment throughout the duration of the work. Contractor shall repair areas affected by demolition to their original condition or better.
7. Contractor shall demolish supply ductwork as required for new room layout, ductwork should be demolished back to main and capped. Contractor shall field verify location and routing.
8. This contractor shall be responsible for the disconnection and relocation of existing diffusers and exhaust fans as outlined in the contract documents.
9. This contractor shall be responsible for the demolition of existing return grills, diffusers ductwork, and piping. Contractor shall prepare these locations for new work as required in the contract documents.
10. Contractor shall demolish supply ductwork as required for new room layout, ductwork should be demolished back to main and capped. Contractor shall field verify location and routing.
11. Contractor shall remove existing air curtain along with associate appurtenances. Salvage air curtain, thermostat and electrical disconnects for owner.
12. Contractor shall remove existing walk-in cooler refrigeration system along with associate appurtenances. Patch roof penetrations to be water tight and match existing roof.
13. This contractor shall demo mail room isolation system complete.
14. This contractor shall remove the existing exhaust fan on the roof along with associate power and controls. Cap remaining roof curb per detail #5 on sheet M301
15. This contractor is responsible for the demolition of water heater and associated connections complete.
16. This contractor is responsible for the demolition of existing fridge equipment.
17. Contractor to remove existing air curtain along with associate appurtenances. Salvage air curtain, thermostat and electrical disconnect for owner
18. This contractor shall remove and relocate the temperature controls thermostat associated with this space. Provide new wiring for the new location. Refer to sheet M101 for new location.
19. Contractor shall abandon existing grease interceptor, remove manhole risers and covers and cap inlet below grade. Cap yard clean out and repair as necessary. Contractor is responsible to provide sod for patching and two weeks of watering by contractor. Hose bib is located within courtyard for access.

1. Mechanical

1. Contractor is responsible for the complete mechanical scope of work on this project. including but not limited to new rooftop units, ducts, grilles, registers and diffusers.
2. Contractor shall patch walls, roofs, and floor where ducts, grilles, pipes, or equipment are removed. Paint or finish to match original construction.
3. Where controls are removed, remove all associate wiring and/or pneumatic tubing. Patch wall openings and paint or finish to match original construction. In walls that cannot be patched, install stainless steel cover plates.
4. Contractor shall pre-test and balance airflow prior to demolition work and provide a report of existing airflows to the engineer.
5. Contractor is responsible for all connections to existing ductwork.
6. Contractor shall be responsible for installing new return grille's ductwork and exhaust fans as outlined in the contract documents.

7. Contractor shall service and inspect RTU per keynote #1 and #2 on sheet M101 accordingly to ensure it is in good running condition. Adjust setpoints and set backs accordingly.
8. This contractor shall be responsible for all testing and balancing of the mechanical system. Reports shall be provided to the engineer for review and adjustments made based on comments provided by the engineer with a final report provided after corrections.
9. This contractor shall provide and install all volume, fire, and/or smoke dampers.

1. Plumbing

1. Contractor is responsible for the complete plumbing scope of work on this project.
 2. This Contractor shall be responsible for all core drilling required for this scope of work. Core drill locations shall be submitted to the Architect/Engineer for approval prior to proceeding with work. This shall include exact dimensional locations as well as sizes.
 3. This contractor shall be responsible for the demo of all floor sinks and drains as noted in the contract documents. Contractor shall infill all concrete floor that is adjacent to this work.
 4. This contractor is responsible for the demo of the mop sink and soap distribution system.
 5. This contractor is responsible for all saw cutting for new plumbing underfloor.
 6. This contractor is responsible for modifying existing lavatory to accommodate for new sink
 7. This contractor shall salvage toilet fixture and carrier for reinstallation in new restrooms
 8. This Contractor is responsible for setting the final clean out and drain elevations for all floor finishes. This Contractor to provide all cover plates and connection screws for cleanout covers. Cleanout covers shall be free from dirt and grime at the time of project completion. Covers unable to be cleaned to the Owners acceptance will be replaced with new covers.
 9. This contractor shall demolish waste and vent piping as required for new fixture layout
 10. The Contractor shall reroute waste piping as noted in the contract documents, field verify location and routing as required.
 11. This contractor is responsible for providing new waste and vent piping as required for new fixtures.
 12. This contractor shall connect new vent piping into existing as noted in the contract documents. Field verify routing as required.
 13. This contractor shall be responsible for all cleaning, flushing, and testing of plumbing systems. Coordinate with Construction Manager and Engineer on verifications.
1. **Bid Package #03 – Electrical:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. General
 1. Each contractor will be responsible for their own through wall, ceiling, or floor penetrations including sealing of penetration. Contractors shall coordinate with the framing and drywall contractor to either install sleeves, provided by bid package needing the penetration, or to ensure penetrations conform to the required sealant tolerance specifications.
 2. See Mechanical Equipment Connection Schedule on M501 for connection responsibility matrix.
 3. All access panels required for this scope of work shall be provided by this contractor to Bid Package #02 for installation by that contractor. Bid Package #03 shall coordinate location.
 4. This contractor shall be responsible for OSHA compliant lighting levels in all areas of work. Existing light fixtures may be utilized for construction lighting but shall be independently secured and mounted so not to interfere with new installations. If existing fixtures are utilized, this contractor shall be responsible for removal once permanent lighting is installed. Contractor shall review their plan for temporary lighting with the Construction Manager for approval prior to the start of demolition.

5. It shall be the responsibility of this contractor to provide, install, and maintain temporary power in all spaces to meet codes and OSHA requirements. Existing systems can be utilized if maintained throughout the project.
6. This contractor shall be responsible for obtaining electrical permits. Copy of permits and final acceptance shall be provided to the Construction Manager for documentation. Notify the Construction Manager of all inspections.
7. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of this acoustical ceiling installer to provide ceiling tile to other trades for install.

2. Demolition

1. All electrical, low voltage, security, and fire alarm demolition will be the responsibility of this bid package.
2. This Contractor shall provide cable management for existing cabling during demolition. This may include installation of J-hooks or other means to organize and keep cabling from getting damaged or interfering with demolition and construction activities.
3. It shall be the responsibility of this contractor to disconnect and make safe all electrical and low voltage that may be impacted by demolition activities. Utilities that must remain in place to serve systems to remain, required for construction, or required for life safety shall be clearly marked and reviewed with the demolition contractor prior to the start of demolition activities. Notify the Construction Manager when areas are ready so the demolition crews can begin.
4. Contractor is responsible to remove and properly dispose of all existing light fixtures called to be demolished. This shall include fixture, bulbs, mounting hardware, wiring and conduits. Contractor shall salvage light fixtures that are called out for reinstallation.
5. 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.
6. This contractor shall coordinate all electrical demolition with mechanical demolition.
7. Where ceilings are to be removed, this contractor shall be responsible for temporarily supporting all lights, electrical, and low voltage devices prior to ceiling removals.
8. Where any conduit or pathway is to be abandoned below floor level, this contractor shall be responsible for demolishing below floor grade, capping, and patching hole to be prepared for new flooring finish.
9. This contractor shall consult with the owner regarding the status of salvaged materials and transport salvaged materials to the owners chosen location for material owner wishes to keep. Remove all other material from the site and dispose of it in accordance with all applicable federal state and local regulations.
10. Electrical distribution panels may not be de-energized without owners consent. when removing branch circuits de-energize circuit breaker and disconnect conductors prior to removing associated outlet and conductors
11. All concealed conduit that cannot be removed shall have wiring disconnected at the panel and removed. Conduit shall be capped off and concealed into existing wall space and holes patched. where conduits penetrate the floor slab, cut conduits flush with floor. in areas where conduit continuity is interrupted because of the remodeling, make necessary modification to the circuits to maintain circuit integrity.

3. Electrical, Communication and Data, & Fire Alarm

1. Contractor is responsible for all electrical, data, and life safety scope including, but not limited to, new electrical, light fixtures, switches, overrides, panels, breakers, receptacles, fire alarm devices, emergency lighting, exit signs, and data wiring and connections.

2. This contractor shall be responsible for providing pathways, circuiting, and power connections to all mechanical and electrical equipment. This contractor shall coordinate with the trades providing the equipment and with the approved submittals. Provide line-voltage supply and interlock wiring to control equipment supplied by other divisions. Where requested by other divisions, provide low-voltage control and interlock wiring to control equipment supplied by those divisions.
3. This Contractor shall wire all integral disconnects/starters for Mechanical Equipment. The Mechanical Contractor shall provide all integral disconnects/starters for mechanical equipment.
4. This Contractor shall provide and install all non-integral disconnects for mechanical equipment.
5. This contractor shall provide power wiring to equipment supplied by the Owner or other divisions. Provide line-voltage supply and interlock wiring to control equipment supplied by others.
6. This contractor shall provide power as required to all ancillary system components including, but not limited to, HVAC Dampers, Fire protection dampers, door hold-open devices, trap primer systems, and plumbing fixtures.
7. This contractor is responsible for the floor slab removal for new below slab electrical floor boxes in new hearing rooms B140 and B142
8. Contractor shall remove steel floor box covers in cafeteria and provide flush covers or infill
9. This contractor shall be responsible for providing power and access controls connections to all electrified hardware. Final electrical connections and connections to access controls systems to be coordinated with the door and hardware provider and access controls contractor.
10. This contractor shall mark all receptacles with a tag identifying the panel and breaker supplying each receptacle. Tag shall be placed on the inside face of the receptacle cover plate.
11. All multiple circuit conduits shall include an individual neutral and equipment grounding conductor for each circuit.
12. This contractor shall provide dedicated raceways for HVAC units which shall be colored blue. Fire alarm systems shall have dedicated raceways, colored red.
13. Contractor shall provide all low-voltage, access control, and surveillance system rough-ins. This shall include pathways, cabling, junction boxes, and back boxes. This contractor shall coordinate with the low voltage and security contractors on specific requirements.
14. It shall be the responsibility of this contractor to provide all lighting controls.
15. This contractor shall provide all low voltage cabling. The termination and testing will be done by the State of Iowa (ICN).
16. This Contractor shall be responsible for the complete installation of the fire and CO detection, monitoring, and alarming systems. This shall include, but not be limited to, all detectors and monitors, CO sensors, pull stations, panels, relays, remote indicators, horns, strobes, and connections to fire suppression systems.
17. It shall be the responsibility of this contractor to connect new equipment to the fire alarm system as identified in the project documents or required by code. Coordinate with other bid packages for requirements.
18. Include lump sum Allowance of \$5,000.00 for the parts, permit, programming and testing of the existing fire alarm system at 6200 Park Ave. 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.
19. Contractor shall be responsible for connections to tamper switches.
20. Contractor shall confirm all existing fire alarm equipment to be reused is functional. A report shall be provided to the Construction Manager, Owner, and Engineer confirming status.
21. Contractor shall provide temporary smoke detector covers in quantities sufficient to protect new and existing devices through demolition and construction activities.
22. Contractor shall coordinate with the facility and the facilities fire alarm monitoring contractor for fire alarm tag out, programming, and testing.

23. Just prior to Owner occupancy, perform an analysis on the smoke detectors to verify percentages of cleanliness. If any heads are found to be over 25% dirty, it is the responsibility of the Electrical Contractor to replace them.
 24. Include lump sum Allowance of \$37,325.00 to extend the existing Building Automation System to include new integrated equipment operating the existing Schneider Electric EcoStruxure Platform at 6200 Park Ave. 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.
1. **Bid Package #04 – Fire Suppression:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Each contractor will be responsible for their own through wall, ceiling, or floor penetrations including sealing of penetration. Contractors shall coordinate with the framing and drywall contractor to either install sleeves, provided by bid package needing the penetration, or to ensure penetrations conform to the required sealant tolerance specifications.
 2. Contractor shall remove existing sprinkler caps and ceiling tile at sprinkler heads prior to ceiling demolition.
 3. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of this acoustical ceiling installer to provide ceiling tile to other trades for install.
 4. Contractor is responsible for complete fire suppression scope of working including, but not limited to, design, material, and installation.
 5. Contractor is responsible for all testing and reporting both prior to construction and at the completion of construction. If required by the authority having jurisdiction, this contractor shall perform flow test and confirm water pressure/volume within ten (10) working days after contract execution. Provide the necessary design drawings to the Construction Manager and State Fire Marshall within twenty (20) working days after notice of contract award.
 6. This Contractor to coordinate and obtain all necessary inspections and permits related to the fire protection system. This shall include all fees related to inspections, plan reviews, and fees from the governing party.
 7. This Contractor shall be responsible for all core drilling required for this scope of work. Core drill locations shall be submitted to the Architect/Engineer for approval prior to proceeding with work. This shall include exact dimensional locations as well as sizes.
 8. Contractor shall modify fire protection piping and sprinkler locations according to the new ceiling layout. Refer to architectural plans for reflected ceiling layout in compliance with NFPA 13 standards
 9. Any pipe sizes indicate are estimates only. Final sizes shall be determined by hydraulic calculations
 10. Contractor shall include the cost to remove and replace all existing piping in the outlined scope of work area, as the existing piping may conflict with new ductwork. Ductwork has priority over sprinkler piping. Coordinate pipe routing and elevations with ductwork. Relocate sprinkler piping as required. In remodeled spaces remove all existing piping, hangers and sprinklers to allow for installation of new ductwork and piping.
 11. Sprinkler shall be concealed type in spaces with finished ceilings. Sprinklers in spaces with exposed ceilings shall be upright. Sprinklers in electrical and I.T. rooms shall be sidewall. Do not route piping over electrical and I.T. rooms.
 12. Do not install sprinkler piping or sprinklers that encroach on the required clearance of any other equipment. Contractor shall relocate piping and heads where clearances are obstructed. This Contractor is responsible to complete work above new ceilings prior to ceiling installation. All re-work costs associated with the removal and re-installation of acoustical, drywall, or all other ceiling types is the responsibility of the Contractor.

