

511 Capital Building Stabilization Project
IOWA CITY, IOWA
10271-10004

ADDENDUM 01
November 24, 2025

This addendum forms a part of the Contract Documents and modifies the original bidding documents dated November 14, 2025, as noted below.

SEALS:

These Seals Cover All Items included in Addendum 01



Architectural



Mechanical & Plumbing



Electrical & Technology

CONTRACTOR CLARIFICATIONS:

1. Contractors to review the Pre-Bid Meeting Agenda documents and Minutes included in this Addendum 01.
2. Q: Is there a preferred version of the Bidder Status Form that is to be submitted?
A: The bid form references a website to download the Bidder Status Form. The Bidder Status form can be found at the following website and is also attached in the Addendum 01: <https://das.iowa.gov/bidder-status-form>
3. Q: Section 7.6 of the specs references Equal Opportunity compliance (MBE/WBE and Proposed Subcontractors list), however, on the provided Bid Form the only supplement that is mentioned in 1.9 is the Bidder Status Form. Are there documents that need to be submitted reflecting Equal Opportunity compliance; if so, could you please provide them so I know I am submitting the correct ones?

A: Contractor is referring to Specification 00 2113 INSTRUCTION TO BIDDERS. Clarification will be provided in an upcoming Addendum.

4. Q: On plan sheet C100 key note D. Can you verify what you need from the GC? This could be a pretty big expense.

A: MidAmerican Energy Company has reviewed this project and has indicated that they require a larger gas service to be run underground to the building to accommodate new gas loads. MidAmerican has indicated that they need to complete the existing abandonment, new tap, and running of the new service to the meter at the building - including possible meter replacement. Contractor's scope of work will be clarified in an upcoming Addendum.

APPROVED SUBSTITUTION REQUESTS:

Specification Section: 23 3713 Diffusers, Registers, and Grilles

Item: DRGs

Manufacturer: Anemostat

Specification Section: 26 5100 Interior Lighting

Item: Light Fixture – D1

Manufacturer: Prescolite, Lightolier, Halo Commercial (Cooper)

SPECIFICATIONS:

M1-1

SECTION 23 6500 CLOSED CIRCUIT COOLERS

1. ADD Section 2.8 CONTROLS, as follows:

- A. Provide cooling tower control panel. Control panel shall be NEMA Type 3, Dripproof.
- B. Control panel shall contain the following:
 - 1. Tower pump controller.
 - 2. Basin heater controller.
 - 3. Monitor cooling tower temperature.
 - 4. Monitor water level.
 - 5. Fan operation.
 - 6. Unfused disconnect switch.
 - 7. Interlocks and relays.
- C. Alarms
 - 1. Pump failure.
 - 2. Tower temperatures outside limits.
 - 3. Low water level.

M1-2

SECTION 23 7416 – PACKAGED ROOFTOP UNITS

1. REPLACE Section 2.1.M Roof Curb, as follows:

- M. Roof Curb

1. Provide factory supplied roof curb, heavy gauge zinc coated steel with supply and return air gasketing. Ship knocked down and provide instructions for easy assembly.
2. Curb shall be manufactured in accordance with the National Roofing Contractors Association guidelines for rooftop equipment support.
3. Curb Dimensions: Height of minimum of 18-inch. Curb shall be coordinated with the Architectural roof construction to maintain minimum 18-inch height above top of insulation.
4. Materials: Galvanized steel with corrosion-protection coating, watertight gaskets, and factory-installed wood nailer; complying with NRCA standards.
5. Curb Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.
6. Materials: ASTM C 1071, Type I or II.
7. Thickness: 1 inch.
8. Application: Factory applied with adhesive and mechanical fasteners to the internal surface of curb.
9. Liner Adhesive: Comply with ASTM C 916, Type I.
10. Mechanical Fasteners: Galvanized steel, suitable for adhesive attachment, mechanical attachment, or welding attachment to duct without damaging liner when applied as recommended by manufacturer and without causing leakage in cabinet.
11. Liner materials applied in this location shall have airstream surface coated with a temperature-resistant coating or faced with a plain or coated fibrous mat or fabric depending on service air velocity.
12. Liner Adhesive: Comply with ASTM C 916, Type I.
2. **REPLACE** Section 2.1.N Controls, as follows
 - N. Controls
 1. Provide low voltage, adjustable room thermostat to control burner operation, compressor and condenser fan, and supply fan to maintain temperature setting.

DRAWINGS:

- | | |
|------|---|
| A1-1 | Drawing AD103 – ROOF LEVEL DEMO FLOOR PLAN <ol style="list-style-type: none">1. REVISED demo scope to include mechanical curbs |
| A1-2 | Drawing A501 – DETAILS <ol style="list-style-type: none">1. REVISED Detail 7 |
| M1-1 | Drawing M-121 – ROOF MECHANICAL PLAN <ol style="list-style-type: none">1. REVISED Rooftop Unit roof curb note. |

END OF ADDENDUM 01

**511 CAPITAL STREET BUILDING STABILIZATION PROJECT
JOHNSON COUNTY, IOWA
AXC 10271-10004**

PRE-BID MEETING MINUTES

DATE: Thursday, November 20, 2025 @ 1:00 PM

MEETING NOTES/COMMENTS:

1. Introductions of the Design Team and Johnson County members.
2. Went through the entire Agenda.
3. Background checks are being determined if needed for all workers or only workers accessing the interior of the building. County is also determining if cost will be covered by the Contractor or the County. Response will be provided in an addendum.
4. Existing I-beams currently have no spray foam.
5. Angle Iron located on the roof may need to be replaced, but they won't know the condition until construction exposes the material. Contractors are to account for blasting and applying all (4) coats for bidding purposes. Angle replacement will be determined during construction.
6. Note that lintels will be zinc primed by the supplier.
7. The intent of the spray foam is to control the thermal transfer. Contractor is to provide substitution requests per the plans and specifications if another product/application is suggested.
8. Regarding the RTU curbs, isolation curbs are not required, only standard curbs are called out.
9. Contractor asked how much insulation is being added to the roof in regard to the required heights of the RTUs. The roof will be insulated with R-30 and poly-iso membrane system. Contractor to see packaged rooftop unit specification for required curb heights above insulation.
10. Note, Contractors are to coordinate interior site visits directly with the Owner. Please contact Dave Curtis of Johnson County Facilities Manager: 319-356-6073, dcurtis@johnsoncountyiowa.gov.
11. Request to clarify existing curbs. All new equipment will have new curbs. Contract to see plans and specifications.
12. Access to the brick & lintel work on the west side will block parking and will need to be coordinated with the Owner. Access to the east side is allowed to shut-down and use the sidewalk – this is also to be coordinated with the Owner.
13. Questioned if parking is available for work trucks. Contractors to see plans and specifications for parking. Axiom is waiting on a response from the University of Iowa Parking and Transportation services to see if Contractors can rent parking from Lot 11. Response will be provided in an addendum.

