RFB948100-01 ADDENDUM #02

DATE: October 16, 2026

PROJECT: 9481.00 DOC 5JD 150 DSM ST Renovation

BID DUE DATE: October 28, 2026 @ 2:00 pm

TO: All Contract Document Holders of Record.

This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated August 20, 2026, with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

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

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1. QUESTIONS/CLARIFICATIONS

a. The meeting minutes & attendance from the RFB Pre-Bid Meeting held on 10/08/2026 can be found below. Please see Exhibit A.
b. The project schedule in Section 00 31 13, *Preliminary Schedule* references zones for the construction sequence. The zone map can be found in Exhibit B.

Q1. Who is the authority having jurisdiction (AHJ) for this project?
A1. The State of Iowa Department of Administrative Services (DAS) is the AHJ for this project. The City of Des Moines is not the AHJ.

Q2. Is hazardous material abatement included in the project scope?
A2. No. DAS contracted with Terracon to conduct a hazardous materials assessment and based on its findings, hired a licensed abatement contractor to remove the identified hazardous materials affected by the project scope. The hazardous materials report is available in Section 00 31 26, *Existing Hazardous Material Information*.

Q3. Are background checks required for this project?
A3. No. Background checks are not required for this project.

Q4. May the awarded contractors use an existing office or other area in the building as an onsite construction office?
A4. Yes. Contractors may use existing spaces as onsite offices, provided they do not interfere with work taking place in those areas.

Q5. May contractors bid on all three bid packages?
A5. Bid Package #4 has been added. See Exhibit C for the updated Section 01 12 00, *Contract Summary*, and Section 00 41 16, *Bid Form*.

Q6. Is furniture included in the project scope?
A6. No. Furniture is not included in the project scope and is being handled by the State of Iowa Management and Leasing Bureau.

Q7. Is there any casework on the interior side of the transaction window?
A7. No. The transaction window should have an integral shelf.

Q8. Which bid package is responsible for the below-slab plumbing demolition and patch back? It is shown on Architectural Demolition Plan D101, but Section 01 12 00, *Contract Summary*, lists it under Bid Package #2 –

Mechanical.
A8. The below-slab plumbing demolition and patch back is the responsibility of Bid Package #2 – Mechanical.

Q9. The Door and Frame Schedule identifies the following openings as having Door Panel "F." Based on the discussion at the Pre-Bid Meeting, these are to be cased openings. Please confirm.

DM113A
DM114A
DM115A
DM116A
DM117A
DM118A
DM119A
DM120A
DM121A
DM122A

A9. Confirmed. These locations are to be framed openings without doors.

Q10. The framing at the following openings is to be adjusted from one side of the wall while minimizing damage to the opposite side. Please confirm whether knock-down frames can be utilized. If welded frames are required, please quantify the extent of drywall removal and replacement needed on the opposite side.

DM113A
DM114A
DM115A
DM116A
DM117A
DM118A
DM119A
DM120A
DM121A
DM122A

A10. Knock down frames are acceptable.

Q11. Who is responsible for providing dumpsters?
A11. Dumpsters should be provided and maintained by Bid Package #1 – General Construction.

Q12. Is there a need for job site perimeter fencing?
A12. No. Perimeter fencing is not required.

Q13. The facility restrooms will be available for use by onsite construction personnel. Who is responsible for cleaning and maintaining these restrooms during construction, and how frequently must they be cleaned?
A13. Cleaning and maintenance of the onsite restrooms is the responsibility of Bid Package #1 – General Construction. These restrooms should be cleaned once per week.

Q14. The tile wainscot in the ADA restroom does not extend high enough to accommodate the upper mounting location of the vertical grab bar. Should the tile wainscot be extended, or will a detail be provided for mounting the upper portion of the grab bar?
A14. The escutcheon plate should provide sufficient flexibility to accommodate the elevation difference; no modifications are required.

Q15. What is the countertop material for the casework shown in Elevation 2-A on A401?
A15. The countertop material at this elevation is plastic laminate. See Section 06 41 00, *Architectural Wood Casework*, Subsection 2.10, which specifies high-pressure decorative laminate (HPDL) bonded to a substrate for all areas except bathrooms. The specification further requires:

1. Laminate sheet: ISO 4586-2, Grade HGS, 0.031-inch (0.8 mm) nominal thickness.
2. Exposed edge treatment: Square, with the substrate built up to a minimum thickness of 1-1/4 inches (32 mm) and covered with matching laminate.

Q16. Who is responsible for the final construction cleaning?
A16. Bid Package #1 – General Construction is responsible for the final construction cleaning.

Q17. The floor has noticeable dips in several areas, and its condition beneath the high-density storage system is unknown. Should an allowance for floor patching be included?
A17. No allowance is included. Floor preparation that is visible or reasonably inferable prior to bidding shall be included in the Base Bid, as required by the Specifications. Unforeseen existing floor preparation encountered anywhere within the Project after demolition or removal of existing finishes, raised-floor components, equipment, or other concealed conditions will be addressed using Unit Price #01, as authorized by the Owner through Change Order. Unit Price #01 has been added to Section 01 12 00, *Contract Summary*, and Section 00 41 16, *Bid Form*. Please see Exhibit C below.

Q18. Section 10 28 00, *Toilet, Bath, and Laundry Accessories* lists under-lavatory pipe and supply covers, which are typically included in the mechanical bid package. Which bid package is responsible for providing and installing these covers?
A18. Bid Package #2 – Mechanical is responsible for furnishing and installing the under-lavatory pipe covers listed in Section 10 28 00, *Toilet, Bath, and Laundry Accessories*.

Q19. Will the addendum clarify whether the project scope should include replacing all existing fire alarm field devices, including the zone-style initiating devices and the non-synchronized horns and strobes, with current devices that provide point identification and synchronized notification; having the engineer determine whether the existing fire alarm wiring is code-compliant and suitable for reuse; and adding a power supply and NAC card to the existing 4100ES panel, with new homerun circuits for the additional horn/strobes? The existing panel's IDNet loop has 250 available addresses for the initiating devices.
A19. Project scope is to replace only notification/initiation devices shown on the drawings. The existing 4100ES panel is expandable. Contractor and fire alarm vendor to determine requirements for expansion including but not limited to; power supplies, expansion cards, extender panels, and circuits.

Q20. Can the probable construction cost or engineer's estimate be provided at this time?
A20. The Architect/Engineer's probable construction cost is $1,006,196.73. The $128,053 SEI allowance is additional, for a combined total estimate of $1,134,249.73.

Q21. For the LVT Flooring, none of the products/styles listed in Part 2.01 meet the requirements listed. The basis of design is 12x24, 2.5mm, glue down. Is that what you're looking for?
A21. Basis of design was selected by the Owner. Provide basis of design or equal.