13. Coordinate head locations for proper clearances and adequate coverage relative to lights, soffits, ceiling beams and other features. Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package.
14. Coordinate all work, specifically routing of pipe, valves, and devices with all other trades. This shall include coordination drawings as required to ensure proper coordination between trades.
15. Protect floors, walls, slabs and other surfaces from damage caused by pipe cutting machines. Protect floors, walls, slabs and other surfaces from damage caused by system leakage or overflow.
16. This Contractor is responsible to provide clean piping and devices at the end of installation for all items installed by this Contractor. Draining and filling of the system will be the responsibility of this contractor.
17. Contractor shall coordinate with the State and the State's fire alarm monitoring contractor for fire alarm tag out.

1. Work Performed by Owner: DAS/CCM will perform the following work items:

1. Relocate all moveable furniture, fixtures and equipment (FF&E), including window treatments; and personal materials from each sequenced work area prior to demolition and construction activities and after new construction is completed.
2. Trimming of existing bushes on the SE side of the building
3. Provide and install toilet tissue dispenser
4. Kitchen equipment removed by owner prior to construction, Utilities to be capped and abandoned by Bid Package #02
5. Owner will provide and install card readers and associated wiring for their devices.

Owner Furnished Products: DAS/CCM will provide the following materials for installation by the contractor:

1. Soap Dispensers

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> Contract(s) Issued: September 19th, 2024 Submittals: October 2024 Construction: October 2024 Closeout: February 2025 <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>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</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description <ul style="list-style-type: none"> 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.

- Temporary facilities
 - To be provided by Bid Package #01 for use by all the contractors for the duration of construction.
- Tool control
 - All tools and equipment shall be monitored and secured at all times. No vehicles shall be left unlocked when unattended at no times shall keys be left in vehicles when unoccupied.
- Background checks
 - All construction workers must have a background check completed prior to entering the campus to perform work.
- Work hours
 - Typical hours are 7 AM - 5 PM Monday-Friday. Other hours can be arranged on an as needed basis.
- View Specification 01 1200 - Contract Summary for more information.

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description <ul style="list-style-type: none"> • Bids are due September 18th, 2024 by 2:00 PM • The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> ◦ 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 September 18th, 2024 at 3:00 PM <ul style="list-style-type: none"> ◦ 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 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description <ul style="list-style-type: none"> • Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: September 12th by 11:00 am 						

- Addendum Issued: Final Addendum by September 16th, 2024
- Bids Due: September 18th, 2024 by 2:00 PM
- Tentative NOI Issued: September 19th, 2024

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description <ul style="list-style-type: none"> • 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. • 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. <ul style="list-style-type: none"> ◦ 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. <ul style="list-style-type: none"> ◦ 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 <ul style="list-style-type: none"> • DCI Group will also schedule contractor coordination meetings to occur bi-weekly during construction 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description Contractors can walk the building following the conclusion of our meeting.						

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 .						

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.

Meeting: 9411.00.00 6200 Park Ave ALJ & WC

Renovation – Pre-Bid Meeting

Date: 9/10/24

Attendees

In Attendance (Initial)	Name	Company
	Travis Hoyle	DCI Group
	Andy McDonald	TWC
	Caleb Weiss	TWC
	Emir Hadic	KCL Eng.
	Baylor Clark	UCL Eng.
	Arion Tweed	OPN
	Jamie Spafford	Aer Car
	Mike Ladic	Air Con
	Samantha Blether	HETLND
	Jamie Knudson	BAKER Group
	Michael Munro	Munro Construction
	Jason Todd	Kline Electric
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In Attendance (Initial)	Name	Company
Jason Martin	515-418-4053	Iowa Demolition
Tosh Koder	515-204-8399	Iowa Demolition
Bill Olsan	515-979-6891	Kelpols N. Smith Inc
Bob Ploger	515-402-7244	SME
Colin Rogers	515-462-7247	SME Mechanical
Chris Ott	515-986-0866	CFS
Joshua Pearson	515-499-5078	Elite Fire Sprinkler Systems
Patrick Vignarelli	(515) 249-5940	Baldinger
Tyler Gustafson	515-323-8742	ITWC
Tom TAMM	515-512-3550	MH-CITY EARTHWORK CO.
Kurt Fisher	515-901-4687	DCE Group Inc
Chris Schuch	515-418-3989	Trinity Const.



SECTION 00 4116

BID FORM

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

RFB #941100-01

BID FORM for CONSTRUCTION CONTRACT
for
ALJ & Workman's Comp Renovation
6200 Park Ave. Des Moines, IA 50321
Project 9411.00

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 August 16th, 2024 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: Mechanical and Plumbing

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

(\$ _____). Dollars

BP 03

Description: Electrical

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

(\$ _____). Lump Sum number to include an allowance of \$5,000.00 for the parts, permit, programming and testing of the existing fire alarm system and an allowance of \$37,325.00 to extend the existing Building Automation System to include new integrated equipment operating the existing Schneider Electric EcoStruxure Platform

BP 04

Description: Fire Suppression

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

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: ALJ & Workman's Comp Renovation, 6200 Park Ave
Des Moines, Iowa 50321
- B. DAS Project #: 9411.00
- 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: James Trower, Iowa Department of Administrative Services, 109 SE
13th Street, Des Moines, IA 50319
- A. Construction Manager: Travis Hoyle, DCI Group, 220 SE 6th Street Suite 200 Des Moines, Iowa
50309

1.03 PROJECT SUMMARY

- A. The project includes the renovation of office space and associated HVAC and electrical
improvements at the office building at 6200 Park Ave.
- B. Target date to provide substantial completion is February 10th, 2025.

1.04 BID SCOPE SUMMARY

- A. Scope Applicable to All Bid Packages:
 - 1. The Contractor's Work includes all labor, supervision, materials, equipment, services,
supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections,
certifications, overhead, profit, or other items required or reasonably inferable to properly
and timely perform and complete all work and services to be performed by the Contractor
pursuant to this Agreement. Unless specifically stated otherwise, incidental work
required to accomplish the work of this Bid Package shall be included in the bid. This
would include, but not be limited to, temporary facilities, protection of the work, security of
equipment, materials, and work in progress, etc. Contractor's Work shall be performed in
accordance with the Drawings, Specification Divisions 00 and 01, and Specification
sections applicable to each Contractor's scope.
 - 2. Contractor is responsible for all labor and equipment to unload, account for all material
delivered, stock, and delivery for this scope of work. Storage and delivery of materials
and equipment at the Site shall be permitted only to the extent approved in advance by
the Construction Manager, and if anything, so stored obstructs the progress of any
portion of the work, it shall be promptly removed or relocated by the Contractor without
reimbursement.
 - 3. On site supervision by Prime Contractor at all times work by that contractor or their
subcontractors/suppliers is taking place.

4. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.
5. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
6. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.

1.05 WORK HOUR RESTRICTIONS

- A. Work hours are from 7:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
- C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.
- D. Contractor staging area and dumpster location is available on the southeast side of the building.
- E. Contractor Parking and additional staging area is available in the parking lot that is adjacent to the property at 6200 Park Ave to the east across 61st street.

1.07 OWNER OCCUPANCY

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

1.08 RULES FOR CONSTRUCTION WORKERS

- A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
- B. All construction workers must have a background check completed prior to entering the campus to perform work.
- C. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- D. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- E. You are permitted access only to the work site and no other area of the institution.
- F. No drugs, alcohol, or firearms are allowed on the work site.
- G. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.

- H. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- I. Secure all tools at the end of the day.
- J. Maintain control of all tools, supplies, and debris at all times during the work.
- K. Never leave keys in any vehicle. If a security officer finds keys in a vehicle, they are under orders to turn them in to a security supervisor.
- L. Secure all tools at the end of each day. Never leave tools unattended. All tools shall be checked in at the beginning of the day and checked out at the end of the day. If security officers find loose tools, they are under orders to turn them in to their supervisor.
- M. All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries. Provide 24-hour notice to the facility of deliveries.
- N. During an emergency, follow the instructions of the security staff.
- O. Contractor shall wear clothing of a different color, pattern, fashion, etc. as to distinguish themselves from inmates.

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. Includes specification: 02 41 00, 03 30 00, 03 31 00, 03 35 11, 06 10 00, 06 41 00, 07 01 55, 07 62 00, 07 92 00, 08 11 13, 08 14 16, 08 43 13, 08 44 13, 08 71 00, 08 80 00, 09 05 61, 09 21 16, 09 30 00, 09 51 00, 09 65 00, 09 68 13, 09 91 13, 09 91 23, 10 21 13.16, 10 26 01, 10 28 00, 10 44 00, 12 24 13, 12 36 00, 12 26 16,
 - 2. General
 - a. Temporary restroom and handwashing facilities to be provided by this contractor for the use of all contractors for the duration of construction in accordance with OSHA guidelines.
 - b. Contractor is responsible for dumpster and temporary sanitary service for all bid packages. Dumpsters can be placed at one of the dock door entrances on the southeast side of the building.
 - c. This contractor is responsible for providing and setting up temporary fencing for material lay down and staging area.
 - d. This contractor shall provide and install a temporary wall in the corridor outside the existing cafeteria area to separate the construction zone from the building occupants to the north.
 - e. This contractor shall provide a temporary plastic wall during demolition of the coiling door in the cafeteria area to separate the construction area from the occupied section of the building.
 - f. This contractor shall provide the structural steel support for new RTU's. This contractor shall coordinate this work with BP #2 as necessary.
 - g. It shall be the responsibility of this contractor to coordinate a joint locate meeting with DAS, Iowa OneCall, DCI Group, and the contractors.
 - h. The contractor shall be responsible for controlling track off to existing pavement. This shall include sweeping existing roads to remove all track off as needed and at minimum daily.
 - i. Contractor shall keep equipment and materials off existing landscaping and turf. Any damage to existing conditions that are to remain will be repaired at this contractor's expense
 - j. This Contractor is responsible to keep adjacent paving and sidewalks clear and free of debris. This Contractor shall clean up any track out on a daily basis.
 - 3. Site Improvements
 - a. It shall be the responsibility of this contractor to coordinate a joint locate meeting with the facility, construction manager, and OneCall prior to beginning any site work.
 - b. This contractor shall protect the existing, sidewalk, pavement

- c. This contractor shall be responsible for all for parking lot and sidewalk demolition and installation of new concrete parking lot and sidewalk access for new building entrance as outlined in the contract documents. Contractor shall tie into the existing pavement in the parking lot and sidewalks. This shall include, but not be limited to, grading, subgrade preparation, detectable warning panels, control jointing, sealants, and parking lot striping.
 - d. This contractor shall be responsible for all new stoops including building and sidewalk stoops. This shall include, but not necessarily be limited to, excavation, subgrade preparation, degradable forms, reinforcing, concrete, and curing.
 - e. This contractor is responsible for providing accessible parking posts and signs as outlined in the contract documents.
 - f. Contractor shall protect existing water main and sanitary sewer piping.
 - g. A third-party testing agency will be procured by the Owner. This contractor shall coordinate with the testing agency for all testing to meet project requirements.
 - h. This contractor shall be responsible for dewatering if necessary for all excavations by this contractor.
 - i. This contractor shall be responsible for providing sod for patching and maintenance with two weeks of watering by the contractor. Hose bib is located within courtyard for access.
 - j. This contractor shall be responsible for the saw cutting of existing precast concrete panels for new storefront infills as outlined in the contract documents. This includes painting the entire exterior wall from base to the top of windows/precast joint. Contractor should assume that precast removals will need to be done outside of normal business hours.
 - k. Openings in the existing structure shall not be made without prior approval by the structural engineer
 - l. The Contractor shall provide and maintain additional means of egress as needed as a result of construction sequencing and/or regulatory requirements
4. Demolition
- a. All demolition shall be done in a workmanlike manner. Adjacent surfaces shown to remain shall not be damaged. If damage occurs it will be repaired at contractors expense.
 - b. This contractor shall coordinate with the mechanical, electrical, low voltage, fire alarm, and sprinkler contractors to confirm all disconnects are completed in areas to be demolished prior to beginning work.
 - c. This contractor shall be responsible for all demolition as shown on the contract documents. This shall include, but not be limited to, walls, ceilings, flooring and base, overhead doors and conveying platform, doors, frames, hardware, concrete floor slab removals, ceiling grid, wall mirrors, accessories, masonry, old joint sealants, casework, wallpaper, and wall decals. This shall exclude mechanical, electrical, low voltage, fire sprinkler, or plumbing.
 - d. This contractor shall demo ceiling grid as noted in the contract drawings, salvaging ceiling tile for reinstallation. This contractor shall coordinate with the electrical contractor for the removal of light fixtures.
 - e. This contractor is responsible for protecting existing checker plate wall that is call out to remain
 - f. Where exterior openings are removed, or the interior of the building is left exposed to the exterior elements, and new installations won't be immediately installed, this contractor shall be responsible to provide temporary enclosures to protect the building from the elements.
 - g. Contractor shall remove the existing mirrors and all bathroom accessories in their entirety.
 - h. Contractor shall remove all walls as shown on the contract documents.
 - i. Contractor is responsible for salvaging all existing door panels indicated to be demolished for reinstallation in new locations. Existing frames to be demolished.

