

Addendum 2 for RFB 943500-01

Project Name: DNR HCR Hotel Roof Replacement
RFB#943500-01
DAS Project #: 9453.00
Date: 4/18/2025

Bids Due: Thursday May 1st, no later than 2:00pm

Addendum #02: Meeting Minutes, Procurement Questions & Document Changes

- 1. Questions Due Date.**
 - a. The question period has been extended and will be **open until April 24th by 2:00pm.**
- 2. Meeting Minutes & Sign In Sheet**
 - a. See attached for Pre-Bid Meeting Agenda and sign in sheet from 4/9/2025.
- 3. Procurement Questions & Responses**
 - a. Attached are the questions received from construction.procurement@iowa.gov along with the responses.
- 4. Farnsworth Documents Changes (Drawings & Specifications)**
 - a. Attached are the updated drawing sheets and spec sections that have been modified or changed.

Drawings:

SHEET A2.2 – ROOF PLAN – AREAS B2 AND C1

1. CHANGE ridge detail callout to 8/A7.2 at Area C1.
2. ADD ridge vents on small dormer roofs as part of Alternate No. 1.

SHEET A2.3 – ROOF PLAN – AREAS A AND B1

1. CHANGE ridge detail callout to 8/A7.2 at Area A.
2. ADD ridge vents on small dormer roofs as part of Alternate No. 1.

SHEET A2.4 – ROOF PLAN – AREA C2

1. ADD notes referencing existing lightning protection.

SHEET A7.2 – ROOF DETAILS

1. Detail 1: REVISE vertical extents of new membrane roof.
2. Detail 2: CLARIFY existing roof ventilated nailbase insulation system as shown in existing drawings.
3. Detail 4: REVISE vertical extents of new membrane roof.
4. Detail 6: CLARIFY existing roof system. ADD coverboard and plywood to infill scope.
5. Detail 7: CLARIFY existing roof ventilation as shown in existing drawings.
6. Detail 8: ADD existing ridge roof ventilation detail as shown in existing drawings.

Specifications:

SECTION 07 3113 – ASPHALT SHINGLES

1. ADD the following sentences to Article 2.02.A.8: “Basis of Design: Owens Corning – Driftwood. Intent is to match cabins located on the same property.”

SECTION 07 4646 – FIBER-CEMENT SIDING (Add entire section)

1. ADD entire section.

SECTION 07 7200 – ROOF ACCESSORIES

1. ADD the following product to Article 2.01.A.6: “Lomanco Vents; Deck-Air Exhaust Vent”
2. ADD the following product to Article 2.01.C.6: “Lomanco Vents; Deck-Air Shingle Over Intake Vent”

SECTION 23 7433 – Dedicated Outside Air Units, Paragraph 2.01 Manufacturers

1. ADD the following: “E. NexGen”
2. ADD the following: “F. Addison”
3. ADD the following “G. Rupp”

END OF ADDENDUM

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	Apr 9, 2025	Meeting Time	10:00 am - 11:30 am Central Time (US & Canada)
Meeting Location	Honey Creek Lodge		
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments	SGSEPRN2625041009070.pdf , RFB 943500-01 Project Manual Final 4.3.2025 - Updated.pdf , 2025.03.27 DAS_9435.00_HCR_Lodge Roof Replacement_100_CD Dwgs.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Nancy Bennett	Achieva Enterprises LLC DBA Honey Creek Resort by Achieva Enterprises LLC	P: (641) 724-1450	nancyb@hcriowa.net	Present
Sarah Huston	Farnsworth Group	P: (515) 225-3469	shuston@f-w.com	Present
Ted Chumbley	McGough Construction	P: (515) 639-3853	ted.chumbley@mcgough.com	Present
Noah Thelen	McGough Construction	P: (515) 639-3853	noah.thelen@mcgough.com	Present
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: (515) 725-0454	jennifer.kleene@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendees				
		Official Documented Meeting Minutes See attached sign in sheet for attendees.				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		Description Removal and replacement of the asphalt shingle roof and selective EPDM Roofing as well as removal and replacement of an RTU serving the kitchen at Honey Creek Resort, Moravia, Iowa. • Base bid				

- Bid Package #01 - Asphalt Roofing
 - Includes the Event Center, Main Lobby, Canopy and Water Park.
- Bid Package #02 - AHU Replacement
 - DAS is no longer procuring AHU unit, this will be on the bidder to include. Addendum to follow.
- Bid Package #03 - EPDM Roofing
 - Section of the Event Center around the AHU, adjusting drainage issues and re-sized equipment.
- Alternates
 - Alternate #01 - Add Hotel Asphalt Roof Replacement
 - Include Hotel Main Resort Roof (Area B1 and B2)
 - Alternate #02 - Add Prefinished Gutter and Downspout
 - Added gutters to the hotel main roof (Area B1 and B2)
 - Alternate #03 - Deduct Multiple Bid Package #02 and #03
 - Deduct to pick up EPDM and AHU Replacement packages
 - Alternate #04 - Deduct Multiple Bid Packages #01 and #03
 - Deduct to pick up multiple roofing packages
- Unit prices
 - Unit #01 - Sheathing Replacement Add & Deduct
 - Include in addition to the 5% Allowance per base bid cost to replace 1-4x8 sheet of FRT Roof Plywood repair.
 - Provide an Add & Deduct

Official Documented Meeting Minutes

Reviewed scope of work and discussed bid package options, alternates and unit prices with bidders.

It was explained that the AHU unit in Bid Package #2 was changed and will be noted in addendum to be procured and installed by contractor.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • Contract(s) Issued: April 22nd - April 28th, 2025 • Submittals: May 2025 - July 2025 • Construction: September 3rd, 2025 (Following Labor Day) • Closeout: November 2025 -December 2025 <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>AHU replacement should start in mid-October</p> <p>State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day</p>						

Official Documented Meeting Minutes

Schedule was reviewed.

It was noted that the facility was requesting to wait until Labor Day to start work due to the busy season at the Resort. It could be a possibility or consideration if work was to take place prior to memorial day but this would need to be submitted during the question period to review.

The AHU replacement will not be able to take place until October due to the kitchen hours and required downtime to replace the unit. Nancy (HCR) will work with the contractor to coordinate the shut down anticipated in October.

If bidding schedule is too short, bidders could submit request to lengthen time to Procurement during the questioning period.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description <ul style="list-style-type: none"> Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place. Contractors shall provide daily logs for each day they are on site. Construction progress meeting will be established once construction starts. It is of the utmost importance to show respect and courtesy to all staff at all times. Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area. No smoking, vaping or smokeless tobacco use onsite. Tool Storage and Job Boxes to be locked up leaving site. <ul style="list-style-type: none"> No Storage on Roof! Barricades/Caution Lines to be set up on ground to caution off area of work. Rooms located on ground level with walkout patios. Safety Requirements need to meet OSHA Requirements and reviewed with McGough/DAS/HCR Temporary facilities by prime contractor Demolished equipment to be hauled off site. <ul style="list-style-type: none"> Dumpsters to be provided by Prime and cleaned out regularly. Work hours <ul style="list-style-type: none"> Monday-Friday (7:00am-8:00pm) After labor day expected for construction to start, lodge is less busy and work times and hours can be longer. (Sunrise-Sunset) Destruction to grass and landscaping will need to be re-sod and watered by contractor for at least 30 days. View Specification 01 1200 - Contract Summary for more information. 						
Official Documented Meeting Minutes <p>Overall site rules were reviewed.</p> <p>Facility main concern is safety and materials around patrons of the facility. Clean up and barriers need to be in place to keep a safe area of work taking place when up on the roof. It was discussed that any rooms or doors leading out need to be flagged off and the facility knows where work is taking place. some rooms have walkout locations with patios below the roof that would need to be vacated ahead of time.</p> <p>It was explained that and landscaping or grass destroyed during construction need to be replaced with sod and maintain watering by the contractor. Seeding will not be allowed at this time.</p>						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description <ul style="list-style-type: none"> Bids are due no later than 2:00pm, Thursday, April 17th, 2025 The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> Link and information is in the project manual Contractors will need to register prior to bidding Bidders will need to register regardless of whether it has already done business with the State of Iowa. Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date. Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. Bidders May Submit a hard copy of bid in a sealed envelope, with Bid Form provided in the Project Manual. Include the required Bid Bond/Security <ul style="list-style-type: none"> Envelope Markings: The outside of the sealed envelope must be clearly marked with the following <ul style="list-style-type: none"> Solicitation Title: Honey Creek Resort Hotel Roof Replacement & AHU Solicitation Number: RFB943500-01 Bidder Name Statement: "SEALED BID - DO NOT OPEN" Delivery Address: <ul style="list-style-type: none"> DAS Central Procurement Hoover Building - Third Floor 1305 E. Walnut St. Des Moines, IA, 50319 Attn: Michael Bradbury Bid Opening will be held via conference call on April 17th at 3:00pm Contractor shall reference section 00 0116 for the bid submittal checklist <ul style="list-style-type: none"> Bid Proposal Information Non Discrimination Clause Information Contractor Targeted Small Business Enterprise Pre-Bid Contract Information Bid Security – 5% of total Bid amount Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening 						
Official Documented Meeting Minutes It was explained that a mail in or drop off option is available besides the IMPACS internet upload. This location is the DAS Central Procurement office and not at the Resort for mail in option.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description <ul style="list-style-type: none"> Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: April 10th, 2025 Addendum Issued: April 14th, 2025 Bids Due: April 17th, 2025 by 2:00pm Tentative NOI Issued: April 18th, 2025 						