END



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511 CAPITAL STREET BUILDING STABILIZATION PROJECT
JOHNSON COUNTY, IOWA
AXC 10271-10004

PRE-BID MEETING ATTENDANCE SIGN-IN
DATE: Thursday, November 20, 2025 @ 1:00 PM

NAME	FIRM	PHONE	EMAIL
Adrianne Bricker	Axiom Consultants	319-519-6220	abricker@axiom-con.com
Joe Lomheim	Axiom Consultants	319-519-6220	jloheim@axiom-con.com
Justine Siglin	Axiom Consultants	319-519-6220	jsiglin@axiom-con.com
Zack Writer	OPN Architects	319-248-5667	zwriter@opnarchitects.com
Prishn Stale	UCC	319-621-2758	Rstale@ucchvcc.com
Ryan Haysel	Conder Conatings	315-362-2366	Ryan.ConderConatings@gmail.com
Tristan Petersen	EQH Restoration	(563) 322-3335	Tristan@ehrestoration.com
Aaron Kopish	UCC	319-324-1939	aaronk@woodruff.build



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Adrianne Bricker	Axiom Consultants	319-519-6220	abricker@axiom-con.com
Joe Lomheim	Axiom Consultants	319-519-6220	jlomheim@axiom-con.com
Justine Siglin	Axiom Consultants	319-519-6220	jsiglin@axiom-con.com
Zack Writer	OPN Architects	319-248-5667	zwriter@opnarchitects.com
Laurie Klein	Universal Climate	319-631-2774	LKlein@universalclimate.com
Sevin Wunderscheid	Woodruff	319-440-6670	sevinw@woodruff-build.com
Melissa Robert	Johnson County		
Dave Curtis	Johnson County		



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511 CAPITAL STREET BUILDING STABILIZATION PROJECT

JOHNSON COUNTY, IOWA

AXC 10271-10004

PRE-BID MEETING AGENDA

DATE: Thursday, November 20, 2025 @ 1:00 PM

INTRODUCTIONS

Design Team:

Adrienne Bricker, Project Manager, Axiom Consultants
Kevin McLaughlin, PE, Electrical Engineer, Axiom Consultants
Justine Siglin, PE, Structural Engineer, Axiom Consultants
Joe Lomheim, PE, Mechanical Engineer, Axiom Consultants
Zack Writer, AIA, Architect, OPN Architects

Johnson County:

Dave Curtis, Facilities Manager
Melissa Robert, Special Projects Manager

PROJECT DESCRIPTION

The project primarily consists of envelope repairs of the Office of Johnson County Sheriff and Jail building due to signs of deterioration within the wall and soffit assemblies, water intrusion, thermal inefficiencies and heavily outdated equipment. To correct these issues, this project includes a full tear-off and replacement of the roof assembly including new insulation, replacement of all electrical and mechanical components on the roof, repair of numerous areas of brick fascia, removal and replacement of exterior steel assemblies at the soffit areas, reconfiguration and re-insulation of certain exterior areas, installation of structural pins/anchors, full soffit reconstruction (including improved drainage systems) and replacement of exterior doors on the main level. Additional interior and exterior features and repairs are also included.

BID DATE / TIME / PLACE

1. Bids Due: December 4, 2025, before 2:00 PM local time.
2. Bid Location: Johnson County Administration Building – Auditors Office, 913 S Dubuque Street, Iowa City, Iowa 52240.
3. Bid Opening: Immediately after in the Betty Sass Conference Room of the Johnson County Administration Building.
4. Late bids will not be accepted.

BID DOCUMENTS / BID DETAILS

1. Complete sets of procurement documents may be obtained from:
 - a. ConstructConnect; online plan room; www.constructconnect.com.
 - b. Dodge Data and Analytics; online plan room; (877) 784-9556;
<https://dodgeprojects.construction.com>.
 - c. Illowa Builders Exchange; plan room in Rock Island; (309) 788-9260.

- d. Construction Update Online Plan Room; Master Builders of Iowa, 4100 Westown Pkwy, West Des Moines, IA 50266, 515-288-8904; <http://www.mbsonline.com>.
 - e. Rapids/Technigraphics 415 Highland Ave, Suite 100, Iowa City, IA 52240 (319) 354-5950/(800) 779-0093, www.rapidsrepro.com.
- 2. Bidders to be Single Prime Contractors.
 - 3. Submitted Bids must be per the bid documents in the project specifications.
 - 4. Bid Security is 10% of the bid amount and provided in the form of:
 - a. Certified Check
 - b. Bid Bond
 - 5. Iowa sales tax will not be paid on materials purchased for this project. Sales tax exemption certificates will be provided to the successful bidder.

LABOR AND MATERIAL PAYMENT BOND and PERFORMANCE, MAINTENANCE AND PAYMENT BOND (SUCCESSFUL BIDDERS)

- 1. Bonds are due with the delivery of the executed agreement.
- 2. Bonds are in the amount of 100% of the contract sum.
- 3. Surety providing bonds must have an (A- A.M. Best Rating or better or be listed on the U.S. Department of Treasury listing of approved sureties (Department Circular 570).
- 4. The cost of the Bonds shall be included in the Contract Sum.

PRODUCT SUBSTITUTION REQUIREMENTS

- 1. Substitutions to be submitted 7 days prior to bid date in order to be reviewed and processed.

SCHEDULE & COMPLETION OF WORK

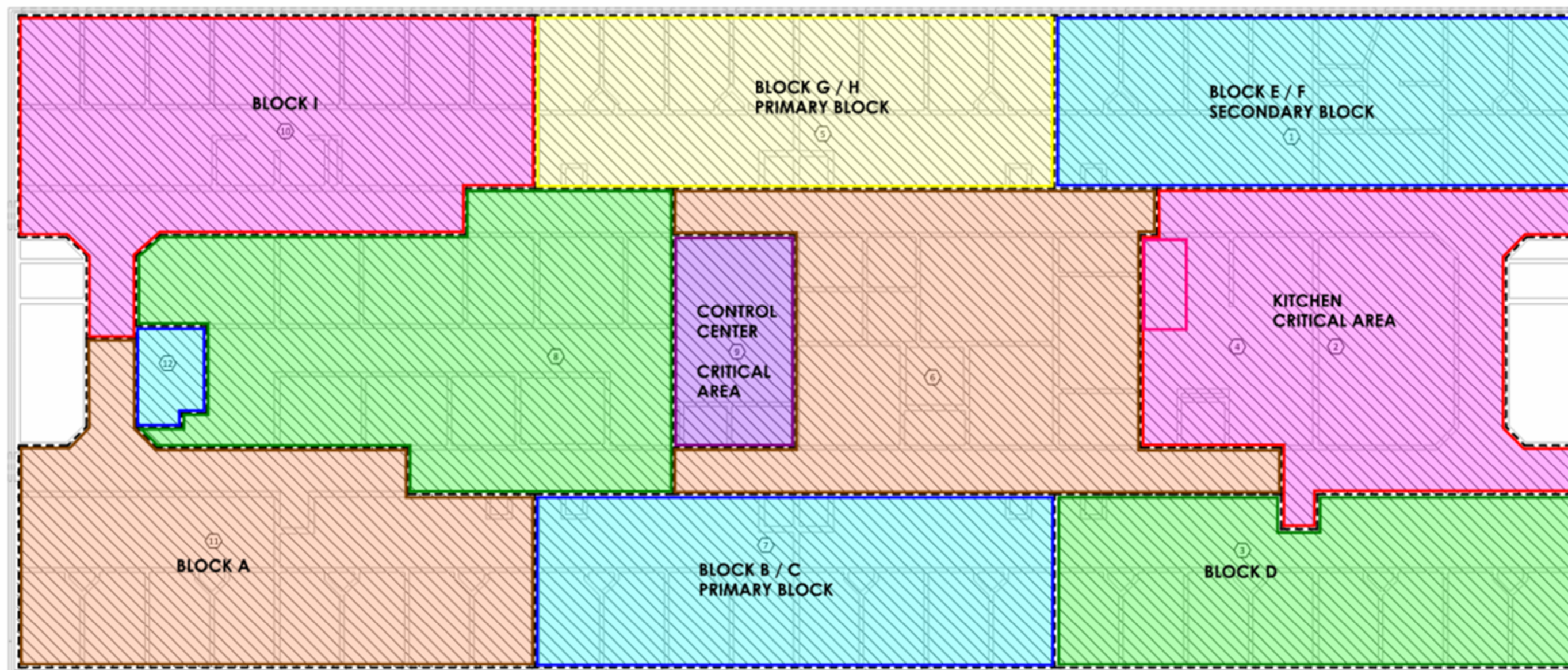
- 1. Award is anticipated to be made by January 8, 2026.
- 2. Construction to start date: 30 days after contract is awarded.
- 3. Substantial Completion Date: Not later than August 31, 2026.

