Addendum 1 for RFB 947100-01

Project Name: DOC FDCF Bldg G Water Heater Replacement
RFB#947100-01
DAS Project #: 9471.00
Date: 6/30/2025

Bids Due: July 10th no later than 2:00pm

Addendum #01 : Meeting Minutes/Sign-In, Manufacture Substitutions, Hazardous Material Report & Drawing Updates.

1. Attached is the Pre-Bid Meeting Minutes and Sign In Sheet from the June 19th Pre-Bid Meeting at FDCF.

2. Substitutions Received submitted into DAS Procurement, listed below;
    a. BG Peterson – Domestic Water Heat Exchangers
        i. Proposed Substitution – Polaris Plate Heat Exchangers
            1. APPROVED
        ii. Proposed Substitution – Plate Concepts
            1. APPROVED
        iii. Proposed Substitution – Alfa Laval
            1. APPROVED
    b. BG Peterson – Domestic Hot Water Storage Tanks
        i. Proposed Substitution – Reco Commercial Systems
            1. REJECTED
        ii. Proposed Substitution – Laars Heating Systems Company
            1. REJECTED
3. Questions received submitted into DAS Procurement, listed below:
    a. None received.

4. Attached is Atlas's report from the Hazardous Material Testing performed inside the workspace for the FDCF Bldg G Waterheater.

5. Attached is Shive addendum containing the accepted alternate manufactures requested & drawings changes.

END OF ADDENDUM

McGough

Meeting Sign-In Sheet

Project Name/#: FDCF Bldg G Waterheater **Date:** 6/19

Meeting Type: Pre-Bid **Time:** 10:00 AM

Prepared By: Noah **Location:** FDCF

Please print informaton below:

Company	Attendee	Email/Phone	Signature
McGough	Noah T	noah.thelen@mcgough.com	
Riley-Armstrong	Dave S	davesinger77@yahoo.com	
S&S Plbg	Travis S	SSplumbtravis@netins.net	Travis S
Shive-Hattery	John Baumhover	jbaumhover@shive-hattery.com	
MIDSTATE	MARK WILLS	MARKWILLS@MIDSTATEPLT.COM	
FDCF	Jeremiah Johnson	jeremiah.johnson@iowa.gov	
DAS	Jennie Elliott	jennie.elliott@iowa.gov	Jennie Elliott

State of Iowa - Department of Administrative Services
109 SE 13th St.
Des Moines, Iowa 50319
P: (515) 281-7260

Project: 9471.00 DOC FDCF Bldg G Water Heater Replacement (29C20)
1550 L St
Fort Dodge, Iowa 50501
P: 515-547-4700

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	Jun 19, 2025	**Meeting Time**	10:00 am - 11:00 am Central Time (US & Canada)
Meeting Location	FDCF		
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments	scan_noah.thelen_2025-06-20-14-09-12.pdf, RFB947100-01 Project Manual Complete.pdf, 2025-05-27_9471 - FDCF_BLD_G Drawings_IFB.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Jeremiah Johnson	Fort Dodge Correctional Facility	P: (515) 571-4874	jeremiah.johnson@iowa.gov	Present
Noah Thelen	McGough Construction	P: (515) 639-3853	noah.thelen@mcgough.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present

Introduction

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

Description
Attendees:

McGough Construction - CMA

Shive Hattery - Architect/Engineer

DAS - Owner Rep

FDCF - Owner

Official Documented Meeting Minutes
See attached attendee sign in sheet.

McGough
Riley Armstrong
S&S Plumbing
Shive Hattery
Mid States
FDCF
DAS

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open

Description
Removal and replacement of the Building G "Grove" Water heater at Fort Dodge Correctional Facility, Fort Dodge IA 50501. Includes but not limited to new 500 Gallon storage tank, New housekeeping pad, Heat Exchanger, circulation pump, controls, plumbing piping and electrical work.

- Base bid - Water Heater Replacement Complete
    - Includes One heat exchanger, if alternate not taken, piping tees and valves shall be installed and capped for second heat exchanger and controls capable of adding second heat exchanger in the future.
- Alternates #01 - Provide Second Heat Exchanger
- Unit prices - NONE

Official Documented Meeting Minutes
It was discussed that FDCF is planning on migrating controls at the facility and looking to utilize Niagara compatible controls for this project. FDCF has been in contact with Baker Group for this and moving away from Siemens.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open

Description

- Contract(s) Issued: Week of July 14th
- Submittals: July 28th - August 8th
- Construction: October 2025 - December 2025
- Closeout: December 2025 - January 2026

A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.

State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open

Description

- Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.
- Contractors shall provide daily logs for each day they are on site.
- Construction progress meeting will be established once construction starts.
    - Bi-Weekly Virtual Meetings during construction.
- 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
- Tool control

- 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.
- Workers will be required to bring a list of tools they will be taking inside the facility. These tools will be inventoried going into the facility and again when the worker is leaving the facility. All tools will be accounted for throughout the day.

- Cell phones
  - Cell phones, weapons, and cameras/camcorders are not allowed inside the facility. The foreman will be allowed to have one cell phone.
- Background checks
  - Must be performed on all on site employees, including sub-contractors.
  - The Contractor hereby explicitly authorizes the Iowa DAS to conduct criminal history and/or other background investigation(s) of the Contractor, its officers, supervisory personnel, employees, and other staff retained by the Contractor or their sub-contractors for the performance of the contract.
  - A State of Iowa record check request form will be provided at the pre-construction meeting of successful bidder.
    - contractors will submit each employee's name, birthdate, and last four of their social security number. Only more recent felony's are considered when doing backgrounds.
    - Submit more employees or crews than what is needed for an event someone is not approved.
- Work hours - 7:30 am - 5:00 pm, Monday through Friday, unless arrangements are made in advance.
  - 4 - 10 hour days need to be reviewed prior by FDCF.
  - Count is from 12:00-12:45 daily, no equipment or vehicles will be allowed to leave or show up though the sally port.
- View Specification 01 1200 - Contract Summary for more information.