Official Documented Meeting Minutes

Question time line is short and explained to bidders that all questions need to be uploaded to construction.procurement for official documentation.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description <ul style="list-style-type: none"> Contractors will sign a modified ConsensusDocs 802. Example in the project manual. Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802. Project-specific P&P bonds must be provided prior to contract execution. Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid. DAS will provide tax exempt certificates upon request. Procore will be used for all project management, at no cost to the trade contractor. <ul style="list-style-type: none"> Submittals, Invoicing, RFIs, ASIs, PRs, RFQs Contracts, Change Orders and Certificates of Substantial and Final Completion will also use Docusign Contractor Schedule of Values shall be broken out as specified in the project manual. <ul style="list-style-type: none"> SOV must contain a closeout line item for at least 1% of the total contract value. This line item can only be invoiced once the certificate of final completion has been signed by all parties. 						
Official Documented Meeting Minutes Reviewed Admin details and requirements for state projects with bidders who are not familiar with the standards. It was explained that Bonds and COI are required prior to the final signing of the 802 contract. the contractor will need to get information sent over to bond company during the review timeframe for the contract prior to finalizing.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description Site Walk with Bidders to review Roof and AHU						
Official Documented Meeting Minutes Group reviewed the AHU on the roof of the kitchen and walked around the exterior of the building to review the asphalt scope.						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description Submit all questions in writing to construction.procurement@iowa.gov.						
Official Documented Meeting Minutes Estimated budget for bid packages? Will be issued in the addendum. Temp Cooling on facility? Yes, HCR will be responsible for Temp Cooling. Curb replacement from removing and installing time frame? This timeframe would need to be reviewed with the roofer for exacts, schedule shows estimated duration.						

Current available days for a crane to pick over the kitchen area are Monday, Tuesday Wednesday. These dates could change in the Fall and coordination will be needed with HCR.

Controls, JCI will tie into new unit? Currently tie into existing unit, does MEP contractors need to account for re-hook up on new unit? JCI will be installing controls on the existing unit and these will need to be re-hooked up once the new unit arrives. This is outside JCI current scope.

New unit structural requirements on existing roof? Farnsworth will look into this as the existing drawings show wood truss system.

Electrical need to be removed and reinstalled on new unit, can existing be used? Verify proper operation and connection points to new unit if capable.

Removal of gas line for re-roofing? Existing gas line needed to be reconnected for new unit, coordinate installation and disconnect with roof replacement.

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.



Meeting Sign-In Sheet

Project Name/#: HCR Roof Replace

Date: 4/9/2025

Meeting Type: Pre-Bid Meeting

Time: 10:00 AM

Prepared By: Noah Thelen

Location: Honey Creek

Please print informaton below:

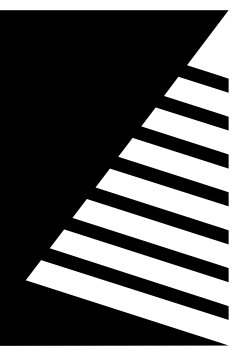
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Construction Procurement Questions

- Insurance limits – page 66 of the pdf that contains the contract language appears to be a 1-2million dollar policy required. Page 20 of same doc says 10 million dollar. Which is correct?
 - 10 Million dollar on Page 20 is just an example. If the trade contractor amount is under 1 Million dollars a 2 million dollar policy or larger is required and this increases with the trade contractor amount as stated in 10.2.2.
- Will all of my subs have to carry same requirements?
 - Only the prime contractor who is issued the 802 contract.
- It says to remove salvage and reinstall hardie siding to able to install flashings--- with hardie chances are the siding will break during removal.
 - Do we anticipate new going back on?
 - Yes. A fiber-cement siding spec will be added based on the original specification.
 - Who will paint the new siding?
 - Contractor responsible
- Solar panels – remove, shingle and reinstall.....do I need to include electrician to remove and reinstall or is that covered somewhere else? Who is responsible for removal and installation of the non-working solar panels?
 - Contractor is responsible, nothing beyond 'salvage and reinstall' in currently noted as we have no information on these existing panels. The manufacturer and installer are not known at this time.
- Could a bid package for all three packages be submitted?
 - Bidders can submit bids on all three packages and use the existing alternates to show the discount for being awarded multiple bid packages.
- The lightning rod system on the EPDM roof needing replacement? Is the lightning system going to be removed and reinstalled? Who is responsible for this? Who installed the original system?
 - Plan to keep existing system in place, salvage and reinstall as needed to perform new work. The bidding contractor is responsible. The system will not need to be re-certified once the work is done. The original installer is not known at this time.
- Request for Bid Form Submission to be pushed back one calendar week.
 - Pushed back two weeks to May 1st.
- JCI hooking up controls and controller to new RTU?
 - JCI is currently hooking up controls on the existing unit, when this unit gets replaced, the contractor will need to re-install and hook up onto the new RTU. JCI will need to be priced by the contractor to provide control re-installation on the new RTU once set.
- Can the bid be extended due to non-disclosed items found on today's visit?
 - Bid has been extended in Addendum #01, new bid due date is Thursday May 1st, no later than 2:00pm.
- Does further investigation need to happen to verify what venting solution is appropriate for the pool house. Soffit venting or roof deck venting at eave?

- Based on existing documents, proposed detail is appropriate. Coordination during construction will be the time to verify this existing condition.
- If the bid package are awarded to multiple contractors, who is the prime contractor that would be responsible for port-a-potty and dumpsters?
 - The prime contractor would be the contractor bidding and awarded under each bid package who would hold a contract with DAS. Given we have 3 bid packages we could have 3 prime contractors responsible for providing dumpsters/port-a-pottys for their scope of work.
- Do we need to pull permits?
 - Local building permits are not needed for DAS, but the State Fire Marshal will need to be called for an inspection at the end. Electrical permit may still be needed, this is to be determined by the contractor.
- Will there be budget numbers for each bid package?
 - Bid Package #01 – \$512,500, Bid Package #2 – \$275,000, Bid Package #03 – \$27,000
- Where is the nearest dump?
 - Centerville, Iowa
- Are GAF ice and water/underlayment/ridge vents acceptable? (Not called out in specs but shingles and venting are) (looking at stormguard/weatherwatch, feltbuster, ridgerunner/snowcountry)
 - Please submit information as a substitution request prior to 2:00pm on April 24th to be considered.
- EPDM Roofing
 - Confirm Type of Single Ply Membrane
 - Original drawings and specifications indicate EPDM
 - Core Test Photos
 - Hazardous report submitted with Addendum #01 with sample locations. No Core photo available.
 - A7.2 Detail 6 shows Insulation during the pre bid meeting the Contracting Manager mention that there is single ply, gypsum coverboard, wood deck. Pictures of Core test will confirm.
 - Existing drawings detail confirms.
- Asphalt Roof
 - Shingle Color
 - The design intent is to match the cabins on the property which are 'Driftwood' by Owens Corning. But this is an open spec.
 - Aquatic Center Ventilated Insulation Detail
 - Details added from the original drawings. This is the best guess prior to demolition.
 - A2.1 Roof General Notes Para. S and T Please Clarify
 - Added the existing ventilation nail base insulation details to help clarify.
 - Lobby Ventilated Insulation Detail