COORDINATION ITEMS

- 1. The building will remain occupied during the duration of the construction period. Contractor to cooperate with the Owner to minimize conflict and to facilitate Owner's operations.
- 2. Contractor will coordinate all operations with Owner who will facilitate occupant transfer, security and other coordination needed to access other work areas.
- 3. Contractor to provide comprehensive phased construction approach to overall project in order to minimize disruption to the facility during construction.
- 4. Owner requirements are that no more than 50% of the upper floor can be altered and/or shut down at one time. The preference is to shut down 1/3 of the area at a time. If 50% of the area does need to be shut down, it needs to be limited to one week.
- 5. See attached Cell Block layout and note only one primary area may be shut down at one time.
- 6. Any interior access that is required during the project must be coordinated with the County and Sheriff personnel per the security requirements of the facility.

7. Minimize shutdown to the Sally Port access.
8. Project trailer and laydown areas are located between the project building and South Capital Street as noted on sheet C100.
9. S Capital Street shut-down is to be coordinated with the Owner / Sheriff Kunkel.
10. Limit conduct of especially noisy exterior work to those hours required by the City of Iowa City noise ordinance.
11. Contractor to demonstrate operation and maintenance of products to Owners' personnel two weeks prior to date of Substantial Completion.

ADDITIONAL QUESTIONS FROM CONTRACTORS/ATTENDEES**SITE WALK-THROUGH****END MEETING**



Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

☐ Yes ☐ No

My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).

☐ Yes ☐ No

My company has an office to transact business in Iowa.

☐ Yes ☐ No

My company's office in Iowa is suitable for more than receiving mail, telephone calls, and email.

☐ Yes ☐ No

My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.

☐ Yes ☐ No

My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: _____ / _____ / _____ to _____ / _____ / _____

Address: _____

City, State, Zip: _____

Dates: _____ / _____ / _____ to _____ / _____ / _____

Address: _____

City, State, Zip: _____

Dates: _____ / _____ / _____ to _____ / _____ / _____

Address: _____

City, State, Zip: _____

You may attach additional sheet(s) if needed.

City, State, Zip: _____

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers?

☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Signed Name: _____

Signature: _____

Firm Name: _____

Date: _____

Email Address: _____

Phone Number: _____

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

☐ Yes ☐ No

My business is currently registered as a contractor with the Iowa Division of Labor.

☐ Yes ☐ No

My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.

☐ Yes ☐ No

My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

☐ Yes ☐ No

My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

☐ Yes ☐ No

My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.

☐ Yes ☐ No

My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

☐ Yes ☐ No

My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.

☐ Yes ☐ No

My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.

☐ Yes ☐ No

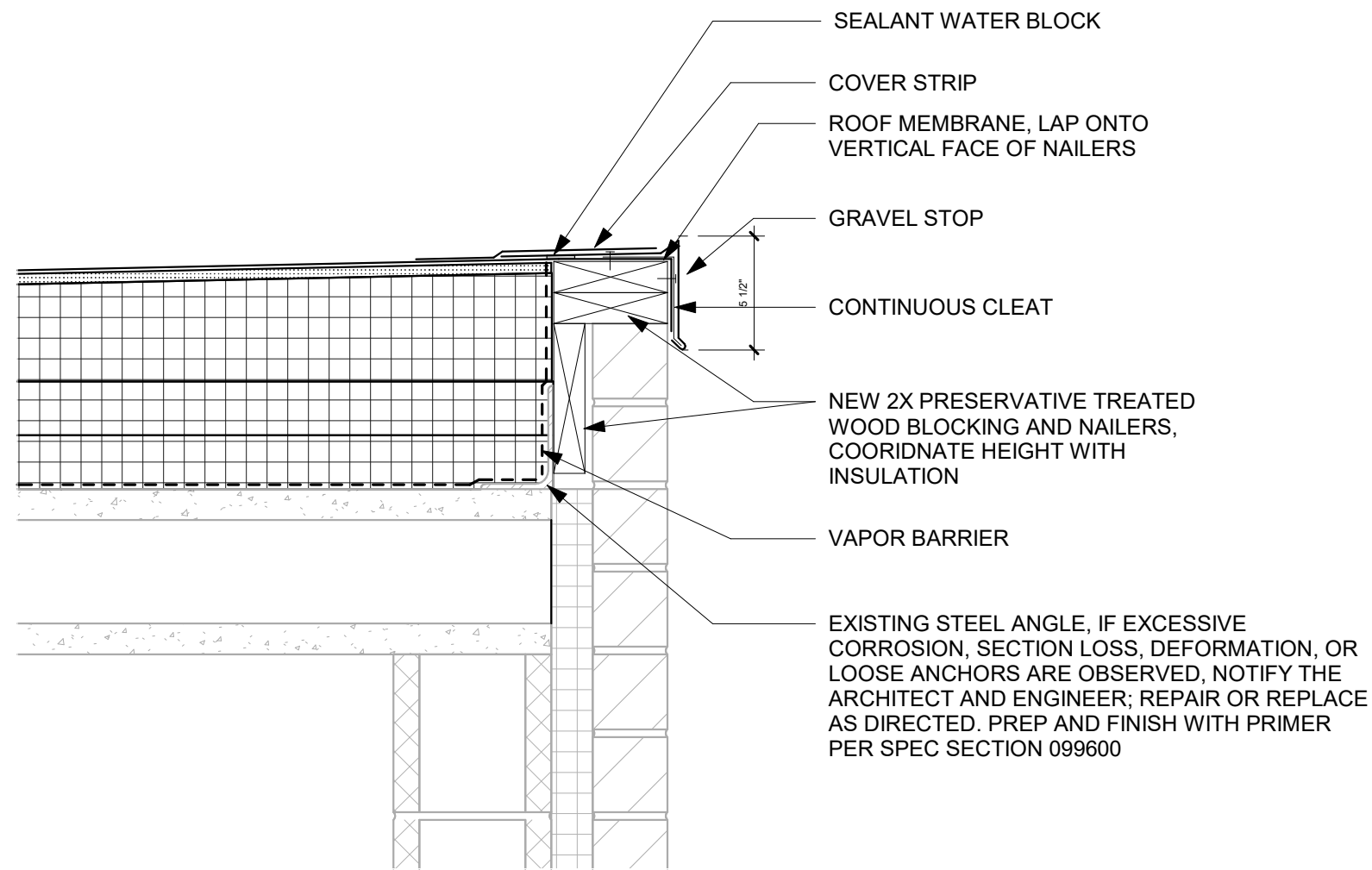
My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

