

ADDENDUM #03

Project Name:
Iowa DAS - DOC 4JD CBC New Central Office Building
DAS# 9488.00
RFB 948800-01
Addendum #03
Dated: May 14, 2026

This Addendum forms a part of the bidding and contract documents. This Addendum supersedes and supplements all portions of the original bidding and contract documents dated April 21, 2026 with which it conflicts.

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

1) CLARIFICATIONS

- A. Temporary Heat for the interior of the building will be provided by owner.
- B. Each trade contractor shall be responsible for temporary protection and temporary heating associated with its portion of building envelope and exterior improvement work during construction.
- C. Concrete bases 2/E501 and 3/E501 shall be provided by electrical contractor (BP-06).
- D. Concrete for flag poles to be provided by general construction package (BP-01).
- E. Additional Clarifications: See attached SVPA Addendum Number Three.

2) SPECIFICATIONS

- A. 00 1113, Revise Issuing Office email to construction.procurement@das.iowa.gov
- B. 00 2113, Revise 1.04, A. Purchasing Agent email to construction.procurement@das.iowa.gov and revise 1.04, B. Owner Representative email to jennie.elliott@das.iowa.gov
- C. See attached SVPA Addendum Number Three

3) QUESTIONS

- A. Is this project BAA or BABA? **A> No**
- B. Additional Questions: See attached SVPA Addendum Number Three.

4) SUBSTITUTION REQUESTS

- A. See attached SVPA Addendum Number Three.

5) ATTACHMENTS

- A. Section 00 1113 - Notice to Bidders (Advertisement for Bids) (1 page)
- B. Section 00 2113 - RFB Instructions To Bidders. (11 pages)
- C. SVPA Addendum Number Three, Dated May 14, 2026 (3 pages, revised section 04 2213, 07 4112, 07 5400, 14 2400, revised/added structural drawings S201, S202, revised architectural drawings G001, A110, A200, A900, revised electrical drawing E600, and revised technology drawings T102, T400, T700, T701.)

END OF ADDENDUM

SECTION 00 1113

NOTICE TO BIDDERS

RFB #948800-01

The Iowa Department of Administrative Services will be receiving bids for the construction of a new two-story office building at 818 S. 10th St., Council Bluffs, Iowa 51501. The building is approximately 14,136 SF including forty offices, breakrooms, restrooms, conference rooms, restrooms, mechanical space, and lobby area.

The Iowa Department of Administrative Services anticipates construction to begin on June 15, 2026 and end on June 18, 2027.

Bids must be received no later than **2:00 pm, Thursday, May 21, 2026**. Late bids will not be considered. Bids shall be submitted on [IMPACS Electronic Procurement System](#). The Bid shall be accompanied by a Bid Security as set forth in the Instructions to Bidders in the amount of 5% of the total bid amount. Each bid shall be accompanied by a bid bond, cashier's check or a certified check drawn upon a solvent bank chartered under the laws of the United States of America.

Bid Opening

The time and place of bid opening will be held at meet.google.com/wot-fbdlm-sqx and teleconference number 636-400-3049 Pin: 838039797 at 3:00 pm on May 21, 2026.

The Iowa Department of Administrative Services reserves the right to reject any and all bids, and to waive irregularities and to accept a bid that is deemed in the best interest of the State of Iowa.

Bidders must comply with all affirmative action/equal employment opportunity provisions of the State of Iowa and the Federal Government.

This project is exempt from Iowa Sales Tax. Davis Bacon Wages **will not** apply to this project.

Questions must be submitted by 2:00 pm, Friday, May 8, 2026, to the Issuing Officer.

Bidding documents may stipulate a specific product. Substitute product will be considered if a written request is received by 2:00 pm, Monday May 11, 2026, prior to bid opening. Substitution requests will be considered for all products per Section 01 2500 Substitution Procedures, even if the specification does not include a statement such as "or equal," "equal to," "equivalent to," or "basis of design," unless otherwise noted.

An **optional** Pre-Bid meeting will be held on Tuesday, May 5, 2026 at 10:00 am at the Dept. of Corrections (Adult Parole & Probation Office) located at 801 S 10th St., Council Bluffs, Iowa 51501. This meeting is not mandatory but is highly recommended.

Bidding Documents, including drawing sheets bearing the project name Iowa DAS – DOC 4JD CBC New Central Office Building, Dated 04/21/26 and the Project Manual prepared by SVPA dated 04/21/26, may be obtained from Beeline & Blue by visiting www.beelineandblue.com or by calling (515) 244-1611 on Monday, April 27, 2026.

For further information regarding this project contact:

Michael Bradbury – Issuing Officer

Phone: (515) 515-823-9327

E-Mail: construction.procurement@das.iowa.gov

END OF SECTION

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SECTION 00 2113

INSTRUCTIONS TO BIDDERS

RFB #948800-01

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Project Description
- B. Owner
- C. State Agency Representatives and Contacts
- D. Proposal Form and Submissions
- E. Taxes
- F. Alternate Bids
- G. Drawings
- H. Bid Security
- I. Due Date and Time for Receipt of Bids
- J. Commencement and Completion Date
- K. Site Visit
- L. Pre-bid Meeting
- M. Questions
- N. Addenda and Interpretations of the Contract Documents
- O. Substitutions
- P. Obligation of Bidder
- Q. Public Records and Requests for Confidential Treatment
- R. Withdrawal of Bid
- S. Bid Closing
- T. Basis of Bids
- U. Informalities/Rejection of Bids
- V. Consideration of Bids
- W. Preference
- X. Qualifications
- Y. Insurance
- Z. Form of Agreement between Owner and Contractor
- AA. Execution of Contract
- BB. Laws and Regulations
- CC. Contract Documents and Order of Precedence
- DD. Conditions of the Work
- EE. Subcontracts
- FF. Project Manual/Drawings

1.02 PROJECT DESCRIPTION

- A. Project Description: The project includes the construction of a new two-story office building at 818 S. 10th St., Council Bluffs, Iowa 51501. The building is approximately 14,136 SF including forty offices, breakrooms, restrooms, conference rooms, restrooms, mechanical space, and lobby area.

1.03 OWNER

- A. State of Iowa, Department of Administrative Services, 109 SE 13th St, Des Moines, IA 50319

1.04 STATE AGENCY REPRESENTATIVES AND CONTACTS

- A. PURCHASING AGENT: Michael Bradbury – Issuing Officer, State of Iowa, Department of Administrative Services, Hoover State Office Building, 3rd floor, 1305 East Walnut Street, Des Moines, IA 50319-0105, Phone: 515-823-9327; email: construction.procurement@das.iowa.gov
- B. OWNER REPRESENTATIVE: Jennie Elliott, State of Iowa, Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319, Phone: 515-745-3244; email: jennie.elliott@das.iowa.gov
- C. ON-SITE COORDINATOR: Kip Shanks, District Director, State of Iowa, Iowa Department of Corrections, 801 S 10th Street, Council Bluffs, IA 51501, Phone: 712-396-2202; email: kip.shanks@iowa.gov
- D. CONSTRUCTION MANAGER CONTACT: Jerry Dehnke, The Samuels Group, 2929 Westown Parkway, Suite 200, West Des Moines, IA 50266, Phone: 515-661-7142; email: jdehnke@samuelsgroup.net
- E. DESIGN PROFESSIONAL CONTACT: Anne Nilsson, SVPA Architects Inc, 1466 28th Street, Suite 200, West Des Moines, IA 50266, Phone: 515-327-5990; email: a-nilsson@svpa-architects.com
- F. DESIGN PROFESSIONAL CONTACT: Jason Jones, Alvine Engineering, 400 E Court Ave, Ste 130, Des Moines, IA 50309, Phone: 515-243-0569; email: jjones@alvine.com
- G. DESIGN PROFESSIONAL CONTACT: Nathan Kress, KPFF Consulting Engineers, 604 Locust St #202, Des Moines, IA 50309, Phone: 515-279-3900; email: nathan.kress@kpff.com
- H. DESIGN PROFESSIONAL CONTACT: Elizabeth Hunter, Snyder & Associates, Inc., 231 Bennett Ave, Council Bluffs, IA 51503, Phone: 712-322-3202; email: ehunter@snyder-associates.com

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.01 PROPOSAL FORM AND SUBMISSION

- A. A properly prepared and submitted bid is the bidder's responsibility. Bids are to be made in accordance with these Instructions to Bidders and items included on the Bid submission. Failure to comply may be cause for rejection.
- B. The Bid is to consist of the required Bid information, together with the other information specified below to be submitted with the Bid, in which copies are included with these Bidding Documents.
 - 1. The total bid package submitted is required to include the following:
 - a. An online submission including:
 - 1) Required Bid Form (To be uploaded online)
 - 2) Required Non-discrimination Clause Information
 - 3) Required Targeted Small Business Pre-bid Contact Information
 - 4) Bid Security (documentation provided by Bidder) (To be uploaded online) (Required)
 - 5) Certification of Site Visit (To be uploaded online if Pre-Bid is Mandatory)
- C. Include the amount for performing all work described in the drawings and specifications for Base Bid and for each Alternate Bid requested.
- D. Acknowledge receipt of all Addenda issued, where so indicated on the Bid Form
- E. All required information to be submitted, by an officer of the company having authority to bind the company in a contract.

- F. Commencement of the work of the contract shall begin with the Contractor's receipt of a fully executed contract (signed by both parties).
- G. The Owner reserves the right to award a contract for Base Bid only, or for Base Bid in combination with any, or all, identified Alternate Bids. The Owner reserves the right to award a contract for individual Bid Packages, or any combination of Bid Packages. Each Bidder must comply with all of the General Requirements of the project and any requirements of the Project manual that apply to their scope of work.
- H. The company's Federal I.D. Number and the Iowa Contractors Registration Number shall be included in the Bid Form.
- I. Unless indicated otherwise, the Bid shall be for a single responsibility contract for all work as indicated on the Drawings and specified in the Project Manual, and shall be a lump sum amount. If no change in the Base Bid amount is required with respect to consideration of a particular Alternate Bid, enter "No Change" in the blank for that Alternate Bid.
- J. Where so requested, provide Unit Prices for the designated types of work and in the units specified, in which the Unit Prices would be used as adjustments to the quantities described in the instructions as the basis for the Base Bid and any Alternate Bid work. A Unit Price would be applicable in the event the Owner should request additional work of that type beyond the extent and quantity that has been established as the scope of the work by graphic delineation and notations on the Drawings, or by otherwise stipulating in the Bidding Documents a numerical quantity of the work, for the Bidder's use in determining the lump sum bid amount for the Base Bid and any requested Alternate Bid containing such work. The Unit Prices shall also be used to adjust the Contract Amount for actual quantities of work involved when the work subject to Unit Price adjustment differs by being less in quantity than that contemplated by the original scope of work for the respective Base Bid or Alternate Bid.
- K. Completed State of Iowa Nondiscrimination Clause information and Subcontractor Targeted Small Business Enterprise Pre-Bid Contact Information, included in these Bidding Documents, are to accompany the Bid submission. Bidders shall comply with all affirmative action/equal opportunity provisions of State and Federal laws. The Owner seeks to provide opportunities for Targeted Small Businesses in accordance with the provisions of Chapter 73 of the Code of Iowa.
- L. All Bid information is to be submitted online. Any required Bid Security shall be provided, in the form and amount specified elsewhere in these Instructions to Bidders, at the time of submission of the Bid. When a site visit is mandatory as specified elsewhere in these Instructions to Bidders, and a Certificate of Site Visit is required to be submitted with the Bid as evidence of such visit having occurred for purposes of observing the conditions of the site and the work proposed therein, the Certificate shall be uploaded with the bid submission.

3.02 TAXES

- A. In accordance with Section 423 of the Code of Iowa and 701-19 of the Iowa Administrative Rules, Iowa Construction Sales Tax Exemption Certificates for this project will be issued. Do not include Iowa sales tax or use tax, or any local option sales tax, on construction materials in determining your bid prices. The successful Contractor will be required to notify the Department of Administrative Services project manager of all Subcontractors within forty-eight (48) hours after the published date and time by which bids must be submitted. Information on the Contractor and each Subcontractor shall include the firms' name, address, contact person, federal tax identification number, and the Iowa contractor registration number. For the Contractor and each Subcontractor, designate the type of trade or category of work that is to be provided on the project. The Construction Manager for the Department of Administrative Services must be informed when any Subcontractor is added to the project. Following receipt of the information, the Construction Manager for the Department of Administrative Services will arrange to have an authorization letter and certificate (please see sample, included in the Project Manual) issued on behalf of the Contractor and each Subcontractor and will forward the documents to the Contractor for distribution and use by each in purchasing construction materials for this project. Certificates issued for this project shall be used for tax-exempt purchasing construction materials for this project only.

3.03 ALTERNATE BIDS

- A. Bidders are to bid all Alternates requested on the Bid Form. Alternates quoted will be reviewed and accepted or rejected at the option of the Department of Administrative Services. Accepted Alternates will be identified in the Owner-Contractor agreement. Indicate the price for Alternates described, as shown on the Drawings and specified in the Project Manual, and identify in the correct location on the Bid Form.

3.04 DRAWINGS AND PROJECT MANUAL

- A. Drawings and Project Manual are specified in the Notice to Bidders or any extension thereof made by Addendum.

3.05 BID SECURITY

- A. Each Bid shall be accompanied by Bid Security.
- B. The Bid Security shall be in the form of a Bid Bond, Certified check, or Cashier's check in an amount not less than five percent (5%) of the maximum value of the Bid, including any additive Alternates. NOTE: Checks other than Certified checks and Cashier's checks will not be accepted. Bonds shall be issued by a bonding company licensed to transact business in the State of Iowa. The Attorney in Fact who signs the Bond shall file with the Bond a certified and effectively dated copy of their Power of Attorney. The Bid Security shall be made payable to the Iowa Department of Administrative Services, and shall accompany the Bid. If a Bid Bond is not used, copies of Certified checks or Cashier's checks must be uploaded and hand delivered, in a sealed envelope, or mailed upon request. The Bid Security shall serve as a guarantee that a Bidder who is offered a contract will enter into an Agreement with the State of Iowa and will file an approved surety company's Performance Bond, Payment Bond and the Insurance Certificates as evidence of the required Insurance prior to execution of the contract. Upon failure to comply, the Bid Security shall be forfeited as liquidated damages. The governmental entity shall retain the bid security furnished by the successful bidder until the approved contract form has been fully executed, a bond has been filed by the bidder guaranteeing the performance of the contract, and the contract and bond have been approved by the governmental entity. The provisions of chapter 573, where applicable, apply to contracts awarded under this chapter. The governmental entity shall promptly return the checks or bidder's bonds of unsuccessful bidders to the bidders once the Notice of Intent to Award is issued.

3.06 DUE DATE AND TIME FOR RECEIPT OF BIDS

- A. Properly completed Bids shall be submitted online through [IMPACS Electronic Procurement System](#), no later than the time and date specified in the Notice to Bidder or any extension thereof made by Addendum. Written, emailed, oral or telephonic Bids are invalid, and will not receive consideration. The Bidder shall assume full responsibility for the timely online submission of the Bid. Late bids will not be accepted.

3.07 COMMENCEMENT AND COMPLETION DATES

- A. Commencement of the Work of the Contract shall be the day of receipt by the selected Contractor of the fully-executed contract. Final completion of the Work of the contract shall be acknowledged as a part of the Contractor's proposal.

3.08 SITE VISIT

- A. A site visit by the prospective bidder is highly recommended at the time of the Pre-Bid Meeting of this project.

3.09 PRE-BID MEETING

- A. Pre-Bid Meeting will be specified in the Notice to Bidders or any extension thereof made by Addendum.

3.010 QUESTIONS

- A. Questions on this project may be raised and discussed at the time of the Pre-Bid Meeting or by submitting in writing to the issuing officer as specified in the Notice to Bidders or any extension thereof made by Addendum.

3.011 ADDENDA AND INTERPRETATIONS OF THE CONTRACT DOCUMENTS

- A. Any person contemplating submitting a proposal for the proposed Contract, who is in doubt as to the true meaning of any part of the Bidding Documents, shall submit a written request for an interpretation thereof. The person submitting a request will be responsible for its prompt delivery. Every request for such interpretation should reference the Bid Number specified in the Bidding Documents, and shall be made in writing (email preferred). Questions shall be submitted to the previously identified Purchasing Agent for the Department of Administrative Services. To be given consideration, requests shall be received as specified in the Notice to Bidders or any extension thereof made by Addendum. Replies, which revise or correct the Bidding Documents, or provide necessary clarifications, will be issued in the form of a written Addendum to the Bidding Documents. Interpretations, corrections or changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon such interpretations, corrections, or changes. The Bidder is to include any resultant cost changes in the Bid Sum. Addenda will be posted electronically at the respective bid site where the bid is initially posted. Acknowledgment by the Bidder of each issued Addendum shall be noted in the location so indicated on the Bid. All Addenda issued shall become part of the Contract Documents.

3.012 SUBSTITUTIONS

- A. Where the Bidding Documents stipulate a specific product be provided by naming one or more manufacturer and model, a substitute product will be considered when a written request is received as specified in the Notice to Bidders or any extension thereof made by Addendum prior to bid opening. Substitution requests will be considered for all products per Section 01 2500 Substitution Procedures, even if the specification does not include a statement such as "or equal," "equal to," "equivalent to," or "basis of design," unless otherwise noted. Substitution requests shall be emailed to the Issuing Officer at the email address provided in Instructions to Bidders Section 1.04.

3.013 OBLIGATION OF BIDDER

- A. It shall be the responsibility of each Bidder contemplating the submission of a Bid for the proposed Contract to fully acquaint himself/herself with conditions at the work site, project requirements, and to become acquainted thoroughly with the work, and all conditions that may be related to it. No considerations or revision in the contract price or scope of the project will be considered by the Owner for any item that could have been revealed by a thorough on-site inspection and examination.
- B. By submission of a Bid, it shall be understood that the Bidder assures that he/she has reviewed and is thoroughly familiar with the project requirements, contract conditions and supplementary conditions, the drawings, specifications, addenda, and that the bidder is aware of the conditions existing at the site that may relate to the work of this project. Failure of any Bidder to examine any form, document, or other instrument shall in no way relieve the Bidder from any obligation in respect to his/her Bid.

3.014 PUBLIC RECORDS AND REQUESTS FOR CONFIDENTIAL TREATMENT

- A. The Agency's release of public records is governed by Iowa Code chapter 22. Contractors are encouraged to familiarize themselves with Chapter 22 before submitting a Proposal. The Agency will copy and produce public records upon request as required to comply with Chapter 22 and will treat all information submitted by a Contractor as non-confidential records unless Contractor requests specific parts of the Proposal be treated as confidential at the time of the submission as set forth herein AND the information is confidential under Iowa or other applicable law.
- B. A Contractor requesting confidential treatment of specific information must: (1) fully complete Form 22 (Available at <https://das.iowa.gov/sites/default/files/procurement/pdf/Form%2022-ConfidentialityRequest-RFB.pdf>), (2) identify the request in the transmittal letter with the Contractor's Proposal, (3) conspicuously mark the outside of its Proposal as containing confidential information, (4) mark each page upon which confidential information appears, and (5) submit a "Public Copy" from which the confidential information has been excised.
- C. Form 22 will not be considered fully complete unless, for each confidentiality request, the Contractor: (1) enumerates the specific grounds in Iowa Code chapter 22 or other applicable law that supports treatment of the material as confidential, (2) justifies why the material should be maintained in confidence, (3) explains why disclosure of the material would not be in the best interest of the public, and (4) sets forth the name, address, telephone, and e-mail for the person authorized by Contractor to respond to inquiries by the Agency concerning the confidential status of such material.
- D. The Public Copy from which confidential information has been excised is in addition to the number of copies requested in Section 3 of this RFP. The confidential material must be excised in such a way as to allow the public to determine the general nature of the material removed and to retain as much of the Proposal as possible.
- E. **Failure to request information be treated as confidential as specified herein shall relieve Agency and State personnel from any responsibility for maintaining the information in confidence. Contractors may not request confidential treatment with respect to pricing information and transmittal letters. A contractor's request for confidentiality that does not comply with this section or a contractor's request for confidentiality on information or material that cannot be held in confidence as set forth herein are grounds for rejecting contractor's Proposal as non-responsive. Requests to maintain an entire Proposal as confidential will be rejected as non-responsive.**
- F. If Agency receives a request for information that Contractor has marked as confidential and if a judicial or administrative proceeding is initiated to compel the release of such material, Contractor shall, at its sole expense, appear in such action and defend its request for confidentiality. If Contractor fails to do so, Agency may release the information or material with or without providing advance notice to Contractor and with or without affording Contractor the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction. Additionally, if Contractor fails to comply with the request process set forth herein, if Contractor's request for confidentiality is unreasonable, or if Contractor rescinds its request for confidential treatment, Agency may release such information or material with or without providing advance notice to Contractor and with or without affording Contractor the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction.

3.015 WITHDRAWAL OF BID

- A. A Bid may be modified or withdrawn only before the time and date for receipt of Bids. Said request for modification or withdrawal of a bid must be completed online through [IMPACS Electronic Procurement System](#). A Bid shall remain valid for consideration by the Owner for the following period(s) of time after the date specified for receipt of Bids, or until such time following that period that the apparent low bidder requests in writing that the Bid be withdrawn, after which the Bid may be withdrawn without forfeiture of any required Bid Security. The Bid shall be valid for not less than thirty (30) calendar days after the date Bids are specified to be due. With the

approval of the Department of Administrative Services, a bid may be withdrawn after opening, but only if the bidder provides prompt written notification that adequately documents the commission of an honest error that may cause undue financial loss.

3.016 BID OPENING

- A. All bids received on or before the due date and time specified in the Notice to Bidder or any extension thereof made by Addendum will be opened and the name of the Bidder and the amount of their Bid will be announced.

3.017 BASIS OF BIDS

- A. The Bidder shall include all additional documents or appendices that are requested to be submitted concurrent with the Bid submission; failure to comply may be cause for rejection.
- B. In accordance with Iowa law, Section 8A.311: A bidder, to be considered for an award of a state construction contract, shall disclose to the state agency awarding the contract the names of all subcontractors and suppliers who will work on the project being bid, within forty-eight (48) hours after the published date and time by which bids must be submitted. A bidder shall not replace a subcontractor or supplier disclosed without the approval of the state agency awarding the contract.
 - 1. A bidder, prior to an award or who is awarded a state construction contract, shall disclose all of the following, as applicable:
 - a. If a subcontractor or supplier disclosed (under the preceding) by a bidder is replaced, the reason for replacement and the name of the new subcontractor or supplier;
 - b. If the cost of work to be done by a subcontractor or supplier is changed or if the replacement of a subcontractor or supplier results in a change in the cost, the amount of the change in cost.
 - c. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.
- C. The Bidder is specifically advised that any person, firm or other party to whom it is proposed to award a subcontract under this contract must:
 - 1. Be registered in the State of Iowa and have an Iowa Contractor's Registration number, and
 - 2. Be acceptable to the Owner.

3.018 INFORMALITIES/ REJECTION OF BIDS

- A. The Iowa Department of Administrative Services reserves the right to waive any irregularities or informalities and to enter into a Contract with a Bidder, or to reject any or all bids as it deems to be in the best interest of the State, without penalty.

3.019 CONSIDERATION OF BIDS

- A. It is the intent of the Department of Administrative Services to award a Contract to the lowest responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and is determined to be compliant with all Bidding Requirements, and does not exceed the funds available for construction.
- B. Bidder is to bid on each Alternate Bid requested. Failure to do so may result in disqualification of the bid. The Department of Administrative Services reserves the right to accept any, or no, Alternate Bid. Alternate Bids may be considered in any order or combination, and the low successful Bidder will be determined on the basis of the sum of the Base Bid and the Alternate(s) accepted at the time of the Contract award.
- C. In evaluating Bids, any proposal offered by a Bidder for an alternate design, or for materials other than those shown or specified for the Base Bid or for Alternate Bid construction under the

proposed Construction Documents or called for by any issued Addenda to those Construction Documents, will not be considered in determining the low successful Bidder. However, the Department of Administrative Services reserves the right to consider any such Bidder-proposed (Contractor's Alternate) alternate designs or materials with the low successful Bidder, after the low successful Bidder is determined in the manner described above (A and B).

- D. Notice of Intent to Award the Bid(s) will be sent to all Respondents submitting a timely Bid and may be posted at the website shown on the RFB cover sheet. Negotiation and execution of the Contract(s) shall be completed no later than fifteen (15) days from the date of the Notice of Intent to Award or such other time as designated by Agency. If the successful Bidder fails to negotiate and deliver an executed Contract, including all required documents such as payment and performance bonds and insurance certificate, by that date, the Agency, in its sole discretion, may cancel the award and award the Contract to the remaining Bidder the Agency believes will provide the best value to the State.

3.020 PREFERENCE

- A. By virtue of statutory authority, a preference shall be given to Iowa domestic labor, products produced and provisions grown within the state of Iowa, in accordance with the provisions of Chapter 73, Code of Iowa and any amendments thereto.
- B. Enforcement of reciprocal resident bidder preference and resident labor force preference codified at Iowa Code Section 73A.21.
 - 1. NOTICE: Failure on the part of the bidder to carefully read the following paragraphs and to provide the information requested below may make the bidder's bid materially nonresponsive and therefore ineligible for contract award. Violations of Iowa Code Section 73A.21 may, among other things, result in civil penalties assessed by the Commissioner of the Division of Labor of Iowa Workforce Development. The bidder should seek out the advice of an attorney if he or she has questions about Iowa Code Section 73A.21. As a part of the competitive procurement of contracts for Public Improvements that must be awarded to the low bidder (if the bid is responsive and the bidder is deemed responsible), Public Bodies shall allow a preference to Resident Bidders if a Nonresident Bidder places a bid for the contract for the Public Improvement and that Nonresident Bidder's state or foreign country gives resident bidders of that state or foreign country a preference (including a labor force preference or any type of preferential treatment). The preference allowed, or reciprocally applied, shall be equal to the preference given or required by the state or foreign country in which the Nonresident Bidder is a resident bidder.

"Public Body" means the State of Iowa (and its agencies) and any of its political subdivisions, including school districts, public utilities, and the state board of regents.

"Public Improvement" means a building or other construction work to be paid for in whole or in part by the use of funds of the State of Iowa, its agencies, and any of its political subdivisions and includes road construction, reconstruction, and maintenance projects.

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

"Nonresident Bidder" means a person or entity who does not meet the definition of a resident bidder.
- C. Nonresident bidders shall be required to certify on the Bid submission, where so indicated, the state or foreign country in which the firm is a resident, and if that state or foreign country uses a percentage for in-state bidders and the amount of the preference.
- D. If it is determined that this may cause denial of federal funds which would otherwise be available, or would otherwise be inconsistent with requirements of federal law, this section shall be

suspended, but only to the extent necessary to prevent denial of the funds or to eliminate the inconsistency with federal requirements.

3.021 QUALIFICATIONS

- A. In accordance with Iowa Code 26.9(2) and 26.16, no potential bidder shall be required to provide confidential or proprietary information or meet any class requirements as a precondition to submitting a responsive bid. However, as noted in Iowa Code 26.9(2), the lowest responsive bidder may be required to provide additional information to verify responsibility prior to and as a condition of obtaining final award of the contract. Any qualification requirements contained in any bid document indicates only preferred qualifications, not a precondition to bid, and the lowest responsive bidder's qualifications will be evaluated individually based on all information provided.
- B. The Owner may make such investigations as he or she deems necessary to determine the ability of the awarded Bidder to perform the required work, and the awarded Bidder shall furnish to the Owner all such information and data for this purpose. The Owner reserves the right to rescind any awarded Bid if the evidence submitted by, or in investigation of, such Bidder fails to satisfy the Owner that the Bidder is properly qualified to carry-out the obligations of the Contract and to complete the Work contemplated therein.
- C. Bidders shall be registered as a Construction Contractor with the Labor Commissioner, Iowa Workforce Development Department, as required by Chapter 91C of the Code of Iowa. Bidder's Iowa Contractor Registration Number shall be included in the location provided in the Bid Form.
- D. Non-resident corporations submitting bids must be in compliance with Section 490.1501 of the Code of Iowa and legally authorized thereby to carry-on such business in the State of Iowa as is required by the Contract Documents.
- E. An out-of-state Bidder, if awarded a contract, will be required to submit evidence of authorization to do business in the State of Iowa.