END OF ADDENDUM 02

EXHIBIT A

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

Project: 9481.00 DOC 5JD 150 DSM ST Renovation
150 Des Moines St
Des Moines, Iowa 50309

RFB Pre-Bid Meeting Minutes: Meeting #1

Meeting Date	Oct 8, 2026	**Meeting Time**	10:30 am - 12:00 pm Central Time (US & Canada)
Meeting Location	150 Des Moines Street, Des Moines, IA 50309	**Video Conferencing Link**	Join Meeting
Overview	Meeting to allow prospective bidders to visit the site when possible, review project requirements and bid packages, and learn more about the project.		
Notes			
Attachments			

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Lance Wignall	Fifth Judicial District - Department of Correctional Services	P: (515) 250-4864	lance.wignall@iowa.gov	Present
Michael Nolan	Horizon Architecture		michael@horizon-architecture.com	Conference
Rawya Osman	Horizon Architecture		rawya@horizon-architecture.com	Present
Parker Polaschek	IMEG Consultants Corp	P: (515) 334-9906	parker.j.polaschek@imegcorp.com	Present
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Brandon Adams	State of Iowa - Department of Administrative Services		brandon.adams@das.iowa.gov	Present

Introduction

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

Description

- Attendees
  - DAS, Owner's Rep
    - Brandon Adams
  - 5th District, Facility Coordinator
    - Lance Wignall
  - Horizon, Architect of Record
    - Michael Nolan
    - Rawya Osman

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ IMEG ▪ Parker Polaschek - Plumbing & HVAC Engineer ▪ Senko Dizdarevic - Electrical Engineer ▪ Steve Engler - Technology Engineer ◦ McGough, Construction Manager ▪ Parker Badding - Asst. Project Manager ▪ Adam Douglas - Project Executive ▪ Barry Voelker - Site Superintendent			
		Official Documented Meeting Minutes • Contractor meeting attendance can be found in Addendum 02.				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		Description • **Bid Package #01** – General Construction: Trade Contractor shall include all of the following, but not limited to, as part of the contract: ◦ Includes Specifications: ▪ Division 00 – Procurement and Contracting Requirements ▪ Division 01 – General Requirements ▪ Division 02 – Existing Conditions ▪ 02 4100 Demolition ▪ Division 06 – Woods, Plastics, and Composites ▪ 06 1053 Miscellaneous Rough Carpentry ▪ 06 4100 Architectural Wood Casework ▪ Division 08 – Openings ▪ 08 1213 Hollow Metal Frames ▪ 08 1416 Flush Wood Doors ▪ 08 5659 Service Teller Window Units ▪ 08 7100 Door Hardware ▪ Division 09 – Finishes ▪ 09 2116 Gypsum Board Assemblies ▪ 09 3000 Tiling ▪ 09 5100 Acoustical Ceilings ▪ 09 6500 Resilient Flooring ▪ 09 6813 Tile Carpeting ▪ 09 9123 Interior Painting ▪ Division 10 – Specialties ▪ 10 2800 Toilet, Bath, and Laundry Accessories				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

- **Bid Package #02** – Mechanical: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    - Includes Specifications:
        - Division 00 – Procurement and Contracting Requirements
        - Division 01 – General Requirements
        - Division 22 – Plumbing
            - 22 0500 Basic Plumbing Requirements
            - 22 0505 Plumbing Demolition for Remodeling
            - 22 0529 Plumbing Supports and Anchors
            - 22 0719 Plumbing Piping Insulation
            - 22 1000 Plumbing Piping
            - 22 1030 Plumbing Specialties
            - 22 4000 Plumbing Fixtures
        - Division 23 – Heating, Ventilating, and Air-Conditioning (HVAC)
            - 23 0500 Basic HVAC Requirements
            - 23 0505 HVAC Demolition for Remodeling
            - 23 0593 Testing, Adjusting, and Balancing
            - 23 0713 Ductwork Insulation
            - 23 3100 Ductwork
            - 23 3300 Ductwork Accessories
            - 23 3700 Air Inlets and Outlets

- **Bid Package #03** – Electrical: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    - Includes Specifications:
        - Division 00 – Procurement and Contracting Requirements
        - Division 01 – General Requirements
        - Division 26 – Electrical
            - 26 0500 Basic Electrical Requirements
            - 26 0505 Electrical Demolition for Remodeling
            - 26 0513 Wire and Cable
            - 26 0526 Grounding and Bonding
            - 26 0527 Supporting Devices
            - 26 0533 Conduit and Boxes
            - 26 0535 Surface Raceways
            - 26 0553 Electrical Identifications
            - 26 0933 Lighting Control Systems
            - 26 2723 Indoor Service Poles
            - 26 2726 Wiring Devices
            - 26 5119 LED Lighting
        - Division 27 – Communications
            - 27 0500 Basic Communications Systems Requirements
            - 27 0528 Interior Communication Pathways
            - 27 5119 Sound Masking System
        - Division 28 – Electronic Safety and Security
            - 28 3100 Fire Alarm and Detection Systems

- **Add Alternate #01** – Replacement of Existing HVAC Diffusers & Flex Ductwork: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

- Bid Package #2 – Mechanical shall provide the additive cost to remove and replace the existing air diffusers and associated flex ductwork identified as Alternate Bid Work on Drawings M111 and M211.
- Include removal and lawful disposal of existing diffusers and flex ductwork; preparation of existing ductwork for new connections; new diffusers, flex ductwork, fittings, supports, insulation, accessories, connections, and all incidental work required for a complete installation.
- Include testing, adjusting, and balancing of affected air devices and systems to achieve the airflow values indicated on the Drawings.
- Work identified as Base Bid on Drawings M111 and M211, including removal, storage, reuse, reinstallation, and rebalancing of existing diffusers where indicated, remains in the Base Bid and shall not be included in this Alternate.
- Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
- Execute accepted alternates under the same conditions as other work of the Contract.

- **Add Alternate #02** – Sound Masking System: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

  - Bid Package #3 – Electrical shall provide the additive cost to furnish, install, test, commission, program, and place into operation a complete sound masking system in accordance with Section 27 51 19 and Drawings T200, T201, T300, and T400.
  - Include all speakers, head-end equipment, controls, racks or backboards, power supplies, cabling, pathways, outlet boxes, conduit, supports, grounding and bonding, line-voltage power, required fire alarm interface/shunt, programming, testing, training, closeout documentation, and incidental materials and labor required for a complete, operational system.
  - Coordinate locations and installation with ceiling, mechanical, electrical, fire alarm, and architectural work.
  - Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - Execute accepted alternates under the same conditions as other work of the Contract.

- **Owner-Furnished & Owner-Installed Work**: The 5th District Department of Corrections alongside the State of Iowa Department of Administrative Services (DAS) will perform the following work items:

  - Except for the State-selected SEI scope carried as a Bid Package #3 allowance under Paragraph 1.09.C.5.d, the Owner will furnish and install all horizontal communications cabling, data outlets and terminations, network switches, wireless access points, monitors, security systems, access-control equipment, credential readers, cameras, electric strikes, and associated low-voltage cabling.
  - The SEI access-control and video-surveillance scope described in Paragraph 1.09.C.5.d shall be included in Bid Package #3 as a stipulated allowance and is not otherwise excluded from the Bid Package #3 Base Bid. All other Owner-furnished and Owner-installed work remains excluded from Bid Package #3 except for electrical work specifically indicated or assigned in the Contract Documents.
  - Bid Package #3 shall coordinate locations, installation sequencing, access requirements, and final connections affecting Owner-installed work and the State-selected SEI work. Do not include costs for furnishing, installing, programming, testing, or warranting Owner-installed low voltage, security, access-control, camera, data, or network equipment, except for the stipulated SEI allowance identified in Paragraph 1.09.C.5.d.
  - Owner-furnished and Owner-installed work does not include the sound masking system included under Add Alternate 02.