5. Framing, Insulation, & Drywall
 - a. Contractor is responsible for complete framing and drywall scope per the contract documents including bracing, furring, headers, lintels, bulkheads, soffits, infills, patching, drywall adhering, insulation, water-resistant gypsum board, finishing, and texturing. This shall include control joints and reveals.
 - b. This contractor shall provide and install all inwall blocking called for or otherwise required for new installations.
 - c. This contractor shall be responsible for framing, drywall, and finish modifications at doorways to accommodate new door and framing sizing.
 - d. All miscellaneous removals and replacement of drywall to accommodate new construction shall be part of this bid package. This shall include, but not necessarily be limited to, removals and replacements for new wood blocking and repair of water damaged walls.
 - e. All miscellaneous patching as required from demolition activities shall be the responsibility of this contractor.
 - f. This contractor shall coordinate with the plumbing contractor on dimensions prior to construction of adjacent walls.
 - g. All metal stud and drywall partitions located at smoke barriers, fire rated, or sound rated assemblies to be constructed tight to roof/floor deck. Provide smoke sealants, fire-stopping, or sound caulking to seal gaps in construction at all locations required by code or design documents along these walls. This shall include continuous sealant at deck and floor on both sides of the wall. Penetrations created by other bid packages scope of work, will be the responsibility of that bid package. Coordinate with other trades to install sleeves provided by those contractors and to ensure cutouts for other trades penetrations conform to the required sealant tolerance specifications.
 - h. Contractor shall repair all damaged walls and prep walls to receive new paint.
6. Painting and Joint Sealants
 - a. Contractor is responsible for all sealant at transitions between a painted surface and dissimilar material, including but not limited to, Drywall, Hollow metal frames, Aluminum frames, Casework, Dissimilar surfaces adjacent to painted surfaces
 - b. This Contractor is responsible for filling any minor voids in the substrate to produce a smooth transition and appearance.
 - c. Contractor is responsible for the complete painting scope of work per the contract documents. This shall include, but not be limited to:
 - d. Frames and doors
 - e. Exterior exposed metals
 - f. Interior drywall partitions
 - g. Interior masonry partitions
 - h. Interior gypsum soffits and bulkheads
 - i. Drywall ceilings
 - j. Wood base
 - k. Exposed columns
 - l. This Contractor is to protect adjacent surfaces from one's work. This contractor will be responsible for removing and cleaning any unintentional paint from adjacent surfaces. This includes concrete floors from wet and dry-fall paint.
 - m. Provide all touch-up of minor damage or marred surfaces.
7. Ceilings
 - a. Contractor shall be responsible for the installation of all ceilings, including acoustical ceilings, drywall lids, bulkheads, and soffits.
 - b. It shall be the responsibility of this contractor to coordinate the penetrations and cutouts for all ceiling mounted devices including sprinkler heads into gypsum board ceilings.

- c. Perimeter grid to be tight to wall; if a gap exists, it is the responsibility of this Contractor to fill the gap, so as to be aesthetically pleasing.
 - d. Lay out ceilings to be symmetrical to the rooms in both directions, minimizing unequal panels and grid. Oversized tile may be necessary to avoid small slivers of grid and tile.
 - e. Contractor shall remove all marks left by clamps on the ceiling grid or provide clamps that will not mark the grid.
 - f. Minimize lap sin the grid and place in discrete locations on main runners.
8. Doors, Frames, Hardware and Glazing
- a. Contractor is responsible for the complete door, frame, and hardware scope.
 - b. This contractor shall coordinate a door hardware meeting with the door and hardware supplier, installer, Bid Package #01, DCI Group, OPN, and the State of Iowa during the submittal phase.
 - c. Contractor shall include one return visit during the 11-month warranty period, and at the Owner's request, to review all doors installed by this bid package and adjust any doors not closing or locking properly.
 - d. This contractor shall provide and install all electronic hardware. Final electrical connections and connections to access controls systems to be by the electrical and access control contractors. Coordinate access controls and electrical with the Electrical contractor.
 - e. This contractor shall be responsible for all power door operators.
 - f. This contractor shall be responsible for providing and installing all door accessories. This shall include, but not be limited to, door stops, astragals, silencers, closers, door position switches, kickplates, request to exit sensors, door mounted coat hooks, and coordinators.
 - g. This contractor shall provide and install temporary frame spreaders. This Contractor will be responsible for anchoring wall framing to the hollow metal frames and verifying hollow metal frames remain plumb, level, and square after drywall is installed and before doors are installed.
 - h. Contractor is responsible for complete glazing scope per construction documents including, but not limited to, glazing in doors and frames and new storefront windows.
 - i. Where door frames are called to be grouted or insulated, it shall be the responsibility of this contractor. Contractor shall ensure grout or insulation does not prohibit drywall from slipping behind throat of frame.
9. Casework & Stainless Steel Counter Tops
- a. This contractor shall be responsible for all new casework and stainless steel counters. Coordinate shop drawings with equipment. This shall include, but not be limited to, wall and base cabinets, countertops, support brackets, backsplash, and hardware.
 - b. Contractor shall field verify all measurements.
 - c. Contractor shall be responsible for installing joint sealant between the countertop and backsplash.
 - d. Contractor is responsible for cutting out holes in countertops as required for installations by this contractor or others. This contractor shall coordinate with the plumbing contractor on sink templates.
10. Flooring, Wall Tile, Toilet Partitions, and Blinds
- a. It shall be the responsibility of this contractor to provide and install all new flooring. This shall include, but not be limited to, carpet, vinyl composition tile, walk-off carpet, and epoxy flooring.
 - b. This contractor shall be responsible to patch and prep floors to receive new flooring.

- c. This contractor shall be responsible for subfloor testing requirements to ensure existing conditions meet manufacturer recommendations. Report results and deficiencies to the construction manager and designer before proceeding with work.
- d. This contractor is responsible for the installation of tiles wainscot with metal edge and toilet partitions as outlined in the contract documents
- e. This contractor is responsible for providing and installing manual window shades for new storefront windows as outlined in the contract documents.

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

1. Includes specification: 03 31 00, 03 35 11, 22 0513, 22 0517, 22 0519, 22 0523, 22 0529, 22 0553, 22 0719, 22 1005, 22 1006, 22 1316, 22 1319, 22 1413, 22 1423, 22 4000, 23 0513, 23 0517, 23 0529, 23 0553, 23 0713, 23 0900, 23 3700, 23 7423.16
2. General
 - a. Each contractor will be responsible for their own through wall, ceiling, or floor penetrations including sealing of penetration. Contractors shall coordinate with the framing and drywall contractor to either install sleeves, provided by bid package needing the penetration, or to ensure penetrations conform to the required sealant tolerance specifications.
 - b. This contractor shall be responsible for all the plumbing and mechanical scope of work as outlined in the contract documents which includes but is not limited to demolition, layout, and new work.
 - c. This contractor shall be responsible for all fire sealing and fire safing of penetrations created by this bid package through fire and/or smoke rated systems.
 - d. Where equipment is ground mounted, this contractor shall be responsible for the installation of a concrete equipment pad.
 - e. See Mechanical Equipment Schedule on M501 and plumbing equipment schedule on sheet P501 for connection responsibility matrix.
 - f. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of this acoustical ceiling installer to provide ceiling tile to other trades for install.
3. Demolition
 - a. Contractor is responsible for complete disconnect and removal of all mechanical and plumbing systems called to be removed or abandoned. This includes but is not limited to Contractor shall coordinate with other trades to ensure mechanical and plumbing systems are made safe prior to demolition activities beginning.
 - b. Openings in ductwork that could allow infiltration of dust or debris shall be protected by this contractor until the opening is sealed or dust creating activities are complete.
 - c. Any penetrations in floors, walls, or ceilings created by removals from this contractor shall be patched by this contractor to match adjacent finishes. This shall include re-routing of existing roof drain as outlined in the contract documents.
 - d. This contractor shall coordinate all mechanical demolition work with electrical demolition so that electrical connections are removed prior to mechanical demolition.
 - e. It shall be the responsibility of this contractor to disconnect and salvage all mechanical equipment devices called for reinstallation.
 - f. This contractor shall protect existing structures and equipment throughout the duration of the work. Contractor shall repair areas affected by demolition to their original condition or better.
 - g. Contractor shall demolish supply ductwork as required for new room layout, ductwork should be demolished back to main and capped. Contractor shall field verify location and routing.

- h. This contractor shall be responsible for the disconnection and relocation of existing diffusers and exhaust fans as outlined in the contract documents.
- i. This contractor shall be responsible for the demolition of existing return grills, diffusers ductwork, and piping. Contractor shall prepare these locations for new work as required in the contract documents.
- j. Contractor shall demolish supply ductwork as required for new room layout, ductwork should be demolished back to main and capped. Contractor shall field verify location and routing.
- k. Contractor shall remove existing air curtain along with associate appurtenances. Salvage air curtain, thermostat and electrical disconnects for owner.
- l. Contractor shall remove existing walk-in cooler refrigeration system along with associate appurtenances. Patch roof penetrations to be water tight and match existing roof.
- m. This contractor shall demo mail room isolation system complete.
- n. This contractor shall remove the existing exhaust fan on the roof along with associate power and controls. Cap remaining roof curb per detail #5 on sheet M301
- o. This contractor is responsible for the demolition of water heater and associated connections complete.
- p. This contractor is responsible for the demolition of existing fridge equipment.
- q. Contractor to remove existing air curtain along with associate appurtenances. Salvage air curtain, thermostat and electrical disconnect for owner
- r. This contractor shall remove and relocate the temperature controls thermostat associated with this space. Provide new wiring for the new location. Refer to sheet M101 for new location.
- s. Contractor shall abandon existing grease interceptor, remove manhole risers and covers and cap inlet below grade. Cap yard clean out and repair as necessary. Contractor is responsible to provide sod for patching and two weeks of watering by contractor. Hose bib is located within courtyard for access.

4. Mechanical

- a. Contractor is responsible for the complete mechanical scope of work on this project. including but not limited to new rooftop units, ducts, grilles, registers and diffusers.
- b. Contractor shall patch walls, roofs, and floor where ducts, grilles, pipes, or equipment are removed. Paint or finish to match original construction.
- c. Where controls are removed, remove all associate wiring and/or pneumatic tubing. Patch wall openings and paint or finish to match original construction. In walls that cannot be patched, install stainless steel cover plates.
- d. Contractor shall pre-test and balance airflow prior to demolition work and provide a report of existing airflows to the engineer.
- e. Contractor is responsible for all connections to existing ductwork.
- f. Contractor shall be responsible for installing new return grille's ductwork and exhaust fans as outlined in the contract documents.
- g. Contractor shall service and inspect RTU per keynote #1 and #2 on sheet M101 accordingly to ensure it is in good running condition. Adjust setpoints and set backs accordingly.
- h. This contractor shall be responsible for all testing and balancing of the mechanical system. Reports shall be provided to the engineer for review and adjustments made based on comments provided by the engineer with a final report provided after corrections.
- i. This contractor shall provide and install all volume, fire, and/or smoke dampers.

5. Plumbing

- a. Contractor is responsible for the complete plumbing scope of work on this project.
- b. This Contractor shall be responsible for all core drilling required for this scope of work. Core drill locations shall be submitted to the Architect/Engineer for approval

prior to proceeding with work. This shall include exact dimensional locations as well as sizes.

- c. This contractor shall be responsible for the demo of all floor sinks and drains as noted in the contract documents. Contractor shall infill all concrete floor that is adjacent to this work.
- d. This contractor is responsible for the demo of the mop sink and soap distribution system.
- e. This contractor is responsible for all saw cutting and patching back for new plumbing underfloor. Contractor shall remove and dispose of these materials offsite.
- f. This contractor is responsible for modifying existing lavatory to accommodate for new sink
- g. This contractor shall salvage toilet fixture and carrier for reinstallation in new restrooms
- h. This Contractor is responsible for setting the final clean out and drain elevations for all floor finishes. This Contractor to provide all cover plates and connection screws for cleanout covers. Cleanout covers shall be free from dirt and grime at the time of project completion. Covers unable to be cleaned to the Owners acceptance will be replaced with new covers.
- i. This contractor shall demolish waste and vent piping as required for new fixture layout
- j. The Contractor shall reroute waste piping as noted in the contract documents, field verify location and routing as required.
- k. This contractor is responsible for providing new waste and vent piping as required for new fixtures.
- l. This contractor shall connect new vent piping into existing as noted in the contract documents. Field verify routing as required.
- m. This contractor shall be responsible for all cleaning, flushing, and testing of plumbing systems. Coordinate with Construction Manager and Engineer on verifications.

6.

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

- 1. Includes specification: 03 31 00, 03 35 11, 26 0500, 26 0519, 26 0526, 26 0529, 26 0533.13, 26 0533.16, 26 0553, 26 0923, 26 2726, 26 2816.13, 26 2816.16, 26 5100, 27 0000, 27 0526, 27 0528, 27 0544, 270553, 27 1000, 28 0000, 28 4600
- 2. General
 - a. Each contractor will be responsible for their own through wall, ceiling, or floor penetrations including sealing of penetration. Contractors shall coordinate with the framing and drywall contractor to either install sleeves, provided by bid package needing the penetration, or to ensure penetrations conform to the required sealant tolerance specifications.
 - b. See Mechanical Equipment Connection Schedule on M501 for connection responsibility matrix.
 - c. All access panels required for this scope of work shall be provided by this contractor to Bid Package #02 for installation by that contractor. Bid Package #03 shall coordinate location.
 - d. This contractor shall be responsible for OSHA compliant lighting levels in all areas of work. Existing light fixtures may be utilized for construction lighting but shall be independently secured and mounted so not to interfere with new installations. If existing fixtures are utilized, this contractor shall be responsible for removal once permanent lighting is installed. Contractor shall review their plan for temporary lighting with the Construction Manager for approval prior to the start of demolition.