☐ Yes ☐ No

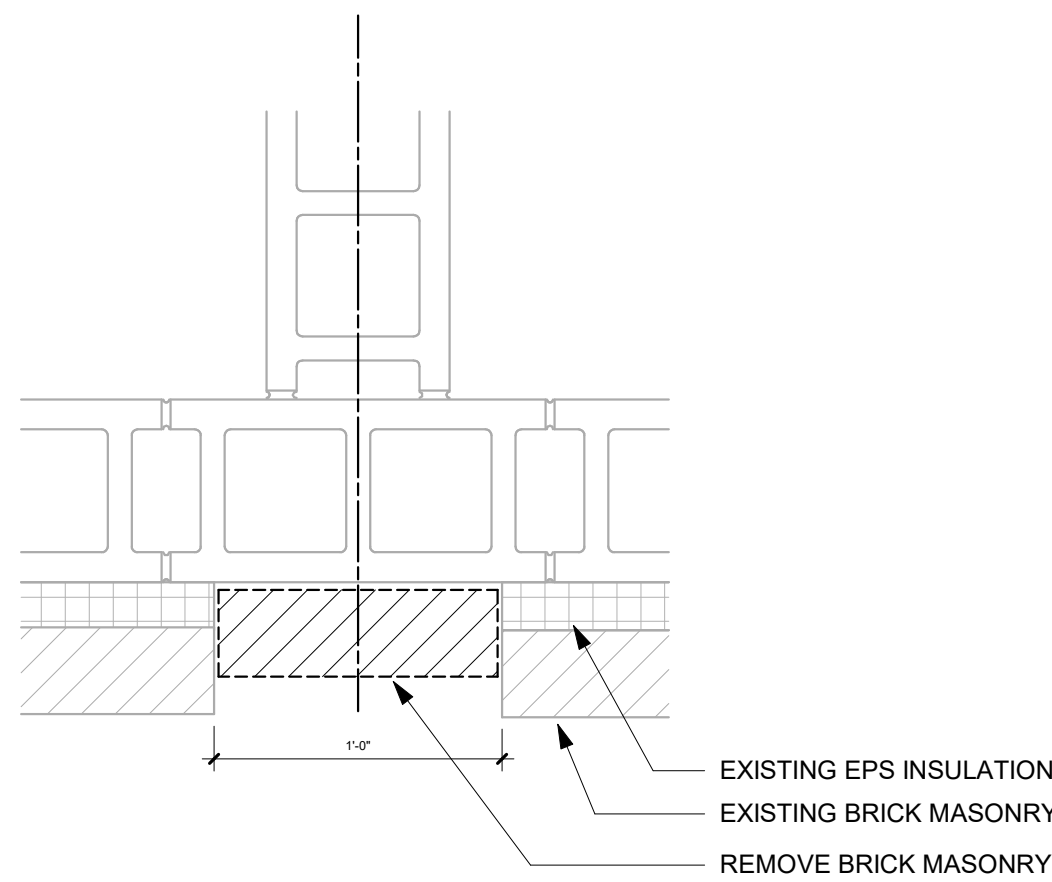
My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

☐ Yes ☐ No

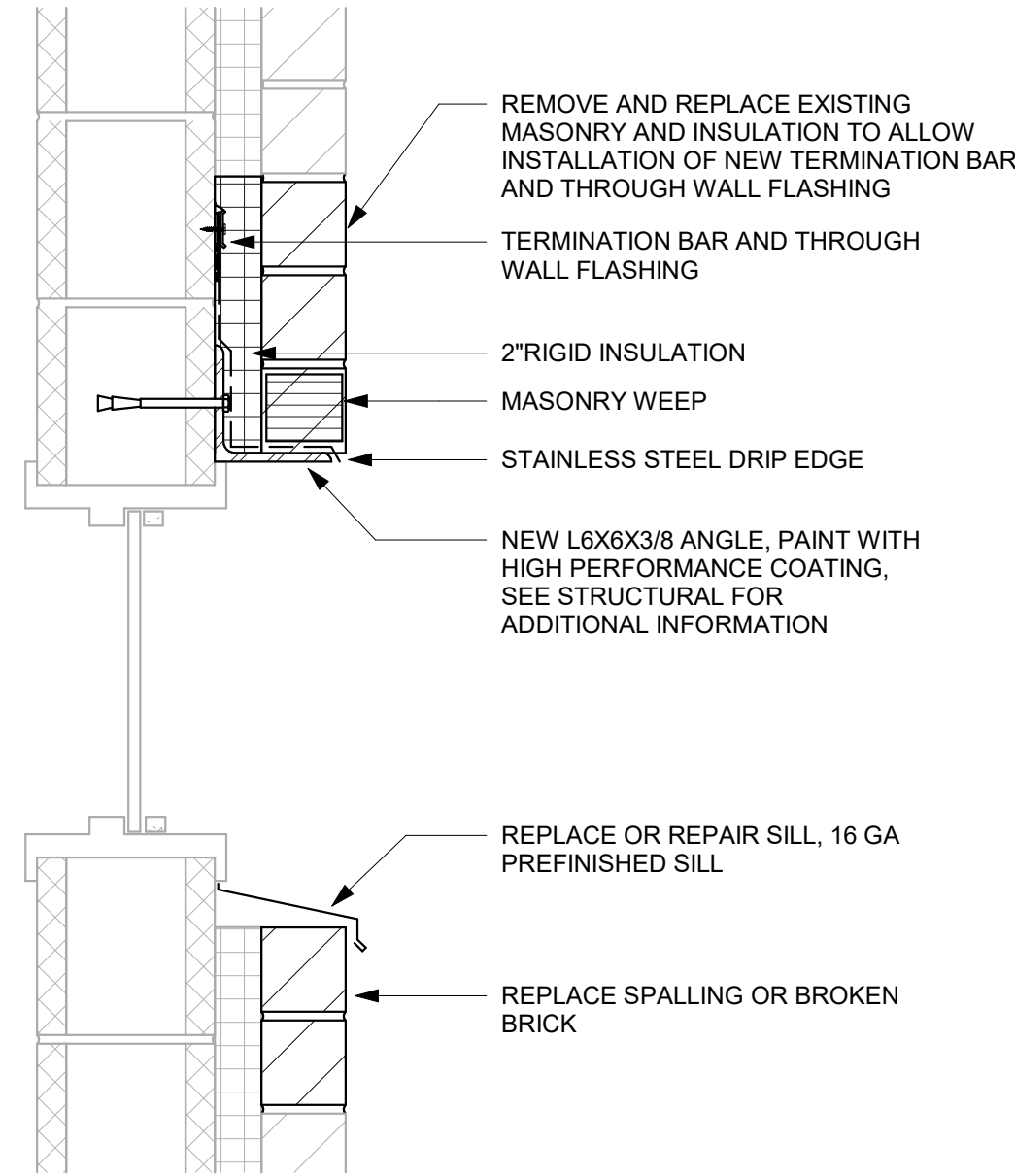
My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.



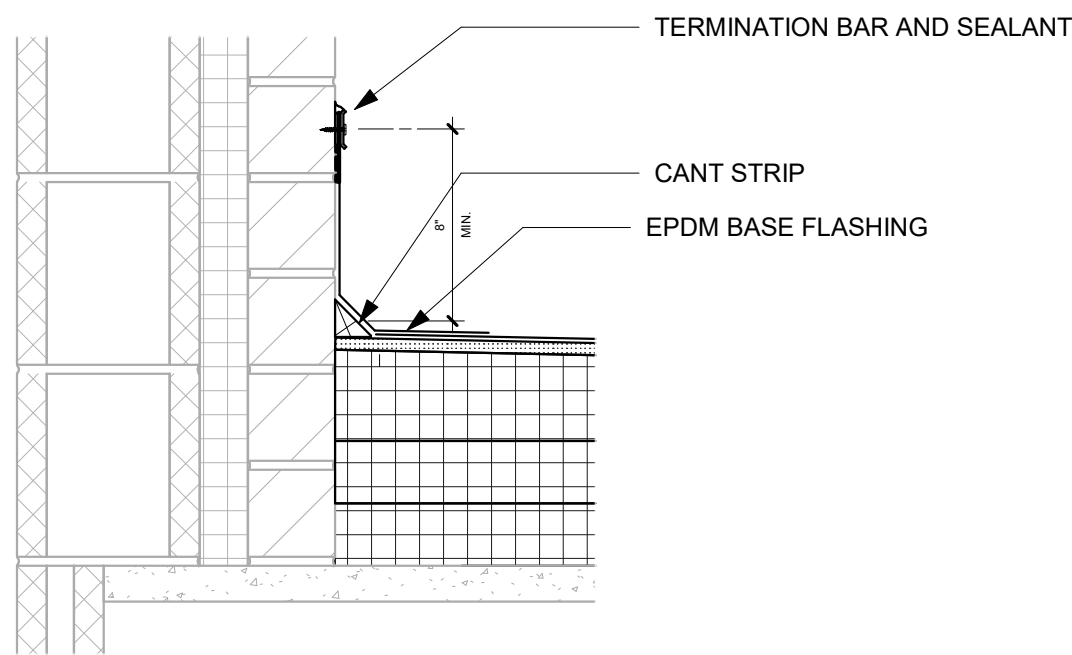
1 ROOF EDGE DETAIL
1 1/2" = 1'-0"