- **Unit Prices**

  - There are no unit prices for this project.

For additional information regarding bid packages, alternates, and OFOI work, please reference Specification Section 01 12 00 - Contract Summary.

Official Documented Meeting Minutes

- Questions regarding scope will be answered via Addendum.

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

Description

- Key Project Dates:
    - Bids Due: October 28, 2026
    - Contract(s) Issued: November 2, 2026 to November 13, 2026
    - Submittals: November 16, 2026 to December 8, 2026
    - Construction: November 23, 2026 to April 6, 2027
    - Substantial Completion: April 15, 2027
    - Closeout: February 15, 2027 to May 20, 2027

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

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

Official Documented Meeting Minutes

- N/A

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

Description

- On site 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.
    - Daily logs to be submitted into Procore.
- Construction progress meeting will be established once construction starts.
- 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.
- Smoking policies

Site Specific Rules

- Work hours are from 7:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.
- Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- No drugs, alcohol, or firearms are allowed on the work site.
- Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- Secure all tools at the end of the day.
- Maintain control of all tools, supplies, and debris at all times during work.
- All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries.
- View Specification 01 12 00 - Contract Summary for more information.

Official Documented Meeting Minutes

- This building is unoccupied.
    - Storage & staging is acceptable on site.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
	• Further information regarding temporary sanitary facilities will be released via Addendum.					

RFB Overview

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

Description

- Bids are due **October 28, 2026 @ 2:00 PM**
- 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 **October 28, 2026 @ 3:00 PM**
- Contractor shall reference Section 00 01 16 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
- Contracts can not be finalized until the State has received each awarded contractors' COI and P&P Bonds.

Official Documented Meeting Minutes

- N/A

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

Description

- Questions/Substitutions due in writing to Construction.Procurement@das.iowa.gov: October 21, 2026
- Addendum Issued: On or before October 23, 2026
- Bids Due: October 28, 2026 @ 2:00 PM
- Tentative NOI Issued: October 29-30

Official Documented Meeting Minutes

- N/A

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

- Once all contractors have been awarded, further conversations regarding daily logs will take place.

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

Description

- If you would like to schedule an additional site visit after today's meeting, please contact Lance Wignall at (515) 250-4864.

Official Documented Meeting Minutes

- N/A

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open

Description

- Submit all questions in writing to construction.procurement@das.iowa.gov.

Official Documented Meeting Minutes

- N/A

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.

EXHIBIT A

PRE-BID SIGN IN SHEET
DOC 5JD 150 DSM ST Renovation
Thursday, October 8, 2026

	Name	Company	Phone	Email Address
1	Marc Champoux	Lansink Const	515-291-0114	marc@lansinkconstruction.com
2	Kevin Grant	Tricity Electric	515-681-9223	Kgrant@tricityelectric.com
3	Carter Smith	Ahern fire	515-720-2043	CJSmith@AhernAire.com
4	ERIC OLSEN	Air Con Elec	515-229-9665	eolsen@aircon-elec.com
5	JASON TRUMBO	Johnson Controls	515-300-7374	Jason.ray.trumbo@JCI.com
6	Jeff Friedenbach	Hildreth Construction	515-971-0124	mark@hildrethconstruction.com
7	Adam Irvine	Waldinger	5156694018	Adam.Irvine@Waldinger.com
8	ROBERT MORRIS	AIRCON MECHANICAL	515-243-5500	RMORRIS@AIRCONMECHANICAL.com
9	Reese Virden	Koester Construction	515-782-7816	rvirden@koestercon.com
10	STEVE PIGNERA	CORE CONSTRUCTION	515.264.5156	steveP@coreconstruction9.com
11	Isaac Tessmer	Blue Ribbon Builders	801-690-4670	isaac@blueenterprises.com
12	Kyle Millner	Breiholz Construction	515-782-0579	kylem@breiholz.com
13	Jeff Buckley	Lansink Construction	515.447-2184	jeff@lansinkconstruction.com
14	Walker Woods	Accurate Commercial	515-208-9044	wwoods@accurate-commercial.com
15				
16				
17				
18				
19				
20				
21				
22				