- e. It shall be the responsibility of this contractor to provide, install, and maintain temporary power in all spaces to meet codes and OSHA requirements. Existing systems can be utilized if maintained throughout the project.
 - f. This contractor shall be responsible for obtaining electrical permits. Copy of permits and final acceptance shall be provided to the Construction Manager for documentation. Notify the Construction Manager of all inspections.
 - g. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of this acoustical ceiling installer to provide ceiling tile to other trades for install.
3. Demolition
- a. All electrical, low voltage, security, and fire alarm demolition will be the responsibility of this bid package.
 - b. This contractor shall remove and dispose of the existing cameras in the open office space.
 - c. This Contractor shall provide cable management for existing cabling during demolition. This may include installation of J-hooks or other means to organize and keep cabling from getting damaged or interfering with demolition and construction activities.
 - d. It shall be the responsibility of this contractor to disconnect and make safe all electrical and low voltage that may be impacted by demolition activities. Utilities that must remain in place to serve systems to remain, required for construction, or required for life safety shall be clearly marked and reviewed with the demolition contractor prior to the start of demolition activities. Notify the Construction Manager when areas are ready so the demolition crews can begin.
 - e. Contractor is responsible to remove and properly dispose of all existing light fixtures called to be demolished. This shall include fixture, bulbs, mounting hardware, wiring and conduits. Contractor shall salvage light fixtures that are called out for reinstallation.
 - f. 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.
 - g. This contractor shall coordinate all electrical demolition with mechanical demolition.
 - h. Where ceilings are to be removed, this contractor shall be responsible for temporarily supporting all lights, electrical, and low voltage devices prior to ceiling removals.
 - i. Where any conduit or pathway is to be abandoned below floor level, this contractor shall be responsible for demolishing below floor grade, capping, and patching hole to be prepared for new flooring finish.
 - j. This contractor shall consult with the owner regarding the status of salvaged materials and transport salvaged materials to the owners chosen location for material owner wishes to keep. Remove all other material from the site and dispose of it in accordance with all applicable federal state and local regulations.
 - k. Electrical distribution panels may not be de-energized without owners consent. when removing branch circuits de-energize circuit breaker and disconnect conductors prior to removing associated outlet and conductors
 - l. All concealed conduit that cannot be removed shall have wiring disconnected at the panel and removed. Conduit shall be capped off and concealed into existing wall space and holes patched. where conduits penetrate the floor slab, cut conduits flush with floor. in areas where conduit continuity is interrupted because of the remodeling, make necessary modification to the circuits to maintain circuit integrity.
4. Electrical, Communication and Data, & Fire Alarm

- a. Contractor is responsible for all electrical, data, and life safety scope including, but not limited to, new electrical, light fixtures, switches, overrides, panels, breakers, receptacles, fire alarm devices, emergency lighting, exit signs, and data wiring and connections.
- b. This contractor shall be responsible for providing pathways, circuiting, and power connections to all mechanical and electrical equipment. This contractor shall coordinate with the trades providing the equipment and with the approved submittals. Provide line-voltage supply and interlock wiring to control equipment supplied by other divisions. Where requested by other divisions, provide low-voltage control and interlock wiring to control equipment supplied by those divisions.
- c. This Contractor shall wire all integral disconnects/starters for Mechanical Equipment. The Mechanical Contractor shall provide all integral disconnects/starters for mechanical equipment.
- d. This Contractor shall provide and install all non-integral disconnects for mechanical equipment.
- e. This contractor shall provide power wiring to equipment supplied by the Owner or other divisions. Provide line-voltage supply and interlock wiring to control equipment supplied by others.
- f. This contractor shall provide power as required to all ancillary system components including, but not limited to, HVAC Dampers, Fire protection dampers, door hold-open devices, trap primer systems, and plumbing fixtures.
- g. This contractor is responsible for the floor slab removal for new below slab electrical floor boxes in new hearing rooms B140 and B142
- h. Contractor shall remove steel floor box covers in cafeteria and provide flush covers or infill
- i. This contractor shall be responsible for providing power and access controls connections to all electrified hardware. Final electrical connections and connections to access controls systems to be coordinated with the door and hardware provider and access controls contractor.
- j. This contractor shall mark all receptacles with a tag identifying the panel and breaker supplying each receptacle. Tag shall be placed on the inside face of the receptacle cover plate.
- k. All multiple circuit conduits shall include an individual neutral and equipment grounding conductor for each circuit.
- l. This contractor shall provide dedicated raceways for HVAC units which shall be colored blue. Fire alarm systems shall have dedicated raceways, colored red.
- m. Contractor shall provide all low-voltage, access control, and surveillance system rough-ins. This shall include pathways, cabling, junction boxes, and back boxes. This contractor shall coordinate with the low voltage and security contractors on specific requirements.
- n. It shall be the responsibility of this contractor to provide all lighting controls.
- o. This contractor shall provide all low voltage cabling. The termination and testing will be done by the State of Iowa (ICN).
- p. This Contractor shall be responsible for the complete installation of the fire and CO detection, monitoring, and alarming systems. This shall include, but not be limited to, all detectors and monitors, CO sensors, pull stations, panels, relays, remote indicators, horns, strobes, and connections to fire suppression systems.
- q. It shall be the responsibility of this contractor to connect new equipment to the fire alarm system as identified in the project documents or required by code. Coordinate with other bid packages for requirements.
- r. Include lump sum Allowance of \$5,000.00 for the parts, permit, programming and testing of the existing fire alarm system at 6200 Park Ave. 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.
- s. Contractor shall be responsible for connections to tamper switches.

- t. Contractor shall confirm all existing fire alarm equipment to be reused is functional. A report shall be provided to the Construction Manager, Owner, and Engineer confirming status.
- u. Contractor shall provide temporary smoke detector covers in quantities sufficient to protect new and existing devices through demolition and construction activities.
- v. Contractor shall coordinate with the facility and the facilities fire alarm monitoring contractor for fire alarm tag out, programming, and testing.
- w. Just prior to Owner occupancy, perform an analysis on the smoke detectors to verify percentages of cleanliness. If any heads are found to be over 25% dirty, it is the responsibility of the Electrical Contractor to replace them.
- x. Include lump sum Allowance of \$37,325.00 to extend the existing Building Automation System to include new integrated equipment operating the existing Schneider Electric EcoStruxure Platform at 6200 Park Ave. 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.
- y.

D. Bid Package #04 – Fire Suppression: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

- 1. Includes specification: 21 0500, 21 0523, 21 0553, 21 1100
- 2. Each contractor will be responsible for their own through wall, ceiling, or floor penetrations including sealing of penetration. Contractors shall coordinate with the framing and drywall contractor to either install sleeves, provided by bid package needing the penetration, or to ensure penetrations conform to the required sealant tolerance specifications.
- 3. Contractor shall remove existing sprinkler caps and ceiling tile at sprinkler heads prior to ceiling demolition.
- 4. Where equipment is installed on ceiling tiles, it will be the responsibility of the contractor installing the equipment to mount it in the ceiling tile. It shall be the responsibility of this acoustical ceiling installer to provide ceiling tile to other trades for install.
- 5. Contractor is responsible for complete fire suppression scope of working including, but not limited to, design, material, and installation.
- 6. Contractor is responsible for all testing and reporting both prior to construction and at the completion of construction. If required by the authority having jurisdiction, this contractor shall perform flow test and confirm water pressure/volume within ten (10) working days after contract execution. Provide the necessary design drawings to the Construction Manager and State Fire Marshall within twenty (20) working days after notice of contract award.
- 7. This Contractor to coordinate and obtain all necessary inspections and permits related to the fire protection system. This shall include all fees related to inspections, plan reviews, and fees from the governing party.
- 8. This Contractor shall be responsible for all core drilling required for this scope of work. Core drill locations shall be submitted to the Architect/Engineer for approval prior to proceeding with work. This shall include exact dimensional locations as well as sizes.
- 9. Contractor shall modify fire protection piping and sprinkler locations according to the new ceiling layout. Refer to architectural plans for reflected ceiling layout in compliance with NFPA 13 standards
- 10. Any pipe sizes indicate are estimates only. Final sizes shall be determined by hydraulic calculations
- 11. Contractor shall include the cost to remove and replace all existing piping in the outlined scope of work area, as the existing piping may conflict with new ductwork. Ductwork has priority over sprinkler piping. Coordinate pipe routing and elevations with ductwork. Relocate sprinkler piping as required. In remodeled spaces remove all existing piping, hangers and sprinklers to allow for installation of new ductwork and piping.

12. Sprinkler shall be concealed type in spaces with finished ceilings. Sprinklers in spaces with exposed ceilings shall be upright. Sprinklers in electrical and I.T. rooms shall be sidewall. Do not route piping over electrical and I.T. rooms.
13. Do not install sprinkler piping or sprinklers that encroach on the required clearance of any other equipment. Contractor shall relocate piping and heads where clearances are obstructed. This Contractor is responsible to complete work above new ceilings prior to ceiling installation. All re-work costs associated with the removal and re-installation of acoustical, drywall, or all other ceiling types is the responsibility of the Contractor.
14. Coordinate head locations for proper clearances and adequate coverage relative to lights, soffits, ceiling beams and other features. Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package.
15. Coordinate all work, specifically routing of pipe, valves, and devices with all other trades. This shall include coordination drawings as required to ensure proper coordination between trades.
16. Protect floors, walls, slabs and other surfaces from damage caused by pipe cutting machines. Protect floors, walls, slabs and other surfaces from damage caused by system leakage or overflow.
17. This Contractor is responsible to provide clean piping and devices at the end of installation for all items installed by this Contractor. Draining and filling of the system will be the responsibility of this contractor.
18. Contractor shall coordinate with the State and the State's fire alarm monitoring contractor for fire alarm tag out.

E. **Work Performed by Owner:** DAS/CCM will perform the following work items:

1. Relocate all moveable furniture, fixtures and equipment (FF&E), including window treatments; and personal materials from each sequenced work area prior to demolition and construction activities and after new construction is completed.
2. Trimming of existing bushes on the SE side of the building
3. Provide and install toilet tissue dispenser
4. Kitchen equipment removed by owner prior to construction, Utilities to be capped and abandoned by Bid Package #02
5. Owner will provide and install card readers and associated wiring for their devices.

F. **Owner Furnished Products:** DAS/CCM will provide the following materials for installation by the contractor:

1. Soap Dispensers

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION



HAZARDOUS BUILDING MATERIALS SURVEY REPORT

PREPARED FOR:

DCI Group
220 SE 6th Street, Suite 200
Des Moines, IA 50309

PROJECT LOCATION:

ALJ and Workman's Compensation Upgrades Project #9411
6200 Park Avenue
Des Moines, Iowa 50321

Project Date: August 30, 2024

Report Date: September 13, 2024

Atlas Project ID: 204BS07688

PREPARED BY:

Atlas Technical Consultants
4305 East 50th Street, Suite 800
Des Moines, IA 50317



September 13, 2024

Mr. Travis Hoyle
DCI Group
220 SE 6th Street, Suite 200
Des Moines, IA 50309

Re: Hazardous Building Materials Survey Report
ALJ and Workman's Compensation Upgrades Project #9411
6200 Park Avenue
Des Moines, Iowa
Atlas Project Number: 204BS07688

Atlas is pleased to submit the attached Hazardous Building Materials Survey Report for the above-referenced site. This report includes procedures, methodologies and analytical laboratory results.

Atlas appreciates the opportunity to perform these services for the IDAS and the DCI Group, and we look forward to working with you in the future. If you need any assistance with the implementation of the recommendations contained in this report, please feel free to give us a call at (402) 670-3842 and we will respond promptly to your needs.

Sincerely,

ATLAS TECHNICAL CONSULTANTS, LLC

Prepared By:

A handwritten signature in blue ink that reads "Eric Brown".

Eric Brown
Environmental Technician

Reviewed By:

A handwritten signature in black ink that reads "Steve Hudson".

Steve Hudson, MS, CIH, CIEC
Sr. Project Manager

T A B L E O F C O N T E N T S

LETTER OF TRANSMITTAL	i
1.0 SCOPE OF SERVICES	4
2.0 GENERAL SITE CONDITIONS.....	4
3.0 ASBESTOS SURVEY REPORT	4
3.1 Regulation Review	5
3.2 Homogeneous Areas	5
3.3 Sampling Strategy	6
3.4 Suspect Asbestos-Containing Materials	6
3.5 Laboratory Analytical Results.....	7
4.0 LEAD PAINT SURVEY.....	8
4.1 Inspection.....	8
4.2 Lead Paint Testing	9
5.0 HAZARDOUS MATERIALS ASSESSMENT	10
6.0 CONCLUSIONS	11
7.0 ASSUMPTIONS AND LIMITATIONS.....	11

APPENDICES

APPENDIX A	ASBESTOS TEST RESULTS
APPENDIX B	LEAD PAINT TEST RESULTS
APPENDIX C	SAMPLE LOCATION SKETCH
APPENDIX D	INSPECTOR ACCREDITATIONS



H A Z A R D O U S B U I L D I N G M A T E R I A L S S U R V E Y R E P O R T

ALJ and Workman's Compensation Upgrades Project #9411
6200 Park Avenue
Des Moines, Iowa
Atlas Project Number: 204BS07688

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a survey for hazardous building materials that may be impacted by planned renovation project activities at the above-referenced property.