3.022 INSURANCE

- A. Insurance Requirements
 - 1. The Contractor shall maintain in effect, with insurance companies of recognized responsibility, at its expense, insurance covering its work of the type and in amounts required by this Contract. The Contractor's insurance shall, among other things, insure against any loss or damage resulting from the Contractor's performance of this Contract. All such insurance policies shall remain in full force and effect for the entire life of this Contract and shall not be canceled or changed except after thirty (30) days written notice to the Owner.
 - 2. **Amounts of Insurance Required – Refer to ConsensusDOCS 802 (see template in Project Manual)**
- B. Certificates of Coverage
 - 1. Certificates of the insurance described above shall be submitted to the Owner before starting any construction activities and shall be subject to approval by the Owner. The Contractor shall provide certificates for the insurance required. The insurer shall state in the certificate that no cancellation of the insurance will be made without at least thirty (30) days prior written notice to the Contractor. Upon receipt of any notice of cancellation or alteration, Contractor shall within ten (10) days procure other policies of insurance, similar in all respects to the policy or policies, about to be canceled or altered, and, if the Contractor fails to provide, procure, and deliver acceptable policies of insurance, or satisfactory evidence thereof, in accordance with the terms hereof then, at the Owner's option, Owner may obtain such insurance at the cost and expense of Contractor, without the need of any notice to Contractor.
- C. No Limitation of Liability
 - 1. Acceptance of the insurance certificates by the Owner shall not act to relieve the Contractor of any obligation under this Contract. All insurance policies and certificates shall be issued only by companies authorized to transact business in the State of Iowa. It shall be the

responsibility of the Contractor to keep the respective insurance policies and coverage's current and in force during the life of this agreement.

2. A Sample Certificate of Insurance is attached for reference following this Section.

3.023 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

- A. The Agreement for the Work will be written on ConsensusDOCS 802 Form of Agreement between Owner and Contractor (sample of the document with modifications incorporated is bound in this Project Manual).

3.024 EXECUTION OF CONTRACT

- A. Contract documents shall mean and include the following:
 1. Contract: ConsensusDOCS 802
 2. Performance and Payment Bonds
 3. Project Manual
 4. Drawings
 5. Numbered Addenda issued after initial publication of Bid Documents
 6. Numbered Modifications (Change Orders) issued after Contract is signed

3.025 LAWS AND REGULATIONS

- A. The Bidder's attention is directed to the fact that all applicable laws and regulations of Federal and State agencies having jurisdiction over the construction of this project shall apply to any contract resulting from this proposal, and it shall be deemed that those rules and regulations are made a part of such contract the same as if set forth in their entirety therein. By submitting a Bid, the Bidder confirms that he/she is familiar with and understands the Contractor's responsibility under all Federal and State of Iowa laws and regulations with respect to the Work described by the proposed Contract Documents.

3.026 CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE

- A. Where an irreconcilable conflict exists among Applicable Legal Requirements, this Contract, the specifications in the Materials and the Drawings, the earliest item mentioned in this sentence involving a conflict shall control over any later mentioned item or items subject to such conflict unless doing so would result in reducing the Bidder's duty of care or obligations under this Contract, in which case the terms resulting in the highest requirements for Bidder performance shall control.

3.027 CONDITIONS OF THE WORK

- A. Each bidder must fully inform him/herself of the conditions under which the work is to be performed at the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed. Failure to do so will not relieve a successful bidder of the obligation to furnish all material and labor necessary to carry out the provisions of the contract. When a site visit is required by provisions located elsewhere in these Instructions to Bidders, as a site tour in conjunction with a mandatory Pre-Bid Meeting, it shall be the Bidder's responsibility to fulfill this obligation as a condition of bidding the Work described in the Bidding Documents.
- B. No allowance will be made for any additional compensation by reason of any matter or condition with which the bidder might have fully informed him/herself, but failed to do so prior to bidding. Insofar as possible, the Contractor and all subcontractors shall employ such methods or means in carrying out the work so as not to cause any interruption of, or interference with, the work of any other subcontractor or trade.

3.028 SUBCONTRACTS

- A. The Prime Contractor shall be responsible for notifying all subcontractors and suppliers and informing them that they are bound in each case by all applicable provisions of the bidding information and those of the proposed Form of Agreements as defined in the Contract Documents.

END OF SECTION

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ADDENDUM NUMBER THREE

To Contract Documents for:

IOWA DAS – DOC 4JD CBC NEW CENTRAL OFFICE BUILDING

SVPA Project No. 25079

Owner Project No. 9488.00

ARCHITECT AND INTERIOR DESIGNER:

SVPA Architects Inc.

1466 28th Street, Suite 200
West Des Moines, IA 50266
Contact: Ron Paskach
(515) 280-2408 – Direct Line
r-paskach@svpa-architects.com

OWNER:

Iowa Department of Administrative Services

1305 E Walnut St, 3rd Floor
Des Moines, IA 50319

CONSTRUCTION MANAGER:

Samuels Group

2929 Westown Parkway, Suite 200
West Des Moines, IA 50266
Contact: Jerry Dehnke
(515) 661-7142
jdehnke@samuelsgroup.net

CIVIL ENGINEER:

Snyder & Associates, Inc.

231 Bennett Ave
Council Bluffs, IA 51503
Contact: Elizabeth Hunter
(712) 322-3202
ehunter@snyder-associates.com

STRUCTURAL ENGINEER:

KPFF Consulting Engineers

604 Locust St #202
Des Moines, IA 50309
Contact: Nathan Kress
(515) 279-3900
nathan.kress@kpff.com

MEPT ENGINEERING:

Alvine Engineering

400 E Court Ave Unit 130
Des Moines, IA 50309
Contact: Jason Jones
(515) 243-0569
jjones@alvine.com

This addendum is issued to modify, clarify, or amend the original Project Manual and /or Drawings and is hereby made part of the Contract Documents dated April 21, 2026. The Contractor shall be responsible for incorporating items in this Addendum to the Work. Attach this addendum to the Project Manual(s) in your possession. Acknowledge receipt of this Addendum by number where indicated on the Bid Form. Failure to do so may subject Bidder to disqualification. The following shall take precedence over anything to the contrary in the Project Manual, in the Drawings, or in prior Addenda.

This Addendum consists of 3 pages and the following attachments:

- (35) Pages REVISED Section 042213, 074112, 075400, 142400
- (2) REVISED/ADDED Structural Drawings S201, S202
- (4) REVISED Architectural Drawings G001, A110, A200, A900
- (1) REVISED Electrical Drawing E600
- (4) REVISED Technology Drawings T102, T400, T700, T701

QUESTIONS AND CLARIFICATIONS

- 1. Question – Need to know about primary power source. Existing switchgear or Aerial Pole Riser?
 - A. Answer – Primary power source will be an existing utility pole along the north edge of the site as indicated on the drawings. Electrical contractor shall coordinate exact location with MidAmerican Energy prior to installation.

2. Question – Need to know information for concrete utility transformer pad (App B-4 or App B-5 in MidAmerican Service Manual)?
 - A. Answer – As noted on the drawings the Electrical Contractor shall coordinate utility transformer pad with MidAmerican Energy. For bidding purposes, the contractor shall price the more expensive option.
3. Question – Evidently, the Fourth Judicial District and probably all the Judicial Districts are on the same platform. Is there a particular vendor the Iowa DAS has partnered with for this system?
 - A. Answer – As indicated in Specification Section 281300, Electronic Access Control System, Section 2.2, the new security system needs to be compatible with the existing Schlage ENGAGE system. There is no vendor information for existing partners.

PRODUCT APPROVALS

Preliminary approvals of products are indicative of the general acceptability of the product based on the quality, manufacturer's and representative's integrity, availability of service and similar general considerations. Final approval will be contingent upon compliance with detailed Specifications.

Section	Product	Manufacturer	Comments
06 6400	Plastic Paneling	Panolam FRP	
09 2216	Non-Structural Metal Framing	CertainTeed Drywall Suspension	Substitution is only for 2.2F.1 – Drywall Suspension
04 2213	Masonry Veneer Anchor	TruFast Walls	
08 7100	Door Hardware	Allegion	

REJECTED

Section	Product	Manufacturer	Comments
06 6520	Luxury Vinyl Plank Flooring	GemCore (Vitr) Silverside Tan	Not approved by owner
09 3000	Tiling	Anatolia, Amelia	Not approved by owner
14 2400	LULA Electric Elevator	Garaventa	Electric not hydraulic machine-room-less
14 2400	Alliance Elevator	Alliance Elevator Solutions	Required overhead too high

CHANGES TO SPECIFICATIONS

1. **Section 04 2213 – FACE BRICK**
 - A. REVISE 2.1A basis of design.
2. **Section 07 4112 – MANUFACTURED METAL SOFFIT PANELS**
 - A. REMOVE section 2.2 Vented Soffit Panels.
3. **Section 07 5400 – THERMOPLASTIC MEMBRANE ROOFING FULLY ADHERED**
 - A. REMOVE section 3.5H: 2-part foam insulation adhesive.
4. **Section 14 2400 – HYDROLIC ELEVATORS**
 - A. REVISED section 2.1 basis of design to KONE elevators
 - B. ADD section 2.1B: basis of design: KONE Monospace 300 DX.
 - C. ADD section 2.3F: hoist way overhead clearance.

CHANGES TO DRAWINGS

1. Sheet G001 – COVER SHEET

- A. ADD Sheet S202 to sheet index.
- B. See attached revised G001.

2. Sheet S101 – FOUNDATION PLAN

- A. ADD general plan note to read: FOR LIGHT POLE BASES PROVIDE 16" DIAMETER CONCRETE PIER W/ (5)-#6 VERTICAL & #4 TIES @ 7" ON CENTER – CONCRETE PIER SHALL EXTEND 8'-0" BELOW GRADE AND 2'-6" ABOVE GRADE – SEE ELEC DWG FOR POLE LOCATIONS AND ELEC CONSTRUCTION – POLE ANCHOR BOLTS BY POLE SUPPLIER AND VERIFY ANCHOR LOCATION W/ POLE SUPPLIER

3. Sheet S201 – BRACED FRAME ELEVATIONS

- A. REVISE Sections A2, A3, A4, A5, C3, C4, C5 with added section cut call outs for brace frame connections.
- B. REVISE Section C4 with revised brace provide.
- C. See attached revised document S201.

4. Sheet S202 – BRACED FRAME SECTIONS

- A. ADD Sections A4, A5, B5, C5, D5 for brace frame connections.
- B. See attached added document S202.

5. Sheet A110 – ROOF PLAN

- A. REVISE deck size to 5/8".
- B. See attached revised sheet A110.

6. Sheet A200 – EXTERIOR ELEVATIONS

- A. REVISE size of central dimensional letter signage.
- B. ADD dimensions to dimensional letter signage on elevation.
- C. See attached revised sheet A200.

7. Sheet A900 – FURNITURE PLAN

- A. ADD podium to Training 229.
- B. See attached revised sheet A900.

8. Sheet E600 – ELECTRICAL SCHEDULES

- A. Revised Luminaire Schedule.
- B. See attached revised sheet E600.

9. Sheet T102 – LEVEL 2 – TECHNOLOGY FLOOR PLAN

- A. REVISE AV4 location in the Training Room to reflect podium location.
- B. See attached revised sheet T102.

10. Sheet T400 – TECHNOLOGY ELEVATIONS

- A. REVISE Training 229 Elevation to update touch panel height (AV3) and remove AV4.
- B. See attached revised sheet T400.

11. Sheet T700 – AUDIOVISUAL SCHEMATICS, RACK ELEVATIONS AND PANELS

- A. ADD General Notes to indicate all AV devices cabling to be furnished and installed by AV contractor
- B. REVISE Floor Box to show Wall Plate.
- C. ADD USB connection for camera content at SDVoE Endpoint located in Podium.
- D. REVISE Logitech Room Mate device to Owner Furnished PC to be located behind display and SDVoE Endpoint at this location from an NV-32 to an NV-21
- E. REVISE Netgear switch model to support PoE++
- F. See attached revised sheet T700.

12. Sheet T701 – AUDIOVISUAL SCHEMATICS, RACK ELEVATIONS AND PANELS

- A. ADD General Notes to indicate all AV devices cabling to be furnished and installed by AV contractor
- B. See attached revised sheet T701.

END OF ADDENDUM 03

SECTION 04 2213**FACE BRICK****PART 1 GENERAL****1.1 SUMMARY**

- A. This Section includes unit masonry assemblies consisting of the following:
 - 1. Face brick.
 - 2. Mortar and grout.
 - 3. Ties and anchors.
 - 4. Embedded flashing.
 - 5. Miscellaneous masonry accessories.

1.2 SUBMITTALS

- A. Product Data: For each different masonry unit, accessory, and other manufactured product specified.
 - 1. Material Test Reports: From a qualified testing agency indicating and interpreting test results of the following for compliance with requirements indicated:
 - a. Mortar complying with property requirements of ASTM C 270.
 - b. Concrete masonry units: Test report as required by Article 3.16.
 - 2. Cold-Weather Procedures: Detailed description of methods, materials, and equipment to be used to comply with cold-weather requirements.
- B. Samples for Initial Selection: For the following:
 - 1. Brick Samples in small-scale form showing the full range of colors and textures available for each different exposed masonry unit required.
 - 2. Colored mortar Samples showing the full range of colors available.

1.3 QUALITY ASSURANCE

- A. Source Limitations for Masonry Units: Obtain exposed masonry units of uniform texture and color, or uniform blend within ranges accepted for these characteristics, through one source from single manufacturer for each product required.
- B. Source Limitations for Mortar Materials: Obtain mortar ingredients of uniform quality, including color for exposed masonry, from one manufacturer for each cementitious component and from one source or producer for each aggregate.

1.4 MOCKUPS

- A. Before installing face brick, build mockups to verify selections made under sample submittals and demonstrate aesthetic effects and qualities of materials and execution. Build mockups to comply with following requirements, using materials indicated for completed Work:
 - 1. Locate mockups in locations directed by Architect.
 - 2. Build mockups for types of masonry in sizes approximately 48 inches long by 72 inches high by full thickness, including face and backup wythes and accessories. Include sealant-filled joint at least 16 inches long in each mockup; include soldier-coursing for face brick assembly.

- a. Each type of exposed face brick construction.
 - b. Typical exterior masonry-veneer wall complete with concrete block back-up, insulation, veneer ties, flashing, and weep holes.
3. Clean exposed faces of mockups with masonry cleaner as indicated.
4. Notify the Architect seven days in advance of dates and times when mockups will be constructed.
5. Protect accepted mockups from elements with weather-resistant membrane.
6. Maintain mockups during construction in undisturbed condition as standard for judging completed Work.
7. Approval of mockups is for color, texture, and blending of masonry units; relationship of mortar and sealant colors to masonry unit colors; tooling of joints; and aesthetic qualities of workmanship.
 - a. Approval of mockups is also for other material and construction qualities specifically approved by Architect in writing.
 - b. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless such deviations are specifically approved by Architect in writing.
8. Demolish and remove mockups when directed.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store masonry units on elevated platforms in dry location. If units are not stored in enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until dry.
- B. Deliver preblended, dry mortar mix in moisture-resistant containers designed for lifting and emptying into dispensing silo. Store preblended, dry mortar mix in delivery containers on elevated platforms, under cover, and in dry location or in metal dispensing silo with weatherproof cover.
- C. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

1.6 PROJECT CONDITIONS

- A. Protection of Masonry: During construction, cover tops of walls, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed masonry when construction is not in progress.
 1. Extend cover minimum of 24 inches down both sides and hold cover securely in place.
- B. Do not apply uniform floor or roof loads for at least 12 hours and concentrated loads for at least 3 days after building masonry walls or columns.
- C. Stain Prevention: Prevent grout, mortar, and soil from staining the face of masonry to be left exposed or painted. Immediately remove grout, mortar, and soil that come in contact with such masonry.
 1. Protect the base of walls from rain-splashed mud and from mortar splatter by coverings spread on ground and over wall surface.
 2. Protect sills, ledges, and projections from mortar droppings.
 3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
 4. Turn scaffold boards near wall on edge at end of each day to prevent rain from splashing

mortar and dirt onto completed masonry.

- D. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace face brick damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in ACI 530.1/ASCE 6/TMS 602.
 - 1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40°F and above and will remain so until masonry has dried, but not less than 7 days after completing cleaning.
- E. Hot-Weather Requirements: Protect face brick work when temperature and humidity conditions produce excessive evaporation of water from mortar and grout. Provide artificial shade and wind breaks and use cooled materials as required.
 - 1. When ambient temperature exceeds 100°F, or 90°F with wind velocity greater than 8 mph, do not spread mortar beds more than 48 inches ahead of masonry. Set masonry units within one minute of spreading mortar.

PART 2 PRODUCTS

2.1 BRICK

- A. Face Brick: ASTM C 216, Grade SW, Type FBX, and as follows:
 - 1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 3000 psi.
 - 2. Efflorescence: Provide brick tested according to ASTM C 67 and rated "not effloresced".
 - 3. Size: Manufacture to following actual dimensions:
 - a. Utility: 3-5/8 inches wide, by 3-5/8 inches high, by 11-5/8 inches long.
 - 4. Application: Use where brick is exposed, unless otherwise indicated.
 - 5. Products: Subject to compliance with requirements, provide following:
 - a. Color and Texture equivalent to "Obsidian" as manufactured by Interstate Brick.
 - 6. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.

2.2 MORTAR AND GROUT MATERIALS

- A. Masonry Mortar: Type N compliant with ASTM C270. Minimum compressive strength = 1,800 psi at 28 days.
- B. Masonry Grout: 2000 psi minimum compressive strength compliant with ASTM C476.
- C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I or Type III, and hydrated lime complying with ASTM C 207.
 - 1. For pigmented mortar, use colored cement formulation as required to produce color selected from manufacturer's standard formulations.
- D. Aggregate for Mortar: ASTM C 144; except for joints less than 1/4-inch-thick, use aggregate graded with 100 percent passing the No. 16 sieve.
- E. Cold-Weather Admixture: Non-chloride, noncorrosive, accelerating admixture complying with ASTM C 494, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.
- F. Water: Potable.

- G. Mortar Pigments and Admixtures, Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
1. Colored Portland Cement-Lime Mix: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes. Use only pigments with record of satisfactory performance in masonry mortar:
 - a. Color 3, Exterior Face Brick: Equivalent to Tamms Industries Company, as selected by Architect.
 2. Cold-Weather Admixture (if required):
 - a. Accelguard 80; Euclid Chemical Co.
 - b. Morseled; W. R. Grace & Co., Construction Products Division.
 - c. Trimix-NCA; Master Builder Solutions, BASF.

2.3 MASONRY JOINT REINFORCEMENT

- A. General: ASTM A 951 and as follows:
1. Hot-dip galvanized, carbon-steel wire for both interior and exterior walls.
 2. Provide in lengths of not less than 10 feet, with prefabricated corner and tee units where indicated.
 3. Minimum 9 gage side rods and truss rods.

2.4 TIES AND ANCHORS, GENERAL

- A. General: Provide ties and anchors, specified in subsequent articles, made from materials that comply with this Article, unless otherwise indicated.
- B. Hot-Dip Galvanized Carbon-Steel Wire: ASTM A 82; with ASTM A 153, Class B-2 coating.

2.5 ADJUSTABLE MASONRY-VENEER ANCHORS

- A. General: Provide two-piece assemblies that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall for attachment over sheathing to wood or metal studs, and as follows:
1. Structural Performance Characteristics: Capable of withstanding 100-lbf load in both tension and compression without deforming or developing play more than 0.05-inch.
- B. Products: Subject to compliance with requirements, provide the following:
1. Screw-Attached, Masonry-Veneer Anchors:
 - a. Basis of Design: '2-Seal Thermal Wing Nut Anchor for metal stud backup wall' as manufactured by Hohmann & Barnard.
 - b. Thickness: Contractor verifies necessary thickness with anchor manufacturer.
 - c. Spacing: Provide at least one anchor for each 2.67ft² of wall surface. Install anchors at 16 inches o.c. horizontally and 24 inches o.c. maximum vertically. Install additional anchors within 12 inches of openings and at intervals, not exceeding 8 inches around perimeter.
 - d. Install through mineral wool board insulation and directly into metal stud framing. Do not over-compress mineral wool board insulation more than 1/4" from the face of insulation board.

2.6 ADJUSTABLE MASONRY-VENEER ANCHORS

- A. General: Provide two-piece assemblies that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to wood or metal studs, and as follows:
 - 1. Structural Performance Characteristics: Capable of withstanding 100-lbf load in both tension and compression without deforming or developing play more than 0.05-inch.
- B. Screw-Attached, Masonry-Veneer Anchors: Units consisting of wire tie section and metal anchor section complying with following requirements:
 - 1. Anchor Section: Sheet metal plate with screw holes top and bottom and with raised rib-stiffened strap stamped into center to provide slot between strap and plate for connection of wire tie. For use at OSB or plywood: Equivalent to Hohmann & Barnard DW-10HS; 12-gauge.
 - a. Plate 1-1/4-inches-wide by 9-inches-long with strap 5/8-inch-wide by 5-1/2-inches-long; slot clearance formed between face of plate and back of strap not to exceed diameter of wire tie by more than 1/32-inch.
 - b. Provide anchor manufacturer's standard, self-adhering, modified bituminous gaskets manufactured to fit behind anchor plate and to prevent moisture from penetrating sheathing at pronged legs and screw holes.
- C. Products: Subject to compliance with requirements, provide following:
 - 1. Screw-Attached, Masonry-Veneer Anchors:
 - a. Equivalent to "X-Seal" for 1" rigid insulation, Hohmann & Barnard, Inc.
 - b. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.

2.7 THRU-WALL MEMBRANE FLASHING

- A. Flexible EPDM Flashing.
 - 1. Basis of Design: Firestone "Enverge FlashGard Thru-Wall Reinforced Flashing Membrane. Tested to ASTM D 4637 for Type II scrim-reinforced EPDM single-ply membranes. Equivalent products accepted.
 - a. Thickness: 0.050 min ± 20%.
 - b. Color: Black.
 - c. Width: 10.00" + 0"/-0.1245".
 - d. Coating over scrim: 0.022".
 - e. Breaking strength: 232 lbf, minimum.
 - f. Elongation, ultimate: 475% minimum.
 - g. Tearing Strength: 81 lbf min.
 - h. Brittleness point: -65° F max.
 - 2. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.

2.8 EMBEDDED FLASHING MATERIALS

- A. Metal Flashing: Provide metal flashing where flashing is exposed or partly exposed and where indicated, complying with Division 07 Section "Sheet Metal Flashing and Trim".
 - 1. Metal Drip Edges: Fabricate from stainless steel. Extend at least 3 inches into wall and outer face as shown on drawings.
 - 2. Metal Flashing Terminations: Fabricate from stainless steel. Extend at least 3 inches into the wall and out to exterior face of wall. At exterior face of wall, bend metal back on itself for 3/4-inch and down into joint 3/8-inch to form stop for retaining sealant backer rod.
 - 3. Metal Expansion-Joint Strips: Fabricate from stainless steel to shapes indicated.

- B. Flexible Flashing: For flashing not exposed to exterior, use one of following unless otherwise indicated:
 - 1. Butyl Flashing: Synthetic butyl compound integrally laminated to white engineered polypropylene film surface. Basis of Design: Blueskin Butyl Flash.
 - a. Elongation, minimum: 825% tested per ASTM D882.
 - b. Tensile Strength, minimum: 2500 psi tested per ASTM D882.
 - c. Low Temperature Flexibility @ 20°F: Pass, tested per ASTM D1970.
 - d. Nail Sealability: Pass, tested per ASTM D1970.
 - 2. Other Approved Manufacturers provided product meets Basis of Design.
 - a. Carlisle Coatings & Waterproofing.
 - b. Dayton Superior Corporation, Dur-O-Wal Division.
 - c. Grace Construction Products, a unit of W. R. Grace & Co. - Conn.
 - d. Heckmann Building Products Inc.
 - e. Hohmann & Barnard, Inc.
 - f. Polyguard Products, Inc.
 - 3. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.
- C. Termination bar equivalent to Hohmann & Barnard, Inc. type T1 (use at metal stud walls).
 - 1. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.
- D. Solder and Sealants for Sheet Metal Flashings: As specified in Division 07 Section "Sheet Metal Flashing and Trim".
- E. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer.

2.9 MISCELLANEOUS MASONRY ACCESSORIES

- A. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; formulated from urethane.
- B. Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall. Made from styrene-butadiene-rubber compound complying with ASTM D 2000, Designation M2AA-805.
- C. Bond-Breaker Strips: Asphalt-saturated, organic roofing felt complying with ASTM D 226, Type I (No. 15 asphalt felt).
- D. Weep/Vent Products: Free-draining mesh, made from 90% open weave polyester mesh with antimicrobial and flame-retardant additives.
- E. Masonry Cleaner:
 - 1. Non-Acidic cleaner equivalent to Sure-Klean Vana Trol; Pro So Co, Inc.
 - 2. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.
- F. Cavity Drainage Material: Thickness to suit cavity (refer to Drawings) free-draining mesh; made from polyethylene strands and shaped to avoid clogging by mortar droppings.
- G. Water Repellent:
 - 1. Basis of Design: Sure-Klean Custom Masonry Sealer by Prosoco.
 - 2. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.

- H. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells with loops for holding reinforcing bars in center of cells. Form units from 0.142-inch steel wire, hot-dip galvanized after fabrication.
 - 1. Provide units with either two loops or four loops as needed for number of bars indicated.
- I. Available Products: Subject to compliance with requirements, cavity drainage materials that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Cavity Drainage Material:
 - a. Mortar Break; Advanced Building Products, Inc.
 - b. CavClear Masonry Mat; CavClear.
 - c. Mortar Net; Mortar Net USA, Ltd.
 - d. Mortar Stop; Polytite Manufacturing Corp.
 - e. Advanced Building Products Inc., Mortar Maze.
 - 2. Reinforcing Bar Positioners:
 - a. D/A 811; Dur-O-Wal, Inc.
 - b. D/A 816; Dur-O-Wal, Inc.
 - c. No. 376 Rebar Positioner; Heckman Building Products, Inc.
 - d. #RB Rebar Positioner; Hohmann & Barnard, Inc.
 - e. #RB-Twin Rebar Positioner; Hohmann & Barnard, Inc.
 - 3. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.

2.10 MORTAR AND GROUT MIXES

- A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures, unless otherwise indicated.
 - 1. Do not use calcium chloride in mortar or grout.
 - 2. Add cold-weather admixture (if used) at the same rate for all mortar, regardless of weather conditions, to ensure consistent mortar color.
- B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of preblended mix. Measure quantities by weight to ensure accurate proportions and thoroughly blend ingredients before delivering to project site.
 - 1. Prepare "DRY BLOCK" mortar for all Split-Face Veneer walls, Type M or S only, according to admix manufacturer's recommendations for water repellency and bond strength. Mortar preparation and composition to comply with ASTM C270, Type M or S.

2.11 INSULATION

- A. Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV, closed-cell product extruded with an integral skin. 2" thickness. See Specification Section 07 2100.
- B. Above Grade; see Wall Types for insulation type and thickness and Specification Section 07 2100.
- C. At-Grade Thru-Wall Flashing; provide Extruded-Polystyrene Board Insulation with thickness to match Wall Assembly insulation above. See Specification Section 07 2100.
- D. Below Grade: provide Extruded-Polystyrene Board Insulation with 2" thickness. See Specification Section 07 2100.

PART 3 EXECUTION**3.1 EXAMINATION**

- A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Before installation, examine rough-in and built-in construction to verify actual locations of piping connections.