EXHIBIT B

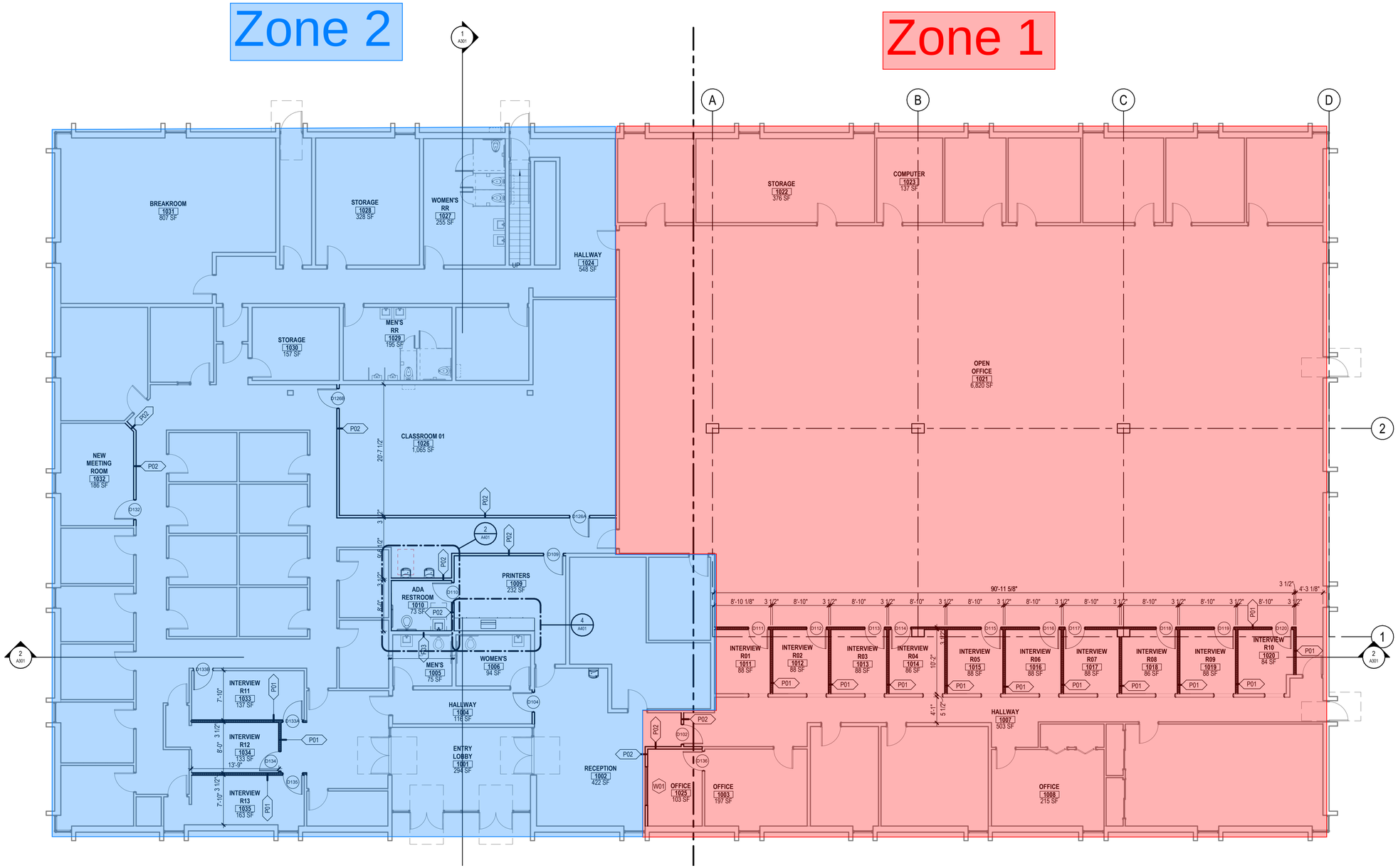

Zone 2
Zone 1
BREAKROOM
1031
807 SF
STORAGE
1028
328 SF
WOMEN'S RR
1027
255 SF
HALLWAY
1024
548 SF
STORAGE
1030
157 SF
MEN'S RR
1029
195 SF
NEW MEETING ROOM
1032
186 SF
CLASSROOM 01
1026
1,065 SF
ADA RESTROOM
1010
73 SF
PRINTERS
1009
232 SF
MEN'S
1005
75 SF
WOMEN'S
1006
94 SF
HALLWAY
1004
116 SF
ENTRY LOBBY
1001
294 SF
RECEPTION
1002
422 SF
INTERVIEW R11
1033
137 SF
INTERVIEW R12
1034
133 SF
INTERVIEW R13
1035
163 SF
OFFICE
1025
103 SF
OFFICE
1003
197 SF
STORAGE
1022
376 SF
COMPUTER
1023
137 SF
OPEN OFFICE
1021
6,820 SF
INTERVIEW R01
1011
88 SF
INTERVIEW R02
1012
88 SF
INTERVIEW R03
1013
88 SF
INTERVIEW R04
1014
88 SF
INTERVIEW R05
1015
88 SF
INTERVIEW R06
1016
88 SF
INTERVIEW R07
1017
88 SF
INTERVIEW R08
1018
88 SF
INTERVIEW R09
1019
88 SF
INTERVIEW R10
1020
84 SF
HALLWAY
1007
503 SF
OFFICE
1008
215 SF
90'-11 5/8"
A
B
C
D
1
2
UP

EXHIBIT C

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
I. Bid Alternates

1.02 PROJECT INFORMATION

A. Facility Name/Location: 5th District Department of Corrections, 1000 Washington Ave, Des Moines, Iowa, 50314
B. DAS Project #: 9481.00
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: Brandon Adams, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
E. Construction Manager: Parker Badding, McGough Construction, 217 E 2nd Street, Suite 120, Des Moines, Iowa 50309

1.03 PROJECT SUMMARY

A. The project includes interior renovations & upgrades to the building located at 150 Des Moines Street, Des Moines, Iowa.
B. Target date to provide substantial completion is April 15, 2027.

1.04 BID SCOPE SUMMARY

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

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

1.05 WORK HOUR RESTRICTIONS

A. Work hours are from 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.

1.07 OWNER OCCUPANCY

A. Owner intends to occupy the building 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. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
C. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
D. You are permitted access only to the work site and no other area of the institution.
E. No drugs, alcohol, or firearms are allowed on the work site.
F. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
G. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
H. Secure all tools at the end of the day.
I. Maintain control of all tools, supplies, and debris at all times during work.
J. All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries.

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 Specifications:
    a. Division 00 – Procurement and Contracting Requirements
    b. Division 01 – General Requirements
    c. Division 02 – Existing Conditions
        1) 02 4100 Demolition
    d. Division 06 – Woods, Plastics, and Composites
        1) 06 1053 Miscellaneous Rough Carpentry
        2) 06 4100 Architectural Wood Casework
    e. Division 08 – Openings
        1) 08 1213 Hollow Metal Frames
        2) 08 1416 Flush Wood Doors
        3) 08 5659 Service Teller Window Units
        4) 08 7100 Door Hardware
    f. Division 09 – Finishes
        1) 09 2116 Gypsum Board Assemblies
        2) 09 3000 Tiling
        3) 09 5100 Acoustical Ceilings
        4) 09 6500 Resilient Flooring
        5) 09 6813 Tile Carpeting
        6) 09 9123 Interior Painting
    g. Division 10 – Specialties
        1) 10 2800 Toilet, Bath, and Laundry Accessories
2. 02 4100 – Demolition
    a. Bid Package #1 shall perform all architectural selective demolition indicated on Architectural Drawings D101 and D102 and specified in Section 02 41 00.
    b. Include removal, protection, salvage or reuse where indicated, containment, debris removal, and lawful disposal of architectural items, including partitions, drywall, ceilings, ceiling grid and tile, floor finishes, raised-floor components, casework, countertops, doors, frames, and other architectural items indicated for removal.
    c. Include demolition and modification of existing architectural work reasonably required to accommodate the new work shown. Field verify existing conditions before beginning work.
    d. Provide protection of adjacent construction to remain and patch architectural substrates and finishes affected by Bid Package #1 to match adjacent existing or scheduled new finishes.
    e. Mechanical, plumbing, electrical, communications, security, and fire alarm demolition are excluded from this Bid Package and are assigned to the applicable MEP Bid Package. Coordinate architectural demolition with those trades.
3. 06 1053 – Miscellaneous Rough Carpentry
    a. Furnish and install fire-retardant-treated wood blocking, backing, nailers, and supplemental framing where required by the Drawings and Section 06 10 53.
    b. Include blocking and backing for wall-mounted equipment, shelving, cabinets, plumbing fixtures, toilet accessories, wall-mounted door hardware, and similar items.
    c. Provide 3/4-inch plywood blocking at TV locations on stud walls, extending 24 inches in each direction from the centerline of the TV, as indicated on Sheet A104.
    d. Coordinate blocking and backing locations, elevations, and required dimensions with the Drawings and affected trades before installation.
4. 06 4100 – Architectural Wood Casework
    a. This bid package shall furnish and install all millwork, solid surface, and plastic laminate complete per contract documents.

b. This bid package shall clean millwork surfaces, drawers, and shelves after installation is complete.
c. This bid package shall cut out any mechanical or electrical penetrations in the millwork as required by those bid packages.
    1) Coordinate the exact size and location with the appropriate trade.
d. This bid package shall install all cabinet locks per contract documents.
e. This bid package shall furnish and install all countertops per the Contract Documents.
    1) Include field verification before fabrication; coordinated openings and cutouts for plumbing, electrical, and other work; casework hardware; plastic-laminate countertops; solid-surface restroom countertops; backsplashes; and protection of installed casework through completion.