- Similar detail to aquatic center – add detail what the original drawings show.
- A2.1Roof General Notes Para H Mentions 3200 sf of sheathing replacement. Of the 3200 sf of sheathing replacement how much sheathing replacement for C1, C2, A and how much sheathing replacement B1, B2.
 - 1920sf for base bid vs 1280sf for Alternate No. 1 (B1, B2). This has been clarified in the contract summary.
- Who Is responsible for shutting off and draining solar water heater system
 - Bidding Contractor
- What manufacturer or contractor installed solar water heater and do you have contact information for them?
 - This information is unknown.
- Confirmation that if new soffit vent will gain access to the cavity of underside of roof deck.
 - The detail is based on the original detail. Without some destructive demolition it is not known for sure.
- Substitution for Eave Intake in place of underside soffit vent (Attachments lo496 and lo459)
 - This is an approved alternative product and will be added to the spec.
- Confirm Deck Thickness 7/16", 23/32", 5/8".
 - Details updated to include the information from the original drawings. This is the best guess prior to demolition.
- Confirm ventilation around C2 if the A7.2/ Detail 1 is necessary due to the fact of vent grates on the interior parapet walls.
 - louver vents are not shown on original drawings, the original details show a vent in the cap – which is not there now.
- If ventilation around C2 is required, can we substitute for Lomanco Deck Air which would save cost of new Metal Coping Cap Flashing.
 - This will be an approved alternative product and will be added to the spec.
- Unit Price for Framing and Truss Damage Repair
 - Any damage uncovered during construction must immediately be communicated to the architect and repairs may be negotiated.
- Gutters and Downspouts
 - Confirm Gutter size on all elevations
 - Intention is to match existing, and no size was given in the original drawings. A 5" gutter can be figured for bidding.



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ISSUE:	#	DATE:	DESCRIPTION:
	1	04/18/2025	Addendum No. 2

100% CD SET

PROJECT:
DAS PROJECT 9435.00

HONEY CREEK RESORT - LODGE ROOF REPLACEMENT

12633 RESORT DR,
MORAVIA, IA 52571

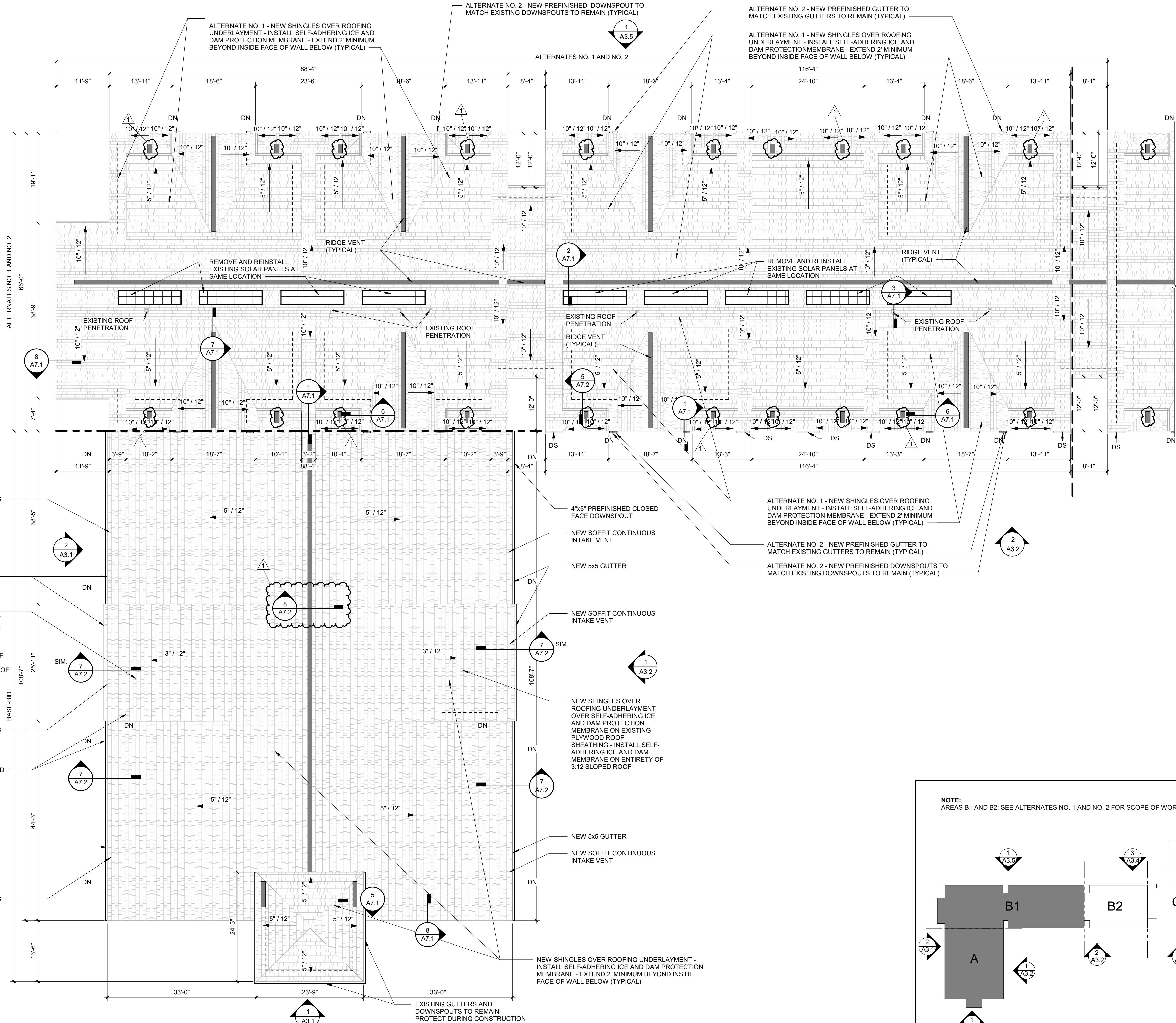
DATE:	03/10/2025
DESIGNED:	EXISTING
DRAWN:	SD
REVIEWED:	SH

ROOF PLAN - AREAS A AND B1

SHEET NUMBER

A2.2

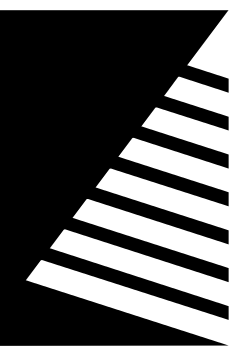
PROJECT NO.: 0241298.00



1 ROOF PLAN - AREA A AND AREA B1 (ALTERNATES NO. 1 AND NO. 2)
SCALE: 3/32" = 1'-0"

PLAN KEY PLAN
SCALE: NOT TO SCALE





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ISSUE:	#	DATE:	DESCRIPTION:
	1	04/18/2025	Addendum No. 2

