

ADDENDUM NUMBER 02

Date: June 25, 2019

Project Name: SHB – Interior Renovations, Roof &
Storm Piping Replacement

Project Number: 17.107

Project Location: 600 E Locust, St. Des Moines, IA

From: Neumann Monson Inc.
418 6th Avenue, Suite 209
Des Moines, Iowa 50309
Phone: 515.339.7800

To: All Plan Holders

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated June 7, 2019 as noted below.

Acknowledge receipt of this Addendum by placing the number 02 in the appropriate blank provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of 2 pages and the following attachments:

Document	No. of Pages or sheet size
01 1200.01 – BidPackage #1 - General	8.5x11 (4 pages)
01 1200.02 – Bid Package #2 - Roofing	8.5x11 (2 pages)
01 1200.03 – Bid Package #3 - Mechanical	8.5x11 (2 pages)

CHANGES TO PRIOR ADDENDA:

ITEM 2-1 Addendum 01 issued June 19, 2019, Item 1-6

SECTION 01 1200.01 – BID PACKAGE #01 – GENERAL

A. Insert the attached section in its entirety. Modifications are as follows:

- Finish the unfinished sentence of Line 6 to include "... damaged by this Bid Package during construction." It is the intent of this revision for the General Bid Package to understand that if they damage any concrete during their work, the replacement will be done at their expense.
- Lines 8, 9, and 10 have been removed - no structural steel on project (spec section was removed previously).
- Line 33 typo. Revised included to include. P2 breakout description was updated to include Line 33 (previously 36).

ITEM 2-2 Addendum 01 issued June 19, 2019, Item 1-7

SECTION 01 1200.02 – BID PACKAGE #02 – ROOFING

A. Insert the attached section in its entirety. Modifications are as follows:

- Removed Line 4 to remove and dispose of existing ballast.

- Line 16 - Paver Ballast breakout typo. Removed "Rock" from Paver Rock Ballast, so that the description now reads as Paver Ballast.

ITEM 2-3 Addendum 01 issued June 19, 2019, Item 1-8

SECTION 01 1200.03 – BID PACKAGE #03 – MECHANICAL

A. Insert the attached section in its entirety. Modifications are as follows:

- Line 16 - revise "into" to "from". It is the intent of this note to clarify that the Mechanical Bid Package to include temporary protection of ductwork to prevent construction dust and debris from entering non-construction areas in the building. Filters are noted in Line 19.
- Line 17 - add "demolish". It is the intent of this note that the Mechanical Bid Package include demolition of their temporary protection in the scope of work.

CHANGES TO TECHNICAL SPECIFICATIONS:

ITEM 2-4 SECTION 09 6816 – Carpeting

Refer to 2.01.A.1

Change to read as follows to match drawings:

1. Basis of Design: Space Worx by Shaw Contract:
 - a. Style: Basic
 - b. Number: 5T121
 - c. Construction: Multilevel pattern loop
 - d. Tile Size: 24x24
 - e. Color: Raven

CLARIFICATIONS:

ITEM 2-5 Contractor Question: Preliminary schedule shows work scheduled for the east staff offices including electrical. However, Bid package 4 budget breakout "P2" and "Finishes" do NOT break out electrical work for East offices.

Answer/Clarification: The east office ceiling work, including electrical demolition and install, is to be included in Base Bid. The three budget descriptions are: Base Bid (P1), P2 (as described in clarifications), Finishes (as described in clarifications).