Atlas provided a representative hazardous materials survey in accordance with the referenced agreement and as outlined below:

1. Review any existing hazardous building material survey reports relating to the site, if available.
2. Identify suspect asbestos-containing materials (ACM), surface coatings potentially containing lead paint, and hazardous building materials within the planned renovation work areas.
3. Collect and analyze bulk samples of suspect asbestos containing materials and collect paint chip samples from representative surface coatings potentially containing lead-based or lead-containing paint.
4. Provide laboratory analysis of collected samples.
5. Provide a report of findings with copies and interpretation of analytical results and identifying the locations of asbestos-containing materials, lead paint, and hazardous building materials.

2.0 GENERAL SITE CONDITIONS

The survey was conducted at the 6200 Park Avenue Building in Des Moines, Iowa. The survey area was limited to the areas to be disturbed as part of planned ALJ and Workman's Compensation Upgrades project activities.

3.0 ASBESTOS SURVEY

On August 30, 2024, the 6200 Park Avenue Building was inspected for asbestos-containing building materials by inspector Eric Brown of Atlas. Mr. Brown has completed the requisite training for asbestos accreditation as inspectors at a state approved training provider under TSCA Title II. Mr. Brown's State of Iowa Inspector number is 24-11418.

The planned renovation work areas were visually inspected for the presence of suspect asbestos-containing materials (ACM). Materials that were hidden, not accessible, or when sampled would damage the integrity of the structure, were not sampled as part of this survey. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic steps: **1)** a visual inspection of the proposed work areas; **2)** a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and **3)** sampling accessible, friable and non-friable, suspect materials.

3.1 Regulation Review

The U.S. EPA qualifies asbestos-containing materials (ACM) as materials with an asbestos content greater than 1%. The following definitions are taken from Section 61.141 of Subpart M, Part 61 of Title 40: Protection of Environment of the Code of Federal Regulations (CFR).

- “Category I non-friable asbestos-containing material (ACM)” is defined as asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM).
- “Category II non-friable ACM” is defined as any material, excluding Category I non-friable ACM, containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that, when dry, **cannot** be crumbled, pulverized, or reduced to powder by hand pressure.
- “Friable asbestos material” is defined as any material containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that when dry, **can** be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than 10% as determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

3.2 Homogeneous Areas

Prior to sampling, homogeneous areas were identified in order to facilitate a sampling strategy. A homogeneous sampling area can be described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, dependent upon material type and the

professional judgment of the inspector.

3.3 Sampling Strategy

The sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect asbestos-containing materials. If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos-containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by EPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of any other analytical results. Materials which were visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.) by the accredited inspector were not required to be sampled. Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in²) of material and placing it in an airtight sample container. Sample containers were marked with a unique identification number, which was documented in the field notes.

3.4 Suspect Asbestos-Containing Materials

The following table contains a list of the twenty-six (26) identified suspect asbestos containing materials sampled:

TABLE 1: SUSPECT ASBESTOS MATERIALS		
MATERIAL	LOCATION	SAMPLE NUMBER
4" Cove Base Black	Cafeteria	PA-1
Cove Base Mastic	Cafeteria	PA-2
Drywall Mud	Kitchen	PA-3
Drywall	Kitchen	PA-4
2'x2' Ceiling Tile	Kitchen	PA-5
Wall Panel Mastic	Kitchen	PA-6
Drywall Mud	Kitchen	PA-7
Drywall Mud	Kitchen	PA-8
2'x2' Ceiling Tile	Big Room	PA-9
Duct Work Sealant Tan	Big Room	PA-10
4" Cove Base Gray	Big Room	PA-11
Cove Base Mastic	Big Room	PA-12

TABLE 1: SUSPECT ASBESTOS MATERIALS		
MATERIAL	LOCATION	SAMPLE NUMBER
Drywall Mud	Big Room	PA-13
12"x12" VFT Brown	Big Room	PA-14
12"x12" VFT Off-white	Big Room	PA-15
VFT Mastic Tan	Big Room	PA-16
Drywall Mud	Mail Room (Receiving)	PA-17
Drywall Mud	Hallway (NW Corner of Big Room)	PA-18
Drywall Mud	Big Room	PA-19
Expansion Joint in Floor	Hallway	PA-20
Sink Insulation Black	Sprinkler Riser Room	PA-21
Carpet Mastic Green	2 nd Mail Room	PA-22
12"x12" VFT White	2 nd Mail Room	PA-23
VFT Mastic Tan	2 nd Mail Room	PA-24
Caulk Tan/Cream	Kitchen	PA-25
Concrete Wall	Exterior Wall	PA-26

The following table is a summary of the materials determined to contain asbestos:

TABLE 2: ASBESTOS-CONTAINING MATERIALS				
MATERIAL	LOCATION	SAMPLE #	APPROX. QUANTITY	ASBESTOS CONTENT
Asbestos was not identified in the suspect materials sampled.				
SF = Square Feet, LF = Linear Feet MF = Mechanical Fittings				

3.5 Laboratory Analytical Results

Bulk samples were analyzed by EMSL Analytical, Inc. located at 200 Route 130 North, Cinnaminson, NJ. Polarized Light Microscope analysis, utilizing dispersion staining techniques (ref.: EPA Method 600/M4-82-020), was performed to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently a proficient participant in the American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing Program; a quality assurance program for polarized light microscopy analysis. Any material that

contains greater than one percent asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), EPA, and all applicable state and local regulations.

Laboratory test results are provided in Appendix A.

4.0 LEAD PAINT SURVEY

On August 30, 2024, the SE wing of the Iowa Department of Inspections, Appeals, and Licensing at 6200 Park Avenue was inspected for lead paint by Eric Brown of Atlas. The purpose of the survey was to identify locations and concentrations of lead in paints and coatings on interior and exterior building components that may be disturbed as part of planned upgrades project activities.

4.1 Inspection

The lead survey was performed in general accordance with the U.S. Housing and Urban Development Chapter 7 of the *Guidelines for the evaluation and Control of Lead-Based Paint Hazards in Housing* (1997 Revision). Survey criteria included the inspection and sampling of the representative painted surfaces on the interior of the building.

Regulatory limits from the Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) establishes that lead-based paint (LBP) by definition is paint that contains more than 0.5% of lead in paint. OSHA's "Lead in Construction Standard" (29 CFR 1926.1101) addresses any concentration of lead in paint ("lead-containing paint").

Prior to demolition or renovation activities, all contractors involved should be notified regarding the presence of painted components under the guidelines of the OSHA Lead in Construction standard 29 CFR 1926.62. Care should be exercised in acknowledging that the OSHA 29 CFR 1926.62 has no LBP threshold definition and is concerned with exposures generated by LBP disturbances, which may include materials containing less than 0.5% lead by weight. The OSHA regulations are based strictly on airborne lead concentrations; therefore, the measured lead concentration of the paint and the method of paint disturbance will both factor into the potential airborne hazard.

OSHA requires the contractor to inform its employees of potential lead hazards, based upon the work being performed. The purpose of OSHA's Lead Construction Standard is to reduce the exposure to lead for all construction workers. It is for this reason that Atlas recommends contractors be informed of the presence of lead. OSHA's standard includes an 8-hour time weighted average (TWA) of 50 micrograms of lead per cubic meter of air (mg/m³) and an action level (regardless of respirator use) of 30 mg/m³.

Prior to disposal of debris that contains materials that have been found to contain lead, conduct a Toxicity Characteristic Leaching Procedures (TCLP) on representative solid wastes. This will determine if the debris requires a hazardous waste disposal site. A TCLP was not collected as part of this current inspection.

4.2 Lead Paint Testing

A total of five (5) surface coatings were tested to determine the concentration of lead. The sampling generally involved the collection of the paint on the surface down to the substrate over an area of approximately 2 to 3 square inches. A summary of the tested paints is provided in the table below. In order for a surface coating to be considered a lead-based paint, the paint must contain lead in concentrations greater than 0.5% by weight. A detectable concentration of lead in the surface coating below 0.5% by weight is considered a lead-containing paint.

The full copy of the lead analytical results is included in Appendix B.

Table 3. Lead Paint Test Results					
Sample No.	Paint Color	Substrate	Surface	Sample Location	Results (% wt)
PC-1	Dark Green	Drywall	Wall	Big Room	0.013%
PC-2	Gray	Drywall	Wall	Big Room	<0.008%
PC-3	Beige	Drywall	Wall	Kitchen	<0.008%
PC-4	Dark Orange	Drywall	Wall	Cafeteria	<0.008%
PC-5	Blue	Drywall	Wall	Kitchen	<0.008%

- Lead-Based Paint (>0.5%) was not identified in any of the sampled coatings.
- Lead Containing Paint (<0.5%) was identified in the dark green paint in the Big Room.

This evaluation report can help the Owner develop a plan for renovating the building by having concentrations of lead in the paint identified. It is our understanding that the information in this report will be provided to the contractors so that appropriate precautions can be made to minimize worker exposure to lead. If surface coatings with lead containing paint are handled improperly, exposure

could occur to workers and future occupants of the facility.

5.0 HAZARDOUS MATERIALS ASSESSMENT

Atlas completed a visual inspection of rooms / areas throughout the intended work areas to identify hazardous wastes or universal wastes that may be impacted by planned renovation activities. The survey included a visual inspection of: light fixtures and other equipment for the presence of Polychlorinated Biphenyls (PCBs); light bulbs, thermostats, switches, and other equipment for the presence of mercury; refrigerants, batteries, and devices with potential radioactive materials.

TABLE 4: HAZARDOUS BUILDING MATERIALS		
Category	Material	Estimated Quantity
Poly-Chlorinated Biphenyl (PCBs)	Transformers	ND
	Transistors	ND
	Light Ballasts	ND
Mercury	Thermostats	ND
	Switches/Relays	ND
	Fluorescent Light Tubes	N/A (To be Reused)
	High Intensity Discharge lights	ND
	Thermometers/ Manometers	ND
Batteries	Smoke Detectors	6
	Emergency Lighting Systems	ND
	Exit Signs	9
	Flashing Fire Alarms	ND
Chlorofluorocarbons (CFCs) or Hydro Chlorofluorocarbons (HCFCs)	Refrigerators/Freezers/Chillers	1
Low Level Radioactive Sources (LLR)	Smoke/Fire Alarms	6

Hazardous materials or universal wastes identified in Table 4 shall be removed as part of the renovation contractor's scope of work and disposed of according to US EPA Toxic Substances Control Act (TSCA) and the State of Iowa regulations.

6.0 CONCLUSIONS

The following conclusions are summarized as follows:

- Asbestos was not identified in the any of the samples collected.
- Lead-Based Paint (>0.5%) was not identified in any of the sampled coatings.
- Lead Containing Paint (<0.5%) was identified in the dark green paint in the Big Room.

7.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the August 30, 2024, Atlas hazardous building materials survey of the 6200 Park Avenue Building in Des Moines, Iowa. The survey was limited to surfaces to be impacted by planned ALJ and Workman's Compensation Upgrades project activities.

Atlas did not perform destructive sampling -- it was not within Atlas's scope of work to remove surface materials to investigate portions of the structure or materials that may lay beneath the surface -- thus, any materials that could not be visually identified on the surface were not inspected and would not be noted in this report. Atlas's selection of sample locations and frequency of sampling was based on the inspector's assumption that like materials in the same area are homogeneous in content.

The report is designed to aid the building owner, architect, construction manager, general contractor, and potential abatement contractor in locating hazardous building materials. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as a Project Design document or an Abatement Work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is intended for the sole use of the IDAS and DCI Group. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

APPENDIX A
ASBESTOS TEST RESULTS



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnasblab@EMSL.com

EMSL Order: 042418327

Customer ID: ATC55

Customer PO:

Project ID:

Attention: Eric Brown
Atlas Technical
11117 Mockingbird Drive
Omaha, NE 68137

Phone: (402) 697-9747

Fax: (402) 597-8532

Received Date: 09/03/2024 9:30 AM

Analysis Date: 09/04/2024

Collected Date: 06/30/2024

Project: 6200 Park Ave / 204BS07688

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
PA-1 042418327-0001	Cafeteria - 4" Black Cove Base	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-2 042418327-0002	Cafeteria - Cove Base Mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-3 042418327-0003	Kitchen - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-4 042418327-0004	Kitchen - Drywall	White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
PA-5 042418327-0005	Kitchen - 2'x2' Ceiling Tile	White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
PA-6 042418327-0006	Kitchen - Plastic Wall Panel Mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-7 042418327-0007	Kitchen - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-8 042418327-0008	Kitchen - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-9 042418327-0009	Big Room - 2'x2' Ceiling Tile	White Fibrous Homogeneous	40% Cellulose 40% Min. Wool	20% Non-fibrous (Other)	None Detected
PA-10 042418327-0010	Big Room - Ductwork Sealant Tan	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-11 042418327-0011	Big Room - 4" Gray Cove Base	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-12-Mastic 042418327-0012	Big Room - Cove Base Mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-12-Joint Compound 042418327-0012A	Big Room - Cove Base Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-13 042418327-0013	Big Room - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-14-VFT 042418327-0014	Big Room - 12"x12" VFT Brown	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-14-Mastic 042418327-0014A	Big Room - 12"x12" VFT Brown	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/04/2024 17:12:26



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnasblab@EMSL.com

EMSL Order: 042418327

Customer ID: ATC55

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
PA-15 042418327-0015	Big Room - 12"x12" VFT Off-White	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-16 042418327-0016	Big Room - VFT Mastic Tan	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-17 042418327-0017	Mail Room - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-18 042418327-0018	Hallway (NW Corner of Big Room) - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-19 042418327-0019	Big Room - Drywall Mud	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-20 042418327-0020	Hallway - Expansion Joint in Floor	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-21 042418327-0021	Sprinkler Riser Room - Sink Insulation Black	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-22 042418327-0022	2nd Mail Room - Green Carpet Mastic	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-23 042418327-0023	2nd Mail Room - 12"x12" VFT White	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-24 042418327-0024	2nd Mail Room - VFT Mastic Tan	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-25 042418327-0025	Kitchen - Caulk Tan/Cream	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PA-26 042418327-0026	Exterior Wall	Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Sean Dyson (27)