Official Documented Meeting Minutes
Yellow/High Viz clothing was preferred on site, no red or blue.

Job boxes can be used for tools but need to be inventoried and locked, with FDCF having access to key and lockset.

Only 1 cell phone will be allowed for foreman on site.

Background checks will be required, submit additional crews or employees incase someone is not approved or available.

work hours for FDCF maintenance staff is from 7:00-3:00pm , if longer work hours are needed FDCF needs notice to have staff available for overtime.

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open

Description

- Bids are due **2:00pm, Thrusday, July 10th, 2025**
- The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.
  - Link and information is in the project manual
  - Contractors will need to register prior to bidding
  - Bidders will need to register regardless of whether it has already done business with the State of Iowa.
  - Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date.
  - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.
- Bid Opening will be held via conference call on **3:00pm Thursday, July 10th, 2025**
- Contractor shall reference section 00 0116 for the bid submittal checklist

- Bid Proposal Information
- Non Discrimination Clause Information
- Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
- Bid Security – 5% of total Bid amount

- Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening

Official Documented Meeting Minutes
Reviewed bidding and if any issues uploading or accessing IMPACS reach out to construction procurement prior to bids are due.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open

Description

- Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: **June 25th, 2025 by 2:00pm**
- Addendum Issued: **July 1st, 2025**
- Bids Due: **July 10th by 2:00pm**
- Tentative NOI Issued: **July 14th, 2025**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open

Description

- Contractors will sign a modified ConsensusDocs 802. Example in the project manual.
- Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.
- 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.
- Procore will be used for all project management, at no cost to the trade contractor.
  - Submittals, Invoicing, RFIs, ASIs, PRs, RFQs
  - Contracts, Change Orders and Certificates of Substantial and Final Completion will also use Docusign
- Contractor Schedule of Values shall be broken out as specified in the project manual.
  - SOV must contain a closeout line item for at least 1% of the total contract value.
  - This line item can only be invoiced once the certificate of final completion has been signed by all parties.

Official Documented Meeting Minutes
Subcontractor and Supplier list need to be submitted within 48hours, this is a state law and requirement.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open

Description
Perform Site walk of access and construction space.

Official Documented Meeting Minutes
Team was able to review site. The group also review a previously completed project that was exactly the same in another building.

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.					
	Official Documented Meeting Minutes Questions due by June 25th. addendum to be issued following by July 1st.					

L I M I T E D 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

PREPARED FOR:

Iowa Department of Administrative Services
109 SE 13th Street
Des Moines, IA 50319

PROJECT LOCATION:

Building G Water Heater Replacement Project #9471.00
Fort Dodge Correctional Facility
1550 L Street
Fort Dodge, Iowa

Project Date: June 20, 2025

Report Date: June 30, 2025

Atlas Project ID: 204BS08808

PREPARED BY:

Atlas Technical Consultants LLC
4503 East 50th Street, Suite 800
Des Moines, IA 50317

June 30, 2025

Ms. Jennie Elliott
Iowa Department of Administrative Services
109 SE 13 Street
Des Moines, IA 50319

Re: Limited Hazardous Building Materials Survey Report
Building G Water Heater Replacement Project #9471.00
Fort Dodge Correctional Facility
1550 L Street
Fort Dodge, Iowa
Atlas Project Number: 204BS08088

Dear Ms. Elliott:

Atlas Technical Consultants LLC. (Atlas) is pleased to submit the attached Limited 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 Iowa Department of Administrative Services (IDAS), 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 (515) 981-4528 and we will respond promptly to your needs.

Sincerely,

ATLAS TECHNICAL CONSULTANTS LLC

Chris Nicolet
Iowa Inspector

Phillip Thomas, OHST, CHMM
Project Manager

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

APPENDICES

L I M I T E D 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

Building G Water Heater Replacement Project #9471.00
Fort Dodge Correctional Facility
1550 L Street
Fort Dodge, Iowa
Atlas Project ID: 204BS08088

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 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 of accessible materials as part of the Fort Dodge Correctional Facility (FDCF), Building G Water Heater Replacement Project #9471.00
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 FDCF, Building G Water Heater Replacement Project #9471.00 located at 1550 L Street, Fort Dodge, Iowa. The survey area was limited to the interior materials that may be disturbed as part of the water heater replacement.

3.0 ASBESTOS SURVEY

On June 20, 2025, the materials associated with the FDCF, Building G Water Heater Replacement Project #9471.00 were inspected for ACMs by inspector Chris Nicolet of Atlas. Mr. Nicolet has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under TSCA Title II. Mr. Nicolet's State of Iowa Inspector number is 25-12809.

The area(s) were visually inspected for the presence of suspect ACMs that may be impacted by the FDCF, Building G Water Heater Replacement Project #9471. 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

In Iowa, asbestos activities are regulated by the Iowa Department of Natural Resources (IDNR) and Iowa Workforce Development (IWD), Division of Labor. IDNR regulates asbestos fiber emissions under Iowa Administrative Code 567 Chapter 23 (IAC 567–23) and asbestos-containing waste disposal under IAC 567–109. IWD regulates occupational exposure to asbestos under IAC 875–10 and asbestos removal and encapsulation activities under IAC 875–155.