5. 08 1213 – Hollow Metal Frames
    a. This bid package is to furnish and install all hollow metal doors and frames and associated door hardware complete as indicated in the contract documents.
        1) Include anchoring of door frames to studs.
        2) Include anchoring of door frames to concrete slab.
    b. Scope to be coordinated and prepped to receive access control, power, automatic entry devices, alarms, and other control systems.
    c. Power, electric strikes, and other low voltage wiring to be installed and connected by others.
    d. All doors are to be clearly marked and delivered to location agreed upon by Construction Manager.
    e. No wood doors will be staged in direct sunlight or unconditioned space.
    f. Furnish and install Bondo at exposed fasteners.
        1) Repairs are to be sanded flush to follow metal frame prior to painting.
    g. Furnish and install doors, hollow-metal frames, door hardware, and accessories identified in the Door and Frame Schedule and Specifications. Include frame preparation for electric strikes and other electrified hardware where indicated. Electrical connection, access control equipment, and access-control modifications are by others unless specifically assigned to this Bid Package.
6. 08 1416 – Flush Wood Doors
    a. This bid package shall furnish and install wood doors and associated hardware complete per the Contract Documents.
    b. Furnish and install 20-minute fire-rated wood doors as indicated on the Door and Frame Schedule on Sheet A601.
    c. Provide complete listed and labeled fire-rated door assemblies, including doors, compatible frames, hardware preparations, labels, and accessories required for installation in the new 1-hour fire partition. Coordinate electrified hardware preparation with the Owner-installed access-control work.
7. 08 5659 – Service Teller Window Units
    a. This bid package shall furnish and install the service teller window complete per the Contract Documents.
    b. This bid package shall include all trim, anchorage, glazing, interfaces, and coordination with adjacent casework and wall construction.
8. 08 7100 – Door Hardware
    a. This bid package is responsible for accepting and organizing materials to the designated material staging area which will be coordinated with the Construction Manager.
        1) All hardware materials must be inventoried and signed off by this bid package. Materials missing will be the responsibility of this bid package to replace.
    b. This bid package shall attend (2) meetings to review door hardware and keying requirements with the Owner, Architect, and Construction Manager prior to fabrication of door frames release of door hardware.

c. This bid package shall check and test each door that has a locking mechanism to ensure that it operates correctly prior to Construction Manager's punch list.

9. 09 2116 – Gypsum Board Assemblies
   a. This bid package shall furnish and install complete per Contract Documents:
      1) Drywall Installation
      2) Taping & Finish
      3) Fire Rated Assemblies
   b. Verifying all walls in new areas are scheduled either smooth or textured.
      1) Verify existing wall condition and match finish accordingly.
   c. This bid package shall furnish and install all control and expansion joints on exposed interior surfaces of exterior walls and/or ceilings.
   d. Provide metal-stud partitions, gypsum board, joint treatment, insulation, acoustical sealants, sound partitions, tile backing board, patching, and repairs indicated on the Drawings and specified in Section 09 21 16. Include sound-attenuation blankets at partitions designated "S," full-stud-thickness insulation where indicated, and backing/blocking required by Sheet A104.
   e. Include substrate preparation, repairs, transitions, edge strips, base, and incidental materials required for complete finished installations. Coordinate floor elevation changes and provide ADA-compliant transition profiles as detailed on Sheet A105.
   f. This bid package shall furnish and install all acoustic sealants at top and bottom of walls.
      1) Exclude penetrations, to be picked up by others.
      2) Include structural building components.
   g. Interior Drywall shall be held 3/8" off the floor. Gap to be filled with acoustic sealant per Contract Documents.
   h. Furnish and install Mold and Moisture drywall for wet areas.
   i. Furnish and install Tile Backer Board or Cementous Board for locations scheduled to receive ceramic tile.
   j. Scope includes the repair of drywall at existing walls scheduled to remain where backing is required for wall hung items, outlets, conduits, thermostats, etc. are required in existing walls.
      1) Including patching back channels in wall created for new electrical rough-ins, blocking, or other channels for other contractors to install their scope of work.
      2) For other existing walls to remain provide patching where wall hung items such as shelving, wire mold, etc. have been removed.
      3) In rooms and areas that call for no base finish, wall completely to floor. Include minor patch and repair after flooring is installed.
   k. This bid package shall furnish and install all batt, sound, mineral wool insulation within metal framing scope of work per Contract Documents.
      1) Furnish and install materials to conform with wall assembly requirements per Contract Documents.
         a) This includes thickness of insulation within wall cavities listed in the Contract Documents.
   l. Provide the P01 wall assembly at all locations indicated on the Drawings, including the new north wall of the interview rooms. Construct the P01 wall as a 1-hour fire-rated, STC-49 partition in accordance with Sheet A104 and the Contract Documents.
   m. Include all framing, gypsum board, Type X gypsum board where required, insulation, sealants, tracks, attachments, and incidental materials required for a complete 1-hour fire partition. Extend and terminate the rated partition as required by the Drawings and applicable listing.

10. 09 3000 – Tiling
   a. This bid package shall furnish and install tiling complete per Contract Documents.
   b. Furnish and install all ceramic tile, stone veneer, grout, layout, metal transitions, and anything else included to complete scope.

c. This bid package shall verify and coordinate tile patterns with Construction Manager prior to commencement of work.

11. 09 5100 – Acoustical Ceilings
    a. This bid package shall furnish and install Acoustical Ceilings system complete per Contract Documents.
    b. This bid package will install ACT grid first & border tiles then allow utilities to be installed.
        1) Ceiling Tile installation to occur after utility finishes are installed and inspected. Construction Manager to coordinate.
12. 09 6500 – Resilient Flooring
    a. This bid package shall furnish and install Resilient Flooring complete per the Contract Documents.
    b. Include floor prep as required per the manufacturer's requirements.
    c. This bid package shall provide temporary floor protection after the installation is completed.
13. 09 6813 – Tile Carpeting
    a. This bid package shall furnish and install Tile Carpeting complete per the Contract Documents
        1) Furnish and install:
            a) Base
            b) Tile Carpeting
    b. Include floor prep as required per the manufacturer's requirements.
14. 09 9123 – Interior Painting
    a. This bid package shall furnish and install Interior Painting complete per Contract Documents.
    b. Drywall surfaces will be required to be completed and ready for painting at the time prime paint is applied.
        1) This bid package acknowledges that repairs or imperfections are normal and customary and will be required after the prime paint has been applied prior to the application of the first coat of finish paint.
    c. Furnish and install all caulking where painted surfaces abut one another or dissimilar materials abut painted or wall covered surfaces including all painted wood trim, prefinished wood trim, cabinets, door frames, countertops, control joints, joints around mechanical-electrical-plumbing trim where necessary, ceramic tile, or other hard surface materials.
    d. Fill all nail & screw holes and caulk all woodwork to itself and adjacent surfaces as required to obtain desired finish.
    e. Sand all surfaces between prime and finish coat applications for all paint applications.
        1) Sand finish coats, when necessary, between coats to remove trapped materials or other inconsistencies in the paint finish.
    f. Protect all UL labels of all doors or frames to receive painted finish.
15. 10 2800 – Toilet, Bath, and Laundry Accessories
    a. This bid package shall furnish and install all toilet, bath, and laundry accessories complete per the Contract Documents.
    b. Include all accessories indicated on the restroom accessory key and ADA mounting-height detail on A401, including required anchors, backing coordination, and tamper-resistant fasteners.