3.2 INSTALLATION, GENERAL

- A. Thickness: Build cavity and composite walls and other masonry construction to the full thickness shown. Build single-wythe walls to actual widths of masonry units, using units of widths indicated.
- B. Build chases and recesses to accommodate items specified in this Section and in other Sections of the Specifications.
- C. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match construction immediately adjacent to opening.
- D. Cut masonry units with motor-driven saws to provide clean, sharp, unchipped edges. Cut units as required to provide a continuous pattern and fit adjoining construction. Where possible, use full-size units without cutting. Allow units cut with water-cooled saws to dry before placing, unless wetting of units is specified. Install cut units with cut surfaces and, where possible, conceal cut edges.
- E. Select and arrange units for exposed face brick to produce uniform blend of colors and textures.
- F. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.

3.3 CONSTRUCTION TOLERANCES

- A. Comply with tolerances in ACI 530.1/ASCE 6/TMS 602 and following:
 - 1. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/4-inch in 20 feet, nor 1/2-inch maximum.
 - 2. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4-inch in 10 feet, nor 1/2-inch maximum.
 - 3. For conspicuous horizontal lines, such as exposed lintels, sills, parapets, and reveals, do not vary from level by more than 1/4-inch in 20 feet, nor 1/2-inch maximum.
 - 4. If Type FBS Rough or Type FBA brick is used, revise tolerances below to allow for variation in brick size. Consider restricting tolerances if Type FBX brick is used.
 - 5. For exposed bed joints, do not vary from thickness indicated by more than $\pm 1/8$ -inch, with a maximum thickness limited to 1/2-inch. Do not vary from bed-joint thickness of adjacent courses by more than 1/8-inch.
 - 6. For exposed head joints, do not vary from thickness indicated by more than $\pm 1/8$ -inch. Do not vary from adjacent bed-joint and head-joint thicknesses by more than 1/8-inch.

3.4 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Bond Pattern for Exposed Masonry: Lay exposed masonry in following bond pattern; do not use units with less than nominal 4-inch horizontal face dimensions at corners or jambs.
 - 1. Running bond with vertical joint in each course centered on units in courses above and below.
- C. Stopping and Resuming Work: In each course, rack back one-half-unit length for one-half running bond; do not tooth. Clean exposed surfaces of set masonry, wet clay masonry units lightly if required, and remove loose masonry units and mortar before laying fresh masonry.
- D. Built-in Work: As construction progresses, build in items specified under this and other Sections of the Specifications. Fill in solidly with masonry around built-in items.
- E. Fill space between hollow-metal frames and masonry solidly with mortar, unless otherwise indicated.

3.5 MORTAR MIXING

- A. Proportion mortar by dry volume using accurately calibrated equipment similar and equal to equipment manufactured by VOL-CON, Davenport, IA, (319) 383-1856; measurement by shovel not permitted. Machine mix for at least 3 minutes and not over 5 minutes with maximum amount of water to produce workable consistency.
- B. Proportion "DRY BLOCK" admix according to manufacturer's recommendations.
- C. Do not use admixtures to lower freezing point of mortars.
- D. Use mortar within 2-1/2 hours after initial mixing. When necessary, re-temper mortar within 2 hours from mixing to replace water lost by evaporation. Do not use mortar or grout after it has begun to set.

3.6 MORTAR BEDDING AND JOINTING

- A. Lay hollow masonry units as follows:
 - 1. With full mortar coverage on horizontal and vertical face shells.
 - 2. Bed webs in mortar in starting course on footings and in all courses of piers, columns, and pilasters, and where adjacent to cells or cavities to be filled with grout.
 - 3. For starting course on footings where cells are not grouted, spread out full mortar bed, including areas under cells.
- B. At cavity walls, bevel beds away from cavity, to minimize mortar protrusions into cavity. As work progresses, trowel mortar fins protruding into cavity flat against the cavity face of the brick.
- C. Tool exposed joints slightly concave when thumbprint hard, using jointer larger than the joint thickness, unless otherwise indicated.

3.7 CAVITIES

- A. Keep cavities clean of mortar droppings and other materials during construction.
 - 1. Use wood strips temporarily placed in cavities to collect mortar droppings. As work progresses, remove strips, clean off mortar droppings, and replace in cavity.

3.8 ANCHORING MASONRY TO STRUCTURAL MEMBERS

- A. Anchor masonry to structural members where masonry abuts or faces structural members to comply with the following:
 - 1. Provide open space not less than 1 inch in width between masonry and structural member, unless otherwise indicated. Keep open space free of mortar or other rigid materials.
 - 2. Anchor masonry to structural members with flexible anchors embedded in masonry joints and attached to structure.
 - 3. Space anchors as indicated, but not more than 24 inches o.c. vertically and 36 inches o.c. horizontally.

3.9 ANCHORING MASONRY VENEERS

- A. Anchor masonry veneers to wall framing with masonry-veneer anchors to comply with the following requirements:
 - 1. Fasten each anchor section through sheathing to wall framing with two metal fasteners of type indicated.
 - 2. Embed tie sections in masonry joints. Provide air space between back of masonry veneer and face of sheathing.
 - 3. Locate anchor sections to allow maximum vertical differential movement of ties up and down.
 - 4. Space anchors as indicated, but not more than 16 inches o.c. vertically and 24 inches o.c. horizontally, with not less than 1 anchor for each 2 sq. ft. of wall area. Install additional anchors within 12 inches of openings and at intervals not exceeding 8 inches around perimeter.

3.10 CONTROL AND EXPANSION JOINTS

- A. General: Install control and expansion joints in face brick where indicated in accordance with manufacturer's instructions. Build-in related items as masonry progresses. Do not form continuous span through movement joints unless provisions are made to prevent in-plane restraint of wall or partition movement.
- B. Form expansion joints in brick as follows:
 - 1. Form open joint of width is indicated, but not less than 3/8-inch for installation of sealant and backer rod specified in Division 7 Section "Joint Sealants". Keep joint free and clear of mortar.
- C. Provide expansion joints in exterior brick masonry where indicated on drawings not to exceed 30'-0" intervals. Locate to extend upward from ends of lintels and over expansion or control joints in backup.
- D. Locate control joints in concrete face brick maximum 25 feet o.c. and back of brick expansion joints. In cavity walls offset 4" to 8" from direct alignment with brick expansion joint.

- E. Install control joint strip in continuous lengths as walls are laid. Heat solvent weld butt and corner joints in accordance with manufacturer's instructions.
- F. Keep joint gap free from mortar or debris.
- G. Provide control/ expansion joint at interface between Cast Stone components and Brick Assembly: Compressible Filler and Preformed Control-Joint Gasketing.

3.11 LINTELS

- A. Install steel lintels where indicated.
- B. Provide a minimum bearing of 8 inches at each jamb, unless otherwise indicated.

3.12 FLASHING, WEEP HOLES, AND VENTS

- A. General: Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
- B. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Unless otherwise indicated, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
- C. Install flashing as follows:
 - 1. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing as recommended by flashing manufacturer.
 - 2. At lintels and shelf angles, extend flashing minimum of 6 inches into masonry at each end. At heads and sills, extend flashing 6 inches at ends and turn up not less than 2 inches to form end dams.
 - 3. Install metal drip edges beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2-inch back from outside face of wall and adhere flexible flashing to top of metal drip edge.
 - 4. Install metal flashing termination beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2-inch back from outside face of wall and adhere flexible flashing to top of metal flashing termination.
- D. Install weep vent in head joints in exterior wythes of first course of masonry immediately above embedded flashing and as follows:
 - 1. Space weep holes 24 inches o.c.
- E. Place cavity drainage material in cavities to comply with configuration requirements for cavity drainage material in Part 2 "Miscellaneous Masonry Accessories" Article.

3.13 REPAIRING, POINTING, CLEANING AND SEALING

- A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.

- B. Pointing: During joint tooling, enlarge voids and holes except weep holes and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application.
- C. In-Progress Cleaning: Clean face brick as work progresses by dry brushing to remove mortar fins and smears before tooling joints.
- D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
 - 1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
 - 2. Test cleaning methods on sample wall panel.
 - 3. Protect adjacent stone and non-masonry surfaces from contact with cleaner by covering them with liquid strippable masking agent, polyethylene film, or waterproof masking tape.
 - 4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
 - 5. Clean masonry with specified cleaner applied according to manufacturer's written instructions.
 - 6. Following cleaning and preparation procedures, apply water repellent weatherproofing materials in accordance with manufacturer's instructions.

3.14 MASONRY WASTE DISPOSAL

- A. Recycling: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of face brick work, remove from Project site.

END OF SECTION

SECTION 07 4112
MANUFACTURED METAL SOFFIT PANELS

PART 1 GENERAL

1.1 SUMMARY

- A. The section includes metal soffit panels.

1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM):
- B. Underwriters Laboratories (UL Classified Tests):
- C. Sheet Metal and Air Conditioning Contractors National Association (SMACNA):
 - 1. SMACNA Architectural Sheet Metal Manual.

1.3 PRE-INSTALLATION MEETING

- A. Pre-Installation Meeting: Conduct conference at Project site.

1.4 SUBMITTALS

- A. Product Data: For each type of product. Include product test reports.
- B. Shop Drawings: Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
- C. Samples: For each type of metal panel indicated.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance data.
- B. Special Warranty: Installer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Two years from date of Substantial Completion.
 - 2. Warranty shall be clearly noted or highlighted.
- C. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Finish Warranty Period: 20 years from date of Substantial Completion.
 - 2. Warranty shall be clearly noted or highlighted.

PART 2 PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Provide metal panel system capable of withstanding effects of following loads, based on testing according to ASTM E 1592:
 - 1. Deflection Limits: For wind loads, no greater than 1/240 of the span.
 - 2. Static Air Infiltration of completed roof system: Maximum of 0.06 cfm/sf with 6.24 kPa air pressure differential as per ASTM E283/1680.
 - 3. Water Infiltration: No evidence of water penetration at inward static air pressure differential of not less than 6.24 psf and not more than 12.0 psf per ASTM E331/1646.
 - 4. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - a. Temperature Change (Range): 120°F ambient.

2.2 NON-VENTED SOFFIT PANELS

- A. Material: 24-gauge minimum, galvanized sheet steel, ASTM A446.
- B. Type: Roll formed flush, flat panel with interlocking edges and concealed fasteners; Pac-Clad Flush Soffit Panel as manufactured by Petersen Aluminum.
- C. Size: 11 inches wide by 1 inch deep.
- D. Finish: Two-coat, fluoropolymer, thermos-cured system with fluoropolymer coat containing not less than 70 percent polyvinylidene fluoride resin by weight; full strength Kynar500 or Hylar 5000 finish.
- E. Color: As selected by Architect from Manufacturer's standard colors.

2.3 FABRICATION

- A. General:
 - 1. Continuous Length: Fabricate panels 20' and less in one continuous length.
 - 2. Trim and Flashings: Fabricate trim and flashings from same material as soffit material.

2.4 FINISHES

- A. Factory Applied Finish:
 - 1. Exposed Side: Full-strength fluoropolymer 70% Kynar 500 system of 1.0 mil total dry film thickness.
 - 2. Non-Exposed Side: Wash coat of 0.3 - 0.4 mil dry film thickness.
 - 3. Texture: Smooth texture.
 - 4. Protective film: Strippable vinyl film applied during panel fabrication and finishing.

2.5 MISCELLANEOUS MATERIALS

- A. Miscellaneous Metal Sub Framing and Furring: ASTM C 645, cold-formed, metallic-coated steel sheet, ASTM A 653/A 653M, G90 coating designation or ASTM A 792/A 792M,

Class AZ50 aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.

- B. Panel Accessories: Provide components required for complete, weathertight panel system including trim, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.
 - 1. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch-thick, flexible closure strips; cut or pre-molded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
- C. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal panels.
- D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching the color of metal panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.
- E. Panel Sealants: Provide sealant types recommended by manufacturers that are compatible with panel materials, are nonstaining, and do not damage panel finish.
 - 1. Sealant Tape: Pressure-sensitive, 100 percent solid, gray polyisobutylene compound sealant tape with release-paper backing; 1/8-inch-thick.
 - 2. Joint Sealant: ASTM C 920; as recommended in writing by metal panel manufacturer.
 - 3. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311.

PART 3 EXECUTION

3.1 PREPARATION

- A. Miscellaneous Supports: Install sub-framing, furring, and other miscellaneous panel support members and anchorages according to ASTM C 754 and metal panel manufacturer's written recommendations.

3.2 METAL PANEL INSTALLATION

- A. Metal Soffit Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.
 - 1. Apply panels and associated items true to line for neat and weathertight enclosure.
 - 2. Provide metal-backed washers under heads of exposed fasteners bearing on weather side of metal panels.
 - 3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
 - 4. Install screw fasteners with power tools having controlled torque adjusted to compress washer tightly without damage to washer, screw threads, or panels. Install screws in predrilled holes.
- B. Watertight Installation:
 - 1. Apply continuous ribbon of sealant or tape to seal lapped joints of metal panels, using sealant or tape as recommend by manufacturer on side laps of nesting-type panels and

- elsewhere as needed for watertight panels.
- 2. Provide sealant or tape between panels and protruding equipment, vents, and accessories.
- 3. At panel splices, nest panels with minimum 6 inch end lap, sealed with sealant and fastened together by interlocking clamping plates.
- C. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting and provide for thermal expansion. Coordinate installation with flashings and other components.
- D. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual". Provide concealed fasteners where possible and set units true to line and level as indicated. Install work with laps, joints, and seams that are permanently watertight.

3.3 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain clean condition during construction.

END OF SECTION

SECTION 07 5400**THERMOPLASTIC MEMBRANE ROOFING FULLY ADHERED****PART 1 GENERAL****1.1 PERFORMANCE REQUIREMENTS**

- A. Install a watertight sheet membrane and base flashing roofing system that will not permit passage of liquid water and will withstand wind loads, thermally induced movement, and exposure to weather without failure.
- B. All materials, details and methods employed for the installation of the membrane roof must be capable of obtaining a 30 year warranty. Only a 25 year warranty will be provided, but the completed work must be eligible to receive a 30 year warranty.

1.2 SUBMITTALS

- A. Product Data: For each roofing product indicated.
- B. Shop Drawings: Include details of base flashings, membrane terminations, and tapered insulation.
- C. Samples: For each product included in membrane roofing system.
 - 1. Insulation board.
 - 2. Fasteners and plates.
 - 3. Coverboard.
 - 4. Membrane.
 - 5. Walkway pad.
 - 6. Hand welded seam samples.
- D. Research/evaluation reports.

1.3 CLOSEOUT SUBMITTALS

- A. Maintenance Data.
- B. Special Warranty: Manufacturer's standard form, without monetary limitation and signed by manufacturer, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. Failure includes roof leak.
 - 1. Warranty period: 25-years Total System Warranty from date of Substantial Completion.
 - 2. Warranty shall be clearly noted or highlighted.
- C. Special Project Warranty: Submit roofing installer's warranty covering Work of this Section, including all components of membrane roofing system such as roofing membrane, base flashing, roof insulation, fasteners, adhesives, cover boards, substrate boards, vapor retarders, sheet metal and walkway products, for the following warranty period:
 - 1. Warranty period: 1 year from date of Substantial Completion.
 - 2. Warranty shall be clearly noted or highlighted.

1.4 QUALITY ASSURANCE

- A. Fire/Windstorm Classification: Class 1A-90. Fire classification to comply with ASTM E108 for application and slopes indicated.
 - 1. Comply with ASHRAE Climate Zone 5. 2012 IECC.
- B. Hail-Resistance Rating: VSH.
- C. Manufacturer's Technical Inspector to provide twice monthly inspections and be on site to close out project prior to installer leaving project.
- D. Ponding water: At completion of membrane installation no area larger than 1 square foot will be allowed to hold water more than 24 hours after a rain event. If areas of ponding are observed after a rain event, the area must be reworked to ensure that the roof does not hold ponding water.

1.5 PRE-INSTALLATION MEETING

- A. Conduct meeting at Project site. Manufacturer's Technical Inspector to be in attendance.

1.6 JOB CONDITIONS

- A. Roofing materials may be installed under certain adverse weather conditions but only after consultation with Membrane manufacturer, as installation time and system integrity may be affected.
- B. Only as much of the new roofing as can be made weathertight each day, including all flashing and detail work, shall be installed. All seams shall be cleaned and heat welded before leaving the job site that day.
- C. Schedule and execute all work without exposing interior building areas to effects of inclement weather.
- D. All surfaces to receive new insulation, membrane or flashings are to be dry. Should surface moisture occur, provide necessary equipment to dry surface prior to application.
- E. Secure all new and temporary construction, including equipment and accessories to preclude wind blow-off and subsequent roof or equipment damage.
- F. Install uninterrupted water stops at end of each day's work. Completely remove before proceeding with next day's work. Water stops not to emit dangerous or unsafe fumes or remain in contact with finished roof as installation progresses. Replace contaminated membrane at no cost to the Owner.
- G. The Applicator is cautioned that certain roofing membranes are incompatible with asphalt, coal tar, heavy oils, roofing cements, creosote and some preservative materials and such materials are not to remain in contact with membranes. Consult Membrane manufacturer regarding compatibility, precautions and recommendations.
- H. Arrange work sequence to avoid use of newly constructed roofing as walking surface or for equipment movement and storage. Where such access is absolutely required, provide all

necessary protection and barriers to segregate work area and prevent damage to adjacent areas. Provide substantial protection layer consisting of plywood over plywood over insulation board placed on tarps for all new and existing roof areas that receive rooftop traffic during construction.

- I. Prior to and during application, remove all dirt, debris and dust from surfaces by vacuuming, sweeping, blowing with compressed air or similar methods.
- J. Follow all safety regulations as required by OSHA and other applicable authority(s) having jurisdiction.
- K. Collect scrap roof membrane for return to manufacturer for recycling. Deposit other roofing waste material in appropriate refuse containers.
- L. Take precautions so that storage and application of materials and equipment does not overload roof deck or building structure.
- M. Do not store or use flammable adhesives and deck primers in vicinity of open flames, sparks and excessive heat.
- N. Report all rooftop contamination that is anticipated or that is occurring to Membrane manufacturer to determine corrective steps to be taken.
- O. Verify that all roof drain lines are functioning correctly (not clogged or blocked) before starting work. Report any blockages in writing (letter copy to Membrane manufacturer) to Owner's Representative for corrective action prior to installation of Membrane manufacturer roof system.
- P. Immediately stop work if any unusual or concealed condition is discovered and immediately notify Owner of condition in writing for correction (letter copy to Membrane manufacturer).
- Q. Complete site cleanup, including both interior and exterior building areas that have been affected by construction, to Owner's/Architects' satisfaction.
- R. Repair all landscaped areas damaged by construction activities at no cost to Owner.
- S. Conduct fastener pullout tests in accordance with latest version of SPRI/ANSI Fastener Pullout Standard to verify condition of deck/substrate and to confirm expected pullout values.
- T. Do not install roofing membrane under following conditions without consulting Membrane manufacturer's Technical Dept. for precautionary steps:
 - 1. Roof assembly permits interior air to pressurize membrane underside.
 - 2. Any exterior wall has 10 percent or more of surface area comprised of opening doors or windows.
 - 3. Wall/deck intersection permits air entry into wall flashing area.
- U. Take precautions when using adhesives at or near rooftop vents or air intakes. Coordinate operation of vents and air intakes to avoid intake of adhesive odor while ventilating building. Keep lids on unused cans at all times.
- V. Wear protective wear when using solvents or adhesives or as required by job conditions.

- W. Roofing and steel deck membranes are slippery when wet or covered with snow, frost, or ice. Working on surfaces under these conditions is hazardous. Appropriate safety measures must be implemented prior to working on such surfaces. Always follow OSHA and other relevant fall protection standards when working on roofs.

PART 2 PRODUCTS

2.1 MEMBRANE - 80 MIL

- A. Polyester reinforced Thermoplastic Polyolefin (TPO): Uniform, flexible elastomer sheet formed from a laminated core and highly UV resistant top ply with a non-woven polyester scrim reinforcement. Minimum thickness to be verified by officer of system manufacturer involved directly with membrane production.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. GAF Materials Corporation: EverGuard Extreme 80 mil TPO.
 - b. Elevate, formerly Firestone Building Products: UltraPly 80 mil TPO.
 - c. Johns Manville Building Materials: JM TPO 80 mil TPO.
 - d. Versico Versiweld.
 - e. Carlisle Syntec.
 - f. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.
- B. Conform to ASTM D6878, "Standard for Thermoplastic Polyolefin Membrane".
- C. Color of Membrane: White.

D. Typical Physical Properties:

Parameters	ASTM Test Method	Minimum Requirement
Nominal Thickness, min., inches	D751	0.080
Elongation at Break, min. (machine x tranverse)	D751	370 lbf x 330 lbf
Seam strength ⁽²⁾ , min. (% of tensile strength)	D751	150 lbf (membrane failure)
Retention of Properties After Heat Aging	D573	-
Tensile Strength, min., (% of original)	D3054	100%
Elongation, min., (% of original)	D3054	100%
Tearing Strength, min., lbf	D751 8" x 8"	65 lbf x 130 lbf
Low Temperature Bend, -40°F	D2137	Pass at -40°F
Accelerated Weathering Test (Xenon Arc)	G155	5,000 Hours Exposure
Cracking (7x magnification)	-	None
Discoloration (by observation)	-	None
Crazing (7x magnification)	-	None
Linear Dimensional Change	D1204 @ 158°F, 6 hrs.	0.40 %
Water Absorption	D471 @ 158°F, 1 week.	0.70 %
Reflectivity (white)	C1549	0.835
Emissivity (white)	C1371	0.84

2.2 FLASHING MATERIALS

A. Wall/Curb Flashing.

1. Manufacturers standard reinforced flashing membrane.
 - a. A polyester reinforced membrane adhered to approved substrate using Manufacturers a proved adhesive, minimum thickness 50 mils.

B. Auxiliary Flashing Materials: Recommended by roofing system manufacturer for intended use and compatible with membrane roofing.

1. Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, thickness, and color as sheet membrane.
 - a. Provide TPO-clad flashing at locations noted on Drawings.
2. Cone and pipe vents: Manufacturer's standard preformed flashings designed to accommodate various sizes of vents and pipe penetrations.
3. Formed flashings: manufacturer's standard T-joint covers, inside and outside formed corners, and penetration pockets with 2-part pourable sealant.
4. Slip Sheet: Manufacturer's recommended slip sheet, of type required for application.
5. Compression Bars: Metal termination bars, metal battens, fasteners, termination reglets, and other accessories.

2.3 ROOF INSULATION

- A. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, 25 psi, felt or glass-fiber mat facer on both major surfaces. R=30 min., not less than 5.2 inches.
- B. Tapered Insulation: Provide factory-tapered polyisocyanurate insulation boards fabricated to slope of 1/4-inch per 12 inches, unless otherwise indicated.
- C. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.
- D. Horizontal Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 5/8-inch thick, factory primed, equivalent to Georgia-Pacific Dens Deck.

2.4 ATTACHMENT COMPONENTS

- A. Membrane Adhesive.
 - 1. Manufacturers standard solvent based bonding adhesive. Water base if temperatures allow.

2.5 WALKWAY PADS

- A. Walkway Pads: Factory-formed, nonporous, heavy-duty, solid-rubber, slip-resisting, surface-textured walkway pads, approximately 3/16-inch thick, and acceptable to roofing system manufacturer.

2.6 MISCELLANEOUS ACCESSORIES

- A. Sealing Tape Strip: Compressible foam with pressure-sensitive adhesive on one side. Used with metal flashings as preventive measure against air and wind-blown moisture entry. Use of this product only allowed when approved in writing by Architect at specific locations.

2.7 MISCELLANEOUS FASTENERS AND ANCHORS

- A. All fasteners, anchors, nails, straps, bars, etc: Post-galvanized steel, aluminum, or stainless steel. Mixing metal types and methods of contact shall be assembled to avoid galvanic corrosion.
 - 1. Fasteners for attachment of metal to masonry: Expansion type fasteners with stainless steel pins.
 - 2. Concrete fasteners and anchors: Approved for use by fastener manufacturer with minimum embedment of 1-1/4 inch.
 - 3. Deep buttress thread fasteners required for fastening insulation to deck; see Part 3 - Execution.
 - 4. Miscellaneous wood fasteners and anchors used for flashings: Approved for use by fastener manufacturer with minimum embedment of 1 inch.

PART 3 EXECUTION**3.1 PROTECTION**

- A. Contractor(s): to be responsible for protecting ALL existing roof membranes while mechanical work is completed.
 - 1. This protection needs to be coordinated between the Mechanical Contractor and the Roofing Contractor, so it shall be coordinated and monitored by the contractor(s):
 - 2. Protection is defined as: Canvas Tarps and 1/4-inch Masonite over the roof membrane in ALL work areas.

3.2 SUBSTRATE INSPECTION

- A. Applicator shall be responsible for acceptance or provision of proper substrate to receive new roofing materials.
- B. Substrate to be dry, clean smooth, free of flaws, sharp edges, loose and foreign material, oil, and grease. Confirm substrate compatibility. Begin work only after defects have been corrected. Commencement of work indicates applicator's acceptance of substrate.
 - 1. All roof surfaces shall be free of water, ice and snow.
- C. Applicator: Inspect substrate for defects such as excessive surface roughness, contamination, structural inadequacy, or any other condition that will adversely affect quality of work.
- D. Applicator shall verify that the work done under related sections meets the following conditions:
 - 1. Roof drains and/or scuppers have been reconditioned and/or replaced and installed properly.
 - 2. Roof curbs, nailers, equipment supports, vents and other roof penetrations are properly secured and prepared to receive new roofing materials.

3.3 WOOD NAILER INSTALLATION

- A. Install wood nailers at perimeter of entire roof and around roof projections and penetrations.
- B. Anchor nailers to structural elements to resist minimum force of 300 pounds per lineal foot in any direction.
 - 1. Individual nailer lengths: Not less than 3 feet long.
 - 2. Fastener spacing: No more than 12 inches on center or at distance to match structural framing. Stagger fasteners 1/3 the nailer width and installed within 6 inches of each end. Two fasteners shall be installed at the ends of nailer lengths. Meet current ANSI 7 fastener spacing requirements.
- C. Thickness: As required to match total substrate and insulation height to allow smooth transition.
- D. Use stainless steel, corrosion resistant, fasteners when mechanically attaching any membrane to wood nailers and wood products treated with ACQ (Alkaline copper Quaternary). When ACQ treated wood is used on steel roof decks or with metal edge detailing, separation layer between the metal and ACQ treated wood is required.

3.4 INSTALLATION OF COVER BOARDS

- A. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches in each direction.
 - 1. Trim cover board neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
 - 2. At internal roof drains, conform to slope of drain sump.
 - a. Trim cover board so that water flow is unrestricted.
 - 3. Cut and fit cover board tight to nailers, projections, and penetrations.
 - 4. Loosely lay cover board over substrate.
 - 5. Adhere cover board to substrate using adhesive according to FM Approvals' RoofNav assembly requirements and FM Global Property Loss Prevention Data Sheet 1-29 for specified Windstorm Resistance Classification, as follows:
 - a. Set cover board in a solid mopping of hot roofing asphalt, applied within $\pm 25^{\circ}\text{F}$ of equiviscous temperature.
 - b. Set cover board in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining insulation in place.
 - c. Set cover board in a uniform coverage of full-spread insulation adhesive, firmly pressing and maintaining insulation in place.
 - 6. Install slip sheet over cover board and beneath roof membrane.