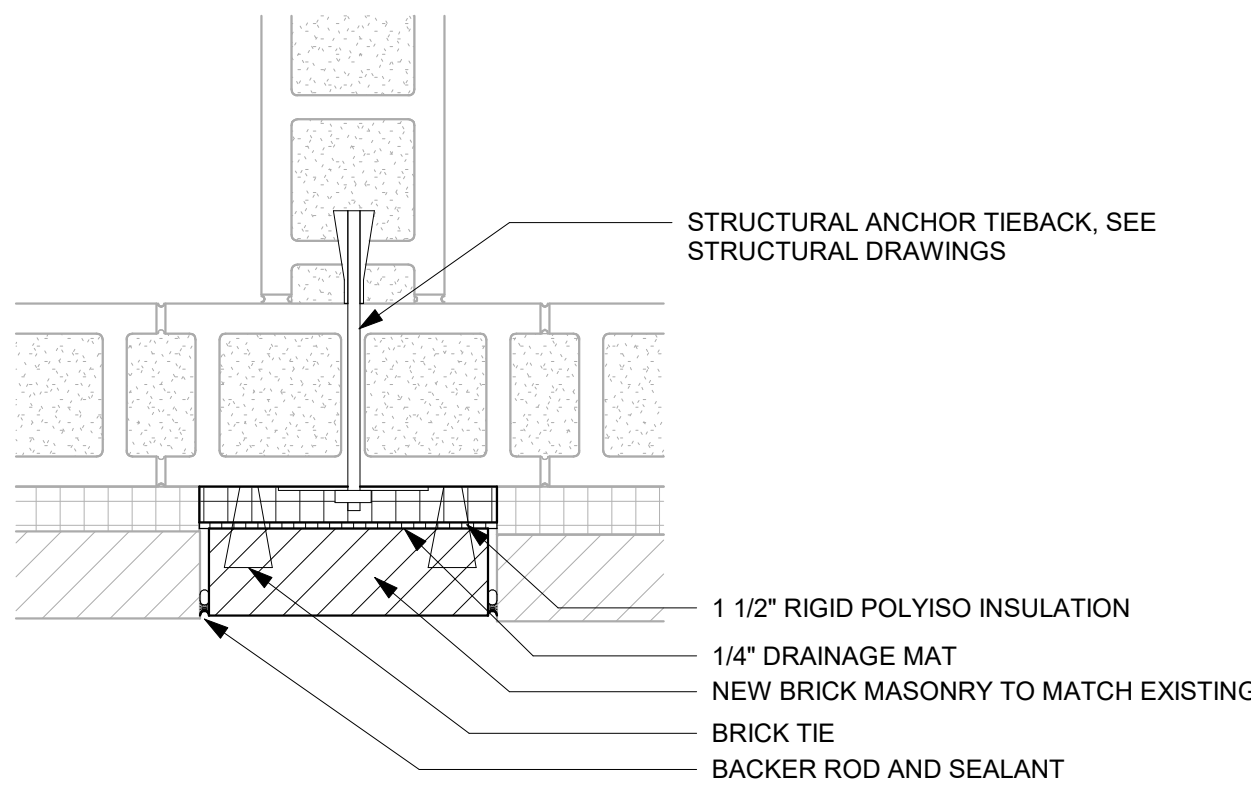
2 SECTION DETAIL AT REVEAL DEMO
1 1/2" = 1'-0"



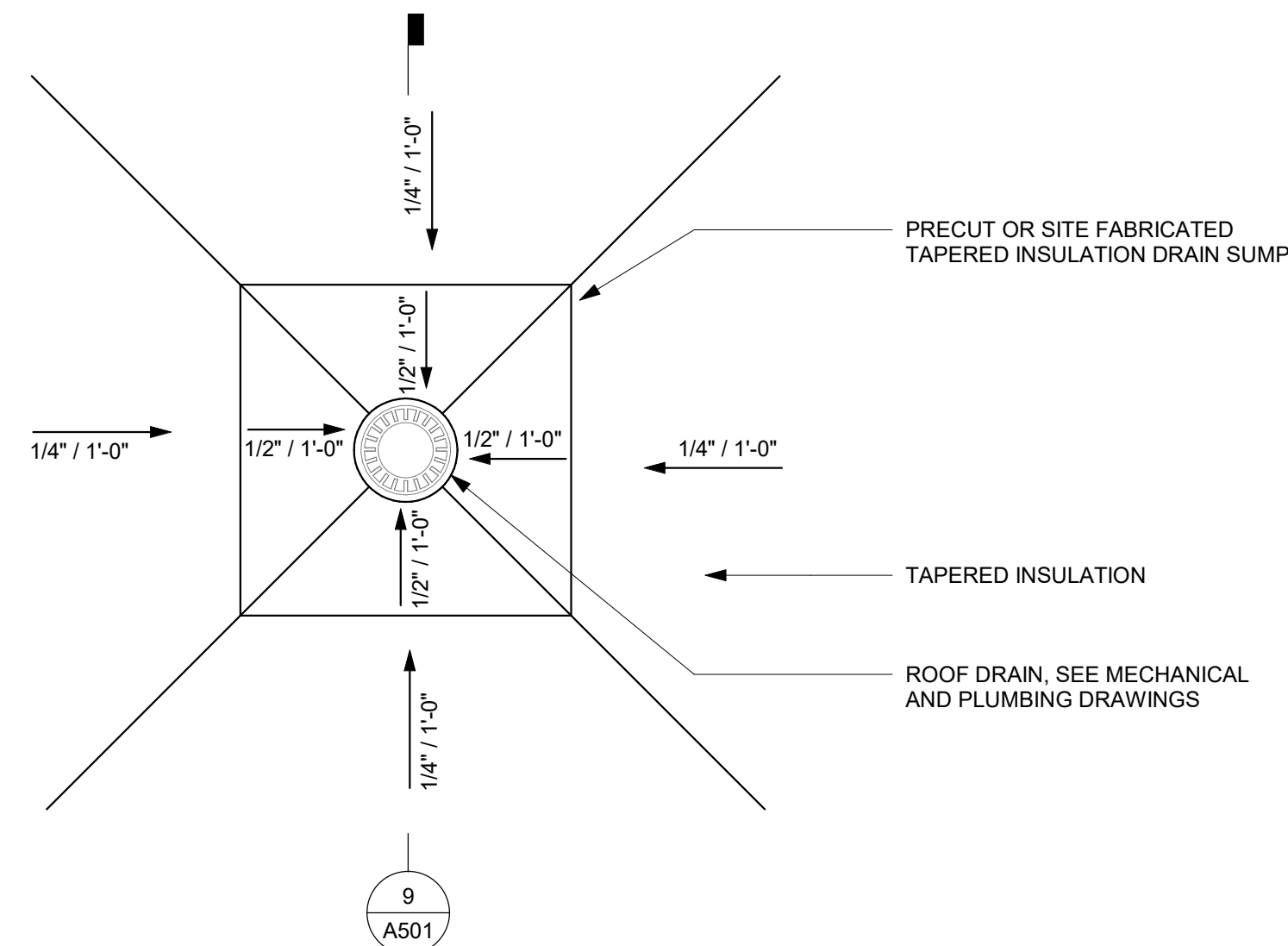
3 SECTION DETAIL UPPER WINDOW
1 1/2" = 1'-0"