IAC 567–23.1(3) adopts the USEPA asbestos NESHAP (40 CFR Part 61, Subpart M) by reference. Subpart M regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos-containing building materials are classified as friable, Category I nonfriable, or Category II nonfriable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I nonfriable ACM includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos. Category II nonfriable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Regulated ACM (RACM) must be removed before renovation or demolition activities that will disturb the materials. RACM includes:

- Friable ACM;
- Category I nonfriable ACM that has become friable or will be subjected to drilling, sanding, grinding, cutting, or abrading; and
- Category II nonfriable ACM that could be crumbled, pulverized, or reduced to powder during renovation or demolition activities.

The owner or operator must provide the IDNR and IWD with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by an Iowa-permitted asbestos abatement contractor.

IAC 875–155 Asbestos Removal and Encapsulation requires that any asbestos-related activity conducted in a public building be performed by personnel licensed or permitted by the IWD. Inspections for ACM must be conducted by IWD-licensed inspectors. Asbestos abatement must be performed by IWD-permitted asbestos abatement contractors. Management plans developed for the in-place management of asbestos-containing materials must be developed by an IWD-licensed management planner. When an abatement project design is prepared, it must be prepared by an IWD-licensed project designer.

IAC 875–10 adopts the Occupational Safety and Health Administration (OSHA) Asbestos standard for construction (29 CFR 1926.1101) by reference. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained below the permissible exposure limits (PEL) of 0.1 asbestos fibers per cubic centimeter (0.1 f/cc) of air as an 8-hour time-weighted average and 1.0 f/cc as a 30-minute excursion. The OSHA standard classifies construction and maintenance activities that could disturb ACM and specifies work practices and precautions that employers must follow when engaging in each class of regulated work.

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 Asbestos Hazard Emergency Response Act (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 USEPA), 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 in^2) 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 Laboratory Analytical Results

A total of **seven** samples were collected from building materials suspected of containing asbestos. The samples were submitted under chain of custody to EMSL Analytical, Inc. (EMSL) located at 200 Route 130 North Cinnaminson, New Jersey for analysis by polarized light microscopy (PLM) with dispersion staining techniques per the *USEPA Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116)*. The percentage of asbestos, if applicable, was established by microscopic visual estimation. EMSL is an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) No. 200188-0. Any material that contains greater than one percent (>1%) asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), USEPA, and all applicable state and local regulations.

Laboratory test results and chain of custody are provided in Appendix A.

3.5 Suspect Asbestos-Containing Materials

The following table contains a list of suspect asbestos containing materials sampled:

TABLE 1: SUSPECT BUILDING MATERIALS		
Material	**Location**	**Sample Number**
Water Heater Insulation & Wrap	1st Floor, Building G – Water Heater Room, Water Heater Tank	BldgG-1
TSI Sealant	1st Floor, Building G – Water Heater Room, Domestic Cold-Water Return	BldgG-2
TSI Sealant	1st Floor, Building G – Water Heater Room, Domestic Hot Water Return	BldgG-3
Heating Supply Pipe Insulation & Wrap	1st Floor, Building G – Water Heater Room, Heating Supply Pipe	BldgG-4
TSI Sealant	1st Floor, Building G – Water Heater Room, Heating Supply Pipe	BldgG-5
Heating Return Pipe Insulation & Wrap	1st Floor, Building G – Water Heater Room, Heating Return Pipe	BldgG-6
Domestic Cold Pipe Insulation & Wrap	1st Floor, Building G – Water Heater Room, Domestic Cold-Water Return	BldgG-7

Table 2 below identifies the materials that have been determined, through laboratory analysis, to contain asbestos:

TABLE 2: ASBESTOS-CONTAINING MATERIALS				
Sample Number	**Material**	**Location**	**Approx. Quantity**	**Asbestos Content**
No ACMs were identified in the suspect materials collected and analyzed.				
SF = Square Feet, LF = Linear Feet				

4.0 LEAD PAINT TESTING

Atlas collected paint chip samples from representative surface coatings that may be impacted by renovation/demolition activities.

Surface coatings that were collected were considered to be representative of materials in a homogeneous area if:

1. They exhibited similar physical characteristics (suspect materials alike in appearance, substrate, color, and time of application were tested as homogenous areas)
2. The application of the tested surface could be associated to an application of an unsampled surface.

Atlas collected and submitted a total of **one** paint chip sample from a surface coating. The sample was submitted to EMSL of Cinnaminson, New Jersey, under proper chain of custody for analysis by Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B). EMSL is accredited under the

American Industrial Hygiene Association-Laboratory Accreditation Program (AIHA-LAP, LLC) (AIHA-LAP; lab code 157245).

A copy of the analytical results and chain of custody can be found in Appendix B.

The USEPA has defined LBP as *"paint or other surface coatings that contain lead in excess of 0.5 percent by weight (>0.5%)".* Results less than 0.5% by weight indicate that lead is not present at or above the USEPA regulatory level; however, lead was present in lower concentrations above the laboratory detection limit in other surfaces tested and these are classified as lead-containing paint (LCP). Negative results do not mean that lead is not present.

4.1 Regulation Review

The disturbance and disposal of materials with surface coatings that contain lead paint are regulated by the USEPA, OSHA and the State of Iowa. The Resource Conservation and Recovery Act (RCRA) provides the USEPA with the authority to regulate the waste status of demolition or renovation debris, including lead-containing materials. Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes.

Construction work covered by 29 CFR 1926.62 includes any repair, renovation or other activities that disturb in-place, lead-containing materials, but does not include routine cleaning and repainting where there is insignificant damage, wear or corrosion of existing lead-containing coatings or substrates. Unless adequately protected, employee exposures to lead must not exceed airborne concentrations >50 micrograms per cubic meter ($\mu g/m^3$) averaged over an 8-hour period.