CHANGES TO DRAWINGS: None

END OF ADDENDUM NO. 02

SECTION 01 1200.01

BID PACKAGE #01 – GENERAL CONSTRUCTION

Specifications Included In this Bid Package

- Division 00 – Procurement and Contracting Requirements **Complete**
- Division 01 – General Requirements **Complete**
- Division 02 – Existing Conditions **Complete (Excludes MEP & Roofing Demolition)**
- Division 03 – Concrete **Complete**
- Division 04 – Masonry **Complete**
- Division 06 – Wood, Plastics, and Composites **Complete**
- Division 07 - Thermal and Moisture Protection
 - 07 2700 – Air Barrier Membrane **Complete**
 - 07 5050 - Modular Extensive Vegetated Roof Components **Complete**
 - 07 8100 – Applied Fireproofing **Complete**
 - 07 8400 – Firestopping **As Described Below**
 - 07 9200 – Joint Sealants **As Described Below**
- Division 08 – Openings **Complete**
- Division 09 – Finishes **Complete**
- Division 21 – Fire Suppression **Complete**

SCHEDULE

See provided preliminary schedule. Prime Contractors to develop mutually agreed schedule prior to commencement of construction.

SCOPE OF WORK

Furnish and install temporary construction, demolition, concrete, masonry, steel, rough carpentry, thermal and moisture protection, **vegetated roof components**, glass and glazing, curtain wall, doors, frames, and hardware, finishes, and fire suppression in accordance with contract documents and below inclusions.

Inclusions

1. Demolition as noted in the demolition drawings, except for demolition related to mechanical, plumbing, electrical, and roofing systems.
2. Demolition required to install new steel.
3. Demolition of roof membrane, roof insulation and roof flashings related to the planters is by the Roofing Bid Package Contractor. Demolition of planter roof drains is by the Mechanical Prime Contractor. All other demolition, including soils, related to the planters is by the General Bid Package.
4. Planter work by General Construction Bid Package to include geofoam install and any associated masonry work. Mechanical Bid Package to install or cap drains as indicated on contract documents. Roofing contractor to include all roofing work, including termination at existing areas.
5. Provide necessary bracing, shoring and other temporary methods required for demolition activities.
6. Furnish and install cast-in-place concrete complete. Includes interior and exterior concrete as indicated in the construction documents or as **damaged by this Bid Package during construction**.
7. Furnish and install masonry and granite complete, including cleaning and salvage of existing granite as indicated on the contract documents. Contractor responsible

- for relocation of granite not used at the end of the project to Owner storage at lower level of building.
8. Furnish and install all wood blocking, including wood blocking required for other Bid Package Contractors scope.
 9. Furnish and install air barrier and vapor barrier complete.
 10. Furnish and install all caulking and sealants at all locations integral with or abutting the finished work of this bid package. Caulking shall be installed as required for water tightness and installed with attention to aesthetics. Include exterior and interior caulking/sealants.
 11. Mechanical and electrical bid packages to provide firestopping for their own penetrations in fire-rated walls/floors. All other firestopping furnished and installed by the General Construction Bid Package Contractor.
 12. Furnish and install gypsum board assemblies complete.
 13. Furnish and install acoustical ceilings complete.
 14. Furnish and install carpet flooring and vinyl base complete.
 15. Furnish and install interior and exterior paint complete.
 16. Furnish and install fire suppression system complete. General Bid Package to also include demolition of fire suppression system as indicated on the contract documents.
 17. Provide final cleaning for all construction areas and areas directly adjacent to work indicated on construction documents, including but not limited to, exterior and interior glass and glazing, curtainwall system, and temporarily protected areas.
 18. Furnish, install, and maintain interior temporary protection per contract documents. Includes, but is not limited to, plastic sheeting, walls, doors, door hardware, insulation, drywall finish and painting of temporary walls, caulking (ceiling/floor/walls) and selective demolition as required for installation. Mechanical Bid Package to furnish, install, and maintain their own temporary protection as needed to remove storms drains and piping.
 19. Furnish and install temporary doors and hardware as indicated in the construction documents at the Lower Level. Doors to have storeroom function lock (cylinders by Owner) and are to have panic hardware to provide free egress into the "construction-side" of the corridor.
 20. Furnish, install and maintain weather-tight and insulated exterior temporary walls including, but not limited to, north skylights and SE skylight areas.
 21. Seal off and protect all work completed at the end of the workday.
 22. Patch all adjacent finishes to match existing or new conditions after removal of temporary protection, including walls, flooring, and ceilings. Mechanical Bid Package to limit disturbance of existing conditions to the best of their abilities and will be responsible for patching of their temporary protection.
 23. General Bid Package to include snow removal as it is related to the General Bid Package's scope of work for access, etc. Any roofing snow removal to be by other Bid Packages as it relates to their scope of work.
 24. Provide temporary fire extinguishers and cabinets as required by OSHA.
 25. Provide all door hardware material and prep work related to wood and hollow metal doors. Security/electronic hardware install by General Bid Package. Provide coordination with Electrical Bid Package.
 26. Sprinkler calculations/volumes are to be submitted to the State Fire Marshal ILO City of Des Moines.
 27. Furnish and install complete curtain wall systems including, but not limited to, aluminum framing members, glazing, aluminum clip angles, sills, trims, gaskets, flashings, doors and hardware.
 28. Contractor acknowledges that quench marks on glass are an inherent characteristic of all heat-treated glass (reference ASTM C1048 – Article 7.4). Contractor to develop process for quality assurance/quality control in