B. **Bid Package #02** – Mechanical: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Includes Specifications:
    a. Division 00 – Procurement and Contracting Requirements
    b. Division 01 – General Requirements
    c. Division 22 – Plumbing
        1) 22 0500 Basic Plumbing Requirements

2) 22 0505 Plumbing Demolition for Remodeling
3) 22 0529 Plumbing Supports and Anchors
4) 22 0719 Plumbing Piping Insulation
5) 22 1000 Plumbing Piping
6) 22 1030 Plumbing Specialties
7) 22 4000 Plumbing Fixtures

d. Division 23 – Heating, Ventilating, and Air-Conditioning (HVAC)
1) 23 0500 Basic HVAC Requirements
2) 23 0505 HVAC Demolition for Remodeling
3) 23 0593 Testing, Adjusting, and Balancing
4) 23 0713 Ductwork Insulation
5) 23 3100 Ductwork
6) 23 3300 Ductwork Accessories
7) 23 3700 Air Inlets and Outlets

2. DIVISION 22 & DIVISION 23 DEMOLITION
a. Bid Package #2 is responsible for all plumbing and HVAC demolition shown on the Contract Documents and specified in Sections 22 05 05 and 23 05 05.
b. Include disconnection, removal, relocation, storage for reuse, extension, capping, temporary services, supports, hangers, and disposal of plumbing and HVAC work required to complete the Work.
c. Coordinate demolition sequence and required shutdowns with the Construction Manager and Owner. Maintain systems serving occupied areas until approved shutdown and changeover are complete.
d. Bid Package #2 is responsible for cutting and patching back penetrations to original finish as a result from its Work, as required by the electrical specifications.
1) This Bid Package shall include the removal and replacement of concrete required for pipe demolition.
2) This Bid Package shall include floor scans prior to any concrete cutting.

3. ALL DIVISION 22
a. Furnish and install all plumbing work indicated in the Contract Documents, including domestic water, sanitary waste and vent, storm piping, plumbing fixtures, plumbing specialties, valves, supports, insulation, testing, and connections required for complete and operational systems.
b. Coordinate plumbing rough-in locations, fixture locations, elevations, and final connections with architectural work, casework, toilet accessories, floor finishes, and other trades.
c. Maintain active plumbing systems serving occupied areas until approved shutdowns and changeovers are complete. Coordinate all shutdowns with the Owner and Construction Manager.
d. Include removal of water connections at fire-extinguisher cabinet locations identified for repurposing on the Architectural Demolition Drawings. Coordinate non-destructive removal with Bid Package #1, which will perform the cabinet modification and relabeling work.
e. Include all required cutting, scanning, coring, patching, supports, sleeves, and incidental work necessary for complete plumbing installation, as specified.

4. ALL DIVISION 23
a. Furnish and install all HVAC work indicated in the Contract Documents, including ductwork, ductwork accessories, air devices, insulation, supports, connections, testing, adjusting, balancing, and all work required for complete and operational systems.
b. Include demolition, disconnection, removal, relocation, extension, capping, temporary services, and disposal of existing HVAC work required for the new construction.
c. Maintain active HVAC systems serving occupied areas until approved shutdowns and changeovers are complete. Coordinate all shutdowns, sequencing, and temporary-service requirements with the Owner and Construction Manage.

d. Coordinate ductwork, air devices, thermostats, access requirements, and final installation with ceilings, lighting, fire alarm, sound masking, architectural partitions, and other trades.
e. Furnish and install FD-1 fire dampers at all duct penetrations through the new 1-hour fire partitions, as indicated on Sheet M211 and the Life Safety Damper Schedule on Sheet M400.
f. Include fire dampers, sleeves, breakaway connections, access doors, labels, supports, duct modifications, coordination, and all incidental work required for a complete code-compliant installation in accordance with Section 23 33 00.
g. Field verify final damper sizes based on completed installation drawings and coordinate damper locations with the new P01 fire partitions and other trades.
h. Include testing, adjusting, and balancing of affected systems and air devices after completion of the Work, including the Base Bid diffuser reuse work and any accepted Add Alternate 01 work.

C. **Bid Package #03 –** Electrical**:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Includes Specifications:
   a. Division 00 – Procurement and Contracting Requirements
   b. Division 01 – General Requirements
   c. Division 26 – Electrical
      1) 26 0500 Basic Electrical Requirements
      2) 26 0505 Electrical Demolition for Remodeling
      3) 26 0513 Wire and Cable
      4) 26 0526 Grounding and Bonding
      5) 26 0527 Supporting Devices
      6) 26 0533 Conduit and Boxes
      7) 26 0535 Surface Raceways
      8) 26 0553 Electrical Identifications
      9) 26 0933 Lighting Control Systems
      10) 26 2723 Indoor Service Poles
      11) 26 2726 Wiring Devices
      12) 26 5119 LED Lighting
   d. Division 27 – Communications
      1) 27 0500 Basic Communications Systems Requirements
      2) 27 0528 Interior Communication Pathways
      3) 27 5119 Sound Masking System
   e. Division 28 – Electronic Safety and Security
      1) 28 3100 Fire Alarm and Detection Systems
2. DIVISION 26, 27, & 28 DEMOLITION
   a. Bid Package #3 is responsible for all electrical and fire alarm demolition shown on the Contract Documents, including associated raceways, wiring, devices, equipment, supports, and disposal.
   b. Existing communications cabling, data outlets, security systems, access-control equipment, cameras, credential readers, electric strikes, and associated low-voltage work are excluded from this Bid Package and shall be performed by the Owner, unless specifically indicated otherwise.
   c. Coordinate electrical and fire alarm demolition sequencing, required shutdowns, and protection of Owner-installed systems with the Construction Manager and Owner.
   d. Bid Package #3 is responsible for cutting and patching back penetrations to original finish as a result from its Work, as required by the electrical specifications.
3. ALL DIVISION 26 – ELECTRICAL
   a. Furnish and install branch circuitry, feeders, conduit, wiring, boxes, devices, and connections required for a complete and operational electrical system.

b. Furnish and install new luminaires, lamps or LED components, emergency lighting, exit signage, lighting controls, occupancy sensors, dimming controls, and associated wiring and programming as indicated.
c. Provide electrical rough-in and final power connections for mechanical, plumbing, technology, communications, and other equipment where indicated or required by the Contract Documents.
d. Include all sleeves and penetrations required by Division 26 work, supports, seismic bracing where required, access panels, coordination, testing, labeling, and closeout documentation necessary for complete installation.
e. Coordinate shutdowns, removal, reconnection, and sequencing with the Owner, Construction Manager, and other Bid Package Contractors. Maintain active systems serving occupied areas until approved shutdown and changeover are complete.