3.5 INSULATION INSTALLATION

- A. Insulation shall be installed according to membrane manufacturer's instructions.
- B. Insulation shall be neatly cut to fit around penetrations and projections.
- C. Install tapered insulation in accordance with insulation manufacturer's shop drawings.
- D. Install tapered insulation around drains creating a drain sump.
- E. Do not install more insulation board than can be covered with membrane by the end of the day or the onset of inclement weather.
- F. Use at least 2 layers of insulation when the total insulation thickness exceeds 2-1/2 inches. Stagger joints at least 12 inches between layers.
- G. Mechanical Attachment.
 - 1. Insulation shall be mechanically fastened to the deck with approved deep buttress thread fasteners and plates at a rate according to FM's and Membrane manufacturer's recommendations for fastening rates and patterns. The quantity and locations of the fasteners and plates shall also cause the insulation boards to rest evenly on the roof deck/substrate so that there are no significant and avoidable air spaces between the boards and the substrate. Each insulation board shall be installed tightly against the adjacent boards on all sides.

3.6 MEMBRANE INSTALLATION

- A. Adhere membrane roofing over area to receive roofing and install according to membrane roofing system manufacturer's written instructions.

- B. Accurately align membrane roofing and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
- C. Bonding Adhesive: Apply to substrate and underside of membrane roofing at rate required by manufacturer and allow to partially dry before installing membrane roofing. Do not apply to splice area of membrane roofing.
- D. In addition to adhering, mechanically fasten membrane roofing securely at terminations, penetrations, and perimeter of roofing.
- E. Apply membrane roofing with side laps shingled with slope of roof deck where possible.
- F. Seams: Clean seam areas, overlap membrane roofing, and hot-air weld side and end laps of membrane roofing and sheet flashings according to manufacturer's written instructions to ensure a watertight seam installation.
 - 1. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of sheet membrane if required by manufacturer. Lap Sealant cannot be excluded from warranty.
 - 2. Verify field strength of seams a minimum of twice daily and repair seam sample areas. Seam samples to be dated and kept for technical inspector / contractor(s) / Owner / Architect inspection.
 - 3. Submit all test strips to Architect, organized by date, at conclusion of membrane installation for review.
 - 4. Repair tears, voids, and lapped seams in roofing that does not comply with requirements.
- G. Install sheet flashings and preformed flashing accessories and adhere to substrate according to roofing system manufacturer's written instructions.
 - 1. Flash penetrations and field-formed inside and outside corners with sheet flashing as recommended by manufacturer.
 - 2. Clean seam areas, overlap sheets, and firmly roll flashings into the adhesive. Weld side and end laps to ensure a watertight seam installation.
 - 3. Test lap edges with probe to verify seam weld continuity. Apply lap sealant and seal exposed edges of sheet flashing terminations.
 - 4. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.
 - 5. All clean trimmings and scrap to be stored per manufacturer to be returned for recycling.

3.7 HOT-AIR WELDING OF SEAM OVERLAPS

- A. General.
 - 1. All seams shall be hot-air welded. Seam overlaps should be 1.5 inches wide when automatic machine-welding and 2 inches wide when hand-welding.
 - 2. All membrane to be welded shall be clean and dry.
- B. Hand-Welding: Hand-welded seams shall be completed in two stages. Hot-air welding equipment shall be allowed to warm up for at least one minute prior to welding.
 - 1. The back edge of the seam shall be welded with a narrow but continuous weld to prevent loss of hot air during the final welding.

3.8 METAL FLASHINGS

- A. Metal details, fabrication practices and installation methods shall conform to the applicable requirements of the following:
 - 1. Factory Mutual Loss Prevention Data Sheet 1-49 (latest issue).
 - 2. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA).
- B. Metal flashings shall be securely fastened into solid wood blocking. Fasteners shall penetrate the wood nailer a minimum of 1 inch.
- C. Airtight and continuous metal hook strips are required behind metal fascias. Hook strips are to be fastened 12 inches on center into the wood nailer or masonry wall.
- D. Counter flashings shall overlap base flashings at least 2 inches.
- E. Hook strips shall extend past wood nailers over wall surfaces by 1-1/2 inch minimum and shall be securely sealed from air entry.

3.9 WALKWAY INSTALLATION

- A. Walkways: Install walkway pads at all roof access points and locations indicated. Heat weld walkway pads to substrate according to roofing system manufacturer's written instructions.

3.10 CLEAN UP

- A. Do not allow trash, waste, or debris to collect on the roof. These items shall be removed from the roof on a daily basis.
- B. All tools and unused materials must be collected at the end of each workday and stored properly off of the finished roof surface and protected from exposure to the elements.
- C. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking, counter flashings, and terminations.
- D. Properly clean the finished roof surface after completion, and make sure the drains and gutters are not clogged.
- E. Clean and restore all damaged surfaces to their original condition.

3.11 COMPLETION

- A. Prior to demobilization from site, Owner's Representative and Applicator to review work. Itemize all defects noted and non-compliances with Specifications or recommendations of Membrane manufacturer in a punch list. Applicator to correct items immediately to satisfaction of Owner's Representative and Membrane manufacturer prior to demobilization.

END OF SECTION

SECTION 14 2400
HYDRAULIC ELEVATORS

PART 1 GENERAL

1.1 SUMMARY

- A. This Section specifies hydraulic elevators.
- B. Work Required:
 - 1. The work required under this section consists of all labor, materials and services required for the complete installation (including operational verification) of all the equipment required for the elevator(s) as herein specified.
 - 2. All work shall be performed in a first class, safe and workmanlike manner.
 - 3. In all cases where a device or part of the equipment is herein referred to in the singular, it is intended that such reference shall apply to as many of such devices or parts as are required to make complete installation.
- C. Related work not specified herein: The following sections contain requirements that relate to this section and are performed by trades other than the elevator manufacturer/installer.
 - 1. Section 01 5000 - Temporary Facilities and Controls: Protection of floor openings and personnel barriers; temporary power and lighting.
 - 2. Section 03 3000 - Cast-In-Place Concrete: Elevator pit, elevator motor and pump foundation, and grouting thresholds.
 - 3. Division 26 - Electrical:
 - a. Main disconnects for each elevator.
 - b. Electrical power for elevator installation and testing.
 - c. Disconnecting device to elevator equipment prior to activation of sprinkler system.
 - d. The installation of dedicated GFCI receptacles in the pit and overhead.
 - e. Lighting in controller area, machine area and pit.
 - f. Wiring for telephone service to controller.
 - 4. Division 28 - Fire Alarm Systems: Fire and smoke detectors and interconnecting devices; fire alarm signal lines to contacts in the machine area.
- D. Applicable Codes: Comply with applicable building and elevator codes at the project site, including but not limited to the following:
 - 1. ANSI A117.1, Buildings and Facilities, Providing Accessibility and Usability for Physically Handicapped People.
 - 2. ADAAG, Americans with Disabilities Act Accessibility Guidelines.
 - 3. ANSI/NFPA 70, National Electrical Code.
 - 4. ANSI/NFPA 80, Fire Doors and Windows.
 - 5. ASME/ANSI A17.7, Safety Code for Elevators and Escalators.
 - 6. ANSI/UL 10B, Fire Tests of Door Assemblies.
 - 7. CAN/CSA C22.1, Canadian Electrical Code.
 - 8. CAN/CSA-B44, Safety Code for Elevators and Escalators.
 - 9. EN 12016 (May 1998): "EMC Product Family Standards for lifts, escalators, and passenger conveyors Part 2 - immunity".
 - 10. Local Building Codes.
 - 11. All other local applicable codes.

1.2 SYSTEM DESCRIPTION

- A. Substitutions for all products listed below: Allowed in accordance with Division 00 & 01 Specifications.
- B. Equipment Description: Holeless Hydraulic elevator with Machine-Room Less application.
- C. Equipment Control: Elevonic® Control System.
- D. Quantity of Elevators: 1.
- E. Elevator Stop Designations: 1 and 2
- F. Stops: 2
- G. Openings: In line.
- H. Travel: 12'-3."
- I. Rated Capacity: 2100 lb.
- J. Rated Speed: 100 fpm.
- K. Platform Size: 5' 9-1/2" W x 4' 11-1/8" D.
- L. Clear Inside Dimensions: 5' 8-5/16" W x 4' 3-9/16" D.
- M. Cab Height: 7' 9".
- N. Clear Cab Height: 7' 9" with 5/16-inch floor recess and 4 LED ceiling.
- O. Entrance Type and Width: Single-Slide Door 3' 6".
- P. Entrance Height: 7' 0".
- Q. Main Power Supply: 208-Volts, 3-Phase, 60Hz + or - 5% of normal, three-Phase, with a separate equipment grounding conductor.
- R. Car Lighting Power Supply: 120 Volts, Single-phase, 15 Amp, 60 Hz.
- S. Machine and Controller Location: No machine-room required, tank and controller in hoistway pit.
- T. Signal Fixtures: Manufacturer's standard with stainless steel metal button targets (exc. CA).
- U. Controller Location: Inside hoistway, accessible by a door in a side hoistway wall on the 1st or 2nd landing (1st landing only if rear entrance).
- V. Stopping Accuracy: $\pm 1/4$ -inch under any loading condition or direction of travel.
- W. Operation: Simplex Collective Operation: Using a microprocessor-based controller, operation shall be automatic by means of the car and hall buttons. If all calls in the system have been

answered, the car shall park at the last landing served.

- X. Operating Features - Standard.
 - 1. Full Collective Operation.
 - 2. Anti-nuisance.
 - 3. Fan and Light Protection.
 - 4. Load Weighing Bypass.
 - 5. Independent Service.
 - 6. Full Collective Operation.
 - 7. Firefighters' Service Phase I and Phase II.
 - 8. Top of Car Inspection.
- Y. Operation Features - Optional.
 - 1. Emergency Rescue Unit 'Back-up battery lowering'
- Z. Door Control Features:
 - 1. Door control to open doors automatically when car arrives at a landing in response to a normal hall or car call.
 - 2. Elevator doors shall be provided with a reopening device that will stop and reopen the car door(s) and hoistway door(s) automatically should the door(s) become obstructed by an object or person.
Door protection shall consist of a two-dimensional, multi-beam array projecting across the car door opening.
 - 3. Door nudging operation to occur if doors are prevented from closing for an adjustable period of time.
- AA. Provide equipment according to seismic zone: 1.

1.3 SUBMITTALS

- A. Product Data: Submit manufacturer's product data for each system proposed for use. Include the following:
 - 1. Signal and operating fixtures, operating panels and indicators.
 - 2. Cab design, dimensions and layout.
 - 3. Hoistway-door and frame details.
 - 4. Electrical characteristics and connection requirements.
 - 5. Expected heat dissipation of elevator equipment in hoistway (BTU).
 - 6. Color selection chart for Cab and Entrances.
- B. Shop Drawings: Submit approval layout drawings. Include the following:
 - 1. Car, guide rails, buffers and other components in hoistway.
 - 2. Maximum rail bracket spacing.
 - 3. Maximum loads imposed on guide rails requiring load transfer to building structure.
 - 4. Clearances and travel of car.
 - 5. Clear inside hoistway and pit dimensions.
 - 6. Location and sizes of access doors, hoistway entrances and frames.

1.4 CLOSEOUT SUBMITTALS

- A. Operations and Maintenance Manuals: Provide manufacturer's standard operations and maintenance manual.
- B. The elevator contractor's acceptance is conditional on the understanding that their warranty covers defective material and workmanship. The warranty period shall not extend longer than one (1) year from the date of completion or acceptance thereof by beneficial use, whichever is earlier, of each elevator. The warranty excludes: ordinary wear and tear, improper use, vandalism, abuse, misuse, or neglect or any other causes beyond the control of the elevator contractor and this express warranty is in lieu of all other warranties, express or implied, including any warranty of merchantability or fitness for a particular purpose.
 - 1. Warranty shall be clearly noted or highlighted.

1.5 QUALITY ASSURANCE

- A. Manufacturer: Minimum of fifteen years experience in the fabrication, installation and service of elevators of the type and performance of the specified. The manufacturer shall have a documented quality assurance program.
- B. Installer: Elevators shall be installed by the manufacturer.
- C. Permits, Inspections and Certificates: The Elevator Contractor shall obtain and pay for necessary Municipal or State Inspection and permit as required by the elevator inspection authority, and make such tests as are called for by the regulations or such authorities. These tests shall be made in the presence of such authorities or their authorized representatives.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Should the building or the site not be prepared to receive the elevator equipment at the agreed upon date, the contractor(s) will be responsible to provide a proper and suitable storage area on or off the premises.
- B. Should the storage area be off-site and the equipment not yet delivered, then the elevator contractor, upon notification from the contractor(s), will divert the elevator equipment to the storage area. If the equipment has already been delivered to the site, then the contractor(s) shall transport the elevator equipment to the storage area. The cost of elevator equipment taken to storage by either party, storage, and redeliver to the job site shall not be at the expense of the elevator contractor.

1.7 MAINTENANCE AND SERVICE

- A. Maintenance service consisting of regular examinations and adjustments of the elevator equipment shall be provided by the elevator contractor for a period of twelve (12) months after the elevator has been turned over for the customer's use. This service shall not be subcontracted but shall be performed by the elevator contractor. All work shall be performed by competent employees during regular working hours of regular working days. This service shall not cover adjustments, repairs or replacement of parts due to negligence, misuse, abuse or accidents caused by persons other than the elevator contractor. Only genuine parts and supplies as used in the manufacture and installation of the original equipment shall be provided.

- B. The elevator control system must:
 - 1. Provide in the controller the necessary devices to run the elevator on inspection operation.
 - 2. Provide on top of the car the necessary devices to run the elevator in inspection operation.
 - 3. Provide in the controller an emergency stop switch. This emergency stop switch when opened disconnects power from the brake and prevents the motor from running.
- C. Provide system capabilities to enable a remote expert to create a live, interactive connection with the elevator system to enable the following functions:
 - 1. Remotely diagnose elevator issues with a remote team of experts.
 - 2. Remotely return an elevator to service.
 - 3. Provide real-time status updates via email.
 - 4. Remotely make changes to selected elevator functions including:
 - a. Control building traffic: Restrict floor access, remove car from group operation, shut down elevator, select up peak / down peak mode, activate independent service.
 - b. Conserve energy: Activate cab light energy save mode, activate fan energy save mode, shut down car(s).
 - c. Improve passenger experience: Extend door open times, change parking floor, activate auto car full, activate anti-nuisance, advance door opening, door nudging, extend specific floor extended opening time, release trapped passengers.

PART 2 PRODUCTS

2.1 DESIGN AND SPECIFICATIONS

- A. Provide machine-roomless holeless hydraulic elevators from Kone Elevator Company. The control system and car design based on materials and systems manufactured by Kone Elevator Company. Specifically, the system shall consist of the following components:
 - 1. The entire hydraulic system and the controller shall be located inside the hoistway. No extra machine room or control closet space is required.
 - 2. Sleep mode operation for LED ceiling lights and car fan.
 - 3. LED lighting standard in ceiling lights and elevator fixtures.
 - 4. Sleep mode operation for LED ceiling lights and car fan.
- B. Approved Installer: Kone Elevator.
 - 1. Basis of Design: Kone Monospace 300 DX.
- C. Substitutions: Allowed in accordance with Division 00 & 01 Specifications.

2.2 EQUIPMENT: MACHINE COMPONENTS

- A. The hydraulic system shall be of compact design suitable for operation under the required pressure. The power component shall be mounted in the hydraulic-fluid storage tank. The control valve shall control flow for up and down directions hydraulically and shall include an integral check valve. A control section including control solenoids shall direct the main valve and control: up and down starting, acceleration, transition from full speed to leveling speed, up and down stops, pressure relief and manual lowering. All of these functions shall be fully adjustable for maximum smoothness and to meet contract conditions. System to be provided with a low-pressure switch and a shut-off valve.
- B. The entire hydraulic system with hydraulic-fluid storage tank, power component and valves

shall be located in the hoistway pit and be easily accessible for maintenance through an access door in the hoistway wall.

- C. A microprocessor-based controller shall be provided, including necessary starting switches together with all relays, switches, solid-state components and hardware required for operation, including door operation, as described herein. A three (3) phase overload device shall be provided to protect the motor against overloading.
- D. The controller shall be located together with the hydraulic system in the hoistway pit and be easily accessible for maintenance through the same access door that is also used for the hydraulic system.
- E. A manual lowering feature shall permit lowering the elevator at slow speed in the event of power failure or for adjusting purposes.
- F. Pressure Switch.

2.3 EQUIPMENT: HOISTWAY COMPONENTS

- A. Plunger(s) and Cylinder(s): Each cylinder shall be constructed of steel pipe of sufficient thickness and suitable for the operating pressure. The top of each cylinder shall be equipped with a cylinder head with a drip ring to collect any oil seepage as well as an internal guide ring and self-adjusting packing. Each plunger shall be constructed of selected steel tubing or pipe of proper diameter machined true and smooth with a fine polished finish. Each plunger shall be provided with a stop ring electrically welded to it to prevent the plunger from leaving the cylinder. Each plunger and cylinder shall be installed plumb and shall operate freely with minimum friction.
- B. Car Guide Rails: Tee-section steel rails with brackets and fasteners.
- C. Polyurethane type buffers shall be used.
- D. Wiring: Wiring for hoistway electrical devices included in scope of the elevator system, hall panels, pit emergency stop switch, and the traveling cable for the elevator car.
- E. Hoistway Entrances:
 - 1. Frames: Entrance frames shall be of bolted construction for complete one-piece unit assembly. All frames shall be securely fastened to fixing angles mounted in the hoistway and shall be of UL fire rated steel.
 - 2. Sills shall be extruded aluminum.
 - 3. Doors: Entrance doors shall be of metal construction with vertical channel reinforcements.
 - 4. Fire Rating: Entrance and doors shall be UL fire rated for 1-1/2 hours (for M1, M2, M3, D1, and D2 Entrance Arrangements or 1 hour for D3 Entrance Arrangement.
 - 5. Entrance Finish: Satin stainless steel.
 - 6. Entrance marking plates: Entrance jambs shall be marked with 4" x 4" plates having raised floor markings with Braille located adjacent to the floor marking. Marking plates shall be provided on both sides of the entrance.
 - 7. Sight Guards: sight guards will be furnished with all doors painted to match with painted doors, painted black for stainless steel and gold satin doors.
- F. Hoistway Overhead Clearance: maximum overhead clearance of 12'-0" to bottom of hoist

beam.

2.4 EQUIPMENT: CAR COMPONENTS

- A. Cab Steel Shell Cab with laminated vertical removable panels.
- B. Paints and laminate to be selected from manufacturer's catalog of choices.
- C. Laminate to be selected from manufacturer's catalog of choices.
- D. Brushed Stainless Steel finished base plate located at top and bottom.
- E. Car Front Finish: Satin Stainless Steel.
- F. Car Door Finish: Satin Stainless Steel.
- G. Ceiling Type:
 - 1. Flat steel ceiling Brushed Steel Finish (BSF) with 4 LED lights.
- H. Emergency Car Lighting: An emergency power unit employing a 6-volt sealed rechargeable battery and totally static circuits shall be provided to illuminate the elevator car in the event of building power failure.
- I. Fan: A one-speed 120 VAC fan will be mounted to the structural ceiling to facilitate in-car air circulation, meeting A17.1 code requirements. The fan shall be rubber mounted to prevent the transmission of structural vibration and will include a baffle to diffuse audible noise. A switch shall be provided in the car-operating panel to control the fan.
- J. Handrail: Handrails shall be provided on the side and rear walls of the car enclosure. Handrails shall be 1-1/2-inch-diameter.
- K. Threshold: Extruded Aluminum.
- L. Emergency Exit Contact: An electrical contact shall be provided on the car-top exit.
- M. Guides: Car roller type guides at the top and the bottom.
- N. Platform: Car platform shall be constructed of metal.
- O. Certificate frame: Provide a Certificate frame with a satin stainless-steel finish.
- P. The LED ceiling lights and the fan should automatically shut off when the system is not in use and be powered back up after a passenger calls the elevator and pushes a hall button.

2.5 EQUIPMENT: SIGNAL DEVICES AND FIXTURES

- A. Car Operating Panel: A car operating panel shall be provided which contains all push buttons, key switches, and message indicators for elevator operation. The car operating panel shall have a satin stainless-steel finish.
- B. A car operating panel shall be furnished. It shall contain a bank of round stainless steel, mechanical LED illuminated buttons. Flush mounted to the panel and marked to correspond to

the landings served. All buttons to have raised numerals and Braille markings with:

- C. Flat Flush Mounted satin stainless-steel button with blue or white LED illuminating halo.
- D. The car operating panel shall be equipped with the following features:
 - 1. Raised markings and Braille to the left-hand side of each push-button.
 - 2. Car Position Indicator at the top of and integral to the car operating panel.
 - 3. Door open and door close buttons.
 - 4. Inspection key-switch.
 - 5. Elevator Data Plate marked with elevator capacity and car number.
 - 6. Help Button: The help button shall initiate two-way communication between the car and a location inside the building, switching over to another location if the call is unanswered, where personnel are available who can take the appropriate action. Visual indicators are provided for call initiation and call acknowledgement.
 - 7. Audio/visual 2-way communication to be provided per code requirements.
 - 8. Landing Passing Signal: A chime bell shall sound in the car to signal that the car is either stopping at or passing a floor served by the elevator.
 - 9. In car stop switch (toggle or key unless local code prohibits use).
 - 10. Firefighter's hat (standard USA).
 - 11. Firefighter's Phase II Key-switch (standard USA).
 - 12. Call Cancel Button (standard USA).
 - 13. Firefighter's Phase II Emergency In-Car Operating Instructions: Worded according to A17.1 2000, Article 2.27.7.2.
- E. Car Position Indicator: A digital, LED car position indicator shall be integral to the car operating panel.
- F. Integral Hall fixtures shall feature round stainless steel, mechanical buttons marked to correspond to the landings. Hall fixtures to be located in the entrance frame face or the wall. Buttons shall be in vertically mounted fixture. Fixture shall be satin stainless steel or Gold Satin finish.
- G. Button Options:
 - 1. Flat Flush Mounted satin stainless steel button with blue or white LED illuminating halo or gold satin button with white LED illuminating halo.
- H. Car Lantern and Chime: A directional lantern visible from the corridor shall be provided in the car entrance. When the car stops and the doors open, the lantern shall indicate the direction in which the car is to travel and a chime will sound.
- I. Access key-switch at lowest floor in entrance jamb.

PART 3 EXECUTION

3.1 PREPARATION

- A. Take field dimensions and examine conditions of substrates, supports, and other conditions under which this work is to be performed. Do not proceed with work until unsatisfactory conditions are corrected.