Selbbeep Salgado (1)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 09/04/2024 17:12:26



Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING


Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

04/24/8327

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information	Customer ID:			Billing ID:		
	Company Name: Atlas Technical			Company Name: Atlas Technical		
	Contact Name:			Billing Contact: Steve Hudson		
	Street Address: 11117 Mockingbird Drive			Street Address: 11117 Mockingbird Drive		
	City, State, Zip: Omaha NE 68137		Country: US	City, State, Zip: Omaha NE 68137		Country: US
	Phone: 402-697-9747			Phone: 402-697-9747		
Email(s) for Report: eric.l.brown@oneatlas.com			Email(s) for Invoice:			

Project Information

Project Name/No: 6200 PARK AVE		204 B507688		Purchase Order:	
EMSL LIMS Project ID: (if applicable, EMSL will provide)		US State where samples collected: IA		State of Connecticut (CT) must select project location: <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)	
Sampled By Name: ERIC BROWN		Sampled By Signature: 			No. of Samples in Shipment: 26

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air

☐ NIOSH 7400

☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)

☒ PLM EPA 600/R-93/116 (<1%)

☐ PLM EPA NOB (<1%)

☐ POINT COUNT

☐ 400 (<0.25%) ☐ 1,000 (<0.1%)

POINT COUNT w/ GRAVIMETRIC

☐ 400 (<0.25%) ☐ 1,000 (<0.1%)

☐ NIOSH 9002 (<1%)

☐ NYS 198.1 (Friable - NY)

☐ NYS 198.6 NOB (Non-Friable - NY)

☐ NYS 198.8 (Vermiculite SM-V)

☐ AHERA 40 CFR, Part 763
☐ NIOSH 7402
☐ EPA Level II
☐ ISO 10312*

TEM - Bulk

☐ TEM EPA NOB
☐ NYS NOB 198.4 (Non-Friable-NY)
☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

TEM - Settled Dust

☐ Microvac - ASTM D5755

☐ Wipe - ASTM D6480

☐ Qualitative via Filtration Prep

☐ Qualitative via Drop Mount Prep

<u>Soil - Rock - Vermiculite (reporting limit)*</u>	
<input type="checkbox"/>	PLM EPA 600/R-93/116 with milling prep (<0.25%)
<input type="checkbox"/>	PLM EPA 600/R-93/116 with milling prep (<0.1%)
<input type="checkbox"/>	TEM EPA 600/R-93/116 with milling prep (<0.1%)
<input type="checkbox"/>	TEM Qualitative via Filtration Prep
<input type="checkbox"/>	TEM Qualitative via Drop Mount Prep

Other Test (please specify)

**Please call with your project-specific requirements.*

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) Filter Pore Size (Air Samples) ☐ 0.8um ☒ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
	See the other sheets		

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: <i>Ein Bron</i>	Date/Time: <i>8/30/24 17:00</i>	Received by: <i>Angie Chell</i>	Date/Time: <i>8/30/24 9:30A</i>
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-05 Asbestos R15 4/23/2021

☐ **AGREE TO ELECTRONIC SIGNATURE** (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

ASBESTOS BULK SAMPLE FORM

Page 1 of 211117 Mockingbird Drive
Omaha, NE 68137

Phone (402) 697-9747

Fax (402) 597-8532

Project Information

042418327

Client:	Project Description: 6200 PARK AVE	Project Manager: SH Inspector: EB
Date: 6/30/24	Site Location: DES MOINES	ATLAS PROJECT NUMBER: 204B507688

Sample #	Material Description	Floor	Sample Location	Quantity
PA-1	4" BLACK COVE BASE	(CAFETERIA	
PA-2	COVE BASE MASTIC	(--	
PA-3	DRYWALL MUD	(KITCHEN	
PA-4	DRYWALL	(--	
PA-5	2"x2" CEILING TILE	(KITCHEN	
PA-6	PLASTIC WALL PANEL MASTIC	(KITCHEN	
PA-7	DRYWALL MUD	(KITCHEN	
PA-8	DRYWALL MUD	(KITCHEN	
PA-9	2"x2" CEILING TILE	(BIG ROOM	
PA-10	DUCTWORK SEALANT TAN	(BIG ROOM	
PA-11	4" GRAY COVE BASE	(--	
PA-12	COVE BASE MASTIC	(--	
PA-13	DRYWALL MUD	(--	

RECEIVED
EMSL
CINNAMINSON, NJ
2024 SEP - 3 1 A 11: 28

ASBESTOS BULK SAMPLE FORM

Page 2 of 211117 Mockingbird Drive
Omaha, NE 68137Phone (402) 697-9747
Fax (402) 597-8532

Project Information

Client:	Project Description: <u>6200 PARK AVE</u>	Project Manager: <u>SH</u> Inspector: <u>EB</u>
Date: <u>8/30/29</u>	Site Location: <u>DES MOINES</u>	ATLAS PROJECT NUMBER: <u>204B507889</u>

Sample #	Material Description	Floor	Sample Location	Quantity
PA-14	12"x12" VFT BROWN	1	BIG ROOM	
PA-15	12"x12" VFT OFF-WHITE	1	" "	
PA-16	VFT MASTIC TAN	1	" "	
PA-17	DRYWALL MUD	1	MAIL ROOM	
PA-18	DRYWALL MUD	1	HALLWAY (NW CORNER OF BIG ROOM)	
PA-19	DRYWALL MUD	1	BIG ROOM	
PA-20	EXPANSION JOINT IN FLOOR	1	HALLWAY	
PA-21	SINK INSULATION BLACK	1	SPRINKLER RISER ROOM	1
PA-22	GREEN CARPET MASTIC	1	2 nd MAIL ROOM	
PA-23	12"x12" VFT WHITE	1	" "	
PA-24	VFT MASTIC TAN	1	" "	
PA-25	CAULK TAN/CREAM	1	KITCHEN	
PA-26		1	EXTERIOR WALL	

APPENDIX B
LEAD PAINT TEST RESULTS

**EMSL Analytical, Inc.**

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax: 856-786-5974
EMSL-CIN-01

EMSL Order ID: 012428927
LIMS Reference ID: AC28927
EMSL Customer ID: ATC55

Attention: Steve Hudson
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
steve.hudson@oneatlas.com

Project Name: 6200 Park Ave 204BS07688

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 09/03/2024 10:00
Reported: 09/06/2024 20:07

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: PC-1/Big Room - Drywall - DK Green							Date Sampled: 06/30/24		
Matrix: Chips							LIMS Reference ID: AC28927-01		
Lead	0.013 % wt	0.008 % wt	0.2708	09/04/24 CZX	SW-846 3050B	09/06/24 PMx	SW846-7000B	1	
Sample Comments:									
Client Sample ID: PC-2/Big Room - Drywall - Gray							Date Sampled: 06/30/24		
Matrix: Chips							LIMS Reference ID: AC28927-02		
Lead	<0.008 % wt	0.008 % wt	0.2751	09/04/24 CZX	SW-846 3050B	09/06/24 PMx	SW846-7000B	1	
Sample Comments:									
Client Sample ID: PC-3/Kitchen - Drywall - Beige							Date Sampled: 06/30/24		
Matrix: Chips							LIMS Reference ID: AC28927-03		
Lead	<0.008 % wt	0.008 % wt	0.2841	09/04/24 CZX	SW-846 3050B	09/06/24 PMx	SW846-7000B	1	
Sample Comments:									
Client Sample ID: PC-4/Cafeteria - Drywall - DK Orange							Date Sampled: 06/30/24		
Matrix: Chips							LIMS Reference ID: AC28927-04		
Lead	<0.008 % wt	0.008 % wt	0.2505	09/04/24 CZX	SW-846 3050B	09/06/24 PMx	SW846-7000B	1	
Sample Comments:									
Client Sample ID: PC-5/Kitchen - Drywall - Blue							Date Sampled: 06/30/24		
Matrix: Chips							LIMS Reference ID: AC28927-05		
Lead	<0.008 % wt	0.008 % wt	0.2757	09/04/24 CZX	SW-846 3050B	09/06/24 PMx	SW846-7000B	1	
Sample Comments:									

**EMSL Analytical, Inc.**

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax: 856-786-5974
EMSL-CIN-01

EMSL Order ID: 012428927
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Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
steve.hudson@oneatlas.com

Project Name: 6200 Park Ave 204BS07688

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 09/03/2024 10:00
Reported: 09/06/2024 20:07

Certified Analyses included in this Report

Analyte	Certifications
SW846-7000B in Chips	
Lead	AIHA LAP

List of Certifications

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2024
AIHA LAP	EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC-ELLAP Accredited	100194	01/01/2025
NYSDOH	New York State Department of Health	10872	04/01/2025
California ELAP	California Water Boards	1877	06/30/2024
A2LA	A2LA Environmental Certificate	2845.01	07/31/2024
PADEP	Pennsylvania Department of Environmental Protection	68-00367	11/30/2024
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2024
CTDPH	Connecticut Department of Public Health	PH-0270	06/23/2024

Please see the specific Field of Testing (FOT) on www.emsl.com <<http://www.emsl.com>> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
C	sample and dup < rl
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RL	Reporting Limit For paint chips, the RL is 0.008% by wt. (equiv. to 80 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams. For soils, the RL is 40 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams. For dust wipes, the RL is 10 µg/wipe; reporting units of µg/sq. ft. are not validated by the lab based upon data provided by non-lab personnel.
Wet	Sample is not dry weight corrected.
Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.	

**EMSL Analytical, Inc.**

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax: 856-786-5974
EMSL-CIN-01

EMSL Order ID: 012428927
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Attention: Steve Hudson
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11117 Mockingbird Drive
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Project Name: 6200 Park Ave 204BS07688

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 09/03/2024 10:00
Reported: 09/06/2024 20:07

Owen McKenna Laboratory Manager or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. QC sample results are within quality control criteria and met method specifications unless otherwise noted. All results for soil samples are reported on a dry weight basis, unless otherwise noted.

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.008% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm² since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.



EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675

EMAIL: CinnaminsonLeadLab@emsl.com

AC28927

Customer Information	Customer ID:	Billing ID:
	Company Name: Atlas Technical	Company Name: Atlas Technical
	Contact Name: Steve Hudson	Billing Contact: Steve Hudson
	Street Address: 11117 Mockingbird Drive	Street Address: 11117 Mockingbird Drive
	City, State, Zip: Omaha, NE, 68137 Country: USA	City, State, Zip: Omaha, NE, 68137 Country: USA
Phone: 402-697-9747	Phone: 402-697-9747	
Email(s) for Report: steve.hudson@oneatlas.com	Email(s) for Invoice:	

Project Information	
Project Name/No: 6200 PARK AVE 2048507689	Purchase Order:
EMSL LIMS Project ID: (If applicable, EMSL will provide)	US State where samples collected: State of Connecticut (CT) must select project location: <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)
Sampled By Name: ERIC BROWN	Sampled By Signature: Eric Brown
No. of Samples in Shipment: 5	

Turn-Around-Time (TAT)	
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 32 Hour <input checked="" type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week	
Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.	

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> ppm (mg/kg) <input type="checkbox"/> mg/cm ²	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	<input checked="" type="checkbox"/>
Reporting Limit based on a minimum 0.25g sample weight.	SW 846-6010D	ICP-OES	0.0004% (4ppm)	<input type="checkbox"/>
**Not appropriate for Ceramic Tiles - XRF is recommended	NIOSH 7082	Flame Atomic Absorption	4µg/filter	<input type="checkbox"/>
AIR	NIOSH 7303M	ICP-OES	1.0µg/filter	<input type="checkbox"/>
	NIOSH 7303M	ICP-MS	0.05µg/filter	<input type="checkbox"/>
WIPE <input type="checkbox"/> ASTM <input type="checkbox"/> NON-ASTM	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	<input type="checkbox"/>
If no box is checked, non-ASTM Wipe is assumed	SW 846-6010D	ICP-OES	1.0µg/wipe	<input type="checkbox"/>
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	<input type="checkbox"/>
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	<input type="checkbox"/>
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	<input type="checkbox"/>
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
Unpreserved <input type="checkbox"/>	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	<input type="checkbox"/>
Preserved with HNO ₃ <input type="checkbox"/> PH<2	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	<input type="checkbox"/>
Drinking Water	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
Unpreserved <input type="checkbox"/>				<input type="checkbox"/>
Preserved with HNO ₃ <input type="checkbox"/> PH<2				<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
SEE OTHER SHEET			

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Eric Brown	Date/Time: 9/30/24 17:00	Received by: RJA EFX	Date/Time: 9/3/24 10AM
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-25 Lead R18 04/04/2024