4. ALL DIVISION 27 – COMMUNICATIONS
   a. Provide Division 27 pathways and rough-in expressly indicated for Bid Package #3, including conduits, sleeves, outlet boxes, plaster rings, pull strings, & cable supports.
   b. Except for the State-selected SEI scope described in Paragraph 1.09.C.5.d, horizontal cabling, outlets, terminations, network equipment, wireless access points, monitors, security cabling, and associated low-voltage equipment are Owner-furnished and Owner-installed and are excluded from this Bid Package.
   c. Provide line-voltage electrical power and other Division 26 work required to support Owner-installed communications and technology systems where indicated on the Contract Documents.
   d. Coordinate all rough-in and support work with the Owner before installation.
   e. The Owner-installed communications and low-voltage exclusions stated above do not apply to Add Alternate 02. If accepted, Bid Package #3 shall furnish and install the complete sound masking system in accordance with Section 27 51 19 and the Contract Documents.
5. ALL DIVISION 28 – ELECTRONIC SAFETY AND SECURITY
   a. Provide the fire alarm and detection system work indicated in Section 28 31 00 and on the Electrical Drawings, including demolition, modifications, devices, wiring, programming, testing, inspection, and certification.
   b. Except for the State-selected SEI scope described in Paragraph 1.09.C.5.d, security, access control, credential readers, cameras, electric strikes, and associated low-voltage equipment are Owner-furnished and Owner-installed and are excluded from this Bid Package.
   c. Provide electrical power, conduit, boxes, and fire alarm interfaces for Owner-installed security and access-control systems only where specifically indicated.
   d. State-Selected Security and Access Control Allowance:
      1) Include a stipulated cash allowance of $128,053.00 in the Base Bid for the State-selected security contractor, Security Equipment, Inc. (SEI), to furnish and install the access-control and video-surveillance scope described below. This allowance may be adjusted only by written Change Order.
      2) SEI shall furnish and install access control at thirty-one (31) doors, including seven (7) existing-door HID Signo smartcard readers and twenty-four (24) new-door HID Signo smartcard readers; request-to-exit devices; door contacts; electric strikes; Brivo head-end controllers and power supplies; backup batteries; associated wiring; and system programming.
      3) SEI shall furnish and install video-surveillance work including relocation of the existing NVR; UPS; Digital Watchdog spot-monitoring modules; Digital Watchdog Spectrum licenses for new and existing cameras; seven (7) 4MP fixed IR WDR dome IP cameras; seven (7) 6MP panoramic 360-degree cameras; and associated Cat6 plenum cabling, all in accordance with SEI's proposals dated September 8, 2026 and September 10, 2026.

4) Gates, new fobs/cards, owner-provided monitors and mounts, PoE switches, network connectivity, IP addresses, and the recurring Brivo hosting fee are excluded from this allowance unless specifically directed otherwise by the Owner.
5) Bid Package #3 shall carry this allowance but shall not self-perform, duplicate, or separately procure the SEI scope. Coordinate SEI's work with Bid Package #3 rough-in, power, conduit, boxes, fire alarm interfaces, access, sequencing, and final connections as required by the Contract Documents.

D. **Bid Package #04 –** General Contract Complete Project Scope: Trade Contractor shall include all work required for the complete Project, including all work assigned to Bid Packages #01, #02, and #03
1) Include all labor, materials, equipment, supervision, permits, temporary facilities, protection, coordination, testing, commissioning, closeout, warranties, and incidental work required for complete and operational architectural, plumbing, HVAC, electrical, communications, fire alarm, security-support, and technology-support systems.
2) Include all work specified in Divisions 00, 01, 02, 06, 08, 09, 10, 22, 23, 26, 27, and 28, as applicable to the Contract Documents.
3) Assume full responsibility for coordination and sequencing of all work otherwise assigned to Bid Packages #01, #02, and #03, including coordination with Owner-furnished, Owner-installed, and State-selected SEI work.
4) Include the stipulated $128,053.00 SEI allowance in the Base Bid in accordance with Paragraph 1.09.C.5.d. Do not self-perform, duplicate, or separately procure the SEI scope.
5) Owner-furnished and Owner-installed work remains excluded from this Bid Package, except for required coordination, electrical rough-in, power, conduit, boxes, fire alarm interfaces, access, sequencing, and final connections assigned by the Contract Documents.
6) Price Add Alternate #01 and Add Alternate #02 separately as additive alternates. Alternates are not included in the Base Bid unless accepted by the Owner.
7) If Bid Package #04 is awarded, the Contractor shall be responsible for the complete Project scope, and separate Bid Package #01, #02, and #03 awards will not be made.

E. **Unit Price #01** – Unforeseen Existing Floor Preparation: Trade Contractor shall include all of the following, but not limited to, as part of the Contract:
1) Bid Package #1 – General Construction, or Bid Package #4 – General Contract Complete Project Scope, as applicable, shall provide an additive unit price per square foot for unforeseen preparation of existing concrete slab surfaces anywhere within the Project.
2) Unit price shall include all labor, materials, equipment, surface preparation, cleaning, grinding, patching, leveling, compatible primers and floor-preparation materials, protection, disposal, delivery, installation, insurance, overhead, and profit necessary to prepare the existing slab to receive the specified new flooring.
3) This unit price shall apply only to actual measured areas of unforeseen floor preparation encountered after demolition or removal of existing finishes, raised-floor components, equipment, or other concealed conditions.
4) This unit price is not an allowance and is not included in the Base Bid. Work under this unit price shall be performed only upon written authorization by the Owner through a Change Order.

5) Floor preparation that is visible or reasonably inferable prior to bidding shall be included in the Base Bid in accordance with the Contract Documents.
6) Owner reserves the right to reject Contractor's measurements of work in place that involves use of the established unit price and to have this work measured, at the Owner's expense, by an independent party acceptable to the Contractor.

F. **Add Alternate #01** – Replacement of Existing HVAC Diffusers & Flex Ductwork: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Bid Package #2 – Mechanical shall provide the additive cost to remove and replace the existing air diffusers and associated flex ductwork identified as Alternate Bid Work on Drawings M111 and M211.
2. Include removal and lawful disposal of existing diffusers and flex ductwork; preparation of existing ductwork for new connections; new diffusers, flex ductwork, fittings, supports, insulation, accessories, connections, and all incidental work required for a complete installation.
3. Include testing, adjusting, and balancing of affected air devices and systems to achieve the airflow values indicated on the Drawings.
4. Work identified as Base Bid on Drawings M111 and M211, including removal, storage, reuse, reinstallation, and rebalancing of existing diffusers where indicated, remains in the Base Bid and shall not be included in this Alternate.
5. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
6. Execute accepted alternates under the same conditions as other work of the Contract.

G. **Add Alternate #02** – Sound Masking System: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Bid Package #3 – Electrical shall provide the additive cost to furnish, install, test, commission, program, and place into operation a complete sound masking system in accordance with Section 27 51 19 and Drawings T200, T201, T300, and T400.
2. Include all speakers, head-end equipment, controls, racks or backboards, power supplies, cabling, pathways, outlet boxes, conduit, supports, grounding and bonding, line-voltage power, required fire alarm interface/shunt, programming, testing, training, closeout documentation, and incidental materials and labor required for a complete, operational system.
3. Coordinate locations and installation with ceiling, mechanical, electrical, fire alarm, and architectural work.
4. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
5. Execute accepted alternates under the same conditions as other work of the Contract.