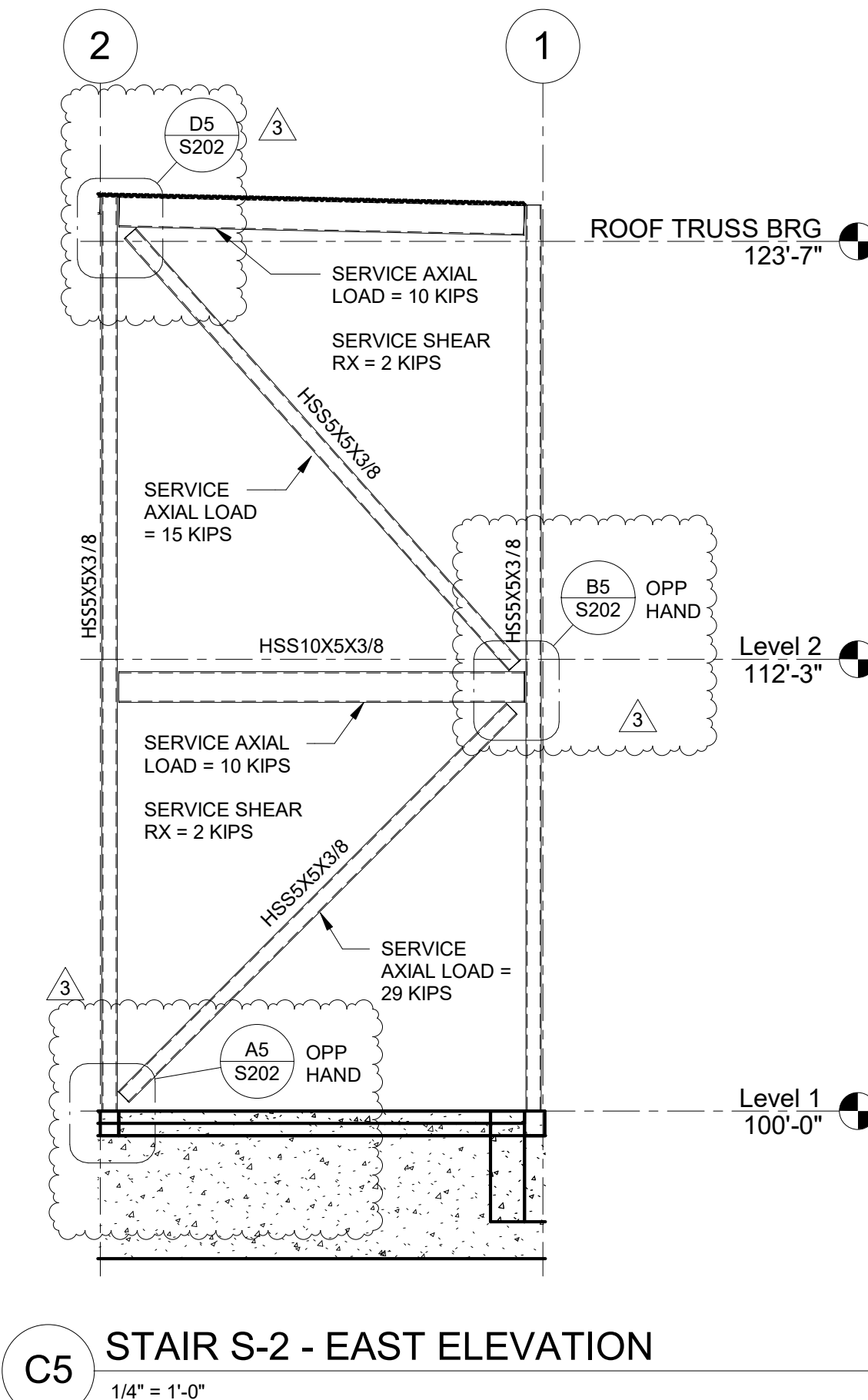
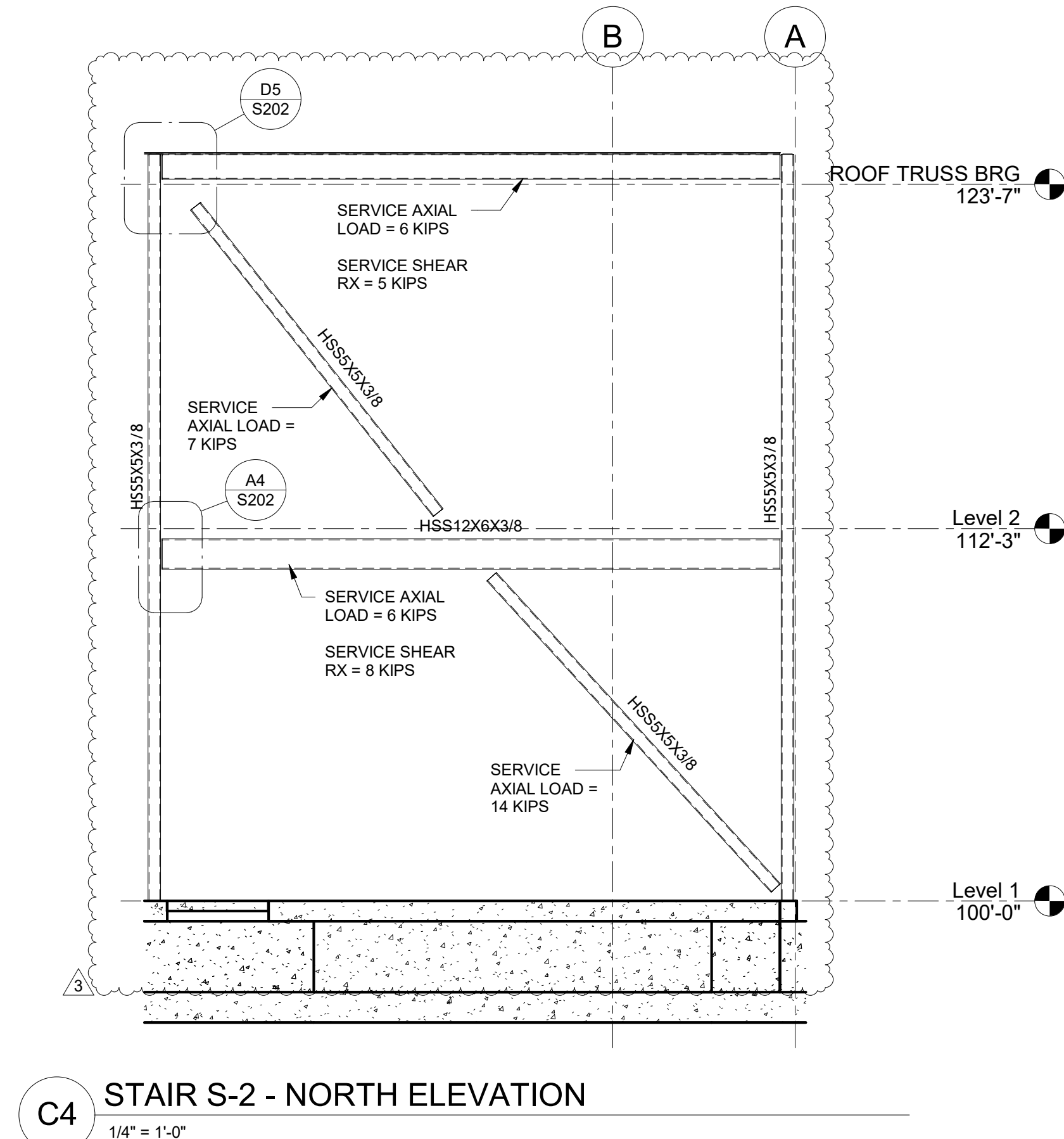
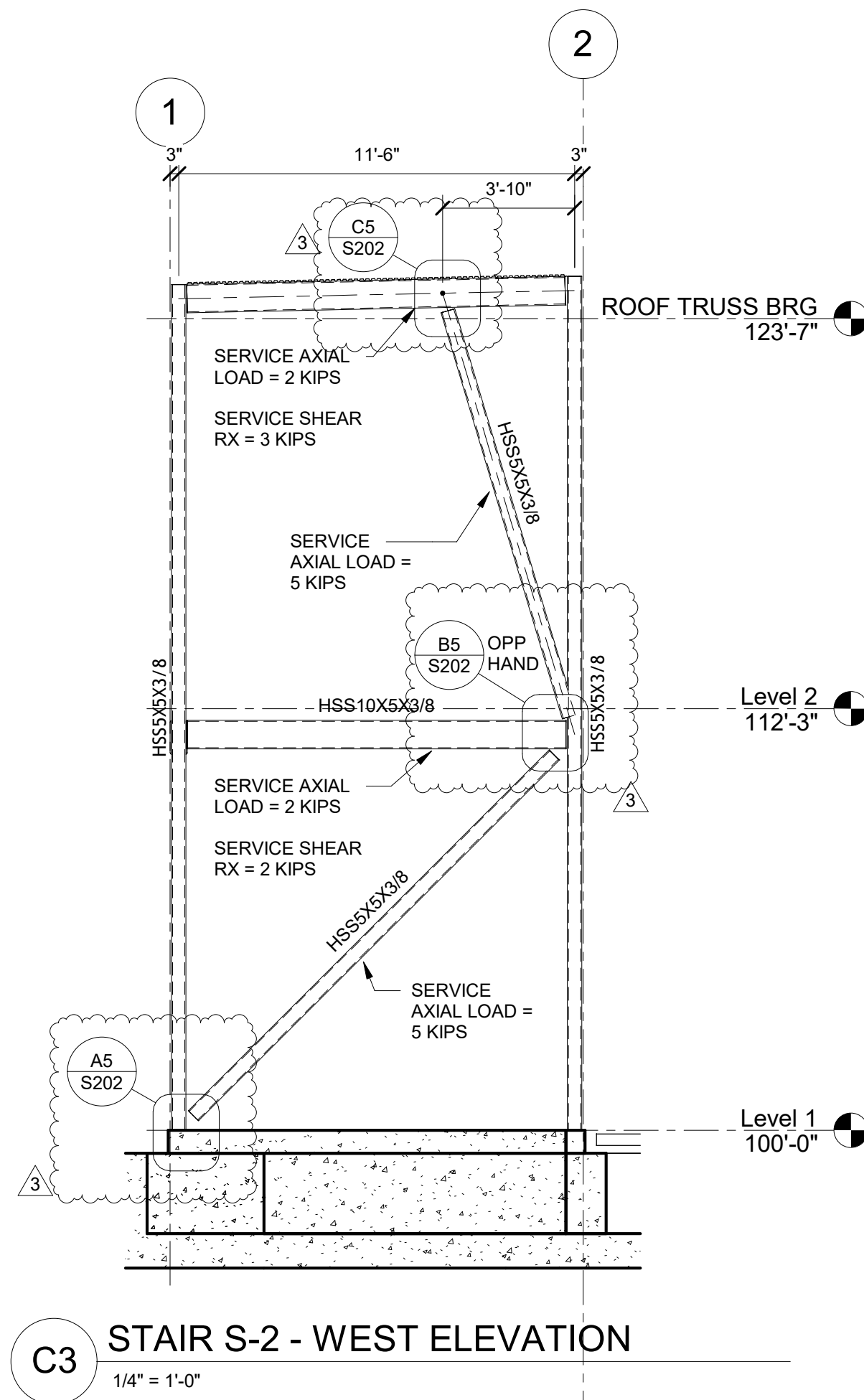
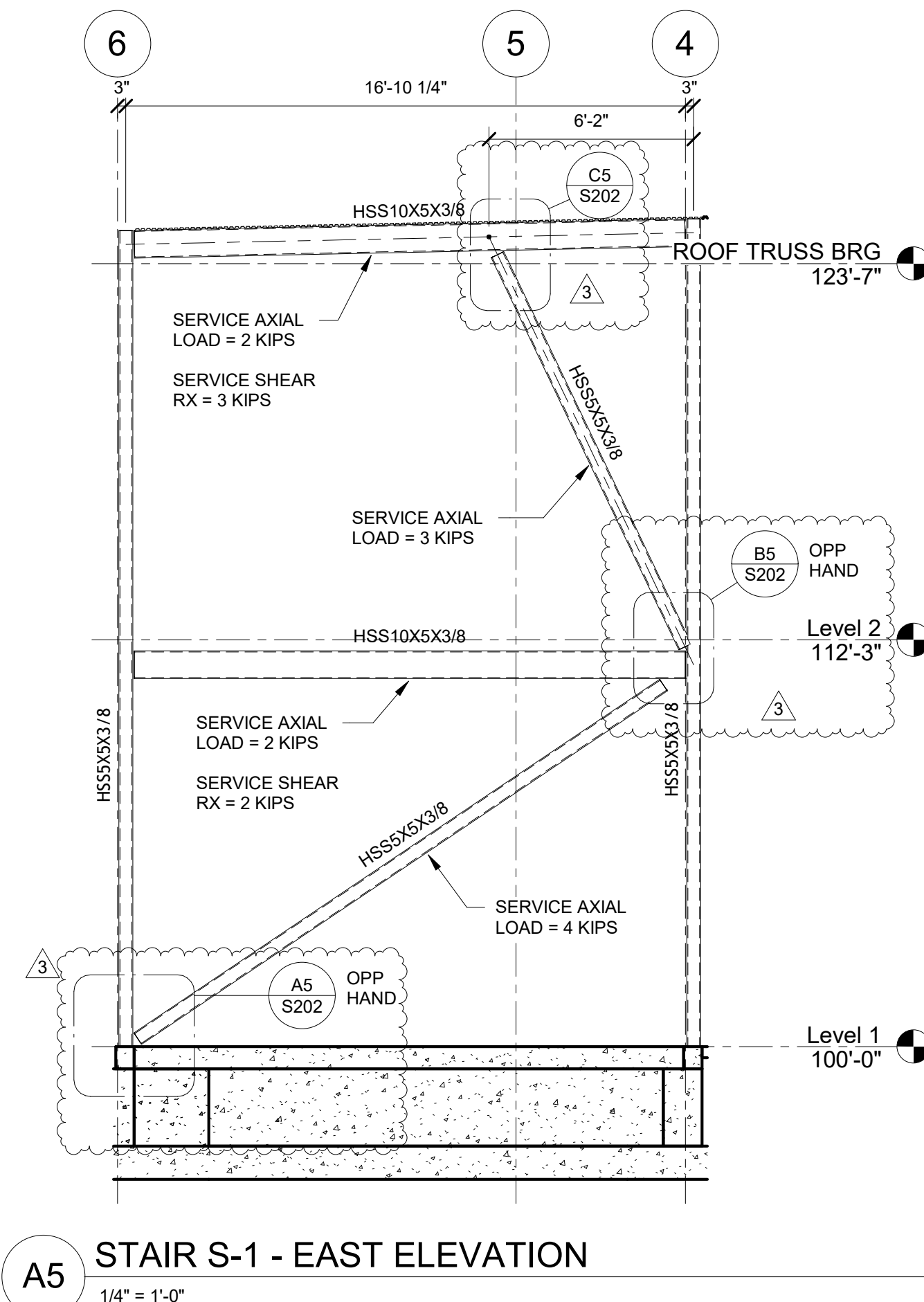
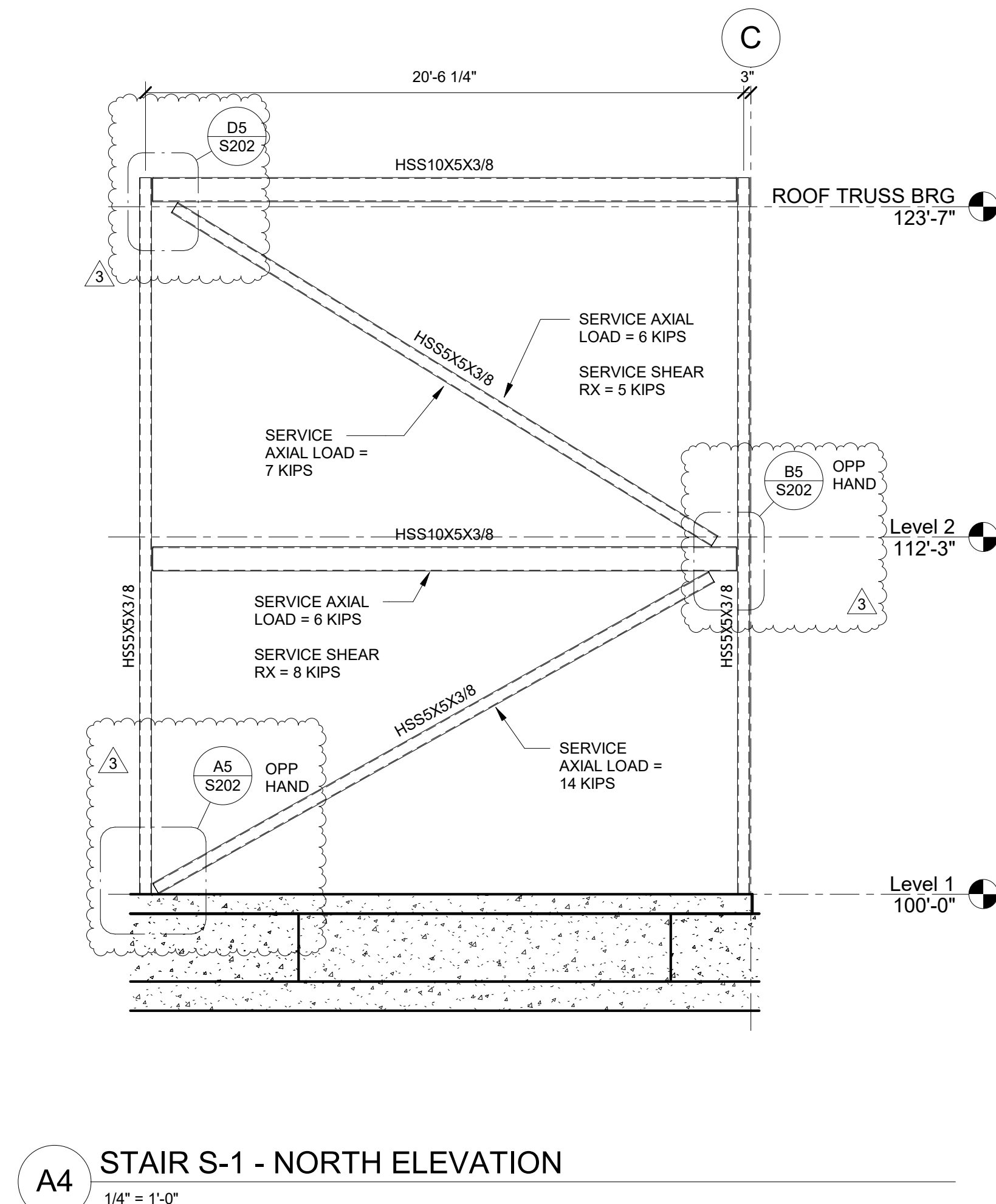
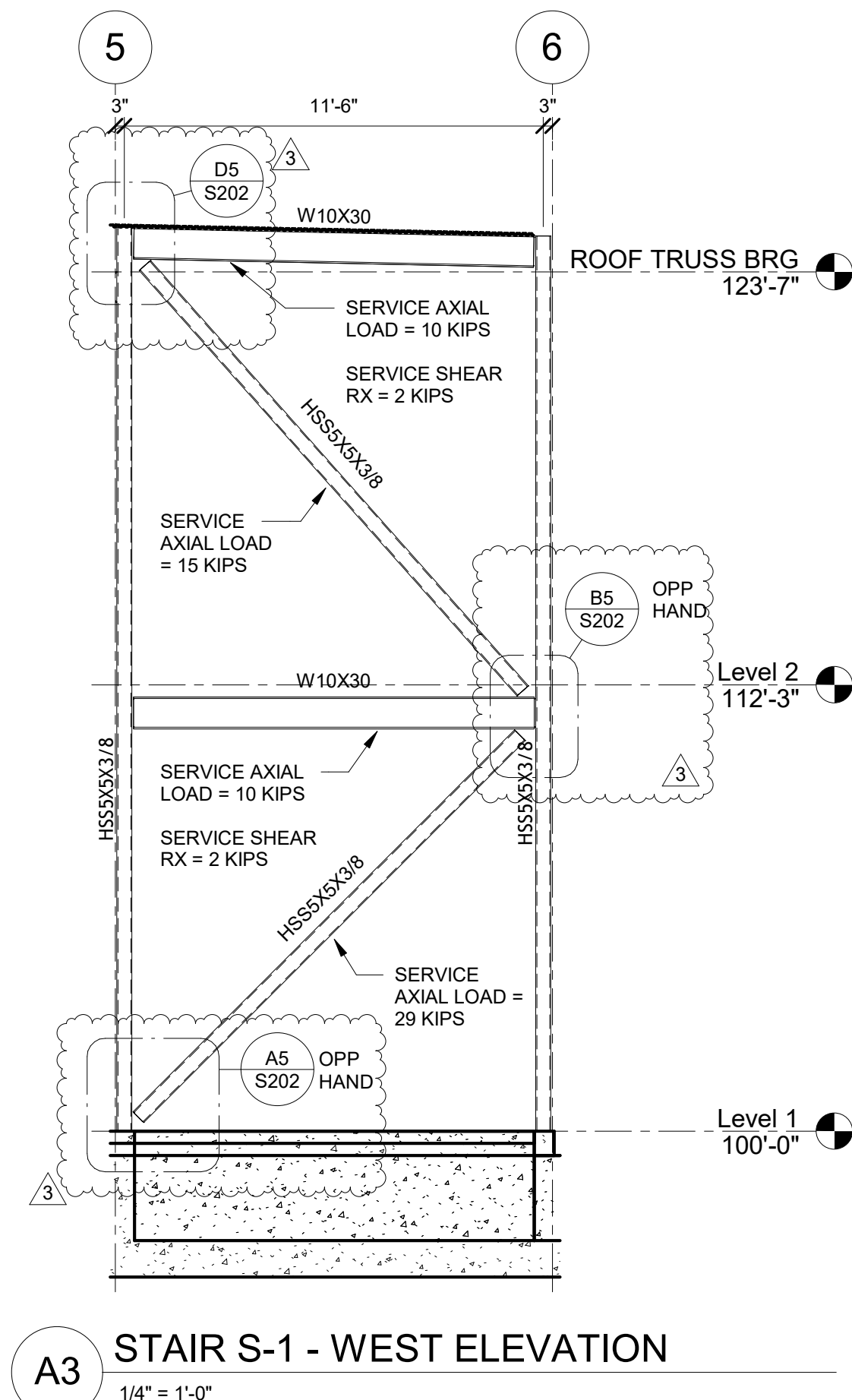
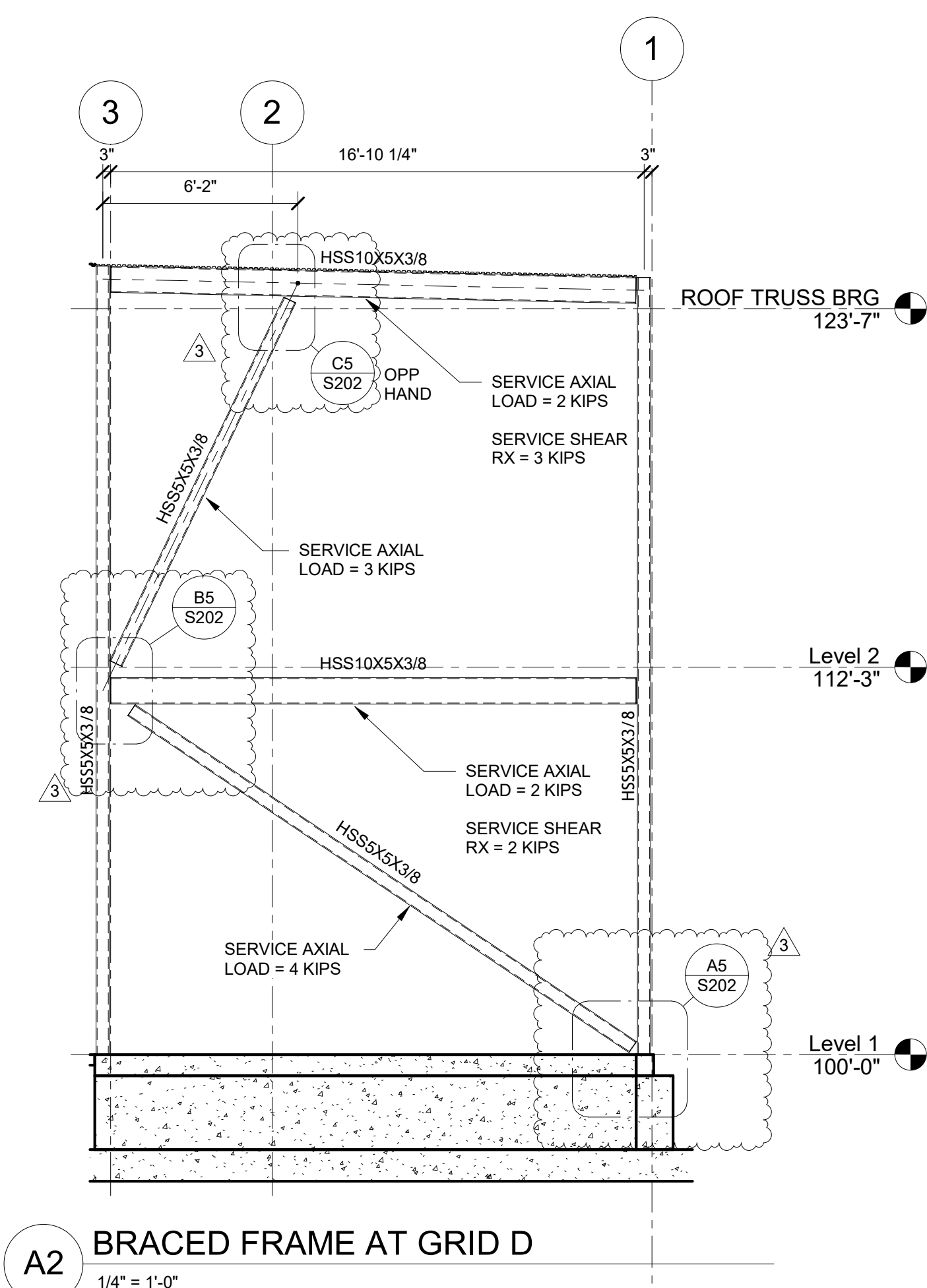
3.2 INSTALLATION

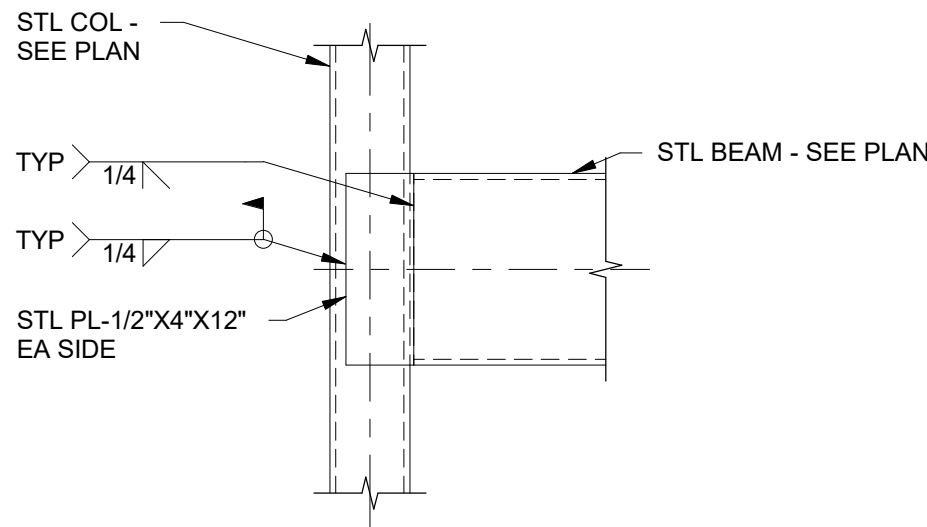
- A. Installation of all elevator components except as specifically provided for elsewhere by others.

3.3 DEMONSTRATION

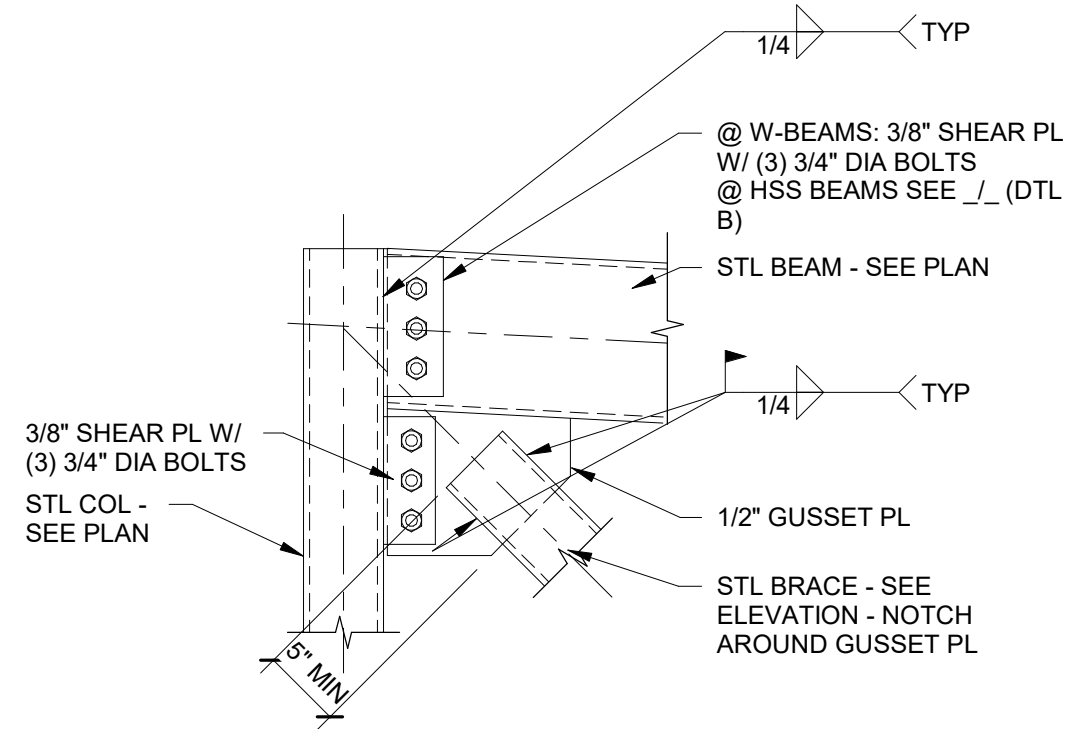
- A. The elevator contractor shall make a final check of each elevator operation with the Owner or Owner's representative present prior to turning each elevator over for use. The elevator contractor shall determine that control systems and operating devices are functioning properly.