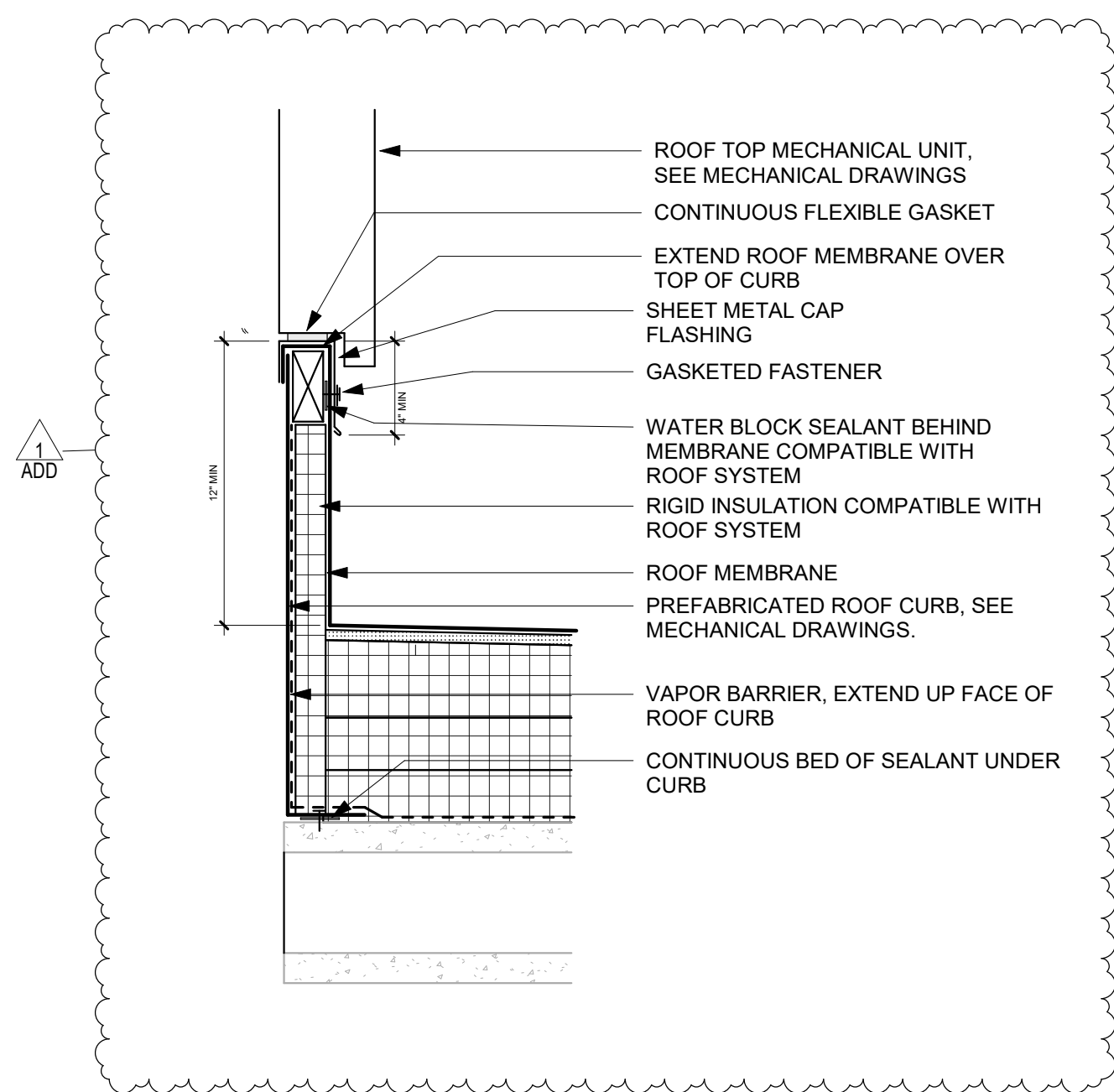
4 ROOF DETAIL - BASE OF WALL
1 1/2" = 1'-0"



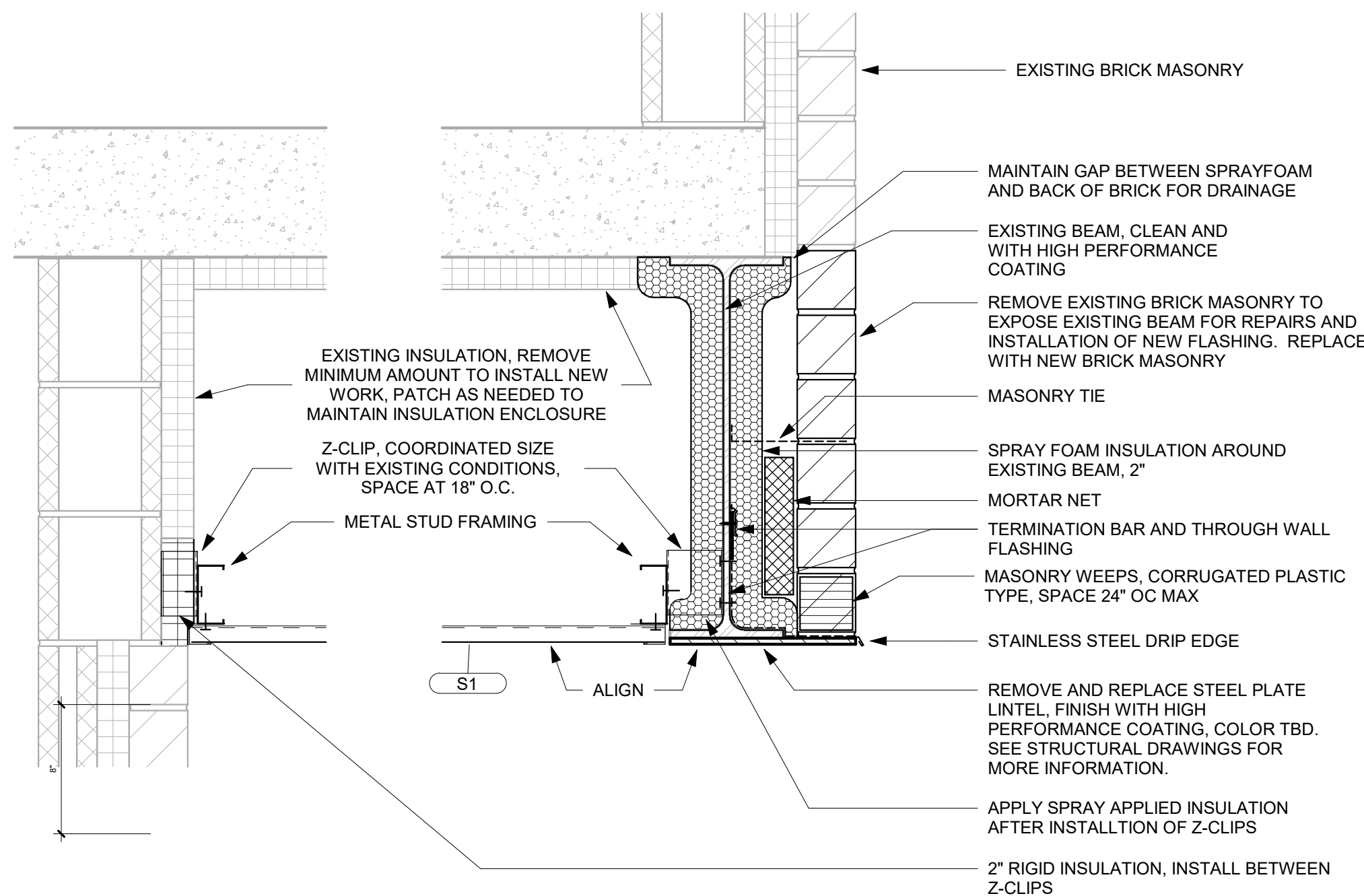
5 SECTION DETAIL AT REVEAL NEW
1 1/2" = 1'-0"