100% CD SET

PROJECT:
DAS PROJECT 9435.00

HONEY CREEK RESORT - LODGE ROOF REPLACEMENT

12633 RESORT DR,
MORAVIA, IA 52571

DATE:	03/10/2025
DESIGNED:	EXISTING
DRAWN:	SD
REVIEWED:	SH

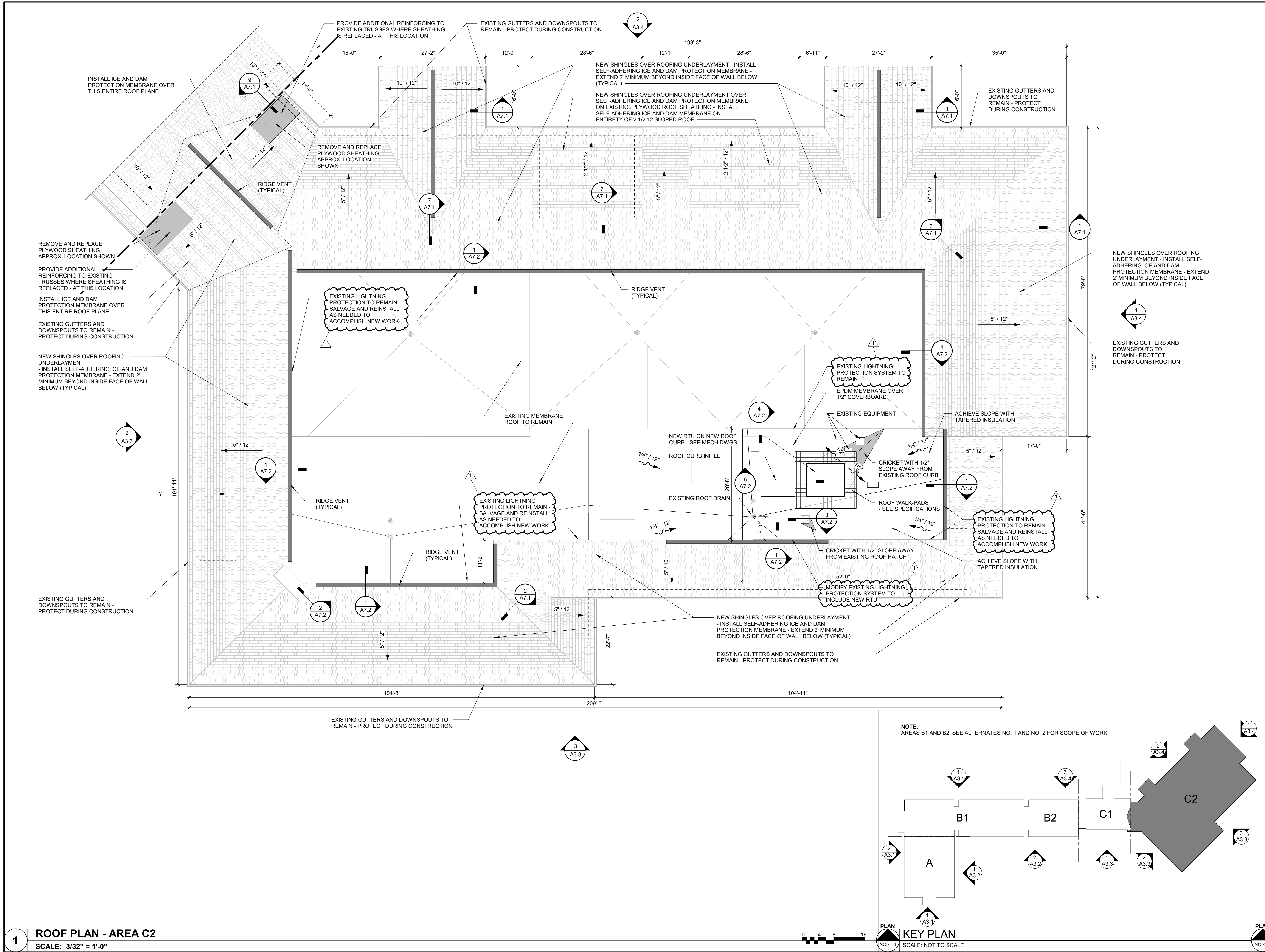
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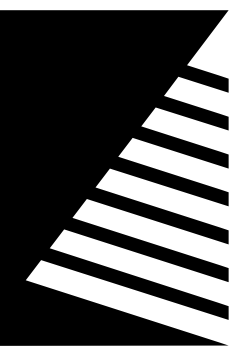
ROOF PLAN - AREA C2

SHEET NUMBER:

A2.4

PROJECT NO.: 0241298.00





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ISSUE:
DATE: DESCRIPTION:
1 04/18/2025 Addendum No. 2

100% CD SET

PROJECT:
DAS PROJECT 9435.00

HONEY CREEK
RESORT - LODGE
ROOF REPLACEMENT

12633 RESORT DR,
MORAVIA, IA 52571

DATE: 03/10/2025

DESIGNED: SD

DRAWN: SD

REVIEWED: SH

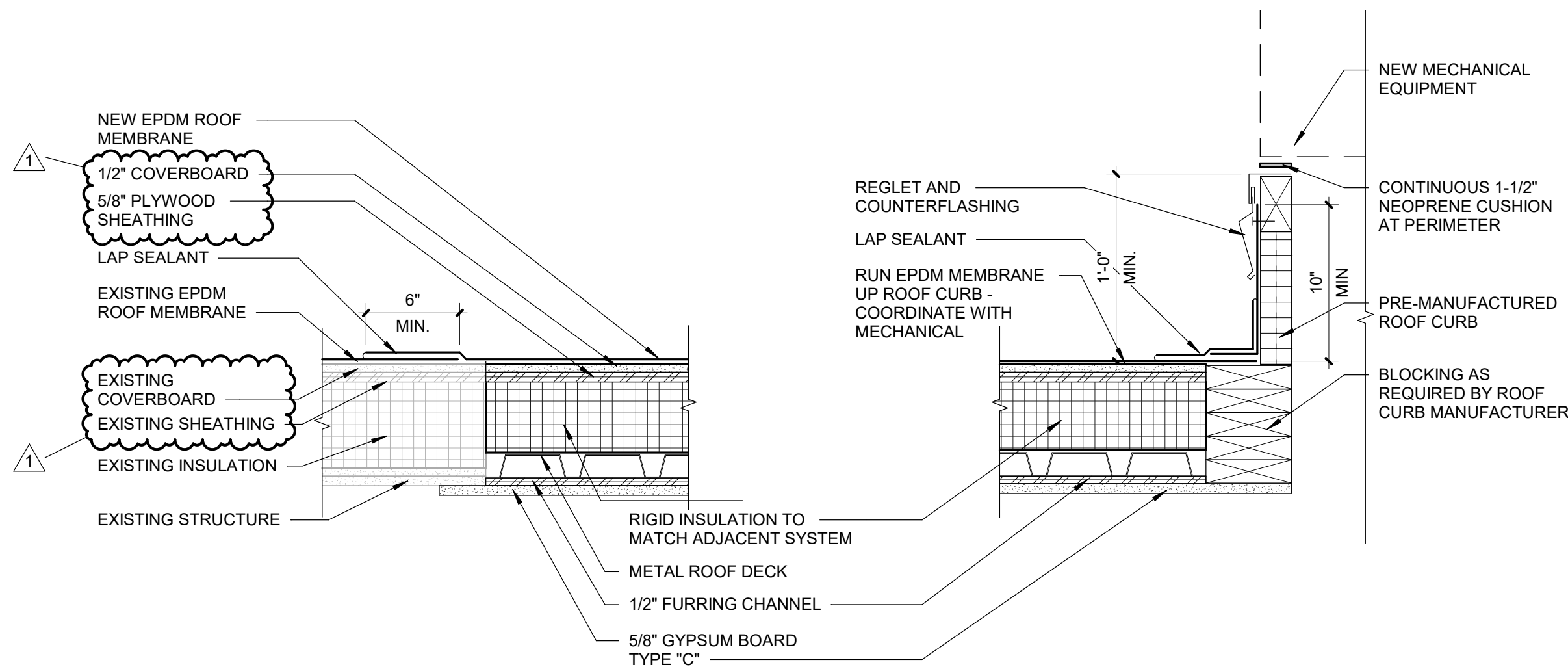
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ROOF DETAILS