Occupational exposure to lead occurring in the course of construction work, including maintenance activities, painting, alteration and repairs is subject to the OSHA Lead standard (29 CFR 1926.62). The lead standard applies to any detectable concentration of lead in paint, as even small concentrations of lead can result in unacceptable employee exposures depending upon the method of removal and other workplace conditions.

The disposal of lead-based paint waste, as well as paint waste containing other heavy metals, is regulated by the USEPA and State of Iowa. Wastes generated by industrial businesses, commercial businesses, and government institutions are subject to regulation. Commercial business owners and removal contractors are required to determine if paint waste generated from nonresidential structures (such as public and commercial buildings, warehouses, bridges, water towers, and transmission towers) contains heavy metals that would cause the debris to be considered a hazardous waste. Disposal options and applicable management requirements for collected debris will be based upon whether the waste stream is considered a hazardous waste and the amount of debris generated. Removal contractors and building owners need to include these factors when preparing and responding to bid specifications. Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes. Lead-containing wastes are considered hazardous waste under RCRA if Toxicity Characteristic Leachate Procedure (TCLP) results exceed 5 milligrams per liter (mg/L). The USEPA has made exceptions for the handling and disposal of lead wastes generated from residential housing.

Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes. Lead-containing wastes are considered hazardous waste under RCRA if Toxicity Characteristic Leachate Procedure (TCLP) results exceed 5 milligrams per liter (mg/L). The USEPA has made exceptions for the handling and disposal of lead wastes generated from residential housing.

The above overview is not intended to be inclusive of all potentially pertinent regulatory information. The relevant USEPA, OSHA and State of Iowa regulations should be consulted prior to undertaking activities involving the demolition, renovation or maintenance of surface coatings that contain lead.

4.2 Lead Paint Testing

The following surface coating was collected as part of the lead paint testing:

TABLE 3: LEAD PAINT SUMMARY				
Sample Number	**Sample Location**	**Representative Material**	**Paint Color**	**Lead Concentration (% by weight)**
Bldg. G-1-LP	Bldg. G, 1st Floor – Water Heater Room, Water Tank	Metal	Grey	<0.019

bolded = lead-based paint

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 SURVEY

Atlas completed a visual inspection of areas throughout the intended work areas in an attempt 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**
Batteries	Lead Acid	NA
	Nickel Cadmium	NA
	Lithium-Ion	NA
Mercury	Thermostats	NA
	Fluorescent Light Tubes	NA
	High Intensity Discharge Bulbs	NA
	Strobes	NA
RCRA Metals	LED Light Fixtures	NA
Poly-Chlorinated Biphenyl (PCBs)	Light Ballasts	NA
	Transformers	NA
Low Level Radioactive Sources (LLR)	Tritium Exit Signs	NA
	Smoke Detectors	NA
Chlorofluorocarbons (CFCs) or Hydro Chlorofluorocarbons (HCFCs)	Refrigerator/Cooler	NA
	Freezer	NA
	Water Fountain	NA

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Asbestos

Asbestos **was not identified** in the samples collected and analyzed.

6.2 Lead

Lead **was not identified** above the laboratory detection limit in the surface coating tested.

6.3 Hazardous Materials

If any of the hazardous materials or universal wastes identified in Table 4 above are to be impacted as part of the renovation contractor's scope of work, they shall be collected and disposed of according to the USEPA Toxic Substances Control Act (TSCA) and the State of Iowa regulations.

7.0 LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the June 20, 2025, Atlas inspection of the FDCF, Building G Water Heater Replacement Project #9471 located at 1550 L Street in Fort Dodge, Iowa.

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 asbestos abatement contractor in locating ACM. 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 an Asbestos 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. 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 Analytical Report and Chain of Custody

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:	042512428
Customer ID:	ATC55
Customer PO:	
Project ID:	

Attention: Phil Thomas
Atlas Technical
11117 Mockingbird Drive
Omaha, Nebraska 68137

Phone:	(402) 697-9747
Fax:	(402) 597-8532
Received Date:	06/24/2025 9:40 AM
Analysis Date:	06/25/2025
Collected Date:	06/20/2025

Project: FDCF, Bldg G Water Heater Replacement / 204BS08808

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
BldgG-1-Insulation *042512428-0001*	Water Tank - Tank Insulation	Yellow Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (Other)	None Detected
BldgG-1-Wrap *042512428-0001A*	Water Tank - Tank Insulation	Brown/Silver Fibrous Homogeneous	45% Cellulose 15% Glass	40% Non-fibrous (Other)	None Detected
BldgG-2 *042512428-0002*	Domestic Cold Water Return - TSI Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
BldgG-3 *042512428-0003*	Hot Water Return - TSI Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
BldgG-4-Insulation *042512428-0004*	Heating Supply Pipe - Heating Supply Pipe Insulation	Yellow Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (Other)	None Detected
BldgG-4-Wrap *042512428-0004A*	Heating Supply Pipe - Heating Supply Pipe Insulation	White/Silver Fibrous Homogeneous	45% Cellulose 15% Glass	40% Non-fibrous (Other)	None Detected
BldgG-5 *042512428-0005*	Heating Supply Pipe - TSI Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
BldgG-6-Insulation *042512428-0006*	Heating Return Pipe - Pipe Insulation	Yellow Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (Other)	None Detected
BldgG-6-Wrap *042512428-0006A*	Heating Return Pipe - Pipe Insulation	White/Silver Fibrous Homogeneous	45% Cellulose 15% Glass	40% Non-fibrous (Other)	None Detected
BldgG-7-Insulation *042512428-0007*	Domestic Cold Water - Pipe Insulation	Yellow Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (Other)	None Detected
BldgG-7-Wrap *042512428-0007A*	Domestic Cold Water - Pipe Insulation	White/Silver Fibrous Homogeneous	45% Cellulose 15% Glass	40% Non-fibrous (Other)	None Detected