H. **Owner-Furnished & Owner-Installed Work:** The 5th District Department of Corrections alongside the State of Iowa Department of Administrative Services (DAS) will perform the following work items:
1. Except for the State-selected SEI scope carried as a Bid Package #3 allowance under Paragraph 1.09.C.5.d, the Owner will furnish and install all horizontal communications cabling, data outlets and terminations, network switches, wireless access points, monitors, security systems, access-control equipment, credential readers, cameras, electric strikes, and associated low-voltage cabling.
2. The SEI access-control and video-surveillance scope described in Paragraph 1.09.C.5.d shall be included in Bid Package #3 as a stipulated allowance and is not otherwise excluded from the Bid Package #3 Base Bid. All other Owner-furnished and Owner-installed work remains excluded from Bid Package #3 except for electrical work specifically indicated or assigned in the Contract Documents.
3. Bid Package #3 shall coordinate locations, installation sequencing, access requirements, and final connections affecting Owner-installed work and the State-selected SEI work. Do

not include costs for furnishing, installing, programming, testing, or warranting Owner-installed low-voltage, security, access-control, camera, data, or network equipment, except for the stipulated SEI allowance identified in Paragraph 1.09.C.5.d.

4. Owner-furnished and Owner-installed work does not include the sound masking system included under Add Alternate 02.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

EXHIBIT C

SECTION 00 4116

BID FORM

The Bid Form must be submitted online through the State's IMPACS Electronic Procurement System.

RFB #948100-01

BID FORM for CONSTRUCTION CONTRACT
for
Department of Corrections – 5th District
150 Des Moines Street, Des Moines, Iowa
Project 9481.00

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 20, 2026 and Addenda issued and acknowledged below as received and being familiar with all the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, equipment and supplies to perform all work to construct the project in strict accordance with the proposed Contract Documents, within the time and at the prices stated below. Prices are to cover all expenses incurred in performing the work required under the proposed Contract Documents, of which this bid is a part.

Bidder acknowledges receipt of the following Addenda which are a part of the Bidding Documents and for which any effect on cost of the Work is included in the bid amounts indicated:

Number _____ _____ _____ _____ _____

Dated _____ _____ _____ _____ _____

Note that the State of Iowa is exempt from State and Local sales and use taxes (including local option and school option) for this project. Taxes on construction materials should 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 Bid Package #1 General Construction work, including architectural demolition, rough carpentry, casework, doors and hardware, finishes, and specialties, as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

BP 02

Description: Mechanical

Bidder proposes and agrees to perform all Bid Package #2 Mechanical work, including plumbing and HVAC demolition, plumbing, ductwork, air devices, fire dampers, testing, adjusting, and balancing, as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

BP 03

Description: Electrical

Bidder proposes and agrees to perform all Bid Package #3 Electrical work, including electrical and fire alarm demolition and installation, power, lighting, controls, communications pathways and rough-in, required support for Owner-installed systems, and the stipulated SEI allowance, as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

BP 04

Description: General Contract Complete Project Scope

Bidder proposes and agrees to perform all Bid Package #4 General Contract Complete Project Scope work, including the complete scope otherwise assigned to Bid Packages #1, #2, and #3, as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

ALTERNATES:

ADD ALT 01

Description: Replacement of Existing HVAC Diffusers & Flex Ductwork

Add Alternate 1 is an **additive alternate**, priced separately and not included in the Base Bid. Bidder proposes and agrees to provide Add Alternate #1 for replacement of the existing air diffusers and associated flex ductwork identified as Alternate Bid work on Drawings M111 and M211, including removal, new connections, and testing, adjusting, and balancing for the sum of:

_____

_____ Dollars

($_____).

ADD ALT 02

Description: Sound Masking System

Add Alternate 2 is an **additive alternate**, priced separately and not included in the Base Bid. Bidder proposes and agrees to provide Add Alternate #2 for a complete, operational sound masking system, including equipment, cabling, power, installation, programming, testing, training, and coordination, as described in the Construction Document for the sum of:

_____

_____ Dollars

($_____).

UNIT PRICES:

UNIT 01

Description: Unforeseen Existing Floor Preparation

Bidder proposes and agrees to provide an additive unit price per square foot for unforeseen preparation of existing concrete slab surfaces anywhere within the Project, encountered after demolition or removal of existing finishes, raised-floor components, equipment, or other concealed conditions.

_____

_____ Dollars

($_____).

Bidder hereby certifies that:

1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm or corporation;
2. Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain any advantage over any other bidder or over the Owner.
3. Bidder hereby certifies that the Bidder is registered with the Iowa Labor Commissioner as a Contractor as required by Chapter 91C, Code of Iowa.
4. Bidder agrees to comply with all Federal and State Affirmative Action/Equal Employment Opportunity requirements concerning fair employment and will not discriminate between or among them by reason of race, color, religion, sex, national origin or physical handicap.
5. All construction under this Contract shall conform to the requirements of the *Iowa State Building Code*.
6. Bidder agrees that this bid shall remain valid and shall not be withdrawn for a period of thirty (30) calendar days after the date for receipt of bids.
7. Bidder agrees that if written notice of acceptance of this bid is mailed, emailed, or delivered to the undersigned within thirty (30) days after the date in which bids are due, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement, prepared in accord with the Bidding Documents and this bid as accepted; and will also provide proof of insurance coverage and required surety bonds.
8. Bidder understands that the Owner reserves the right to reject any and all bids, and to waive irregularities or informalities and enter into a contract for the work, as the Owner deems to be in the best interest of the State.
9. Bidder understands that the Owner reserves the right to accept any, or no, Alternate Bid, if requested, and that the Alternate Bids may be considered in any order or combination, and the low Bidder shall be determined on the basis of the sum of the base bid and any Alternate(s) accepted.

Subcontractors:
The Trade Contractor must identify all Subcontractors and Suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

Enforcement of Reciprocal Resident Bidder Preference, per Iowa Code 73A.21.

All bidders shall either check the box next to “Resident Bidder” or check the box next to “Nonresident Bidder” and by doing so and signing thereafter certifies and attests to the same. All information requested must be provided. Seek out the advice of an attorney if you have questions.

“Resident Bidder” means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder’s state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

☐ Resident Bidder

Name of Resident Bidder: _____

By: _____
Authorized Agent and Signatory of Resident Bidder

OR:

☐ Nonresident Bidder

Name of Nonresident Bidder: _____

Name of State or Foreign Country of Nonresident Bidder: _____

Particularly identify and describe any preference, labor preference, or any other type of preferential treatment, in effect in the nonresident bidder's state or foreign country at the time of this bid:
_____
_____
_____

NOTICE: Nonresident Bidders domiciled in a state or country with a resident labor force preference shall make and keep, for a period of not less than three years, accurate records of all workers employed on the public improvement. The records shall include each worker's name, address, telephone number when available, social security number, trade classification, and the starting ending time of employment.

By: _____
Authorized Agent and Signatory of Nonresident Bidder

REQUIRED: Bid Form shall be signed by an officer of the company with authority to bind in a contract. Notice of acceptance of this bid, or request for additional information by the Department of Administrative Services, may be addressed to the undersigned at the address set forth below:

Legal Name of Firm: _____

Date: _____

Signature of Bidder: _____

Title: _____

Typed Name of Signatory: _____

Email: _____

Business Address:
_____
_____
_____

Telephone Number: _____ Fax Number: _____

Federal Tax Identification Number: _____

Iowa Contractor Registration Number: _____

Bidder Safety Manager Name:_____

For an out-of-state Bidder, Bidder certifies that the Resident Preference given by the State or Foreign Country of Bidder's residence, _____, is _____ %.

END OF SECTION