END OF SECTION

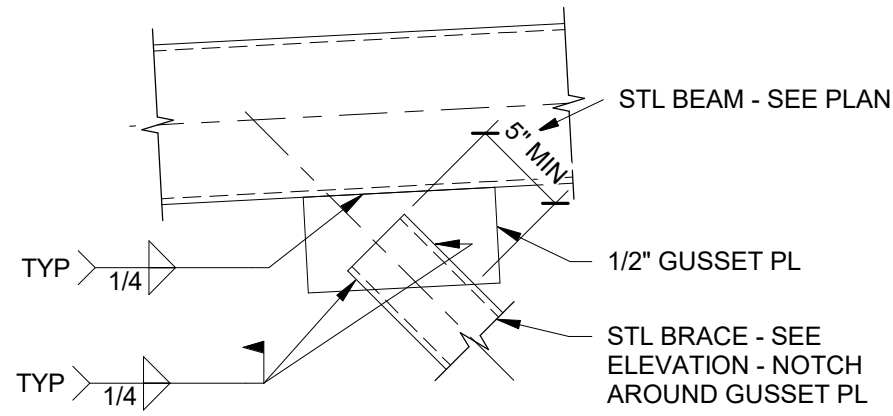




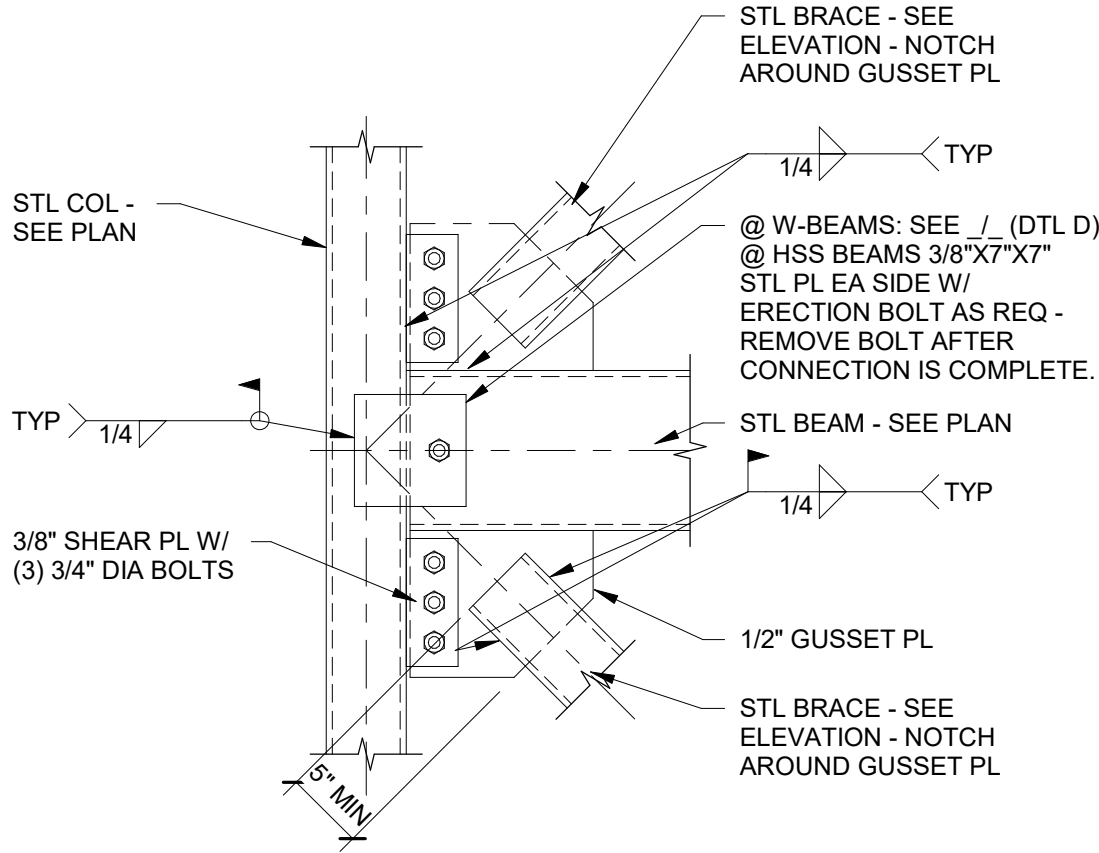
A4
1" = 1'-0"



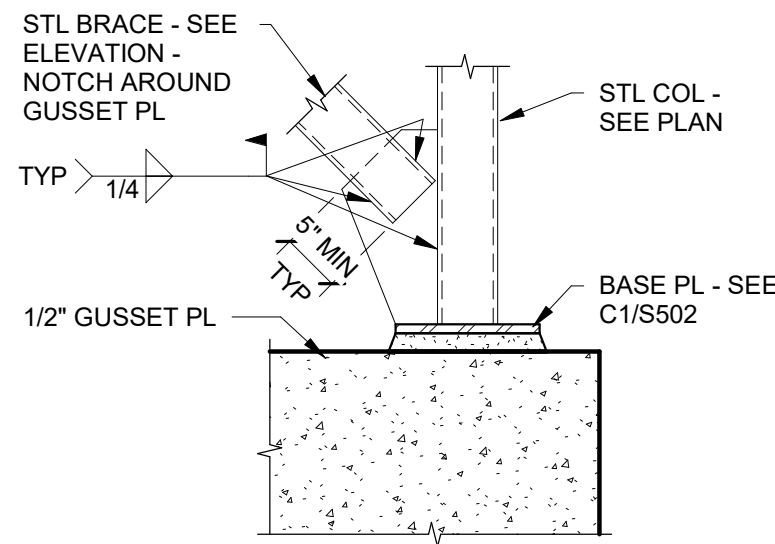
D5
1" = 1'-0"



C5
1" = 1'-0"



B5
1" = 1'-0"



A5
3/4" = 1'-0"



IOWA DAS - DOC DJD CBC NEW CENTRAL OFFICE BUILDING

818 S. 10TH STREET
COUNCIL BLUFFS, IOWA 51501

ISSUANCE

100% CONSTRUCTION DOCUMENTS
04/21/2026

REVISIONS
05/14/2026 - ADD 3

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PROJECT NUMBER

25079

BRACED FRAME
SECTIONS

S202



DEPARTMENT OF CORRECTIONS, 4TH DISTRICT
801 S 10TH ST
COUNCIL BLUFFS, IOWA 51501

RFB948800-01
DAS PROJECT #: 9488.00

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. Elizabeth A. Hunter, P.E. Date _____ License Number P18178 My License Renewal Date is December 31, 2026 Pages or sheets covered by this seal: _____ _____ _____ _____ _____
--	--

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	LICENSE RENEWAL DATE: 12/31/2026
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	LICENSE NO. 22839
	LICENSE RENEWAL DATE: 12/31/2026
PAGES OR SHEETS COVERED BY THIS SEAL:	
E-SERIES	
ISSUE DATE: 04/21/2026	

G001

GENERAL NOTES: ROOF PLAN

- MOST ROOF SLOPE ACCOMPLISHED WITH SLOPED ROOF STRUCTURE. SEE STRUCTURAL FOR ELEVATIONS TO DETERMINE PROPER TAPERED INSULATION. SHADED AREAS REPRESENT TAPERED INSULATION. PROVIDE A MINIMUM OF 1/4 INCH PER FOOT SLOPE TO ROOF DRAINS AND.
- SEE A110 AND A511 FOR TYPICAL ROOF DETAILS.
- ROOF MEMBRANE TO BE FULLY ADHERED TO PARAPET WALLS AND MUST EXTEND DOWN OUTSIDE FACE OF WALL 3" MIN. AIR/MOISTURE BARRIER TO EXTEND TO TOP OF PARAPET. SEAL ROOF MEMBRANE TO AIR/MOISTURE BARRIER.
- EASE ALL EDGES OF ROOF BLOCKING/HEATING WHERE MEMBRANE WRAPS AROUND.
- ARROWS ON THE PLAN INDICATE DIRECTION OF DRAINAGE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF BUILDING AND DRAIN LOCATIONS AND OTHER PENETRATIONS.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS NOT INDICATED ON THE ROOF PLAN.
- COORDINATE EXACT SIZE AND LOCATION OF PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
- PROVIDE WALKWAY PADS AS SHOWN ON ROOF PLANS.
- FLASH ALL DRAINS, CURBS, VENTS, AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT PROVIDED ON DRAWINGS.
- ALL ROOF CURBS TO BE A MINIMUM OF 8 INCHES ABOVE ROOF LEVEL. PROVIDE TAPERED INSULATION ROOF CRICKETS AT ROOF CURBS AS REQUIRED FOR DRAINAGE AWAY AROUND CURBS.
- ALL OVERFLOW DRAINS ARE TO BE LOCATED AT A LINEAR DISTANCE THAT PROVIDES 2 INCHES OF HEIGHT ABOVE MAIN ROOF DRAIN.
- AFTER INSTALLED, NO WATER ALLOWED TO REMAIN ON THE ROOF 24 HOURS AFTER RAIN EVENT.

ROOF PLAN NOTES

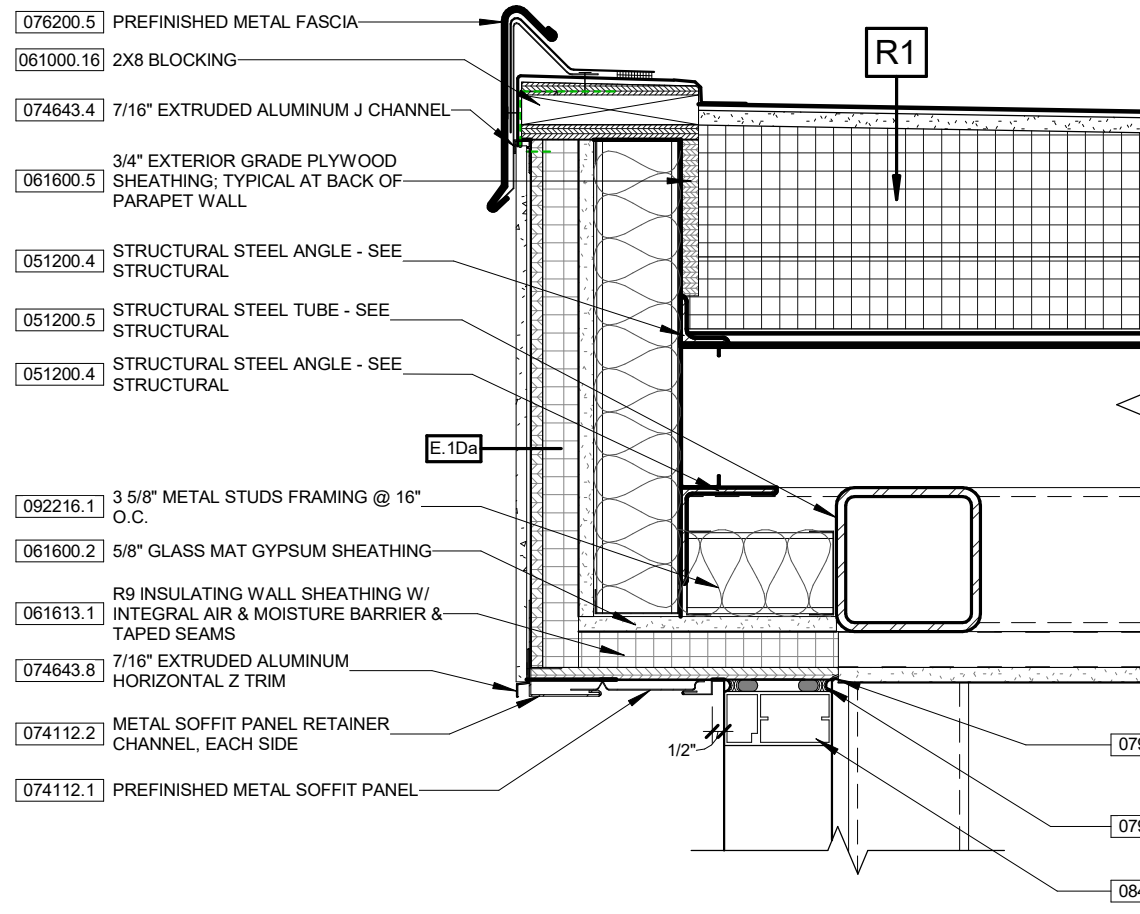
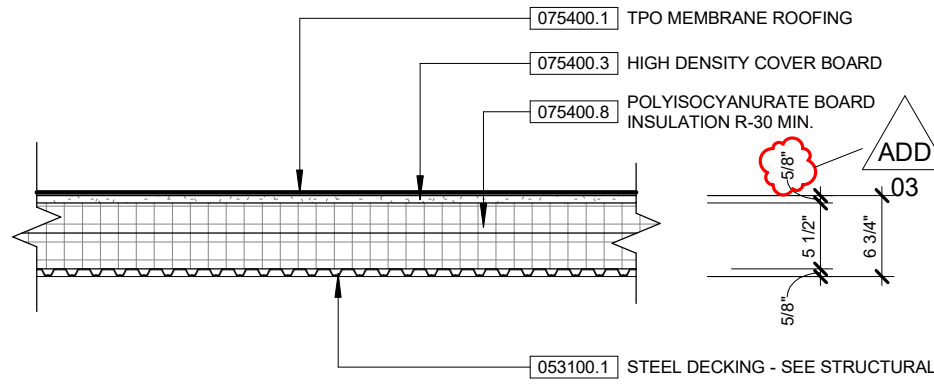
- | | |
|---|--|
| 1 | SLOPED STRUCTURE - SEE STRUCTURAL DWGS |
| 2 | SCUPPER TO CONDUCTOR HEAD TO DOWNSPOUT |
| 3 | PREFABRICATED ALUMINUM CANOPY |
| 4 | CRICKET - 1/4" PER 1'-0" SLOPE |
| 5 | RTU - SEE MECHANICAL |
| 6 | EXHAUST FAN - SEE MECHANICAL |

ROOF LEGEND

TAPERED INSULATION
(1/4" PER 1'-0" SLOPE)

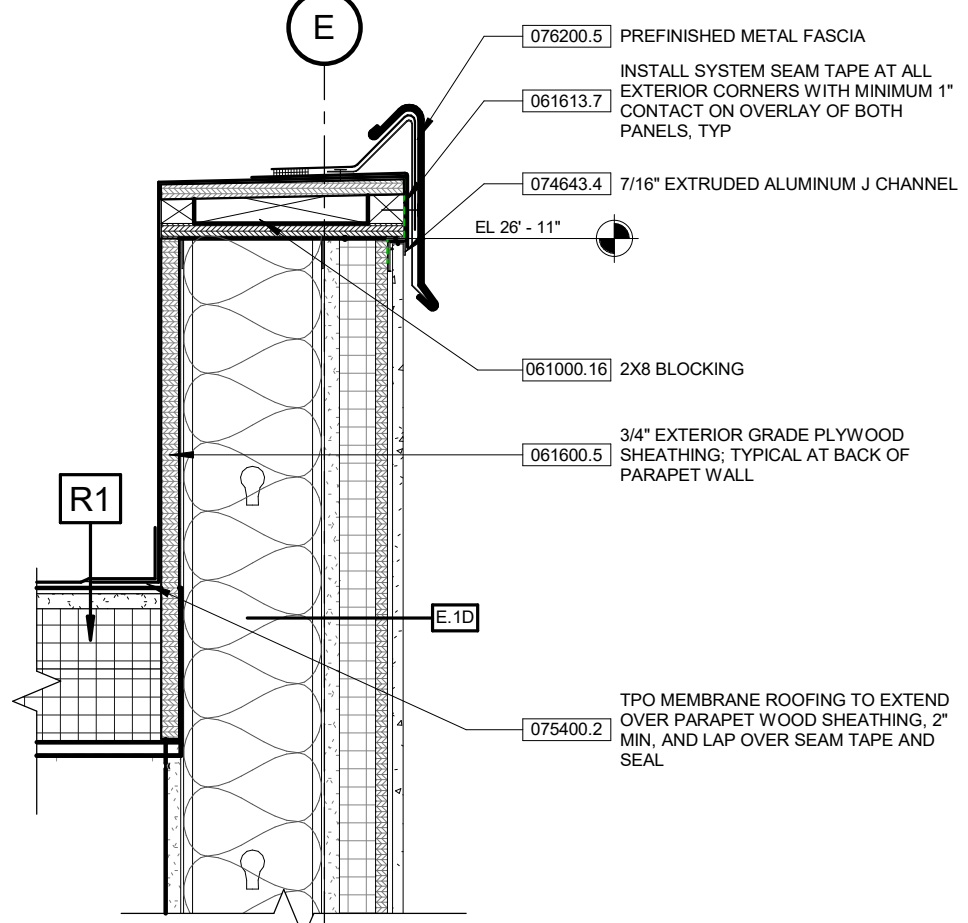
WALKWAY PAD

R1



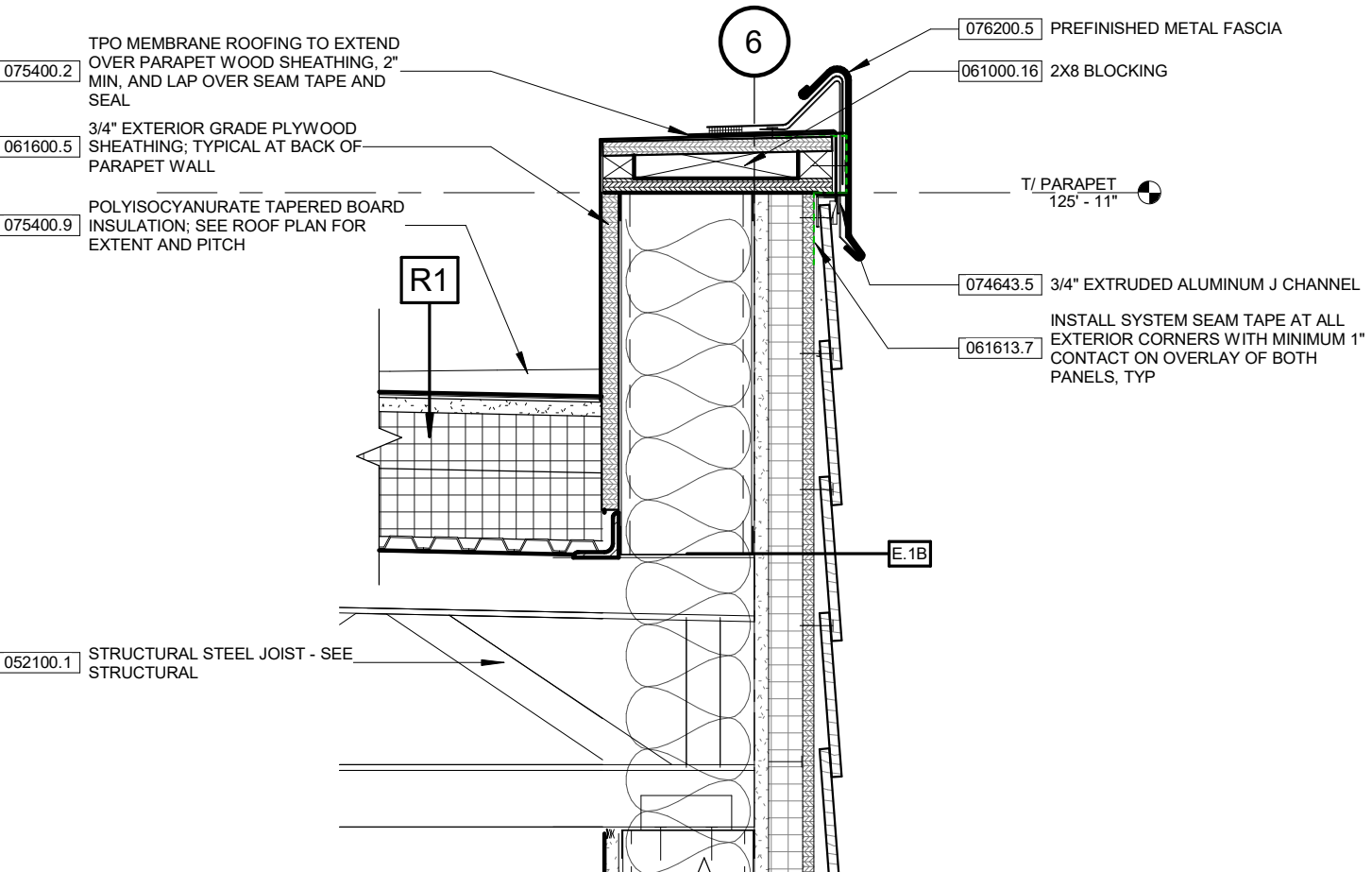
7 CANOPY DETAIL 2
SCALE: 1 1/2" = 1'-0"

6 SCUPPER AT CANOPY
SCALE: 1 1/2" = 1'-0"

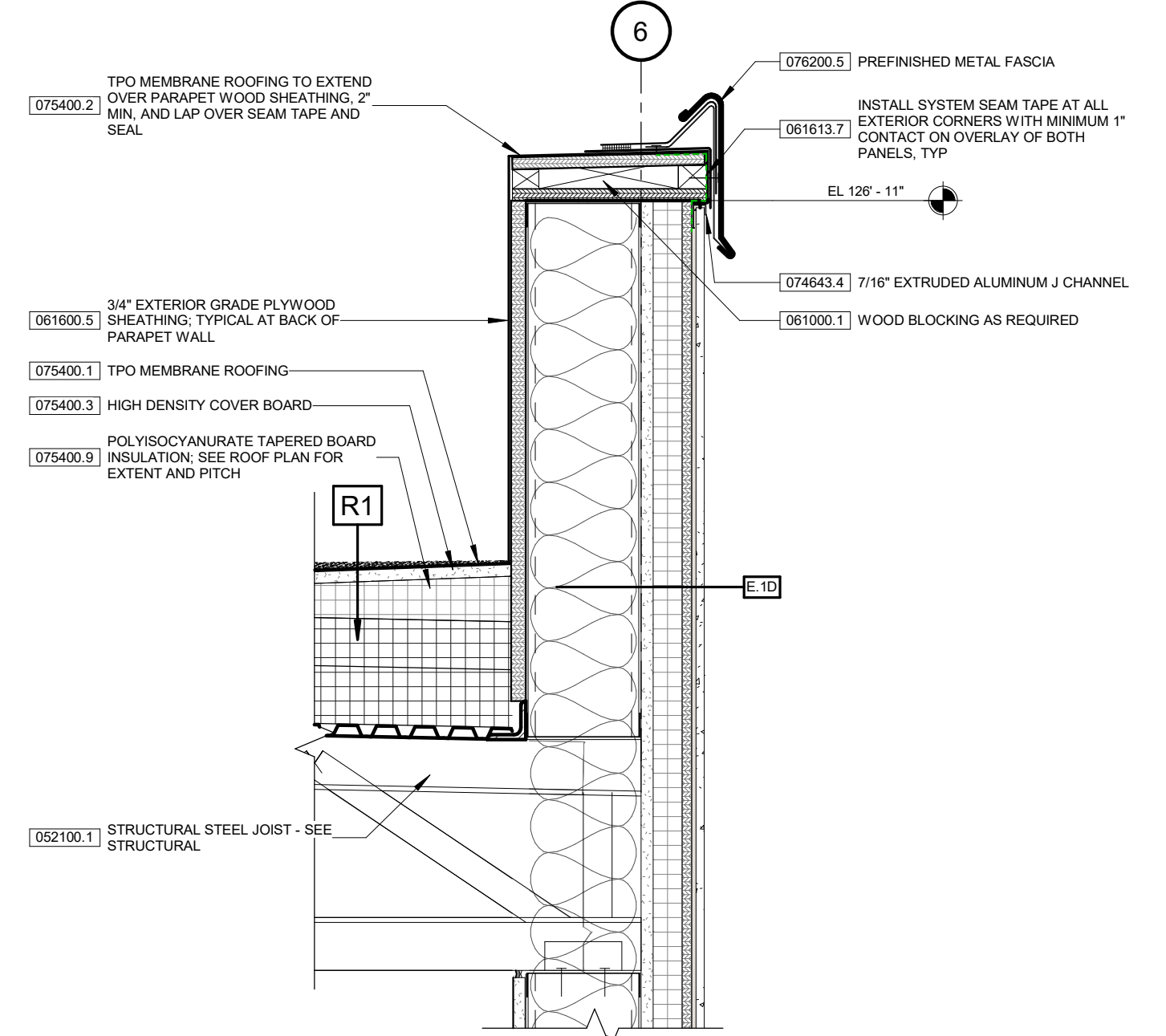


4 UPPER CANOPY AT METAL PANEL DETAIL
SCALE: 1 1/2" = 1'-0"

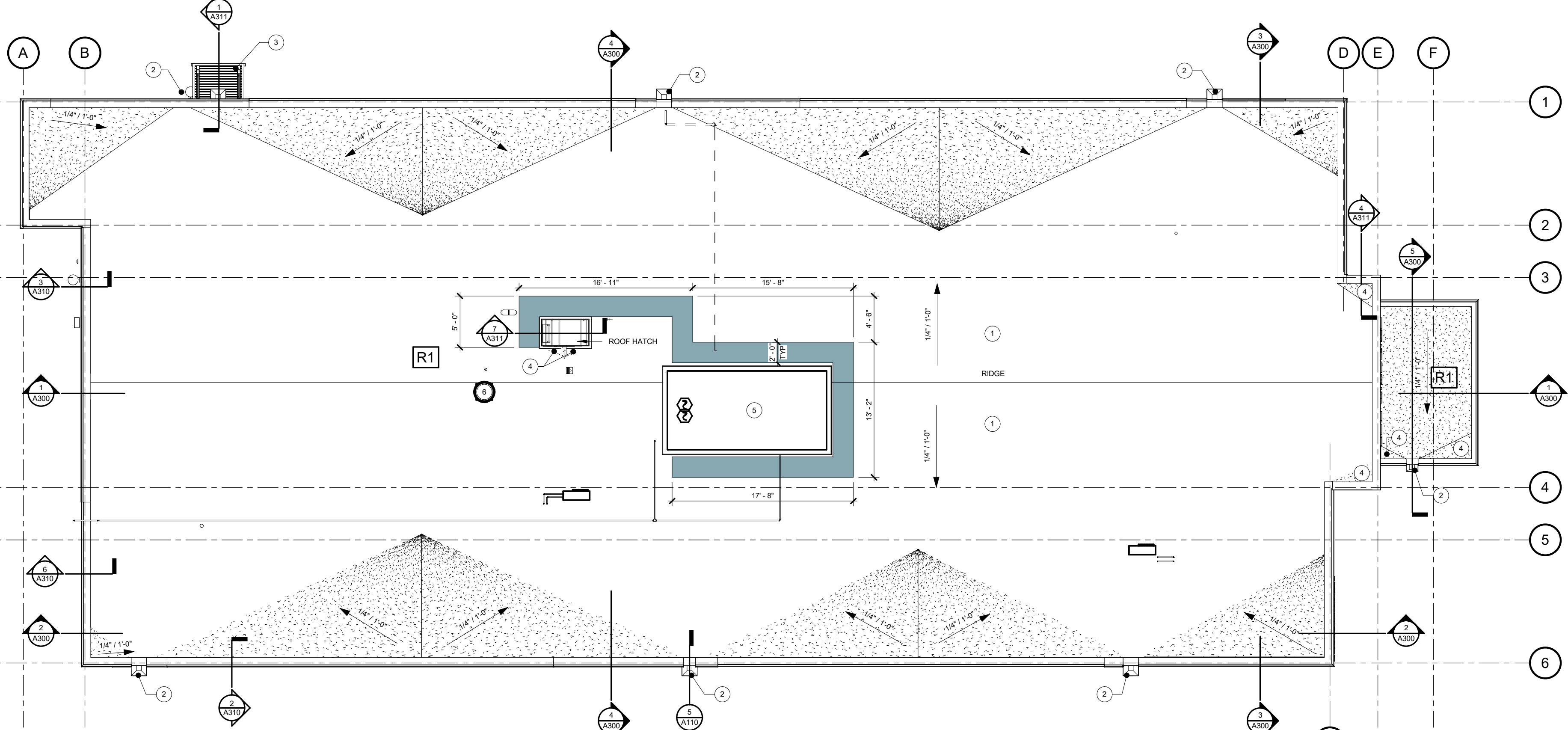
5 SCUPPER DETAIL AT LP SIDING
SCALE: 1 1/2" = 1'-0"



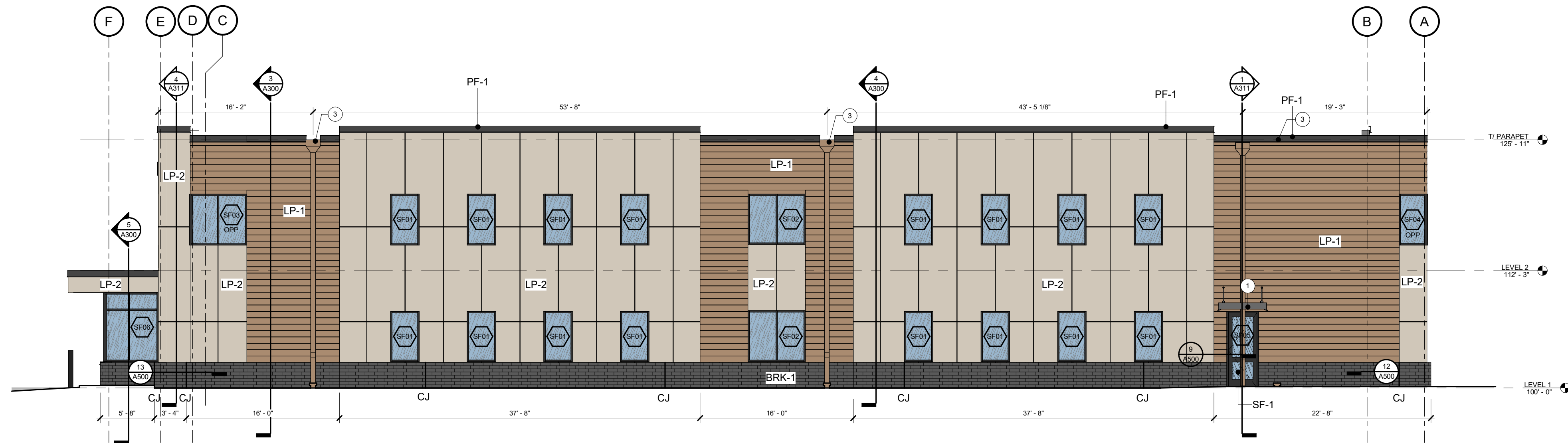
3 PARAPET AT LP SIDING
SCALE: 1 1/2" = 1'-0"