*6010C Available Upon Request

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

AC28927

PAINT CHIP SAMPLE LOG SHEET

Page 1 of 111117 Mockingbird Drive
Omaha, NE 68137

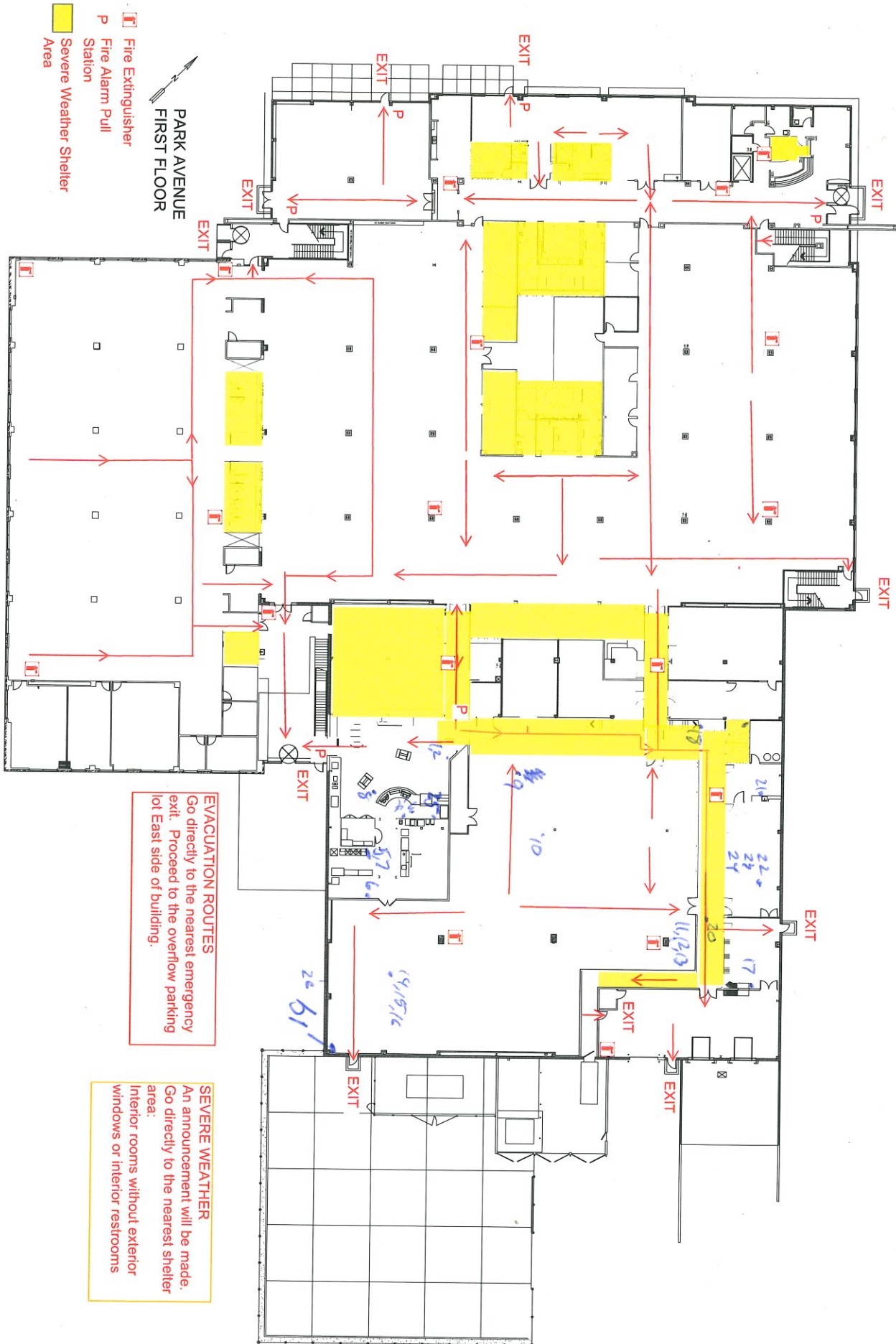
Phone (402) 697-9747

Project Information

Client:	Project Description: 6200 PARK AVE	Project Manager: <i>SK</i> Inspector: <i>EB</i>
Date: 6/30/24	Site Location: DES MOINES	ATLAS PROJECT NUMBER: 204BS07688

Sample #	Paint Color	Substrate	Sample Location	Quantity
PC-1	DK GREEN	DRYWALL	BIG ROOM	
PC-2	GRAY	DRYWALL	BIG ROOM	
PC-3	BEIGE	DRYWALL	KITCHEN	
PC-4	DK ORANGE	DRYWALL	CAFETERIA	
PC-5	BLUE	DRYWALL	KITCHEN	

APPENDIX C
SAMPLE LOCATIONS



APPENDIX D
STAFF ACCREDITATIONS



Midwest Training Institute

"A Higher Standard of Training"

An **ATC** Company

This is to certify that

Eric Brown

has completed the requisite training for asbestos accreditation under TSCA Title II, 15 U.S.C. 2646 and the State of Nebraska Asbestos Regulations and passed the associated examination with a score of 70% or better.

EPA AHERA/Nebraska Asbestos Inspector Refresher Course

Midwest Training Institute, Inc.
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747

www.atctraining-midwest.com

Course Location:
Des Moines, IA

Course Date: 02/09/2024

Examination Date: 02/09/2024

Expiration Date: 02/09/2025

Certificate # MTITB 110247 IR

Course Length- 4 Hours

Todd Brown

Instructor

ERIC BROWN

DOB: 05-07-1970

Issued: 02-27-2024



This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

License Type

INSPECTOR

Number

24-11418

Expires

02-09-2025



Asbestos

**Larry Johnson, Jr.
Labor Commissioner**

INTERIOR FINISH SPECIFICATION

ACOUSTIC CEILING PANEL:

ACP-1 (ACP-1.1, ACP-1.2)
MANUFACTURER: ARMSTRONG
STYLE: ULTIMA HUMIGARD PLUS
EDGE DETAIL: BEVELED REGULAR
COLOR: WHITE
SIZE: 24" X 24"
GRID: 9/16
GRID COLOR: WHITE

BASE:

RB-1
MANUFACTURER: TARKETT TRADITIONAL
STYLE: 20 CHARCOAL WG
COLOR: 20 CHARCOAL WG
APPLICATION: WALL BASE

CARPET:

CPT-1
MANUFACTURER: MOHAWK
STYLE: REFINED PASS BT582
COLOR: DAKOTA 989
SIZE: 24" X 24"
INSTALLATION: ASHLAR PATTERN
APPLICATION: OPEN OFFICES & RECEPTION

CORNER GUARD:

CG-1
MANUFACTURER: INPRO
STYLE: STAINLESS STEEL AS SPECIFIED IN SECTION 10 26 00
SIZE: 2" WINGS 4" HEIGHT
INSTALLATION: REFER TO FLOOR PLANS

COUNTERS / LAVATORIES:

SS-1
MANUFACTURER: STARON
COLOR: ASPEN ALDER AA625
SIZE: 1/2"
APPLICATION: COUNTERTOPS AT RESTROOMS, KITCHENETTE

SS-2
MANUFACTURER: CORIAN
COLOR: CAMEO WHITE
APPLICATION: INTEGRAL BOWLS

GROUT:

GT-1
MANUFACTURER: BOSTIK
COLOR: DELOREAN GRAY H100
APPLICATION: TO BE USED WITH T1 & T2

PAINT/ EPOXY PAINT:

PT-1/ EPT-1
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7009 AGREEABLE GRAY
FINISH: EGGSHELL
APPLICATION: PT-1 TYP. FIELD PAINT
EPT-1 TYP. RESTROOM FIELD PAINT

PT-2/ EPT-2
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6288 TRICORN BLACK
FINISH: EGGSHELL
APPLICATION: EPT-2 HOLLOW METAL DOORS AND FRAMES

PT-3
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7006 EXTRA WHITE
FINISH: FLAT
APPLICATION: GYPSUM CEILINGS

PT-4
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 9142 MOSCOW MIDNIGHT
FINISH: EGGSHELL
APPLICATION: ACCENT PAINT OPEN OFFICES & HEARING ROOMS

EPT-5
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MATCH EXISTING BUILDING EXTERIOR
FINISH: EGGSHELL
APPLICATION: EXTERIOR FACE OF DOOR PANEL AND FRAME

PLASTIC LAMINATE:

PLAM-1
MANUFACTURER: FORMICA
TYPE: HPL
COLOR: WINTER SKY 8792-58
FINISH: MATTE FINISH
APPLICATION: CASEWORK AT KITCHENETTE

PLAM-2
MANUFACTURER: PANOLAM BY NEVAMAR
TYPE: HPL
COLOR: CALM DISTINCTION VA6001
FINISH: ARP (T-)
APPLICATION: RESTROOMS, DNR LAB & LOBBY COUNTERTOP

TILE:

FIELD TILE (T-1)
MANUFACTURER: ANATOLIA
TILE COLLECTION: FORM
COLOR: ICE
SIZE: 8"x8"
FINISH: MATTE/NATURAL

ACCENT TILE (T-2)
MANUFACTURER: ANATOLIA
TILE COLLECTION: FORM
COLOR: GRAPHITE
SIZE: 8"x8"
FINISH: MATTE/NATURAL

TOILET PARTITIONS:

TP-1
MANUFACTURER: PANOLAM BY NEVAMAR
PRODUCT: THICKLAM HIGH PRESSURE LAMINATES
MOUNTING: FLOOR ANCHORED / OVERHEAD BRACED - GAP FREE
THICKNESS: 1"
COLOR: CALM DISTINCTION VA6001
FINISH: ARP (T-)

WINDOW TREATMENT:

WT-1
MANUFACTURER: LUTRON
SYSTEM: MANUAL ROLLER SHADES
SHADE CLOTH: MERMET E-SCREEN
COLOR: WHITE/PEARL
OPENNESS FACTOR: 3%

WD-1:

WD-1
MANUFACTURER: VT INDUSTRIES
WOOD: HONDURAS MAHONGANY
COLOR: TIMBER
FINISH: TO MATCH EXISTING
APPLICATION: WOOD DOORS

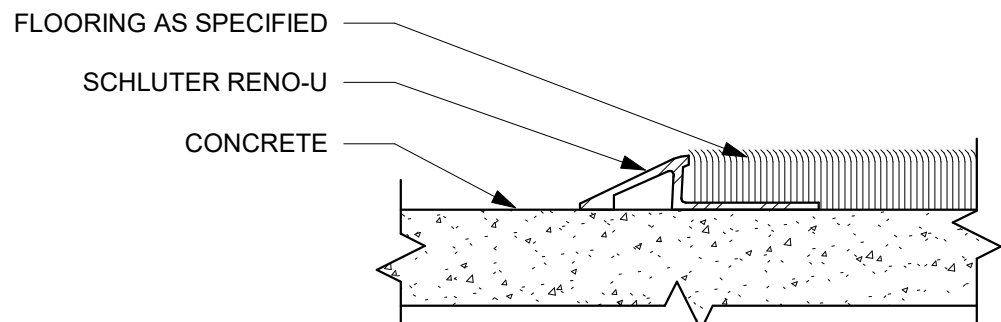
ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR		WALL FINISH				CEILING FINISH	REMARKS
		FINISH	BASE	NORTH	EAST	SOUTH	WEST		
003A	ELECTRIC	EXIST.	EXIST./RB-1	PT-1	EXIST.	EXIST.	EXIST./PT-1	EXIST.	1
150	RECEPTION	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
152	LOBBY	SC-2	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B102	CORRIDOR	EXIST./SC-2	EXIST./RB-1	EXIST./PT-1	PT-1	EXIST./PT-1	EXIST./PT-1	EXIST./ACP-1	1, 2
B103	CORRIDOR	SC-2	RB-1	PT-1	PT-1	PT-1	PT-1	EXIST./ACP-1/PT-3	
B104	CORRIDOR	EXIST.	EXIST./RB-1	EXIST./PT-1	EXIST.	EXIST.	EXIST.	EXIST./ACP-1	1, 2
B119	SPRINKLER RISER	EXIST.	EXIST./RB-1	EXIST.	EXIST.	EXIST./PT-1	EXIST.	EXIST.	
B121	DNR LAB	SC-1	RB-1	EPT-1	EPT-1	EPT-1	EPT-1	ACP-1	
B123	WOMENS	T-1	T-1	T-1/T-2/EPT-1	T-1/T-2/EPT-1	T-1/T-2/EPT-1	T-1/T-2/EPT-1	ACP-1	1
B124	MENS	T-1	T-1	T-1/T-2/EPT-1	T-1/T-2/EPT-1	T-1/T-2/EPT-1	T-1/T-2/EPT-1	ACP-1	1
B125	STORAGE	SC-1	RB-1	PT-1	PT-1	PT-1	PT-1	OTS	
B126	RECEIVING/STORAGE ROOM	EXIST.	EXIST./RB-1	PT-1	EXIST.	EXIST.	EXIST.	EXIST./ACP-1	
B140	HEARING ROOM	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B142	HEARING ROOM	CPT-1 / 01 ADD	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B144	STORAGE	SC-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B146	OFFICE	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B148	STORAGE	EXIST.	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B150	ALL OFFICE	CPT-1	RB-1	PT-1	PT-1/PT-4	PT-4	PT-1	ACP-1	1
B152	OFFICE	CPT-1 / 01 ADD	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B160	WRKM. COMP. OFFICE	CPT-1 ADD	RB-1	PT-1/PT-4	PT-1	PT-1	PT-1/PT-4	EXIST./ACP-1	1
B162	STORAGE	EXIST.	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	
B164	STORAGE	EXIST.	RB-1	PT-1	PT-1	PT-1	PT-1	ACP-1	

ROOM FINISH SCHEDULE REMARKS:

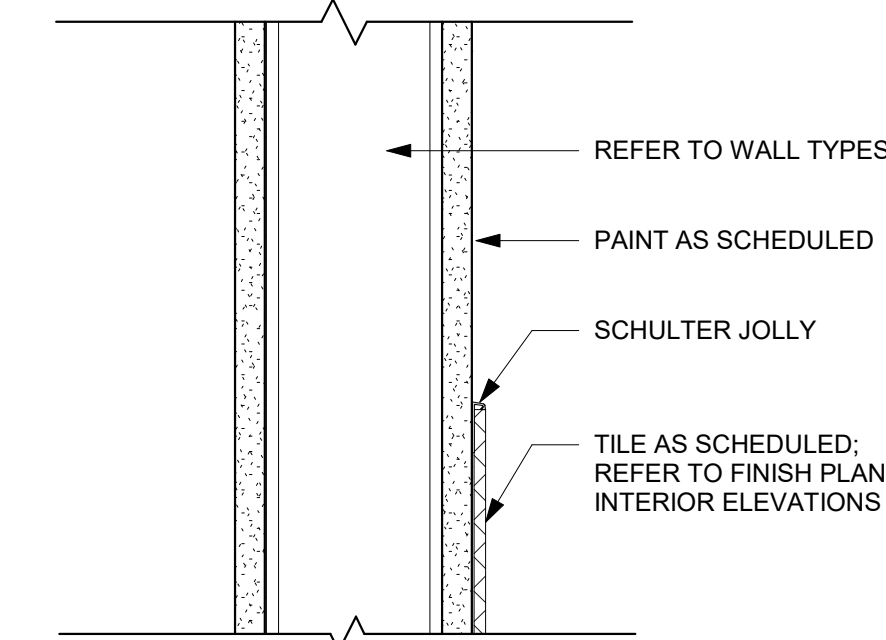
- MULTIPLE WALL FINISHES - REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS.
- MULTIPLE WALL BASE FINISHES REFER TO ELEVATIONS FOR LOCATIONS.