Initial report from: 06/25/2025 22:30:11

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:	042512428
Customer ID:	ATC55
Customer PO:	
Project ID:	

Analyst(s)
Hunter Kelly (11)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

Initial report from: 06/25/2025 22:30:11

OrderID: 042512428

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

042512428

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

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

Customer Information		Billing Information	
Customer ID:	ATC55	Billing ID:	ATC55
Company Name:	Atlas Technical Consultants, LLC	Company Name:	Atlas Technical Consultants, LLC
Contact Name:	Phil Thomas	Billing Contact:	
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137	City, State, Zip:	Omaha
Country:	US	Country:	US
Phone:	515-981-4528	Phone:	402-697-9747
Email(s) for Report:	philthomas@oneatlas.com	Email(s) for Invoice:	philthomas@oneatlas.com

Project Information

Project Name/No: FDCF, Bldg 6 Water Heater Replacement 204BS08808

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: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)

Sampled By Name: Chris Nicolet

Sampled By Signature:

No. of Samples in Shipment: 7

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)

TEM - Air
- ☐ 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%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ Qualitative via Filtration Prep
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit) PLM
- ☐ EPA 600/R-93/116 with milling prep (<0.25%) PLM
- ☐ EPA 600/R-93/116 with milling prep (<0.1%) TEM
- ☐ EPA 600/R-93/116 with milling prep (<0.1%) TEM
- ☐ Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

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*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 attached Sheets		

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

Method of Shipment:	Fedex	Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 6/20/25 1245	Received by: Angie O'Neill EFX	Date/Time 6/24/25 940
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-05 Asbestos R13 2/26/2021

☐ 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.

OrderID: 042512428

042512428

ASBESTOS BULK SAMPLE FORM

Page 1 of 1

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747
Fax (402) 597-8532

Project Information

Client:	Project Description:	Project Manager: Phil Thomas
State of Iowa	FDCF BDLG G Water Heater Replacement	Inspector: Chris Nicolet
Date: 6/20/2025	Site Location: Fort Dodge, Iowa	ATLAS PROJECT NUMBER: 204BS08808

Sample #	Material Description	Floor	Sample Location	Quantity
BDLG G-1	Tank Insaltation	1	Water Tank	100
BDLG G-2	TSI Sealant	1	Domestic Cold Water return	10
BDLG G-3	TST Sealant	1	Hot water ~~Supply~~ Return	10
BDLG G-4	Heating Supply Pipe Insulation	1	Heating Supply Pipe	100
BDLG G-5	TST Sealant	1	Heating Supply pipe	10
BDLG G-6	Pipe Insaltation	1	Heating Return pipe	100
BDLG G-7	Pipe Insaltation	1	Domestic cold water	100

RECEIVED
EMSL
CINNAMINSON, NJ
2025 JUN 24 P 12:07

APPENDIX B

Lead Analytical Report and Chain of Custody

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012525326
LIMS Reference ID: AD25326
EMSL Customer ID: ATC55

Attention: Phil Thomas
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, Nebraska 68137
(402) 697-9747
phil.thomas@oneatlas.com

Project Name: FDCF Bldg G Water Heater Replacement 204BS08808

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 06/24/2025 09:40
Reported: 06/26/2025 16:45

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: BDLG G-1-LP/Grey - Heating Tank									**Date Sampled: 06/20/25**
Matrix: Chips									**LIMS Reference ID: AD25326-01**
Lead	<0.019 % wt	0.019 % wt	0.0823	06/26/25 CZX	SW-846 3050B	06/26/25 PMx	SW846-7000B		1
Sample Comments:									

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012525326
LIMS Reference ID: AD25326
EMSL Customer ID: ATC55

Attention: Phil Thomas
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, Nebraska 68137
(402) 697-9747
phil.thomas@oneatlas.com

Project Name: FDCF Bldg G Water Heater Replacement 204BS08808

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 06/24/2025 09:40
Reported: 06/26/2025 16:45

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	06/30/2025
AIHA LAP	American Industrial Hygiene Association (AIHA LAP, LLC)	100194	04/01/2027
NYSDOH	New York State Department of Health ELAP	10872	04/01/2026
California ELAP	California Water Boards	1877	06/30/2025
A2LA	A2LA Environmental Certificate	2845.01	07/31/2026
PADEP	Pennsylvania Department of Environmental Protection	2845.25	11/30/2025
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2025
CTDPH	Connecticut Department of Public Health	PH-0270	06/23/2026

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
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct 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
RCS	Respirable Crystalline Silica
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:cs@emsl.com
www.emsl.com

EMSL Order ID: 012525326
LIMS Reference ID: AD25326
EMSL Customer ID: ATC55

Attention: Phil Thomas
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, Nebraska 68137
(402) 697-9747
phil.thomas@oneatlas.com

Project Name: FDCF Bldg G Water Heater Replacement 204BS08808

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 06/24/2025 09:40
Reported: 06/26/2025 16:45

Owen McKenna Laboratory Manager or other approved signatory

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.0064% 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.
LABORATORY • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only

AP25326

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

RECEIVED EMSL CINNAMINSON NJ 2025 JUN 24 A 11:30

Customer Information		Billing Information	
Customer ID:	ATC55	Billing ID:	ATC55
Company Name:	Atlas Technical Consultants LLC	Company Name:	Atlas Technical Consultants LLC
Contact Name:	Phil Thomas	Billing Contact:	
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137	Country: US	Omaha NE 68137 Country:
Phone:	402-697-9747	Phone:	402-697-9747
Email(s) for Report:	phil.thomas@oneatlas.com	Email(s) for Invoice:	Phil.Thomas@oneatlas.com