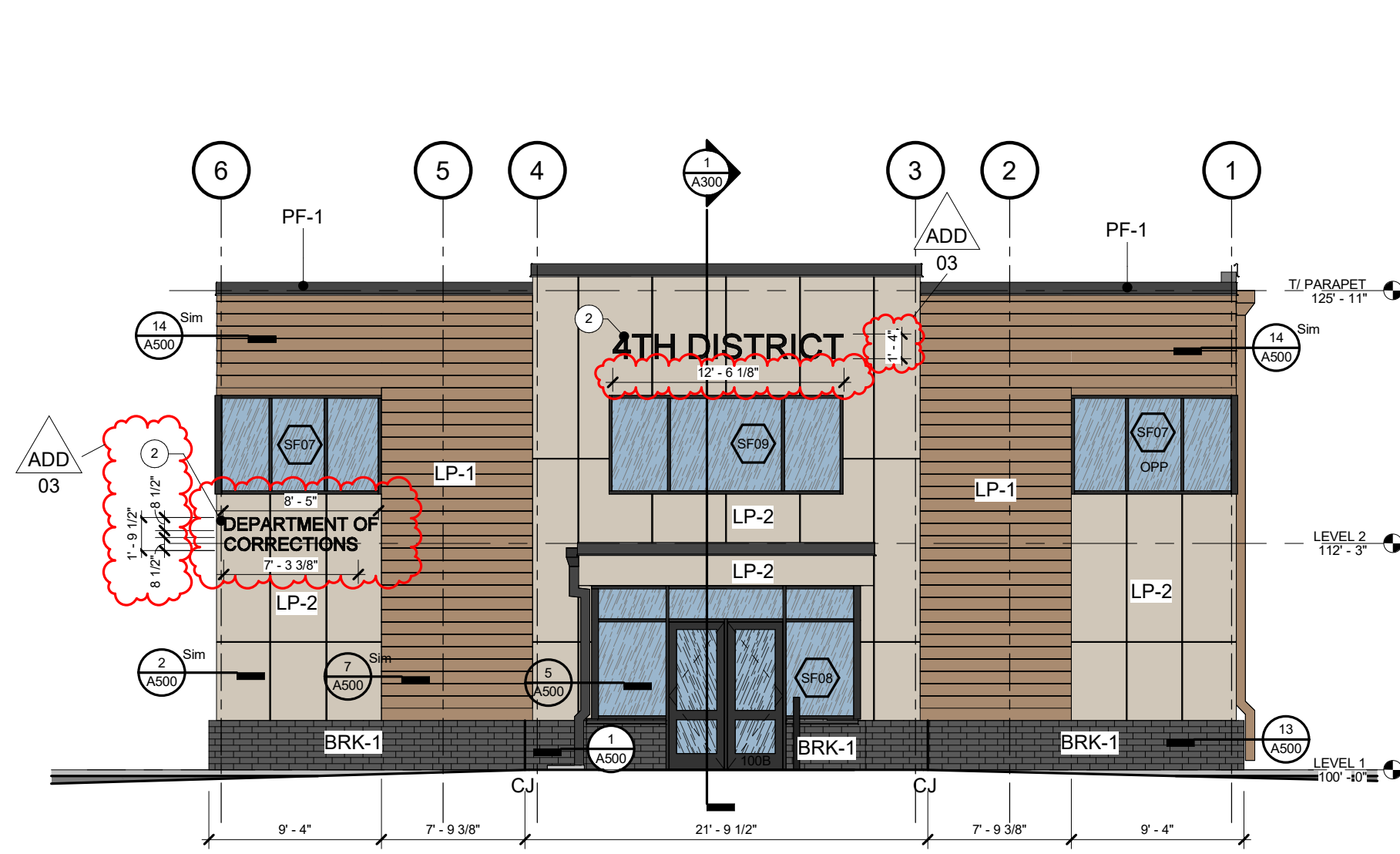
2 PARAPET AT LP PANEL
SCALE: 1 1/2" = 1'-0"



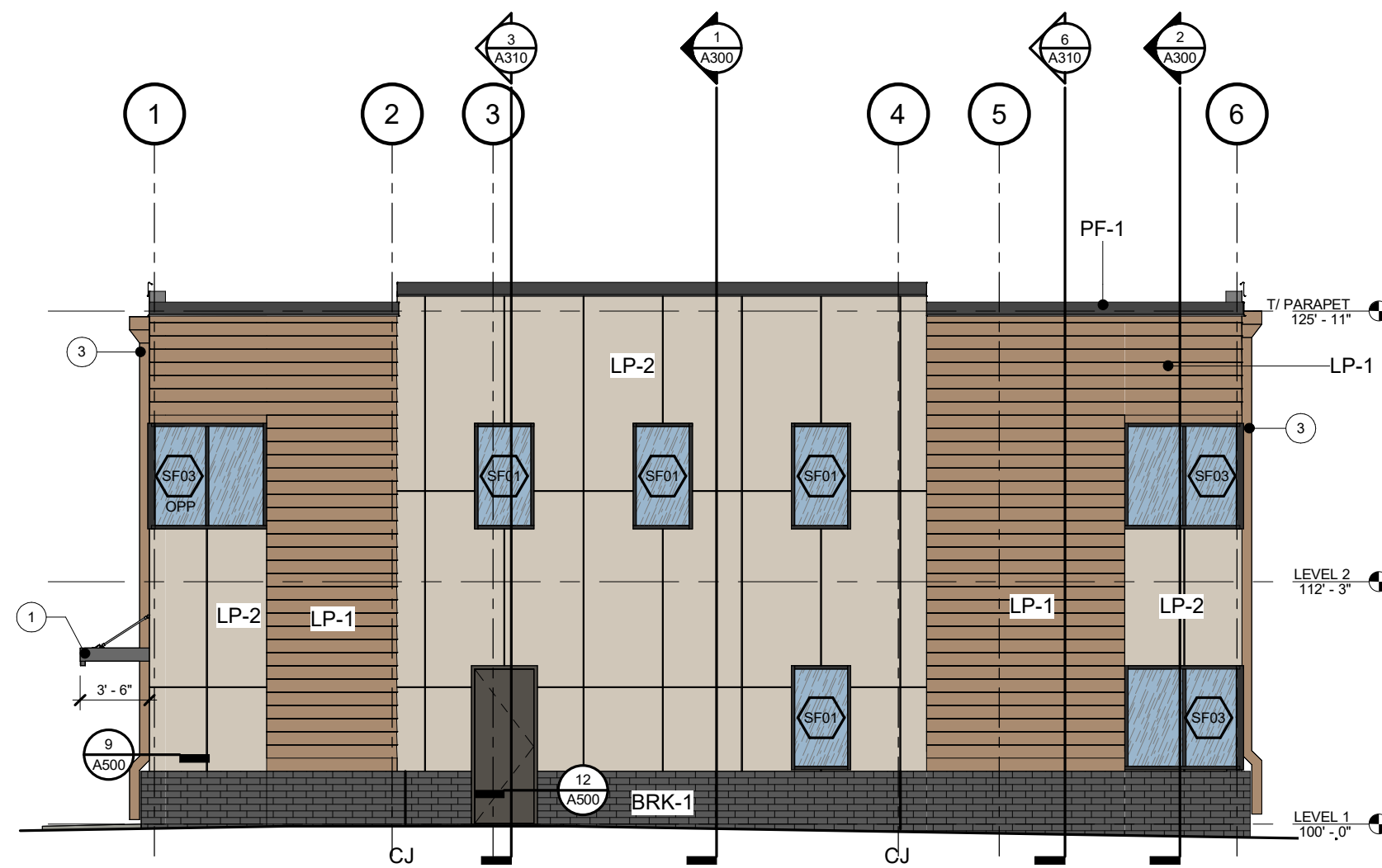
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



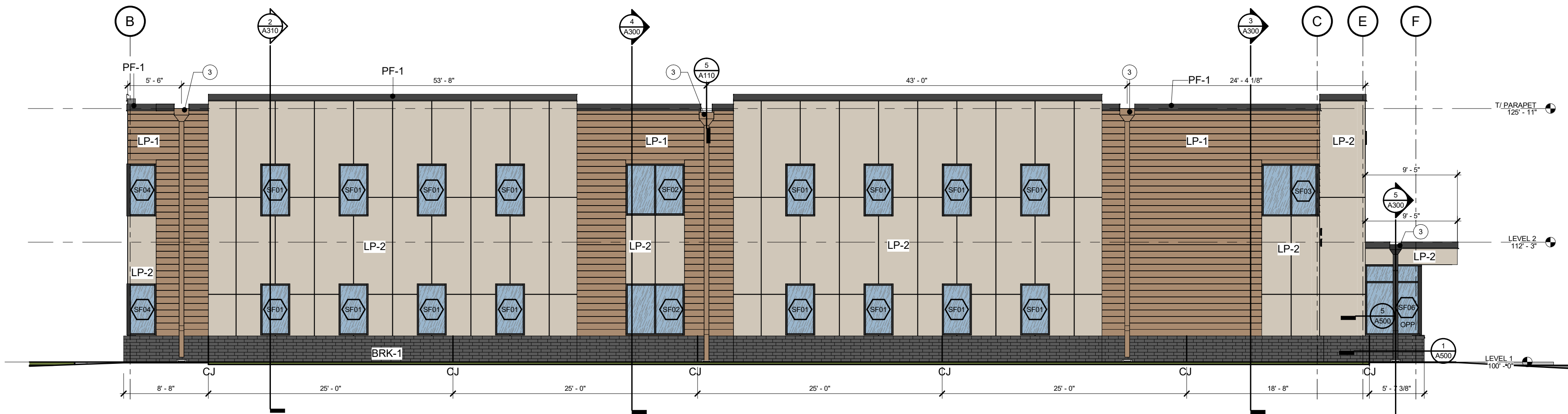
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES	
1	PREFABRICATED ALUMINUM CANOPY
2	DIMENSIONAL LETTER SIGNAGE - SEE SPEC
3	GUTTER AND DOWNSPOUT

MATERIAL LEGEND	
BRK-1	UTILITY FACE BRICK - BLACK FINISH (COLOR TBD)
LP-1	FIBER CEMENT LAP SIDING - BASIS OF DESIGN 'LP LAP SIDING' PAINTED SW9100 'UMBER RUST'
LP-2	FIBER CEMENT PANEL BOARD - BASIS OF DESIGN 'LP PANEL BOARD' PAINTED SW9170 'ACIER'
ALT-1	FIBER CEMENT LAP SIDING - BASIS OF DESIGN 'LP LAP SIDING' PAINTED SW9170 'ACIER'
SF-1	ALUMINUM STOREFRONT - BASIS OF DESIGN 'EFCO 403-1'
PF-1	PREFINISHED METAL FASCIA/DOWNSPOUT

MATERIAL NOTES	
ALTERNATE 01 (ALT-1) SHALL REPLACE LP-2 WITH LP-1	

MATERIAL PERCENTAGES

NOTE: MATERIAL PERCENTAGES TO BE VERIFIED BY CONTRACTOR

NORTH

TOTAL SF = 3,602 SF		
	SF	%
MASONRY	371	10
FC LAP SIDING	1027	28
FC PANEL	1797	50
GLAZING	381	11
DOORS	26	1

SOUTH

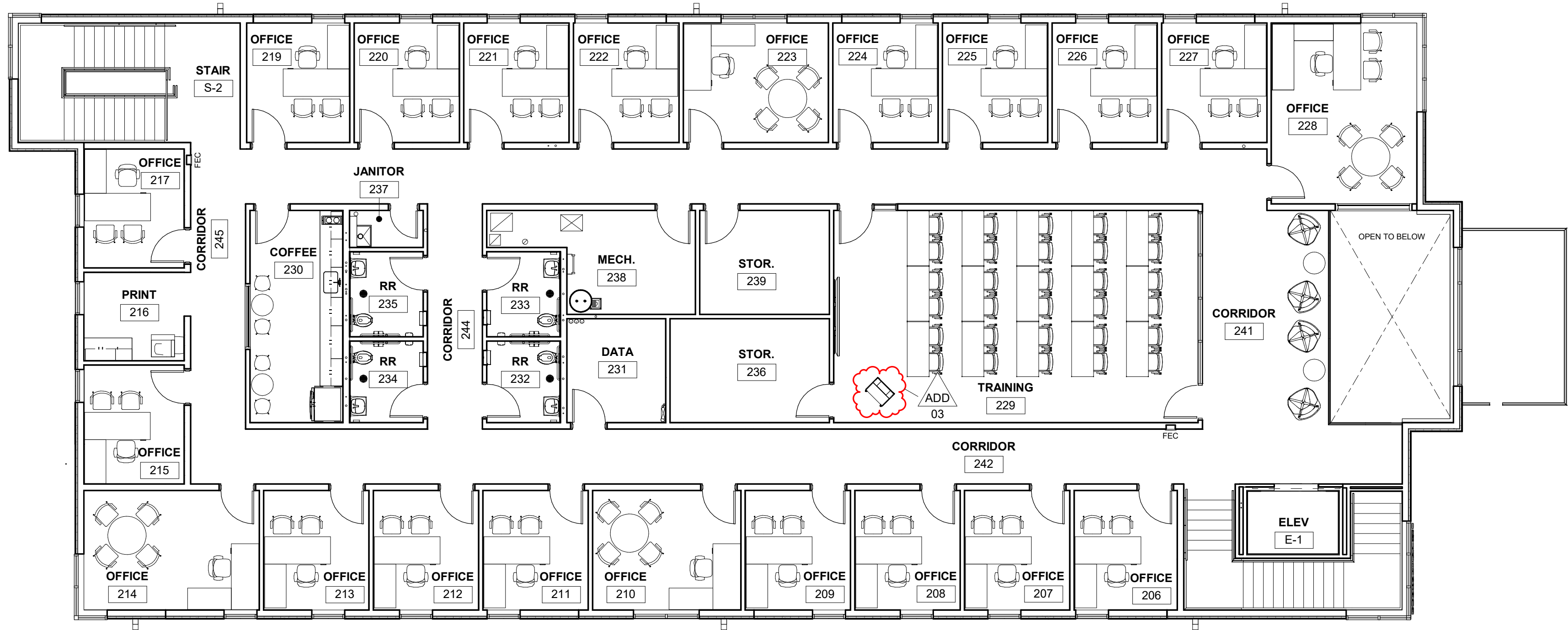
TOTAL SF = 3,439 SF		
	SF	%
MASONRY	355	10
FC LAP SIDING	874	25
FC PANEL	1913	55
GLAZING	397	12
DOORS	0	0

WEST

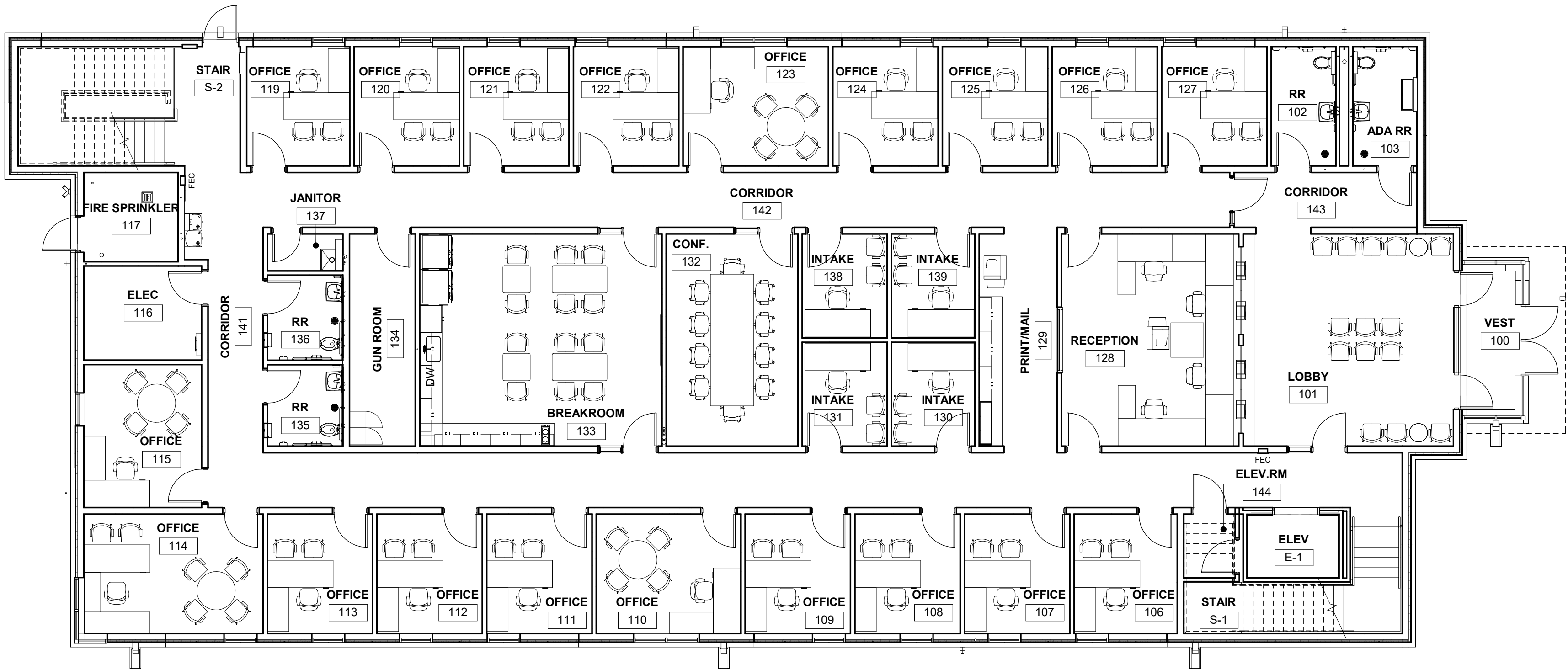
TOTAL SF = 1,465 SF		
	SF	%
MASONRY	141	10
FC LAP SIDING	402	27
FC PANEL	722	49
GLAZING	176	12
DOORS	24	2

EAST

TOTAL SF = 1,459 SF		
	SF	%
MASONRY	132	10
FC LAP SIDING	474	33
FC PANEL	698	41
GLAZING	204	14
DOORS	51	3



2 FURNITURE FLOOR PLAN - LEVEL 2 * FOR REFERENCE ONLY *
SCALE: 1/8" = 1'-0"



1 FURNITURE FLOOR PLAN - LEVEL 1 * FOR REFERENCE ONLY *
SCALE: 1/8" = 1'-0"

IOWA DAS - DOC 4JD CBC NEW CENTRAL OFFICE BUILDING

818 S. 10TH STREET
COUNCIL BLUFFS, IOWA 51501

ISSUANCE

100% CONSTRUCTION DOCUMENTS
04/21/2026

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05/14/2026 - ADDENDUM 03

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PROJECT NUMBER

25079

FURNITURE PLAN

A900

LIGHTING CONTROL SCHEDULE

[illegible]

GENERAL NOTES

- A. SEE LOW VOLTAGE SWITCH SCHEDULE FOR SWITCH/CONTROL REQUIREMENTS.
- B. LIGHTING CONTROL DEVICES (WITH THE EXCEPTION OF SWITCHES) ARE NOT INDICATED ON LIGHTING PLANS. LIGHTING CONTROL SCHEDULE INDICATES CONTROL INTENT. PROVIDE SENSORS AND RELATED EQUIPMENT AS REQUIRED FOR COMPLETE COVERAGE AND CONTROL SCHEMES. SUBMIT SHOP DRAWINGS INDICATING DEVICE LAYOUT AND CIRCUITING. SEE SPECIFICATIONS.
- C. EMERGENCY LUMINAIRES IDENTIFIED AS NIGHT LIGHTING (NL) SHALL BE CONNECTED UNSWITCHED TO THE INDICATED EMERGENCY POWER CIRCUIT.
- D. EMERGENCY LIGHTING CONTROL SHALL:
- 1. UNLESS INDICATED AS A NIGHTLIGHT (NL), EMERGENCY LIGHTING SHALL:
 - a. BE PROVIDED WITH AN EMERGENCY RELAY FOR EACH LIGHTING CONTROL ZONE. RELAY SHALL BE COMPATIBLE WITH DIMMING CONTROLS SPECIFIED FOR EACH SPACE.
 - b. BE CONTROLLED WITH THE NORMAL LUMINAIRES OF THE SAME ZONE WHEN NORMAL POWER IS PRESENT.
 - 2. PROVIDE 10% OVERHEAD EMERGENCY LIGHTING CAPACITY INDICATED ON THE PLANS FOR LUMINAIRES ON EMERGENCY POWER.
 - 3. BE CONTROLLED BY AUTOMATIC LOAD CONTROL RELAY FOR REMAINING APPLICATIONS.

REMARKS

1. LUMINAIRE(S) TO DIM TO 50% LIGHT OUTPUT WHEN NO MOTION IS DETECTED FOR 20 MINUTES.
2. OCCUPANCY SENSORS DEACTIVATED DURING NORMAL BUSINESS HOURS. SENSORS TO PROVIDE AUTOMATIC ON/OFF AFTER HOURS CONTROLS.

LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NO.	SOURCE DATA			DIMMING PROTOCOL	COLOR TEMP (K)	VOLTAGE	MOUNTING	FINISH	ALTERNATE MANUFACTURER	REMARKS
				LUMENS	LOAD (VA)	PER FOOT							
A1	2'x4' LED TROFFER, STEEL HOUSING, CENTER CURVED SMOOTH ACRYLIC DIFFUSER, 80 CRI	METALUX	24C22	3700	27.3		0-10V TO 10%	4000	277 V	RECESSED, GRID	WHITE	LITHONIA 2BLT4 COLUMBIA LCAT24 HE WILLIAMS LT-24	
A2	2'x2' LED TROFFER, STEEL HOUSING, CENTER CURVED SMOOTH ACRYLIC DIFFUSER, 80 CRI	METALUX	22C22	3300	24.0		0-10V TO 10%	4000	277 V	RECESSED, GRID	WHITE	LITHONIA 2BLT2 COLUMBIA LCAT22 HE WILLIAMS LT-22	
A2E	2'x2' LED TROFFER, STEEL HOUSING, CENTER CURVED SMOOTH ACRYLIC DIFFUSER, 80 CRI, INTEGRAL 10W EMERGENCY BATTERY	METALUX	22C22	3300	24.0		0-10V TO 10%	4000	277 V	RECESSED, GRID	WHITE	LITHONIA 2BLT2 COLUMBIA LCAT22 HE WILLIAMS LT-22	
A3	2'x2' LED TROFFER, STEEL HOUSING, CENTER CURVED SMOOTH ACRYLIC DIFFUSER, 80 CRI	METALUX	22C22	2500	18.5		0-10V TO 10%	4000	277 V	RECESSED, GRID	WHITE	LITHONIA 2BLT2 COLUMBIA LCAT22 HE WILLIAMS LT-22	
A4	2'x4' LED TROFFER, STEEL HOUSING, CENTER CURVED SMOOTH ACRYLIC DIFFUSER, 80 CRI	METALUX	24C22	4200	30.4		0-10V TO 10%	4000	277 V	RECESSED, GRID	WHITE	LITHONIA 2BLT4 COLUMBIA LCAT24 HE WILLIAMS LT-24	
D1	6" DOWNLIGHT, STEEL HOUSING, FROSTED LENS, WHITE BEZEL AND TRIM, 60 DEGREE BEAM, 80 CRI	ALPHABET	NU6 RD	1510	12.0		0-10V TO 10%	4000	277 V	RECESSED	WHITE	HALO COMMERCIAL HC6 GOTHAM IVO6 HE WILLIAMS 6DR-TL	
D1E	6" DOWNLIGHT, STEEL HOUSING, FROSTED LENS, WHITE BEZEL AND TRIM, 60 DEGREE BEAM, 80 CRI, INTEGRAL 7W EMERGENCY BATTERY	ALPHABET	NU6 RD	1510	12.0		0-10V TO 10%	4000	277 V	RECESSED	WHITE	HALO COMMERCIAL HC6 GOTHAM IVO6 HE WILLIAMS 6DR-TL	
D2	6" SQUARE DOWNLIGHT, STEEL HOUSING, FROSTED LENS, WHITE BEZEL AND TRIM, 60 DEGREE BEA, 80 RFI	ALPHABET	NU6 QD	1460	15.0		0-10V TO 10%	4000	277 V	RECESSED	WHITE	HALO COMMERCIAL HCSQ6 GOTHAM IVO6SQ HE WILLIAMS 6DS	
D2E	6" SQUARE DOWNLIGHT, STEEL HOUSING, FROSTED LENS, WHITE BEZEL AND TRIM, 60 DEGREE BEA, 80 RFI, INTEGRAL 7W EMERGENCY BATTERY	ALPHABET	NU6 QD	1460	15.0		0-10V TO 10%	4000	277 V	RECESSED	WHITE	HALO COMMERCIAL HCSQ6 GOTHAM IVO6SQ HE WILLIAMS 6DS	
K1	4' STRIP LIGHT, STEEL HOUSING, FROSTED ROUND ACRYLIC LENS, 80 CRI	METALUX	SNLED	4100	31.0		0-10V TO 10%	4000	277 V	CHAIN HUNG	WHITE	LITHONIA ZL1D COLUMBIA MPS4 HE WILLIAMS 75R	
K1E	4' STRIP LIGHT, STEEL HOUSING, FROSTED ROUND ACRYLIC LENS, 80 CRI, INTEGRAL 14W EMERGENCY BATTERY	METALUX	SNLED	4100	31.0		0-10V TO 10%	4000	277 V	CHAIN HUNG	WHITE	LITHONIA ZL1D COLUMBIA MPS4 HE WILLIAMS 75R	
K2	4' LOW-PROFILE ENCLOSED AND GASKETED INDUSTRIAL, FIBERGLASS HOUSING, HIGH-IMPACT RESISTANT FROSTED ACRYLIC LENS, WIDE DISTRIBUTION, 80 CRI	LITHONIA	FEM	6000	38.0		0-10V TO 10%	4000	277 V	SURFACE, WALL	WHITE	METALUX APVT HE WILLIAMS 96 COLUMBIA LXEP	
V1	2'-0" LINEAR, SQUARE PROFILE WITH THREE SIDED FROSTED ACRYLIC WHITE LENS AND SOLID END CAPS, ALUMINUM HOUSING, ADA COMPLIANT FOR WALL MOUNTING, 80 CRI	BIRCHWOOD	22S	350	3.0	X	0-10V TO 10%	4000	277 V	SURFACE, WALL	WHITE	ALW FB5MB	
W1	WALL MOUNT AREA LIGHT, WET LOCATION, DIE CAST ALUMINUM HOUSING, TYPE 3 DISTRIBUTION, 80 CRI	LITHONIA	DSXW1	3000	21.0		0-10V TO 10%	4000	277 V	SURFACE, WALL	DARK BRONZE	MCGRAW-EDISON GWC BEACON VPW HE WILLIAMS VWPH	
W1E	WALL MOUNT AREA LIGHT, WET LOCATION, DIE CAST ALUMINUM HOUSING, TYPE 3 DISTRIBUTION, 80 CRI, INTEGRAL 10 W COLD WEATHER BATTERY	LITHONIA	DSXW1	3000	21.0		0-10V TO 10%	4000	277 V	SURFACE, WALL	DARK BRONZE	MCGRAW-EDISON GWC BEACON VPW HE WILLIAMS VWPH	
W2E	4' STRIP LIGHT, STEEL HOUSING, FROSTED ROUND ACRYLIC LENS, 80 CRI, INTEGRAL 14W EMERGENCY BATTERY	METALUX	SNLED	4100	31.0		0-10V TO 10%	4000	277 V	SURFACE, WALL	WHITE	LITHONIA LZ1D COLUMBIA MPS4 HE WILLIAMS 75R	
X1	SINGLE FACE EXIT SIGN, DIE CAST ALUMINUM HOUSING, RED LETTERS, INTEGRAL NICKEL-CADMIUM BATTERY	DUALITE	SE	0	5.0			277 V	UNIVERSAL		WHITE	LITHONIA LQC FME LIGHTING TEM SURE-LITES CX	1
X2	DUAL FACE EXIT SIGN, DIE CAST ALUMINUM HOUSING, RED LETTERS, INTEGRAL NICKEL-CADMIUM BATTERY	DUALITE	SE	0	5.0			277 V	UNIVERSAL		WHITE	LITHONIA LQC FME LIGHTING TEM SURE-LITES CS	1
Y1	POLE MOUNT AREA LIGHT, WET LOCATION, DIE CAST ALUMINUM HOUSING, TYPE 4 DISTRIBUTION, HOUSE SIDE SHIELD	LITHONIA	DSX1	7300	51.0		0-10V TO 10%	4000	277 V	POLE	DARK BRONZE	MCGRAW-EDISON GALT BEACON VP LSI INDUSTRIES MRS	
Y2	POLE MOUNT AREA LIGHT, WET LOCATION, DIE CAST ALUMINUM HOUSING, TYPE 4 DISTRIBUTION	LITHONIA	DSX1	7300	51.0		0-10V TO 10%	4000	277 V	POLE	DARK BRONZE	MCGRAW-EDISON GALT BEACON VP LSI INDUSTRIES MRS	
Y3	POLE MOUNT AREA LIGHT, WET LOCATION, DIE CAST ALUMINUM HOUSING, RIGHT ROTATED OPTICS	LITHONIA	DSX1	5300	51.0		0-10V TO 10%	4000	277 V	POLE	DARK BRONZE	MCGRAW-EDISON GALT BEACON VP LSI INDUSTRIES MRS	
Y4	COMPACT FLOODLIGHT, WET LOCATION, DIE CAST ALUMINUM HOUSING, NARROW DISTRIBUTION, 80 CRI	BEGA	77-681	1330	13.9		0-10V TO 10%	4000	277 V	SURFACE	DARK BRONZE	LUMARK TCRL HEPER LF8040-530-US	

GENERAL NOTES

- A. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY LUMINAIRE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
- C. LUMINAIRE MARKS WITH THE LETTER "E" SUFFIX SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK.
- D. LUMINAIRE MARKS WITH THE LETTER "S" SUFFIX SHALL BE PROVIDED WITH INTEGRAL SENSOR(S).
- E. LISTED ALTERNATE MANUFACTURERS ARE PERMITTED TO BID AN EQUIVALENT LUMINAIRE WHICH COMPLIES WITH THE PRODUCT REQUIREMENTS IDENTIFIED IN THIS SCHEDULE AND THE SPECIFICATIONS WITHOUT SUBMITTING A PRIOR APPROVAL REQUEST. ALTERNATE LUMINAIRES WILL BE REVIEWED PRIOR TO BIDDING AND THE MANUFACTURER WILL BE RESPONSIBLE TO PROVIDE A LUMINAIRE WHICH MEETS THE PRODUCT REQUIREMENTS.
- F. ELECTRICAL CONTRACTOR SHALL PROVIDE THE SPECIFIED LUMINAIRES DEFINED WITHIN THIS SCHEDULE AND ASSOCIATED CONTRACT DOCUMENTS. IF REQUIRED, THE ELECTRICAL CONTRACTOR MAY UTILIZE MULTIPLE DISTRIBUTORS AND/OR DISTRIBUTORS MAY UTILIZE MULTIPLE LIGHTING MANUFACTURER REPRESENTATIVES TO COMPLY WITH THE CONTRACT DOCUMENTS FOR THIS PROJECT.