NOTE:

- SC-1: EXISTING CONCRETE, PROVIDE SEALED CONCRETE FINISH
SC-2: EXISTING CONCRETE, PROVIDE TRAFFIC COATING FINISH



99 CARPET TO CONCRETE TRANSITION DETAIL
12' = 1'-0"

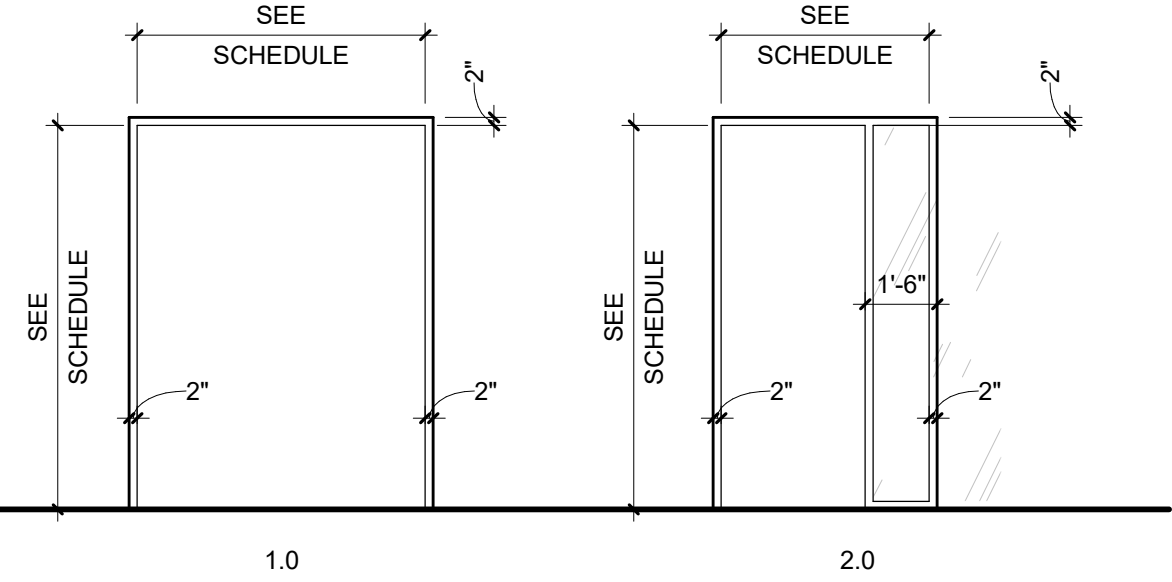


99 SCHLUTER TRIM
3" = 1'-0"

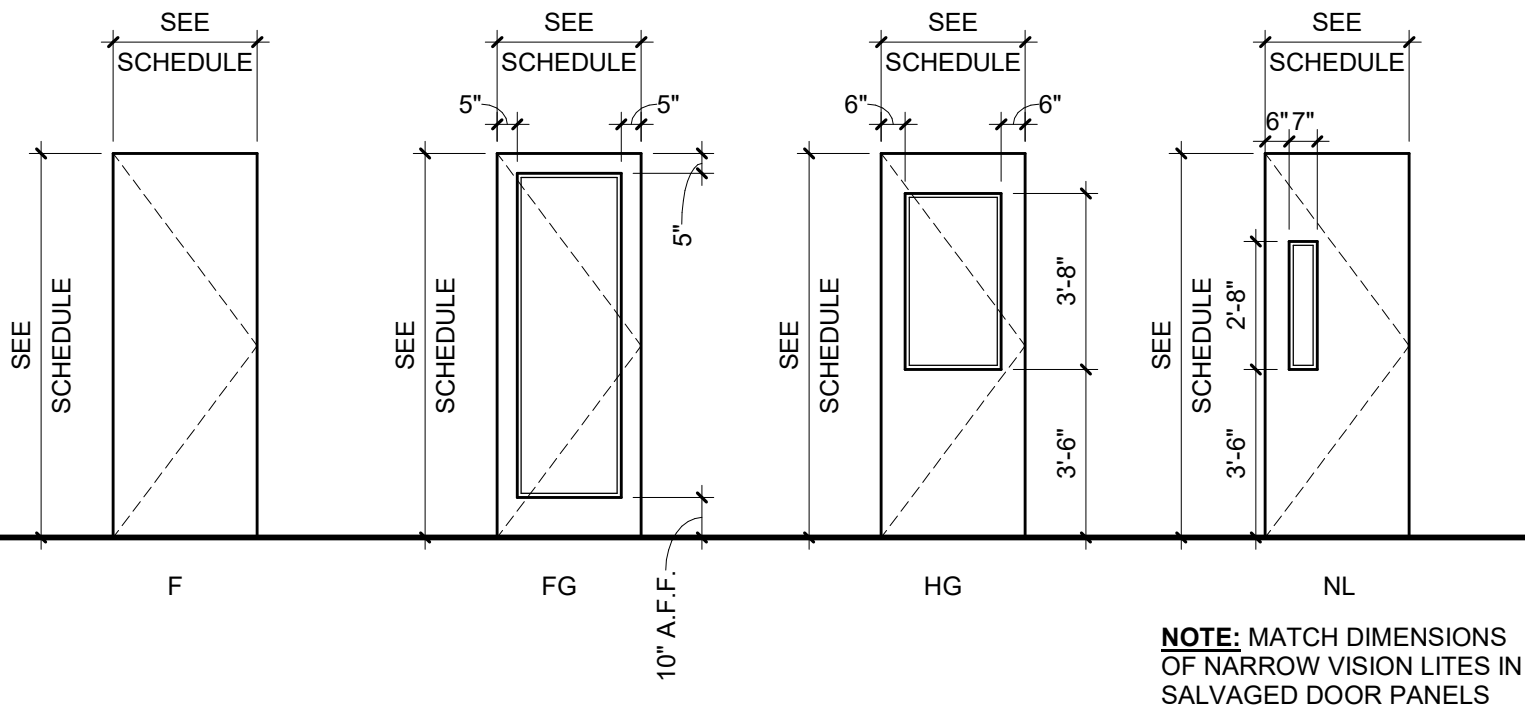
DOOR SCHEDULE													
DOOR NUMBER	PANEL QUANTITY	PANEL TYPE	PANEL		PANEL MATERIAL	PANEL FINISH	FRAME		FRAME FINISH	FIRE RATING	REMARKS	HARDWARE SET	NOTES
			WIDTH	HEIGHT			TYPE	MATERIAL					
B102-C	2	EXIST.	3'-0"	8'-0"	HM	EPT-2	EXIST.	HM	EPT-2	-	2		REMOTE RELEASE
B103	2	E.NL	3'-0"	8'-0"	HM	EPT-2	1.0	HM	EPT-2	-	1,3		EX. DOOR 02
B103-C	1	NL	3'-0"	8'-0"	WD	WD-1	1.0	HM	EPT-2	-	1		
B103-D	1	NL	3'-0"	8'-0"	WD	WD-1	1.0	HM	EPT-2	-	1,3		EX. DOOR 04
B104	2	E.NL	3'-0"	8'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 08
B119	1	E.F	3'-0"	7'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 06
B121	1	E.NL	3'-0"	8'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 09
B123	1	E.F	3'-0"	8'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 10
B124	1	E.F	3'-0"	8'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 12
B125-D	1	EXIST.	3'-0"	7'-0"	HM	EPT-5	1.0	HM	EPT-5	-	4		
B126-C	1	FG	3'-0"	7'-0"	ALUM	ANOD	1.0	ALUM	ANOD	-	1		
B130-A	2	EXIST.	3'-0"	8'-0"	HM	EPT-2	EXIST.	HM	EPT-2	-	1, 4, 5		EX. DOOR & HDW
B130-B	1	NL	3'-0"	8'-0"	WD	WD-1	1.0	HM	EPT-2	-	1		
B144	1	E.NL	3'-0"	8'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 03
B146	1	F	3'-0"	7'-0"	WD	WD-1	2.0	HM	EPT-2	-			
B152	1	F	3'-0"	7'-0"	WD	WD-1	2.0	HM	EPT-2	-			
B160	1	NL	3'-0"	8'-0"	WD	WD-1	1.0	HM	EPT-2	-	1		
B160-A	1	NL	3'-0"	8'-0"	WD	WD-1	1.0	HM	EPT-2	-	1		
B160-B	2	EXIST.	3'-0"	8'-0"	HM	EPT-2	EXIST.	HM	EPT-2	-	4		EX. DOOR & HDW
B160-C	1	FL	3'-0"	8'-0"	WD	WD-1	1.0	HM	EPT-2	-			
B162	1	E.NL	3'-0"	7'-0"	HM	EPT-2	1.0	HM	EPT-2	-	3		EX. DOOR 18
B164	1	E.NL	3'-0"	7'-0"	HM	EPT-2	1.0	HM	EPT-2	-			
Grand total: 24													

DOOR SCHEDULE REMARKS:

- CARD READER
- EXISTING DOOR TO RECEIVE NEW HARDWARE
- REINSTALL SALVAGED HM DOOR PANEL IN NEW FRAME AT NEW LOCATION
- EXISTING HARDWARE TO REMAIN
- REPROGRAM DOOR TO ACCEPT NEW CARD READER. COORDINATE W/ OWNER.



DOOR FRAME ELEVATIONS



DOOR PANEL TYPES

DOOR & FRAME NOTES

- SALVAGE HM DOOR PANELS AT DOORS TO BE DEMOLISHED. TYP. NOTIFY ARCHITECT IF DOORS ARE NOT IN GOOD ENOUGH CONDITION FOR REINSTALLATION. DELIVER UNUSED SALVAGED DOOR PANELS TO OWNER.
- DISPOSE OF HM DOOR FRAMES TO BE DEMOLISHED. TYP.
- PROVIDE ALL NEW HM DOOR FRAMES FOR REINSTALLATION OF SALVAGED DOORS. FIELD VERIFY & COORDINATE EXISTING DOOR HARDWARE W/ NEW FRAME PREP.
- PREPARE SALVAGED DOOR PANELS FOR NEW PAINT, BOND DENTS AND SAND SCRATCHES SMOOTH. SEE SCHEDULE
- PAINT HM DOORS AND FRAMES EPT-2.



FINISH NOTES

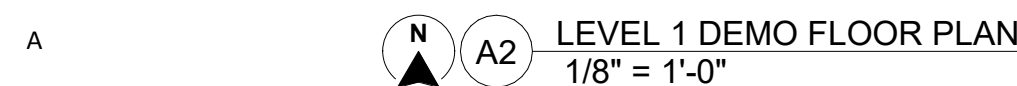
- SCHLUTER EDGE TRIM TYP. AT ALL OUTSIDE CORNERS. JOINTS TO OCCUR AT UPPER MOST CONTINUOUS GROUT LINE
- SCHLUTER AT TOP OF TILE TO TRANSITION TO GYPSUM WALL BOARD
- CENTER WALL TILE JOINT ON CENTER OF WALL
- ALIGN ALL WALL TILE GROUT JOINTS WITH FLOOR TILE GROUT JOINTS

STANDARD ABBREVIATIONS

ACP	ACOUSTIC CEILING PANEL
CG	CORNER GUARD
CPT	CARPET
EPT	EPOXY PAINT
GT	GROUT
PNT	PAINT
PLAM	PLASTIC LAMINATE
RB	RESILIENT BASE
SC	SEALED CONCRETE
SS	SOLID SURFACE
TERR	TERRAZZO
T	TILE
TP	TOILET PARTITION
VF	VINYL FLOORING
WD	WOOD
WT	WINDOW TREATMENT

Sheet Number

- ### DEMOLITION LEGEND
- | | |
|---|--------------------------------------|
| --- | INDICATES... |
| --- | INDICATES... |
| --- | INDICATES... |
|  | AREA OF FINISH FLOORING
REMOVAL |
|  | AREA OF CONCRETE FLOOR
DEMOLITION |



CUT & REMOVE EXIST. PRECAST CONCRETE
PANEL AS NEEDED TO ACCOMMODATE NEW
WINDOW OPENING

U —

LEVEL 1 DEF

A A2 LEVEL 1 DETAIL
1/8" = 1'-0"

A19 ENLARGED RESTROOM PLAN
1/4" = 1'-0"