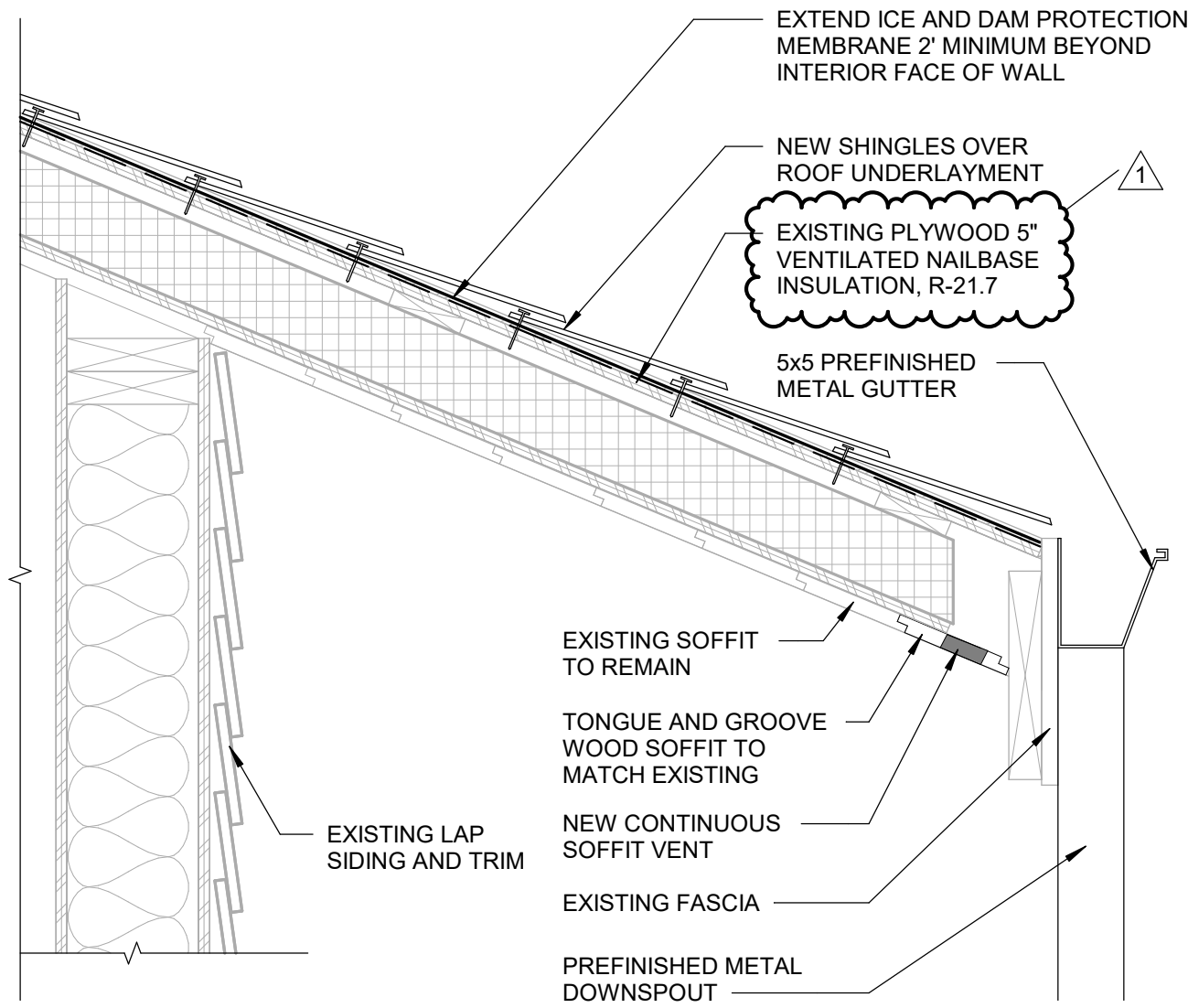
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A7.2

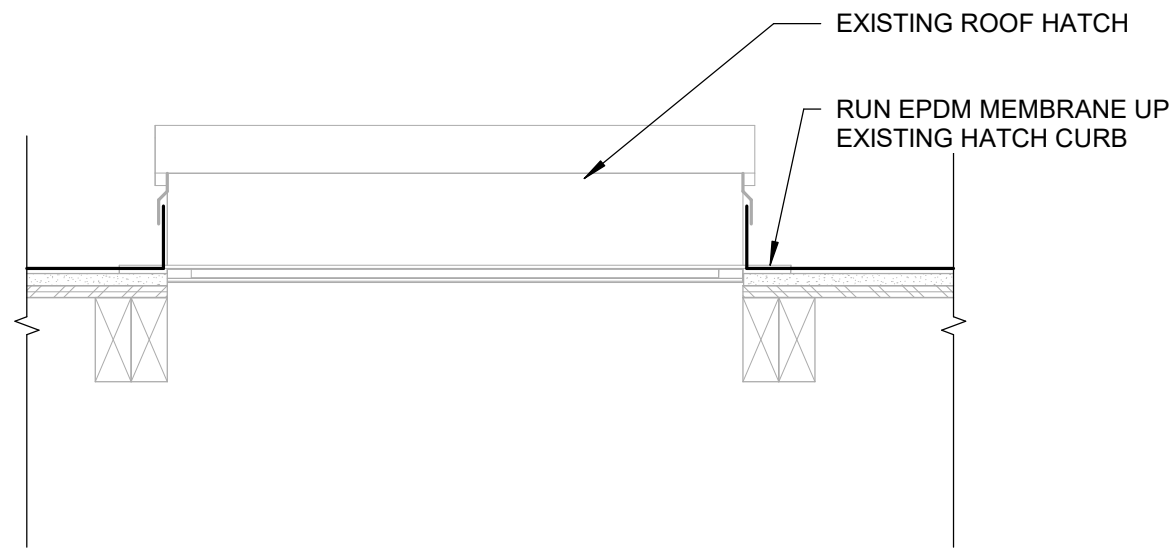
PROJECT NO.: 0241298.00



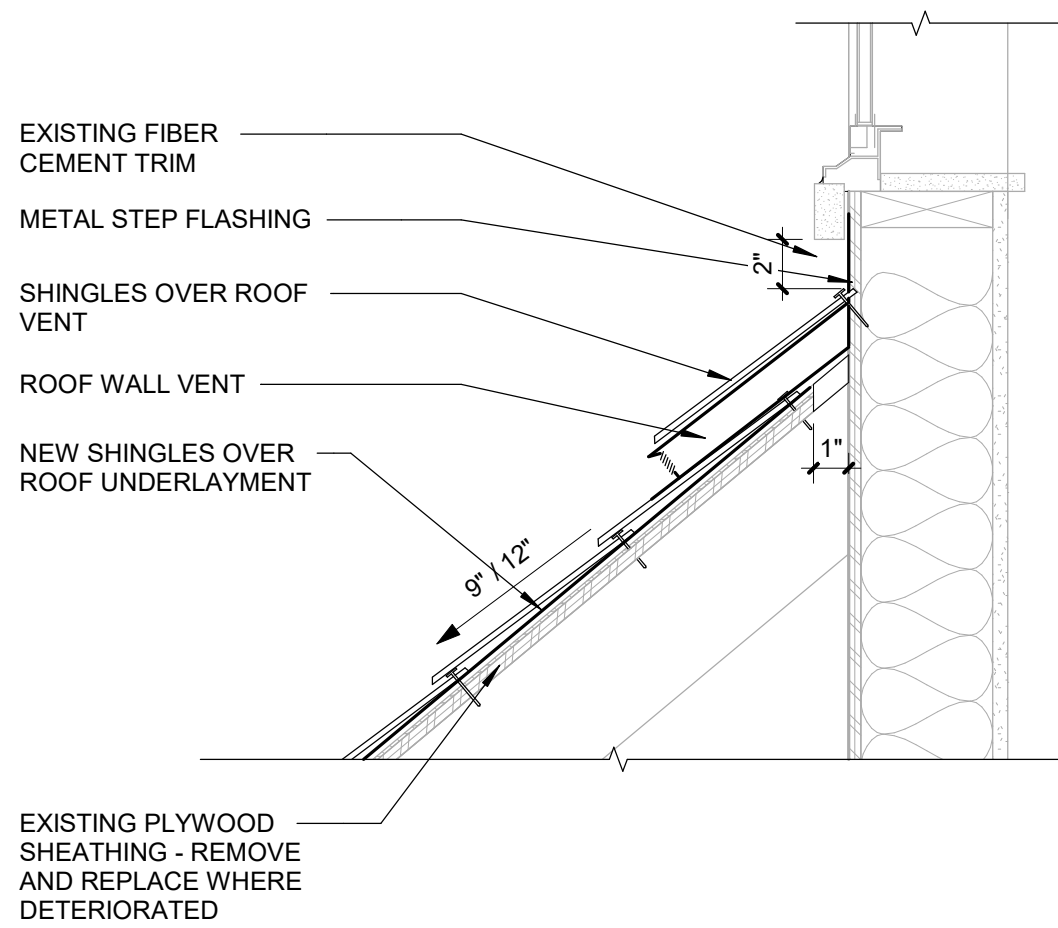
6 ROOF CURB INFILL AND NEW CURB DETAIL
SCALE: 1 1/2" = 1'-0"