- conjunction with the Architect and the specified/selected manufacturer prior to manufacturing of glass.
29. Manufacturer shop drawings shall be provided. Structural analysis/calculations including surrounding conditions, thermal analysis, and air/vapor barrier interface shall be included with shop drawing submittals.
 30. Provide and pay for field testing as called for in the specifications and drawings.
 31. Furnish and install all items required to be embedded into adjoining system well in advance of the main installation activities.
 32. Provide all temporary bracing and shoring necessary to install work in this bid package.
 33. General Construction Bid Package to provide scaffolding and/or lifts for all Bid Packages to access and complete work at four (4) north skylights. This includes, but is not limited to, coverage of additional insurance requirements and coordinating schedule agreements of when scaffolding and/or lifts will be available.
 34. Bidder understands that this project requires a breakout of pricing for State of Iowa budget purposes and will provide a breakout of their pricing for the following work as indicated on the Bid Form:
 - “P2” Breakout to include:
 - i. North Skylight work, including removal of skylight, wall and curb to match existing structural deck elevation, metal framing, gypsum board, and finish work as indicated in the construction documents. General Bid Package to also include scaffold and/or lift costs as outlined in line **33** in above inclusions.
 - ii. SE Skylight work adjacent to Library, including removal of skylight, wall and curb to match existing structural deck elevation, bulkhead removal, slab on grade removal and disposal, planter work, curtain wall work, new soffit work and associated finish, and associated masonry work including stone cleaning as indicated in the construction documents.
 - iii. Includes equipment, overhead, fee, and general conditions required to complete work.
 - “Finishes” Breakout to include:
 - iv. Demolition of all carpet, vinyl wall base, and salvaging/removal of wood wall base in rooms 120, 120A, 120B, 209, 224, 225, and 227.
 - v. Installation of all carpet, resilient base, and reinstallation of wood wall base in rooms 120, 120A, 120B, 209, 224, 225, and 227.
 - vi. All painting in rooms 120, 120A, 120B, and 227.
 - vii. All painting in room 209, excluding 4 sections of ceiling south of gridline E.
 - viii. All ceiling finishes work in room 209, including demolition and install of new, excluding 4 sections of ceiling south of gridline E.
 - ix. All wall finish work in room 209, including demolition and removal of wallcoverings and signage, skim coating, and install of new.
 - x. Demolition and replacement of door 209, including hardware.
 - xi. Includes equipment, overhead, fee, and general conditions required to complete work.

BID PACKAGE UNIT PRICES

The following unit prices shall be used to determine the cost of added or deleted work. Unit prices include the complete provision, fabrication, and installation for each item listed based

solely on work in place, including all necessary appurtenances and connections required to complete the work in place, sales tax, insurance, and superintendence. Unit pricing to be provided on project bid form.

- n/a

ALTERNATES

See Specification Section 01 2300 Alternates for list of alternates. All Bidders must respond to each alternate on the Bid Form.

