

RFB948100-01 ADDENDUM #01

DATE: October 2, 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.

1. QUESTIONS/CLARIFICATIONS

- a. The following bid package language has been updated in Specification Section 01 1200 – Contract Summary. Please see Exhibit A below.

END OF ADDENDUM 01

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 Manager.

- 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. **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.
- E. **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.
- F. **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