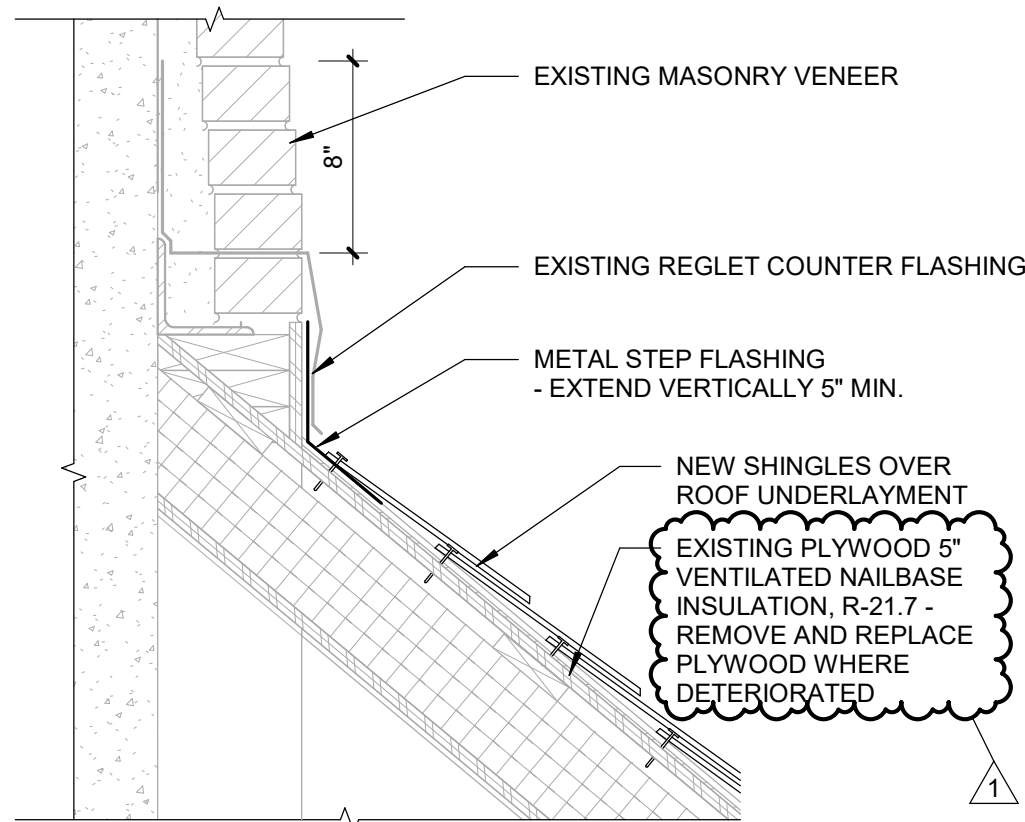
7 ROOF DETAIL AT OVERHANG WITH SOFFIT VENT
SCALE: 1 1/2" = 1'-0"



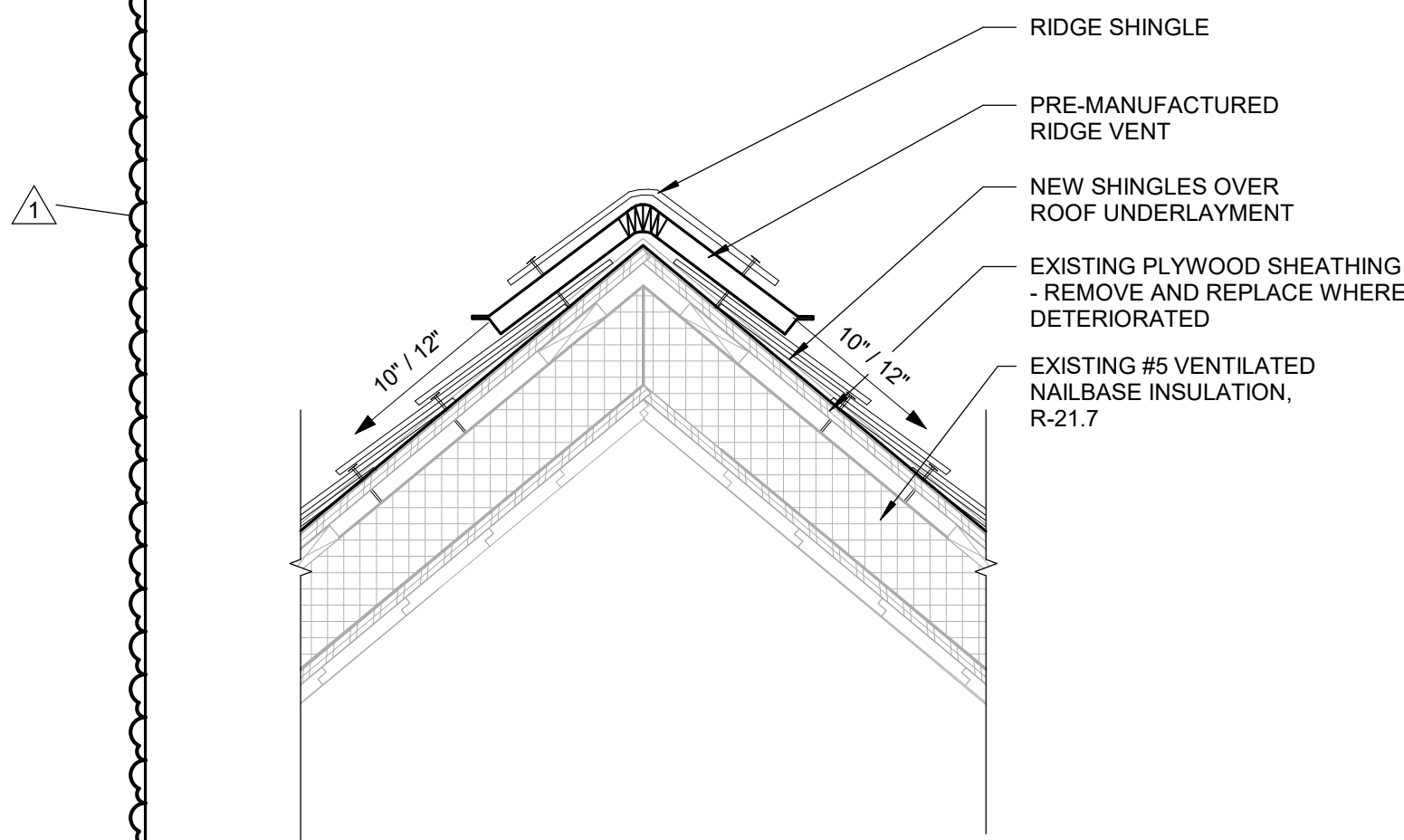
3 EXISTING ROOF HATCH
SCALE: 1 1/2" = 1'-0"