Project Information

Project Name/No:	FOCF Bldg G Water Heater Replacement 204BS08808	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: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	Chris Nicolet	Sampled By Signature:	No. of Samples in Shipment: 1

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 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 ☒ % by wt. ☐ ppm (mg/kg) ☐ mg/cm²	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☒
*Reporting Limit based on a minimum 0.25g sample weight	SW 846-6010D*	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-OES	0.5µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
*If no box is checked, non-ASTM Wipe is assumed	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
	See attached Sheets		

Method of Shipment:	Fedex	Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 6/20/25 1245	Received by: FEDEX	Date/Time: 6/24/25 9:40
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 Lead R16 4/19/2021

*6010C Available Upon Request

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

AD25326

PAINT CHIP SAMPLE LOG SHEET

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747

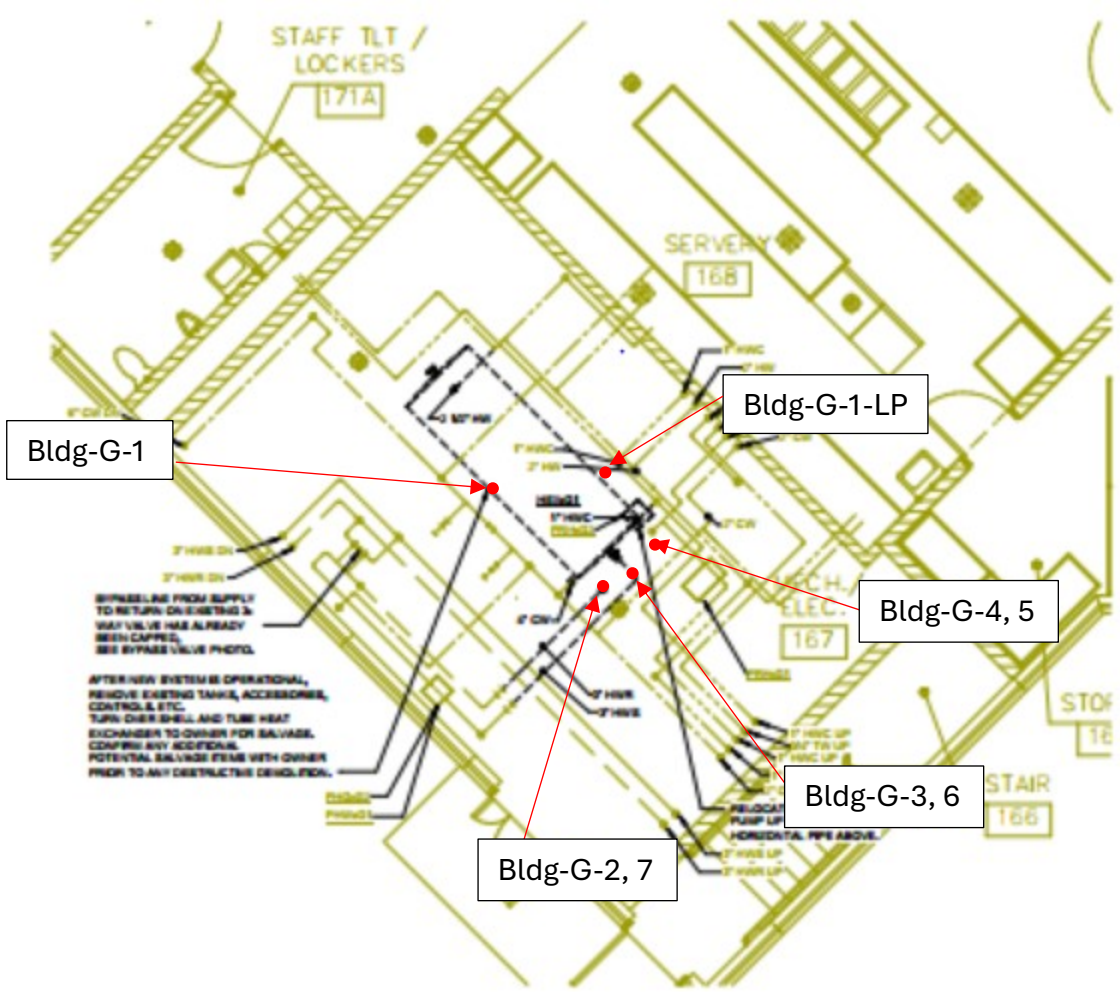
Project Information

Client:	Project Description:	Project Manager: Chris Nicolet Inspector: Phil Thomas
State of Iowa	FDCF BDLG G Water Heater Replacement	
Date: 6/20/2025	Site Location: Fort Dodge, Iowa	ATLAS PROJECT NUMBER: 204BS08808

Sample #	Paint Color	Substrate	Sample Location	Quantity
BDLG G-1-LP	Grey	metal	Heating Tank	100

APPENDIX C

Drawing(s) with Sample Locations



E3 FIRST FLOOR PLUMBING DEMOLITION PLAN

APPENDIX D

Photo Log

Photo #1 Bldg-G-4 Non-Asbestos Containing, Showing Heating Supply pipe and Water Tank.

Photo #2 Building G, Underside of Water Tank, Showing base, Insulation and Grey Paint.

APPENDIX E

Staff Certification(s)

CHRISTOPHER NICOLET

DOB: 05-24-1995

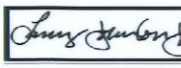
Issued: 01-15-2025

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	Number	Expires
INSPECTOR	25-12809	12-20-2025

IOWA

Asbestos



Larry Johnson, Jr.
Labor Commissioner

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

SECTION 00 9111

ADDENDUM NUMBER 01

PARTICULARS:

DATE: June 30, 2025

PROJECT: DOC FDCF Bldg G Water Heater

IDAS Project # 9471.00

SH PROJECT NUMBER: 2250005900

OWNER: Iowa Department of Administrative Services

ARCHITECT: Shive-Hattery, Inc.