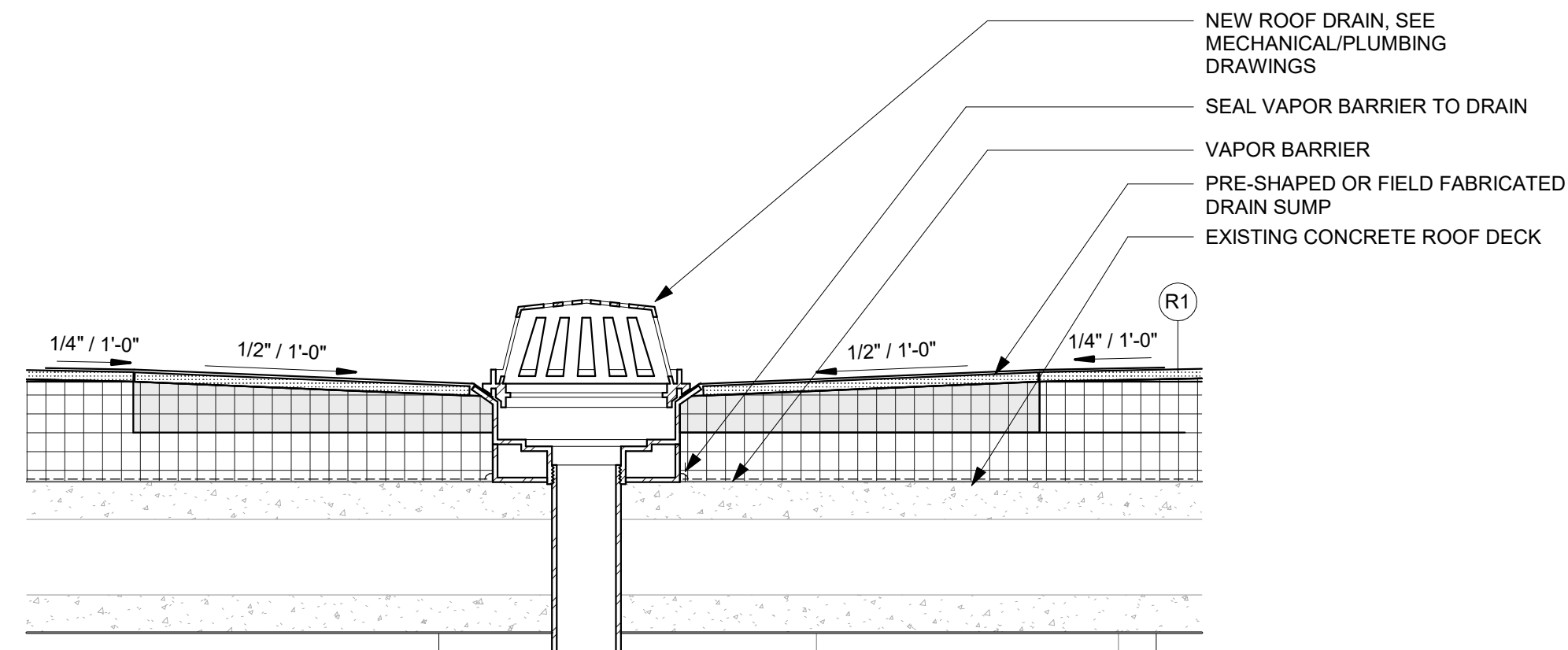
6 DRAIN SUMP DETAIL
1/2" = 1'-0"