SECTION 01 1200.02

BID PACKAGE #02 – ROOFING

Specifications Included In this Bid Package

- Division 00 – Procurement and Contracting Requirements **Complete**
- Division 01 – General Requirements **Complete**
- Division 02 – Existing Conditions **As Described Below**
- Division 07 - Thermal and Moisture Protection
 - 07 5300 – Elastomeric Membrane Roofing **Complete**
 - 07 6200 – Sheet Metal Flashing and Trim **Complete**
 - 07 9200 – Joint Sealants **As Described Below**

SCHEDULE

See provided preliminary schedule. Prime Contractors to develop mutually agreed schedule prior to commencement of construction.

SCOPE OF WORK

Furnish and install roofing in accordance with contract documents and below inclusions.

Inclusions

1. Furnish and install complete roofing systems including associated flashings and trims.
2. Demolition of roofing components and accessories per the contract documents.
3. Demolition of roof membrane, roof insulation and roof flashings related to the planters is by the Roofing Prime Contractor. Demolition of planter roof drains is by the Mechanical Prime Contractor. All other demolition related to the planters is by the General Construction Prime Contractor.
4. Remove, salvage and reinstall existing pavers, where noted in the contract documents, as required to replace roofing systems.
5. Furnish and install all caulking and sealants at all locations integral with or abutting the finished work of this bid package. Caulking shall be installed as required for water tightness, installed with attention to aesthetics. Include exterior and interior caulking/sealants.
6. Subcontractor shall provide all caulking and sealants required for the performance of the roof system and as recommended by the roof manufacturer.
7. Provide and pay for field testing as called for in the specifications and drawings.
8. Furnish and install all items required to be embedded into adjoining system well in advance of the main installation activities.
9. Prime Contractor understands that their scope of work on the Level 3 terrace roof and Grand Terrace roof need to be complete in time for the 2020 Caucuses event hosted onsite. This may include disruption of construction work during the approximate time frame of January 27, 2019 through February 4, 2020.
10. Seal off and protect all work completed at the end of the workday.
11. Coordination of all roof scuttles, roof hatches, curbs, scuppers, projections and any flashing and sealing caused by those conditions as necessary to provide water tight construction.
12. Remove, salvage, and reinstall walking pads, where noted in the contract documents, as required to replace roofing systems.
13. Bid Package includes all particular details and items required by the manufacturer not shown on the Contract Documents.

14. Follow all manufacturer's recommendations regarding the prevention of oil canning of flashings.
15. The two stairwell fans at recessed roof pockets are assumed to be on curbs. Roofing Bid Package is responsible to include rooftop unit disconnects, removal, hoisting, etc. in their bid if deemed necessary by Roofing Bid Package to complete their scope of work.
16. Bidder understands that this project requires a breakout of pricing for State of Iowa budget purposes and will provide a breakout of their pricing for the following work as indicated on the Bid Form:

"River Rock Ballast" Breakout to include:

- i. All River Rock Ballast work including demolition, installation, equipment, overhead, fee, and general conditions required to complete work.

"Paver Ballast" Breakout to include:

- ii. All Paver Ballast work including demolition, installation, equipment, overhead, fee, and general conditions required to complete work.

BID PACKAGE UNIT PRICES

The following unit prices shall be used to determine the cost of added or deleted work. Unit prices include the complete provision, fabrication, and installation for each item listed based solely on work in place, including all necessary appurtenances and connections required to complete the work in place, sales tax, insurance, and superintendence. Unit pricing to be provided on project bid form.

- Sheet metal parapet cap - \$/LF
- EPDM Roof System Patching - \$/SF

ALTERNATES

See Specification Section 01 2300 Alternates for list of alternates. All Bidders must respond to each alternate on the Bid Form.

SECTION 01 1200.03

BID PACKAGE #03 – MECHANICAL

Specifications Included In this Bid Package

- Division 00 – Procurement and Contracting Requirements **Complete**
- Division 01 – General Requirements **Complete**
- Division 02 – Existing Conditions **As Described Below**
- Division 07 - Thermal and Moisture Protection
 - 07 8400 - Firestopping **As Described Below**
 - 07 9200 – Joint Sealants **As Described Below**
- Division 22 – Plumbing **Complete**
- Division 23 – Heating, Ventilating, and Air-Conditioning (HVAC) **Complete**

SCHEDULE

See provided preliminary schedule. Prime Contractors to develop mutually agreed schedule prior to commencement of construction.