TO: PROSPECTIVE BIDDERS:

THIS ADDENDUM FORMS A PART OF THE BIDDING AND CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED 05-27-2025 WITH AMENDMENTS AND ADDITIONS NOTED BELOW. THIS ADDENDUM SUPERSEDES AND SUPPLEMENTS ALL PORTIONS OF THE ORIGINAL BIDDING AND CONTRACT DOCUMENTS WITH WHICH IT CONFLICTS.

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

CHANGES TO THE DRAWINGS

P500 – PLUMBING DETAILS AND SCHEDULES

1. **ADD** Note 2 to HEAT EXCHANGER – PLATE AND FRAME SCHEDULE to read as follows: “HEAT EXCHANGERS SHALL BE ASME RATED”.
2. **ADD** Note 3 to HEAT EXCHANGER – PLATE AND FRAME SCHEDULE to read as follows: “PROVIDE AND INSTALL REMOVEABLE INSULATION JACKETING ON EACH HEAT EXCHANGER. MIN 1 MM ALUMINUM SHEET JACKET AND MIN 2.5” THICK INSULATION.”

SUBSTITUTIONS

Section	Item	Substitution
22 3000 Plumbing Equipment	Plate and Frame Heat Exchanger	Plate Concepts
22 3000 Plumbing Equipment	Plate and Frame Heat Exchanger	Polaris Plate Heat Exchangers
22 3000 Plumbing Equipment	Plate and Frame Heat Exchanger	Alfa Laval

ATTACHMENTS: P500

PREPARED BY: **SHIVE-HATTERY, INC.**

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

6/30/2025

Signature Date

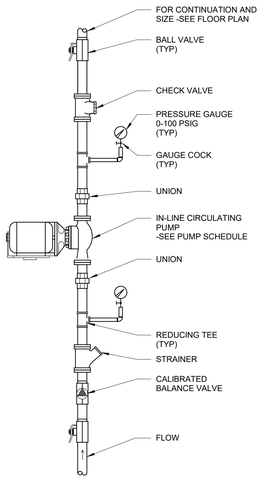
Printed or Typed Name: Brian Steffens

License Number: 22014

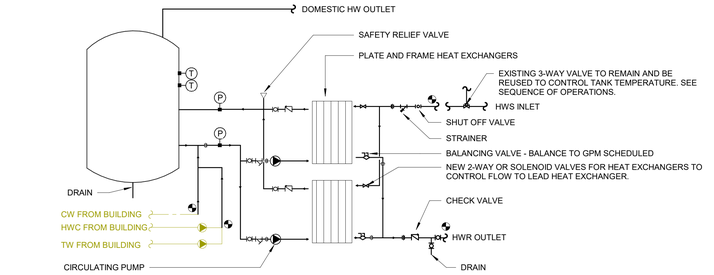
My License Renewal Date is: Dec 31, 2025

Pages, Sheets, or Divisions covered by this Seal: This addendum

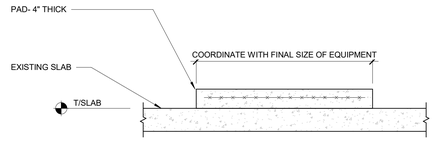
END OF ADDENDUM NUMBER 01



1 CIRCULATING PUMP DETAIL
NOT TO SCALE



F2 DOMESTIC WATER HEAT EXCHANGER AND TANK DETAIL
NOT TO SCALE



F3 TYPICAL HOUSEKEEPING PAD
NOT TO SCALE

MINIMUM COMPRESSIVE STRENGTH: 4000 PSI AT 28 DAYS
INSTALL DOWEL RODS TO CONNECT CONCRETE BASE TO CONCRETE FLOOR.

HEAT EXCHANGER - PLATE AND FRAME SCHEDULE

NOTES:
1. PROVIDE SECOND HEAT EXCHANGER AS AN ADD ALTERNATE PRICING. IF ALTERNATE IS NOT TAKEN, PIPING TEES AND VALVES SHALL BE INSTALLED AND CAPPED FOR SECOND HEAT EXCHANGER AND CONTROLS CAPABLE OF ADDING SECOND HEAT EXCHANGER IN THE FUTURE.
2. HEAT EXCHANGERS SHALL BE ASME RATED.
3. PROVIDE AND INSTALL REMOVEABLE INSULATION JACKETING ON EACH HEAT EXCHANGER, MIN 1 MM ALUMINUM SHEET JACKET AND MIN 2.5" THICK INSULATION.

1 ADD

MARK	HOT SIDE GPM	HOT SIDE MAX PD (PSI)	HOT SIDE EWT (°F)	HOT SIDE LWT (°F)	COLD SIDE GPH	COLD SIDE MAX PD (PSI)	COLD SIDE EWT (°F)	COLD SIDE LWT (°F)	DESIGN BASIS	REMARKS
HEX-1	133	10.00	185	162	1800	1.00	40	140	DANFOSS PHE-NSF-61	SUBSTITUTIONS ALLOWED WITH ENGINEER'S PRE-APPROVAL
HEX-2	133	10.00	185	162	1800	1.00	40	140	DANFOSS PHE-NSF-61	SEE NOTE 1

PLUMBING PUMP SCHEDULE - WATTAGE

NOTES:
1) SET PUMP TO CONSTANT SPEED. ON/OFF CONTROL TO BE PROVIDED THROUGH BAS SYSTEM.
2) PROVIDE PUMP UNDER ADD ALTERNATE PRICING.