7 ROOF DETAIL - MECHANICAL CURB DETAIL
1 1/2" = 1'-0"

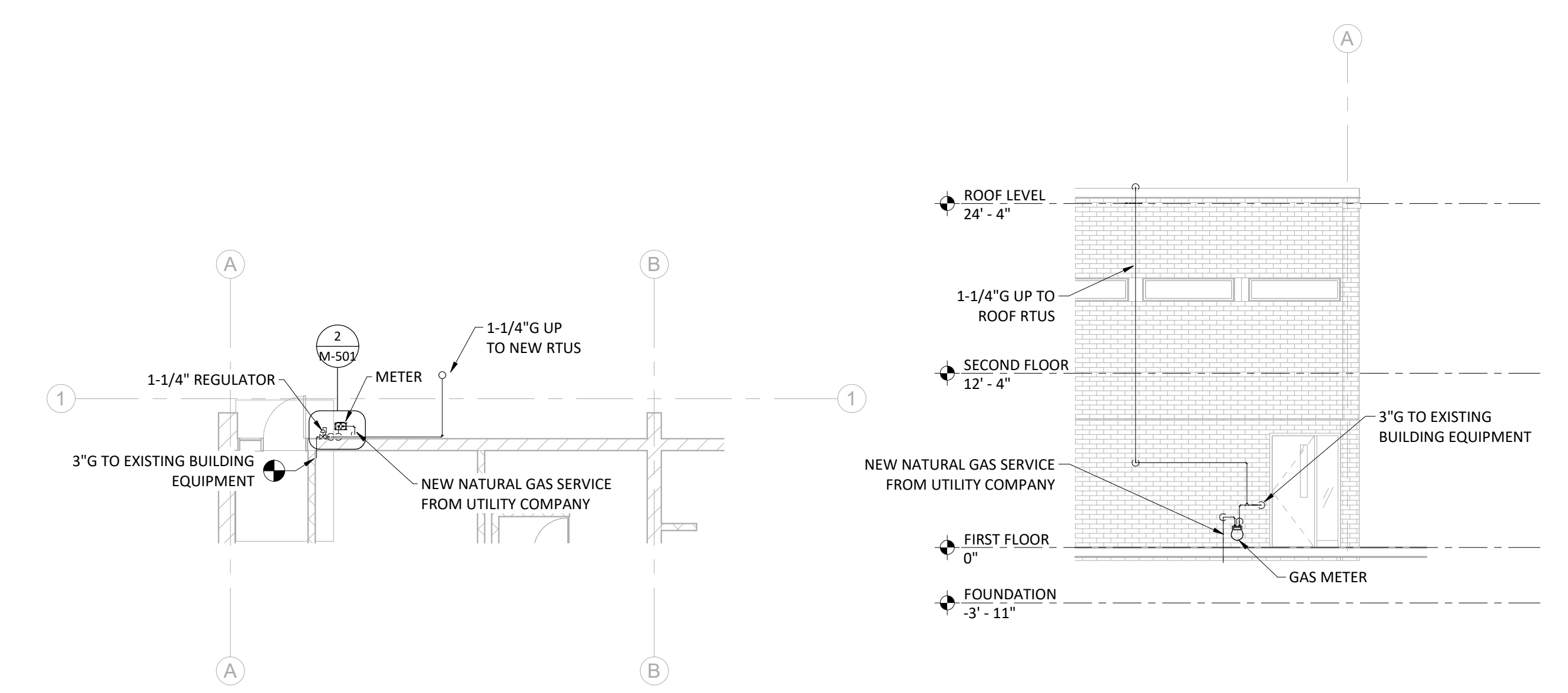


8 DETAIL AT CANTILEVER EDGE AND SOFFIT
1 1/2" = 1'-0"



9 ROOF DRAIN DETAIL
1 1/2" = 1'-0"

NOT FOR CONSTRUCTION



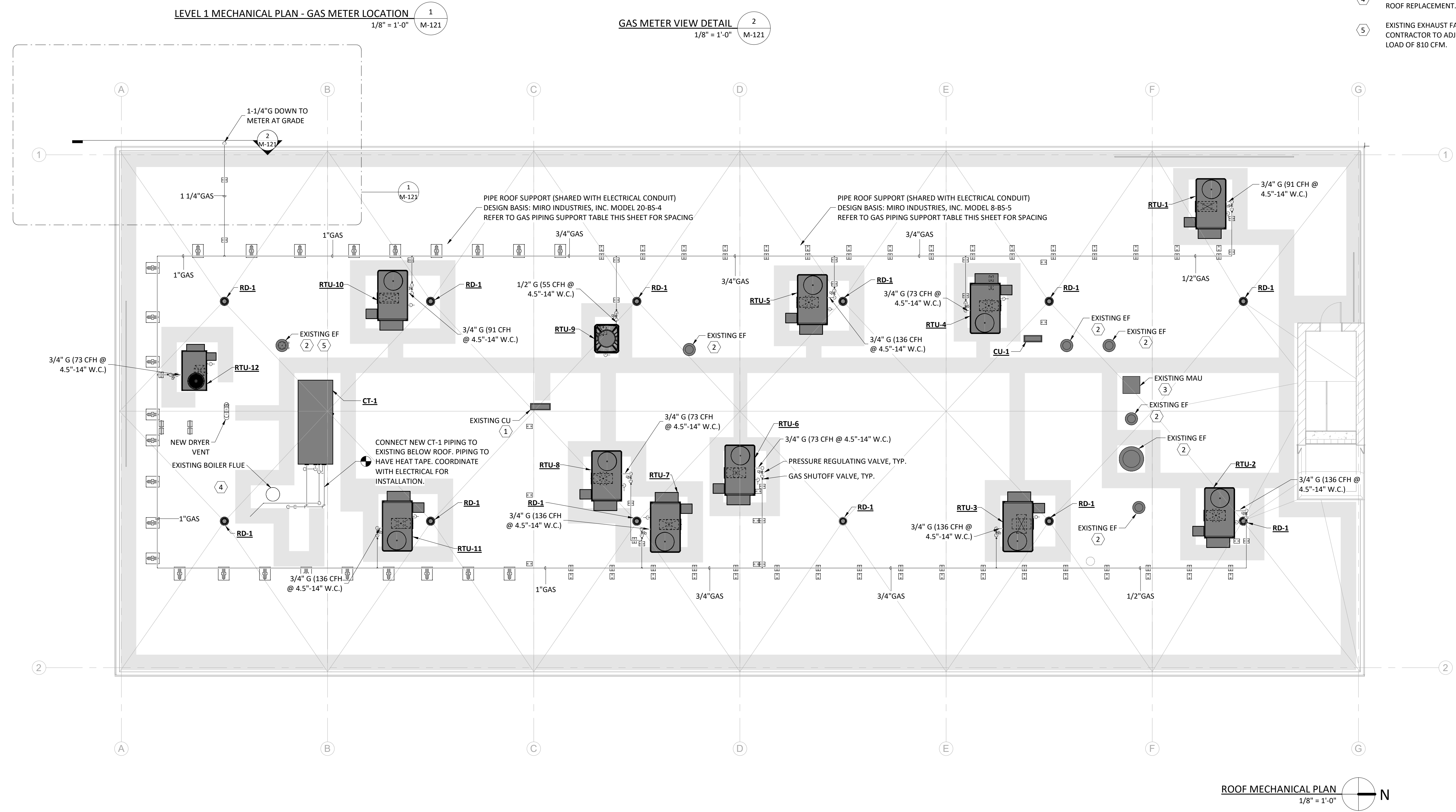
GAS PIPING SUPPORT	
SCHED 40 STEEL PIPE SIZE (INCH)	MAXIMUM ALLOWED SUPPORT SPACING (FT)
1/2"	≤ 6 FEET
3/4" TO 1"	≤ 8 FEET
≥ 1-1/4" (HORIZONTAL)	≤ 10 FEET
≥ 1-1/4" (VERTICAL)	EVERY LEVEL

1. NFPA 54, 7.2.6.2
2. INTERIOR HUNG PIPING SHALL BE SUSPENDED FROM STRUCTURE.
3. EXTERIOR PIPING ON GRADE SHALL BE SUPPORTED WITH APPROVED FIXED BLOCKING APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

- GENERAL NATURAL GAS PIPING NOTES:
- NATURAL GAS PIPING SIZED PER UNIFORM PLUMBING CODE 2024, UPC 2024 (TABLE 1215.2(4): INLET PRESSURE 2.0 PSI | PRESSURE DROP 1 PSI).
A. ASSUMED DEVELOPED LENGTH OF PIPING = 300 FEET.
B. NEW HVAC EQUIPMENT NATURAL GAS LOAD = 1,209 CFH.
C. TOTAL BUILDING NATURAL GAS LOAD (EXISTING + NEW) = 2,280 CFH.
a. HEATING VALUE OF NG ASSUMED TO BE: 1,000 BTU/HOUR = 1 CFH.
 - PROVIDE EACH NATURAL GAS-FIRED EQUIPMENT WITH MANUAL GAS SHUTOFF VALVE AND PRESSURE REGULATOR.
 - NATURAL GAS PRESSURE REGULATORS SHALL BE VENTED TO THE EXTERIOR PER MANUFACTURER'S REQUIREMENTS.
 - GAS PIPING THAT CROSSES THE WALK-PATH SHALL BE WRAPPED WITH HIGH-VISIBILITY TAPE TO ALERT STAFF.
 - GAS PIPING SHALL BE SUPPORTED AS SHOWN IN INCLUDED TABLE.

- GENERAL MECHANICAL NOTES:
- VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
 - COORDINATE ALL DUCTWORK AND PIPE ROUTING WITH BUILDING STRUCTURE AND OTHER TRADES PRIOR TO INSTALLATION TO ALLOW FOR PROPER CLEARANCE SPACE.
 - MAINTAIN SERVICE CLEARANCE REQUIREMENTS AROUND ALL MECHANICAL EQUIPMENT AND ELECTRICAL EQUIPMENT. DO NOT ROUTE PIPING OR DUCTWORK IN CLEARANCE SPACE.
 - M.C. COORDINATE REFRIGERANT LINE ROUTING FROM CONDENSING UNITS TO THE RESPECTIVE UNITS.
 - M.C. SHALL COORDINATE ANY AREA WHERE ACCESS TO EQUIPMENT OR HVAC COMPONENTS ARE REQUIRED TO ALLOW ACCESS FOR MAINTENANCE OR INSPECTION WITH GAS.
 - COORDINATE NEW RTU LOCATION WITH EXISTING OPENINGS THROUGH ROOF. NEW RTUS SHALL BE PROVIDED WITH NEW ROOF CURBS.
 - COORDINATE LOCATION OF ROOFTOP EQUIPMENT WITH ALL VENTS.
 - ROOFTOP EQUIPMENT SHALL BE INSTALLED TO NOT BLOCK ROOF ACCESS DOORS WITH EQUIPMENT.
 - MAINTAIN 10'-0" CLEARANCE BETWEEN ALL ROOFTOP UNITS, VENTILATION AIR INTAKE, AND ANY SOURCE OF VENT OR EXHAUST.

- MECHANICAL KEYNOTES:
- EXISTING DAIKIN MINI-SPLIT CONDENSING UNIT (CU) TO BE REINSTALLED PRIOR TO THE ROOF REPLACEMENT. PROVIDE NEW CONDENSING UNIT SUPPORT RACK THAT IS INSTALLED PRIOR TO EPDM ROOFING.
 - EXISTING ROOF EXHAUST FANS (EF) TO BE REINSTALLED PRIOR TO THE ROOF REPLACEMENT. CONTRACTOR TO VERIFY IF NEW ROOF CURB IS REQUIRED.
 - EXISTING MAKEUP AIR UNIT (MAU) TO BE REINSTALLED PRIOR TO THE NEW ROOF REPLACEMENT. CONTRACTOR TO VERIFY IF NEW ROOF CURB IS REQUIRED.
 - EXISTING BOILER FLUE AND WEATHER CAP TO BE REINSTALLED PRIOR TO THE ROOF REPLACEMENT.
 - EXISTING EXHAUST FAN ADJUSTED TO HANDLE ADDITIONAL EXHAUST CFM. CONTRACTOR TO ADJUST FAN SPEED AND BALANCE AIRFLOW FOR AN EXHAUST LOAD OF 810 CFM.



ROOF MECHANICAL PLAN
1/8" = 1'-0"