SCOPE OF WORK

Furnish and install plumbing and HVAC systems, in accordance with contract documents and below inclusions.

Inclusions

1. Furnish and install plumbing and HVAC systems complete.
2. Demolition of plumbing and HVAC components per the contract documents. Excludes fire suppression demolition.
3. Demolition of roof membrane, roof insulation and roof flashings related to the planters is by the Roofing Bid Package. Demolition of planter roof drains is by the Mechanical Bid Package. All other demolition related to the planters is by the General Bid Package.
4. Furnish and install all caulking and sealants at all locations integral with or abutting the finished work of this bid package. Caulking shall be installed as required for water tightness, installed with attention to aesthetics. Include exterior and interior caulking/sealants.
5. Bid Package Contractor is responsible for installing all required firestopping for their own penetrations in fire-rated walls/floors.
6. Provide and pay for field testing as called for in the specifications and drawings.
7. Furnish and install all items required to be embedded into adjoining system well in advance of the main installation activities.
8. Mechanical penetrations are not anticipated for this scope of work, but if required, Mechanical Bid Package contractor to provide. Mechanical Bid Package contractor to coordinate all roof penetrations and specific installation requirements with the Roofing Bid Package contractor.
9. The two stairwell fans at recessed roof pockets are assumed to be on curbs. Roofing Bid Package is responsible to include rooftop unit disconnects, removal, hoisting, etc. in their bid if deemed necessary by Roofing Bid Package to complete their scope of work. This bid package has excluded any work to remove or disconnect the stairwell fan units.
10. Provide labeling of all duct, pipes, valves and equipment per plans and specifications
11. Furnish all starters and disconnects for equipment provided in this Bid Package, except when specified to be furnished by another contractor.

12. Provide independent testing and balancing services in accordance with the contract documents.
13. Provide all final connections to site utilities five (5) feet outside the building.
14. Provide the start-up of all mechanical systems including testing, adjusting and balancing as required for modified areas.
15. Provide all permits, testing and fees required for its scope of work in accordance with state code, local codes and Contract Documents.
16. Provide temporary protection of grilles/louvers/vents feeding **from** construction zones. Remove temporary protection at end of project. Coordinate with CM and General Bid Package prior to completing work.
17. Mechanical Bid Package to furnish, install, maintain, and **demolish** their own temporary protection as needed to safely remove storm drains and piping while protecting surrounding exhibits and finishes. Mechanical Bid Package to limit disturbance of existing conditions while installing and removing their temporary protection to the best of their abilities and will be responsible for matching adjacent finishes disturbed and/or damaged from their temporary protection.
18. Mechanical Bid Package is to coordinate all scaffolding, lifts, temp protection, and finish work as applicable within their areas of work, i.e. within their temporary protection barrier and directly adjacent areas.
19. Mechanical Bid Package to provide filters for existing building HVAC units that are in or directly adjacent to construction areas.

BID PACKAGE UNIT PRICES

The following unit prices shall be used to determine the cost of added or deleted work. Unit prices include the complete provision, fabrication, and installation for each item listed based solely on work in place, including all necessary appurtenances and connections required to complete the work in place, sales tax, insurance, and superintendence. Unit pricing to be provided on project bid form.

- 10" Storm Sewer Replacement - \$/lf
- 8" Storm Sewer Replacement - \$/lf
- 6" Storm Sewer Replacement - \$/lf
- 3"-4" Storm Sewer Replacement - \$/lf
- 10"-15" Pipe Insulation - \$/lf
- 3"-8" Pipe Insulation - \$/lf

ALTERNATES

See Specification Section 01 2300 Alternates for list of alternates. All Bidders must respond to each alternate on the Bid Form.