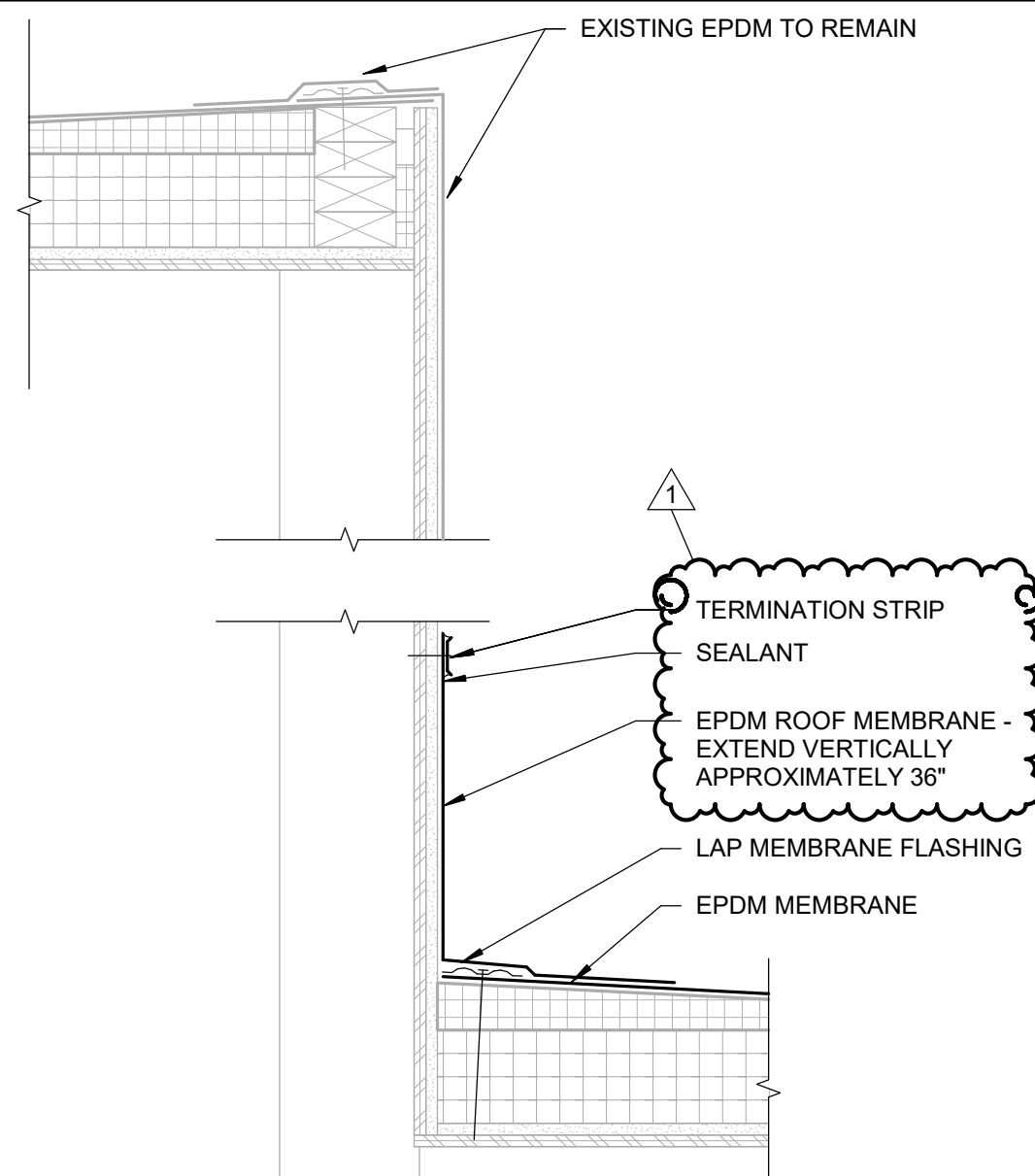
5 ROOF AT WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



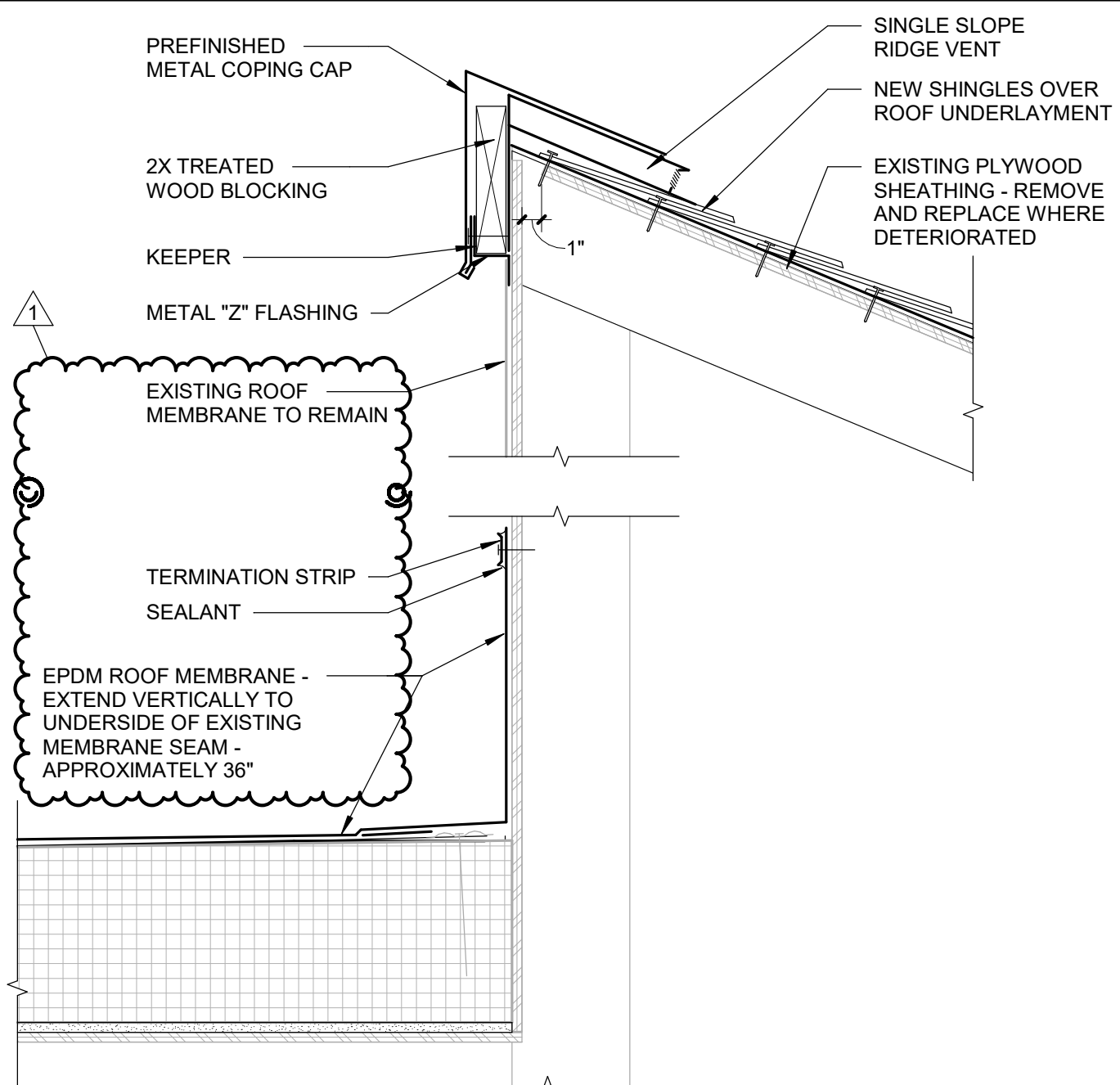
2 ROOF AT CHIMNEY DETAIL
SCALE: 1 1/2" = 1'-0"



8 RIDGE DETAIL @ AREA A AND C1
SCALE: 1 1/2" = 1'-0"



4 MID-ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



1 ROOF EDGE
SCALE: 1 1/2" = 1'-0"

SECTION 01 1200

CONTRACT SUMMARY

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Project Information
- B. Project Summary
- C. Bid Scope Summary
- D. Work Hour Restrictions
- E. Access to Site
- F. Coordination with Occupants
- G. Rules for Construction Workers
- H. Bid Package Instructions

1.02 PROJECT INFORMATION

- A. Facility Name/Location: Honey Creek Resort 12633 Resort Drive, Moravia, Iowa 52571
- B. DAS Project #: 9435.00
- 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: Jennifer Kleene, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: Noah Thelen, McGough Construction, 217 E Second Street, Des Moines, Iowa 50309

1.03 PROJECT SUMMARY

- A. The project includes removal and replacement of the asphalt shingle roof and selective EPDM roofing as well as removal and replacement of an RTU serving the kitchen at Honey Creek Resort, Moravia, Iowa 52571.
- B. Target date to provide substantial completion is November 5th, 2025.