REMARKS

1. PROVIDE CHEVRONS AS INDICATED ON FLOOR PLANS

LOW VOLTAGE SWITCH SCHEDULE

SWITCH MARK	MINIMUM BUTTON QUANTITY	BUTTON ENGRAVED LABEL	ROOM ZONES CONTROLLED	FUNCTION	REMARKS
\$ ⁰	1	ON/OFF	SEE PLANS	ON/OFF	
\$ ¹	5	ON/OFF FRONT BACK RAISE LOWER	SEE PLANS	ON/OFF ROOM LIGHTS ON/OFF FRONT ON/OFF BACK DIM UP DIM DOWN	

GENERAL NOTES

- A. PROVIDE EACH LOW-VOLTAGE SWITCH WITH PRE-ENGRAVED FUNCTIONAL LABELLED BUTTONS INDICATING FUNCTION. WHERE MULTIPLE SWITCHES ARE GROUPED IN A SINGLE LOCATION OR FACEPLATE, PROVIDE ENGRAVED FACEPLATE INDICATING ZONE OR SPACE CONTROLLED.
- B. EACH SPACE SHALL HAVE MINIMUM OF ONE ZONE OF CONTROL. WHERE MORE THAN ONE LIGHTING ZONE IS PRESENT, LOWCASE LETTERING INDICATES SEPARATE LIGHTING ZONE WITHIN A ROOM.
- C. CONTROL CONTROLS ON SCENE CONTROLLERS SHALL BE CAPABLE OF CONTROLLING ALL ZONES WITHIN SPACE.
- D. VERIFY INTEGRAL WALL SWITCH OCCUPANCY SENSOR REQUIREMENTS WITH LIGHTING CONTROL SCHEDULE.

SITE LIGHTING POLE SCHEDULE

MARK	LUMINAIRE QUAN. PER POLE	POLE HT. (FT.)	POLE TYPE	REMARKS
Z1	1	16' - 0"	RTS	

GENERAL NOTES

- A. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
B. CONTRACTOR TO VERIFY INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
C. POLE FINISH SHALL MATCH LUMINAIRE FINISH.
D. PROVIDE EACH POLE WITH POWDER COAT FINISH APPLIED OVER EPOXY PRIMER. SEE SPECIFICATIONS.
E. POLE TYPE DESCRIPTION (ABC):
 A - SHAPE, R-ROUND, S-SQUARE
 B - PROFILE, S-STRAIGHT, T-TAPERED
 C - MATERIAL, A-ALUMINUM, S-STEEL
F. PROVIDE INTERNAL VIBRATION DAMPENER FOR EACH POLE.
G. REFER TO PLANS FOR LUMINAIRE ORIENTATION.

GENERAL NOTES

- A. MANUFACTURERS AND MODELS NOTED IN SCHEDULES ARE BASIS OF DESIGN. REFER TO SPECIFICATIONS FOR OTHER APPROVED MANUFACTURERS. FOR MANUFACTURERS NOT LISTED IN SPECIFICATION SUBSTITUTION REQUESTS CAN BE SUBMITTED FOR REVIEW PRIOR TO BID. REFER TO SPECIFICATION SECTION 012500 FOR SUBSTITUTION REQUEST PROCEDURES AND FORM.

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**IOWA DAS - DOC
DJD CBC NEW
CENTRAL OFFICE
BUILDING**

818 S. 10TH STREET
COUNCIL BLUFFS, IOWA 51501

ISSUANCE

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04/21/2026

REVISIONS

05/14/2026 ADDENDUM #3

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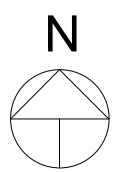
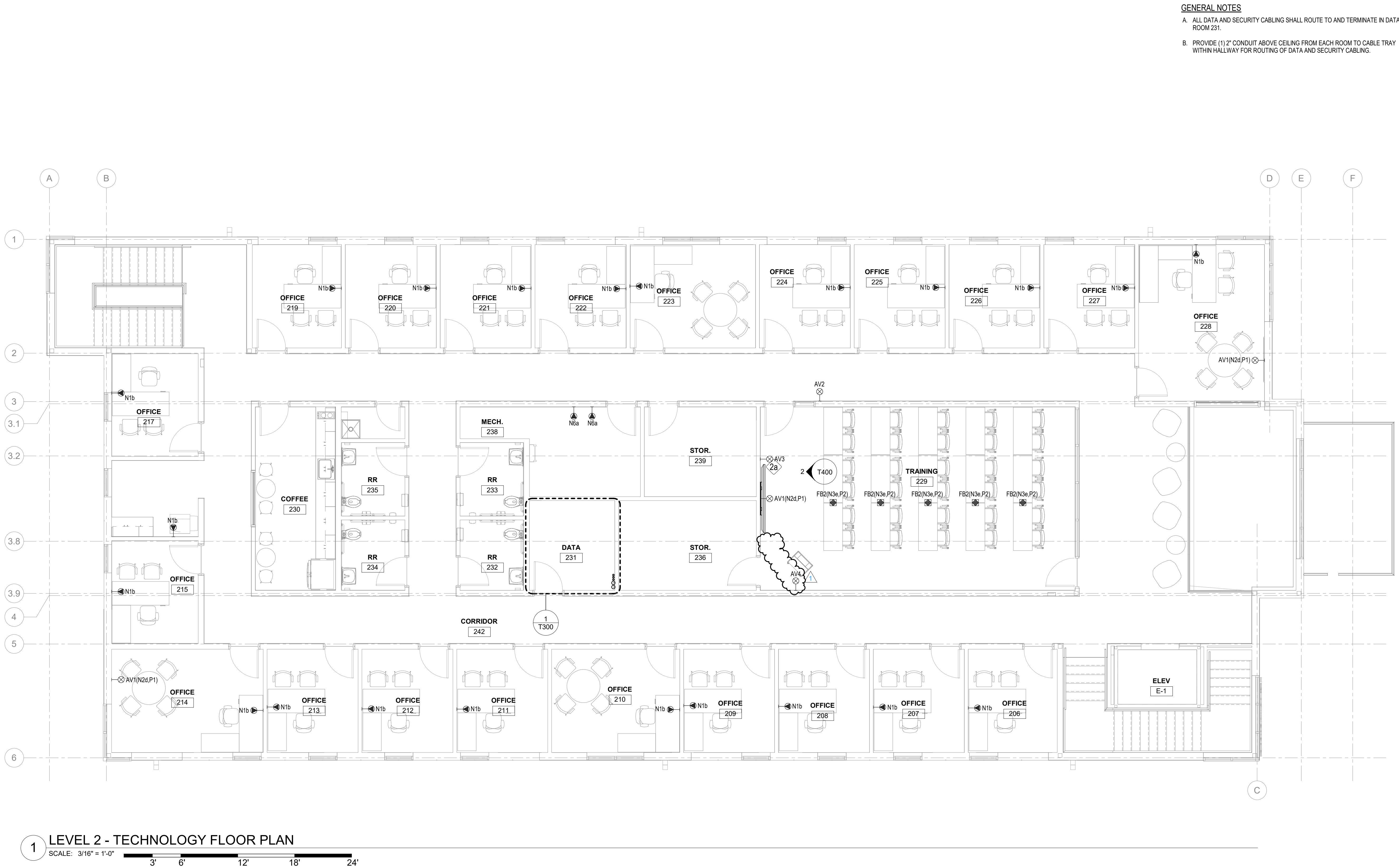
PROJECT NUMBER

25079

ELECTRICAL SCHEDULES

E600

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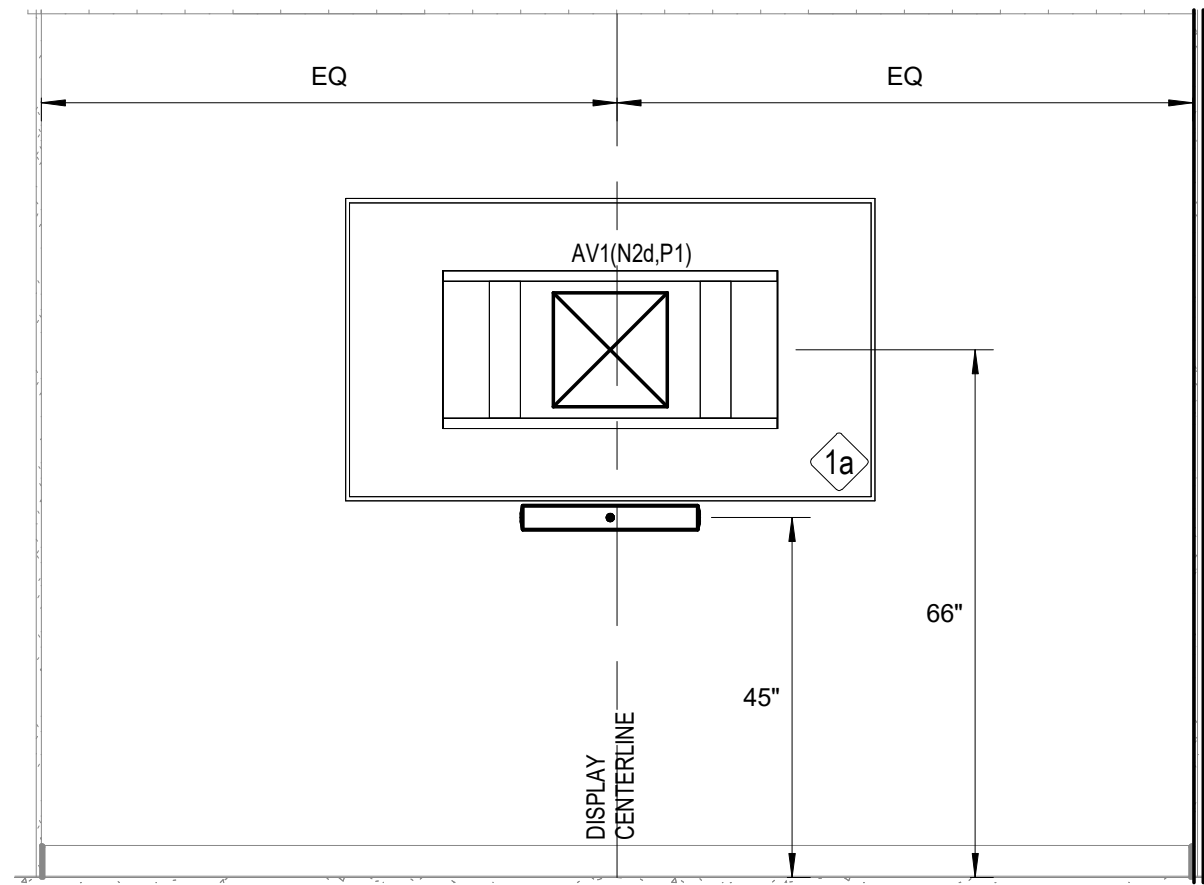
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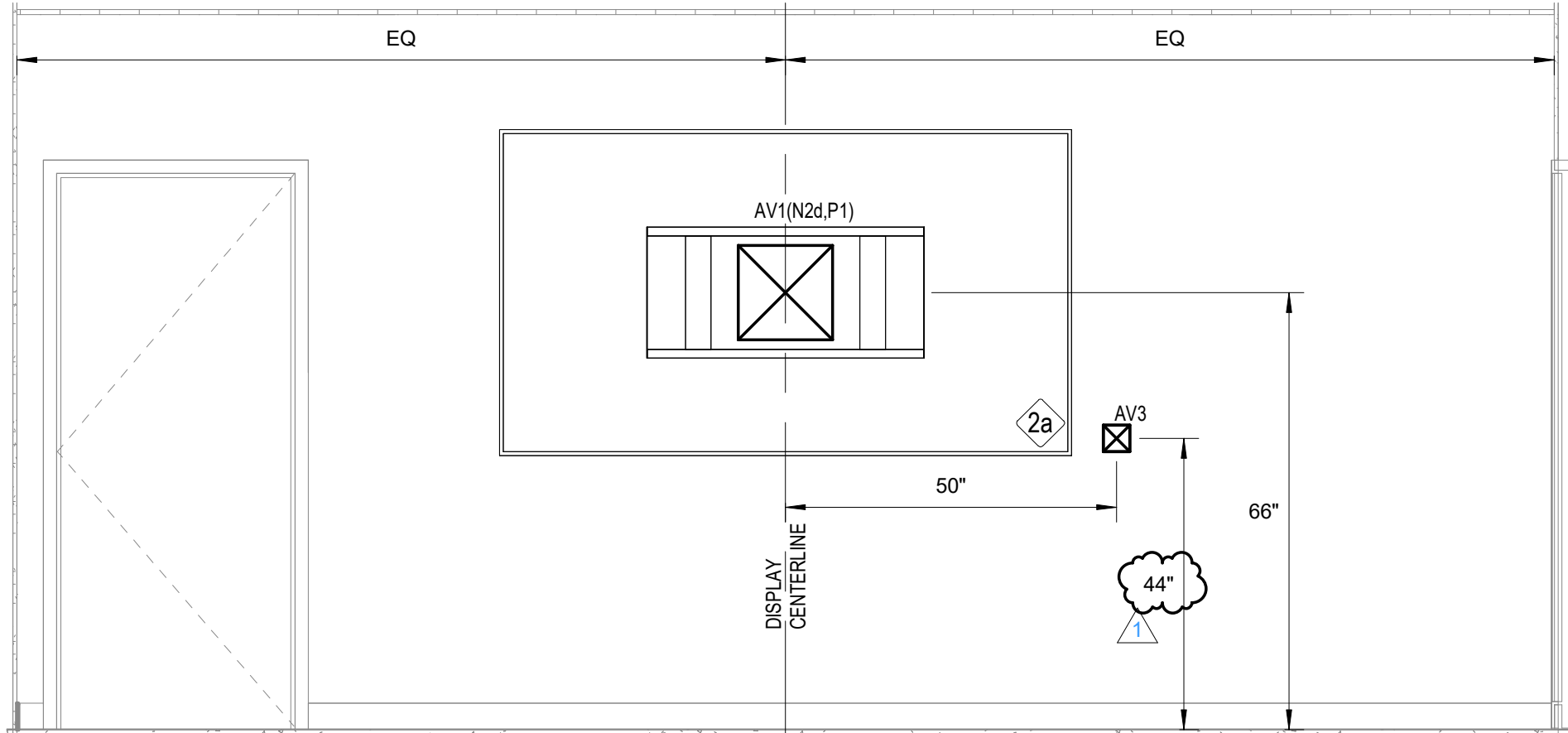
PROJECT NUMBER
25079

**LEVEL 2 - TECHNOLOGY
FLOOR PLAN**

T102



1
T400
CONFERENCE 132
1/2" = 1'-0"



2
T400
TRAINING 229
1/2" = 1'-0"

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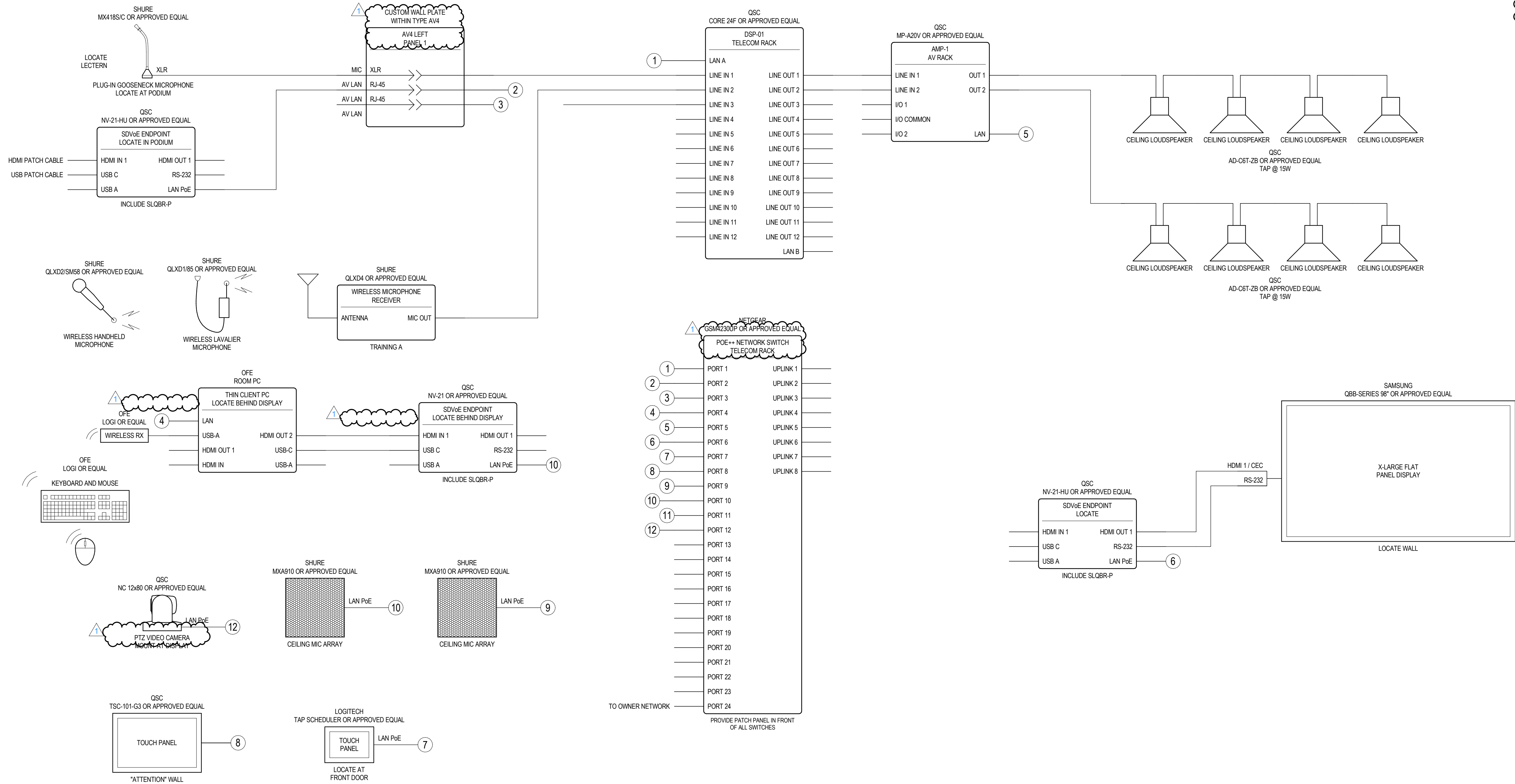
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TECHNOLOGY
ELEVATIONS

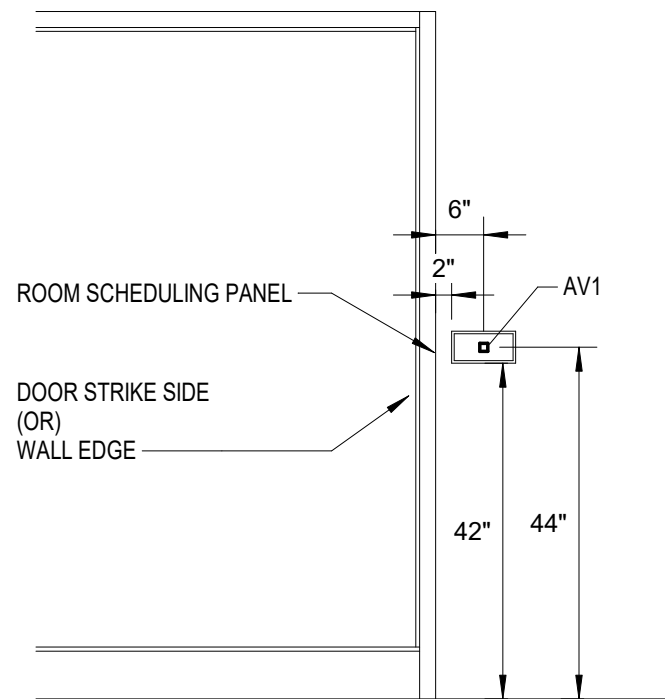
T400



GENERAL NOTES:
A. ALL CABLING FOR AUDIOVISUAL DEVICES ARE TO BE FURNISHED AND INSTALLED BY AV CONTRACTOR.

TRAINING ROOM 229

1 AUDIOVISUAL SCHEMATIC - TRAINING ROOM
T700 NO SCALE



2 ROOM SCHEDULING PANEL TYPICAL
T700 1/2" = 1'-0"

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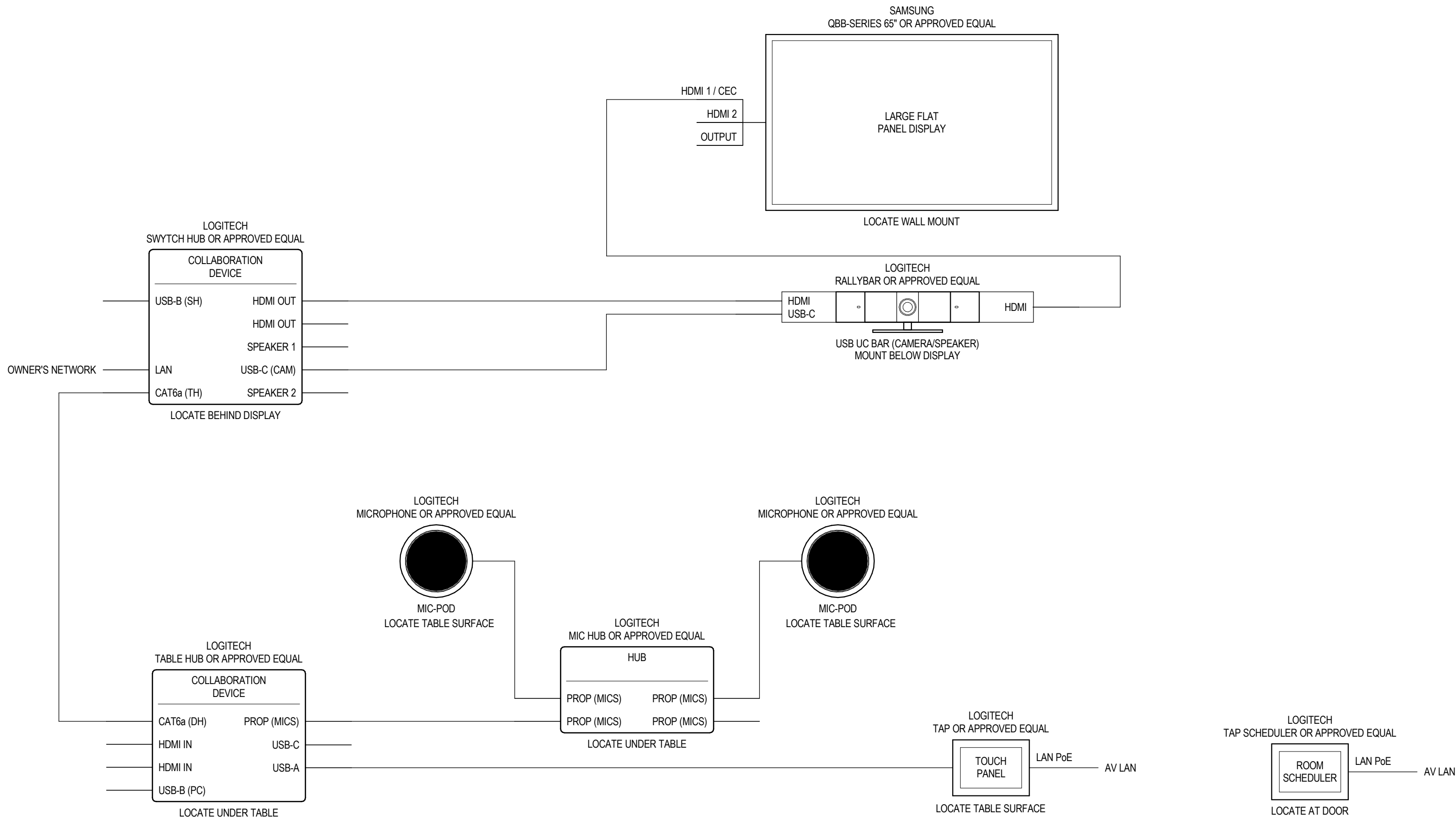
PROJECT NUMBER
25079
AUDIOVISUAL
SCHEMATICS, RACK
ELEVATIONS, PLATES
AND PANELS

T700

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CONFERENCE ROOM 132

1 AUDIOVISUAL SCHEMATIC - CONFERENCE ROOM
T701 NO SCALE



GENERAL NOTES:
A. ALL CABLING FOR AUDIOVISUAL DEVICES ARE TO BE FURNISHED AND INSTALLED BY AV CONTRACTOR.

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PROJECT NUMBER
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AUDIOVISUAL
SCHEMATICS, RACK
ELEVATIONS, PLATES
AND PANELS

T701



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