MARK	SYSTEM SERVED	TYPE	GPM	HEAD (FT)	SHUTOFF HEAD (FT)	MOTOR DATA WATTS	MOTOR DATA VOLTS	MOTOR DATA PHASE	DESIGN BASIS	REMARKS
PHG-G3	COLD WATER	INLINE	30	6	10.00	9	120	1	GRUNDFOS MAGNA3 32-60 FN	1
PHG-G4	COLD WATER	INLINE	30	6	10.00	9	120	1	GRUNDFOS MAGNA3 32-60 FN	1,2

CONTROLS

EXISTING SEQUENCE OF OPERATIONS THROUGH DDC SYSTEM TO BE MODIFIED. UPDATE GRAPHICS TO REPRESENT NEW SYSTEM LAYOUT WITH PLATE & FRAME HEAT EXCHANGERS, SEPARATE STORAGE TANK AND ON/OFF VALVES ON HEAT EXCHANGERS.

ALL NEW CONTROL DEVICES MYST SUPPORT BACNET/IP OR BACNET MS/TP - PREFERENCE IS FOR BACNET/IP

CONTROLLERS MUST BE NIAGARA-COMPATIBLE AND CAPABLE OF NATIVE INTEGRATION WITHOUT REQUIRING PROPRIETARY GATEWAYS.

ALL CONTROL LOGIC MUST BE DEVELOPED USING NIAGARA WORKBENCH OR DELIVERED IN A FORMAT IMPORTABLE TO NIAGARA.

ALL DEVICES MUST BE NON-PROPRIETARY AND OPEN-PROTOCOL.

CONTROLLERS SHALL BE JACE-COMPATIBLE OR EQUIVALENT, WITH NO RESTRICTION ON INTEGRATION INTO A NIAGARA SUPERVISOR.

DEVICES MUST BE LISTED ON THE BTL (BACNET TESTING LABORATORY) LISTING FOR ASSURANCE OF BACNET COMPLIANCE

ALL PROGRAMMING MUST BE DELIVERED IN EDITABLE FORMAT.

CONTRACTOR MUST SUPPLY:
- EDITABLE CONTROL LOGIC FILES
- ALL USER INTERFACE GRAPHICS, PAGES, AND TREND LOGS
- FULL SYSTEM DOCUMENTATION AND AS-BUILT CONTROL DRAWINGS

THE EXISTING PUMPS ON THE HEATING WATER SIDE OF THE SYSTEM SHALL OPERATE CONTINOUSLY. THE EXISTING 3-WAY VALVE SHALL BE USED TO CONTROL TANK TEMPERATURE.

PROVIDE NEW TEMPERATURE SENSOR FOR TANK AND PIPING. CONNECT TO NEW PUMPS TO TURN PUMPS ON AND OFF. PROVIDE ON/OFF STATUS OF PUMPS.

PROVIDE NEW ON/OFF VALVES FOR HEAT EXCHANGERS.

THE LEAD HEAT EXCHANGER AND ASSOCIATED PUMP SHALL BE ENABLED TO OPERATE WHENEVER THE PLANT BOILERS ARE ENABLED TO OPERATE.

THE ON/OFF VALVE FOR THE LEAD EXCHANGER SHALL ALWAYS BE OPEN TO PREVENT DEADHEADING OF THE EXISTING HEATING WATER PUMPS.

THE DOMESTIC WATER TANK TEMPERATURE SETPOINT SHALL BE 135°F (ADJ.). ON A FALL TO 130°F (ADJ.), THE LEAD PUMP SHALL TURN ON AND ASSOCIATED ON/OFF VALVE SHALL OPEN. UPON REACHING SETPOINT, THE VALVE SHALL CLOSE AND THE PUMP TURNED OFF.

IF THE LEAD SYSTEM IS NOT ABLE TO MAINTAIN SETPOINT AFTER 30 MINUTES (ADJ.), THE LAG SYSTEM (PUMPS & ON/OFF VALVE) SHALL TURN ON AND OPERATE TO MAINTAIN TEMPERATURE.

THE LEAD PUMP AND HEAT EXCHANGER SHALL ROTATE UPON ONE OF THE FOLLOWING:

MANUALLY THROUGH A SOFTWARE SWITCH
RUNTIME (ADJ.)
DAILY
WEEKLY
MONTHLY

ALARMS SHALL BE PROVIDED AS FOLLOWS:
HOT WATER PUMPS FAILURE (COMMANDED ON, BUT THE STATUS IS OFF)
RUNNING IN HAND (COMMANDED OFF, BUT THE STATUS IS ON)

THE FOLLOWING TEMPERATURES SHALL BE MONITORED:
HOT WATER SUPPLY
HOT WATER RETURN
TANK TEMPERATURE

EXCESSIVE TEMPERATURE FAILSAFE: IF TANK TEMPERATURE EXCEEDS 145°F (ADJ.), THE SYSTEM SHALL TURN OFF ALL PUMPS AND CLOSE ALL CONTROL VALVES AND ISSUE A HIGH TANK TEMPERATURE ALARM UNTIL RESET BY THE USER.

LOW WATER TEMPERATURE: AN ALARM SHALL BE SENT IF TANK WATER TEMPERATURE IS LOWER THAN 120°F (ADJ.)

EXISTING CONDUIT AND WIRING MAY BE REUSED

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
800.798.0313 | www.shivehattery.com

DOC FDCF BLDG G WATER HEATER REPLACEMENT

IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES
1550 L St Fort Dodge, IA 50501

ADD	1	2025-06-30	ADDENDUM 1

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