1.04 BID SCOPE SUMMARY

- A. Scope Applicable to All Bid Packages:
 - 1. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Bid Package shall be included 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. It is at the owners request that any grass disturbance be replaced with sod, not seed and the Contractor to include the watering and equipment.
7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.
8. Contractor shall maintain an accurate set of As-Built Drawings throughout the duration of the project and submit to the Construction Manager at the completion of the project. Contractor to show accurate wire paths and device addresses.

1.05 WORK HOUR RESTRICTIONS

- A. Work hours are from 07:00 AM to 08:00 PM (Sunrise-Sunset following Labor Day), Monday through Friday unless arrangements are made in advance.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
- C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.

1.07 OWNER OCCUPANCY

- A. Owner intends to occupy the Project throughout construction.
- 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. No drugs, alcohol, or firearms are allowed on the work site.
- E. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- F. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- G. Secure all tools at the end of the day.

- H. Maintain control of all tools, supplies, and debris at all times during the work.

1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01** – Asphalt Roof Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
 2. Includes specification: Division 00-07
 3. Roof Areas: A, C1 and C2 included in Base Bid.
 4. Demolition and replacement of gutters in select locations based on Base Bid.
 5. Includes 1,920 sf of the 3,200 sf of sheathing replacement needed for (A, C1 & C2).
 6. OSHA required fall protection.
 7. Barriers or Flags preventing pedestrian foot traffic from falling objects.
 8. Removal and replacement of existing equipment to perform scope of work.
 9. Replacement sod for areas disturbed or damaged due to work. Contractor to include watering and equipment needed for at least 30 days prior to installation of sod.
- B. **Bid Package #02** – AHU Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
 2. Includes specification: Division 00-01, 23 & 26
 3. Contractor is responsible for procuring, coordinating delivery, unloading and installation of the equipment.
 4. DDC Controls have been contracted with JCI, coordination of control installation with JCI (Todd Magnani). Supplied controls with RTU Equipment to work in coordination with JCI.
 5. Re-Balancing of existing diffusers to airflows as shown on drawings.
 6. Removal and replacement of ceiling tiles to perform work for RTU replacement.
 7. Removal and replacement of existing equipment to perform scope of work.
- C. **Bid Package #03** – EPDM Roof Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
 2. Includes specification: Division 00-07
 3. Roof Areas: C2 included in Base Bid.
 4. OSHA required fall protection.
 5. Coordination with Contractors performing the AHU Replacement installation.
- D. **Alternate #01** – Add Hotel Asphalt Roof Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on contract documents for roof areas B1 and B2 as indicated on drawings. To remove and replace asphalt shingles, underlayment, flashing, gutters and trim associated with contract documents.
 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 4. Execute accepted alternates under the same conditions as other work of the Contract.
 5. Includes 1,280 sf of the 3,200 sf of sheathing replacement needed for (B1 & B2).
- E. **Alternate #02** – Add Prefinished Gutter and Downspout: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. All work on contract documents for roof areas B1 and B2 as indicated on drawings to Supply and install of added prefinished downspout, gutter and accessories.
 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 4. Execute accepted alternates under the same conditions as other work of the Contract.
- F. **Alternate #03** – Deduct for multiple bid packages #02 AHU Replacement and #03 EPDM Roof: Trade Contractor shall include all the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 4. Execute accepted alternates under the same conditions as other work of the Contract.
- G. **Alternate #04** – Deduct for multiple bid packages #01 Asphalt Roof and #03 EPDM Roof: Trade Contractor shall include all the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 4. Execute accepted alternates under the same conditions as other work of the Contract.
- H. **Unit Price #01** – Sheathing Replacement Add & Deduct: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Include removal and replacement unit pricing for quantity 1 – 4x8 sheet of FRT Roof plywood sheathing repair.
 2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
 3. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.

PART 2 - PRODUCTS – NOT USED
PART 3 - EXECUTION – NOT USED

END OF SECTION

**SECTION 07 4646
FIBER-CEMENT SIDING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Fiber-cement siding.

1.02 REFERENCE STANDARDS

- A. ASTM C1186 - Standard Specification for Flat Fiber-Cement Sheets; 2022, with Editorial Revision (2023).

1.03 SUBMITTALS

- A. See Section 01 3300 - Submittal Procedures for submittal procedures.
- B. Product Data: Submit manufacturer's data sheets on each product to be used, including:
 - 1. Manufacturer's requirements for related materials to be installed by others.
 - 2. Preparation instructions and recommendations.
 - 3. Storage and handling requirements and recommendations.
 - 4. Installation methods, including nail patterns.
- C. Maintenance Instructions: Periodic inspection recommendations and maintenance procedures.
- D. Warranty: Submit copy of manufacturer's warranty, made out in Owner's name, showing that it has been registered with manufacturer.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store materials in manufacturer's unopened packaging, with labels intact, until ready for installation.
- B. Store materials under dry and waterproof cover, well ventilated, and elevated above grade on a flat surface.

1.05 WARRANTY

- A. See Section 01 7700 - Closeout Procedures for additional warranty requirements.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Source Limitations: Obtain siding and components from single manufacturer. Match existing.
- B. Basis of Design: James Hardie Building Products, Inc[<>]: www.jameshardie.com

2.02 FIBER-CEMENT SIDING

- A. Shingle Panels: Panels giving appearance of multiple shingles made of cement and cellulose fiber formed under high pressure with integral surface texture, complying with ASTM C1186, Type A, Grade II; with machined edges, for nail attachment.
 - 1. Style: Random width, straight edge. Design intent is to match existing.
 - 2. Texture: Wood grain textured.
 - 3. Length: 48 inches.
 - 4. Width (Height): 7 inches. Boards for 6" exposure.
 - 5. Thickness: 1/4 inch, nominal.
 - 6. Finish: Factory applied primer.
 - 7. Color: As selected by Architect from manufacturers full range of available colors. Design intent is to match existing
 - 8. Warranty: 50 year limited; transferable.
 - 9. Products:
 - a. James Hardie Building Products, Inc: www.jameshardie.com/#sle.

2.03 ACCESSORIES

- A. Furring Strips, Metal: Galvanized metal channels.
- B. Trim: Same material and texture as siding.
- C. Fasteners: Galvanized or corrosion resistant; length as required to penetrate, 1-1/4 inches, minimum.
- D. Sealant: Elastomeric, polyurethane or silyl-terminated polyether/polyurethane, and capable of being painted.
- E. Finish Paint: Latex house paint acceptable to siding manufacturer; primer recommended by paint manufacturer.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Examine substrate, clean and repair as required to eliminate conditions that would be detrimental to proper installation.
- B. Verify that water-resistant barrier has been installed over substrate completely and correctly.
- C. Do not begin until unacceptable conditions have been corrected.
- D. If substrate preparation is responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 PREPARATION

- A. Protect surrounding areas and adjacent surfaces during execution of this work.
- B. Install Sheet Metal Flashing:
 - 1. Above door and window trim and casings.
 - 2. Above horizontal trim in field of siding.

3.03 INSTALLATION

- A. Install in accordance with manufacturer's instructions and recommendations.
 - 1. Read warranty and comply with terms necessary to maintain warranty coverage.
 - 2. Use trim details as indicated on drawings.
 - 3. Touch up field cut edges before installing.
 - 4. Pre-drill nail holes if necessary to prevent breakage.
- B. Over Wood and Wood-Composite Sheathing: Install z-furring of adequate thickness to accept full length of nails and spaced at 16 inches on center. Leave space at top and bottom open; top may be behind soffit; at bottom install insect screen over opening by wrapping a strip of screen over bottom ends of vertical furring strips..
- C. Allow space for thermal movement between both ends of siding panels that butt against trim; seal joint between panel and trim with specified sealant.
- D. Joints in Horizontal Siding: Avoid joints in lap siding except at corners; where joints are inevitable stagger joints between successive courses.
- E. Do not install siding less than 6 inches from ground surface, or closer than 2 inch to roofs, patios, porches, and other surfaces where water may collect.
- F. After installation, seal joints except lap joints of lap siding; seal around penetrations, and paint exposed cut edges.
- G. Finish Painting: Within one week after installation, paint siding and trim with one coat primer and two coats finish paint.

3.04 PROTECTION

- A. Protect installed products until Date of Substantial Completion.

- B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

END OF SECTION