

**SECTION 00 9111**  
**ADDENDUM NUMBER 01**

**PARTICULARS:**

DATE: January 30, 2026

PROJECT: Shower House F.W. Kent Park

PROJECT NUMBER: 2250000910

OWNER: Johnson County Conservation

ARCHITECT: Shive-Hattery, Inc.

**TO: PROSPECTIVE BIDDERS:**

THIS ADDENDUM FORMS A PART OF THE BIDDING AND CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED 01-23-2026 WITH AMENDMENTS AND ADDITIONS NOTED BELOW. THIS ADDENDUM SUPERSEDES AND SUPPLEMENTS ALL PORTIONS OF THE ORIGINAL BIDDING AND CONTRACT DOCUMENTS WITH WHICH IT CONFLICTS.

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

**GENERAL CLARIFICATIONS**

1. Pre-Bid Meeting Summary and Attendance List are included in this addendum for reference.
2. Bids will be reviewed by the owner at the board meeting on February 17<sup>th</sup>, 2026. The notice to bidders stated March 5<sup>th</sup> which is incorrect.
3. A question was asked about what portions of work would be completed by the general contractor and what would be completed by the pre-manufactured building manufacturer. In general, the general contractor is responsible for all of the work and coordination with their subcontractors, including the building manufacturer, to ensure every item is coordinated and included in the overall bid. In discussions with the pre-manufactured building manufacturer during design, they indicated that they will provide all plumbing and electrical in the mechanical chase. Pre-manufactured building manufacturer will run lighting for the entire building. All other mechanical and electrical work will be completed onsite by the general contractor, including solar installation and hook up. The HVAC system will be completed onsite by the general contractor, but the pre-manufactured building manufacturer will complete the piping in the chase. The water heaters, softener, expansion tank and hook up to the water heaters will be completed by the general contractor after the building is set. The building manufacturer can provide a crane and operator upon request or this could be included in the general contractor's scope. Please review the manufacturers provided scope with their bid carefully.
4. AIA101 updates: Brad Freidhof Phone Number: (319) 645-2315; Brad Freidhof Email Address: [bfreidhof@johnsoncountyiowa.gov](mailto:bfreidhof@johnsoncountyiowa.gov)

## **QUESTIONS AND ANSWERS**

1. **Q:** Could we install a couple 5-ton Geo units with a separate HRV/ERV unit for ventilation in lieu of a large rooftop unit style of Geothermal unit?  
**A:** A formal substitution request should be submitted for evaluation of equivalency. This may be done prior to bidding or after bids, but approval is not guaranteed. Contractor, supplier, or manufacturer providing products other than the basis of design shall bear cost of required modifications to spaces, services, utilities, and other features as result of accepting substitute products, including but not limited to:
  - a. Larger capacity mechanical or electrical service, devices or utilities resulting from acceptance of product for bidding purposes.
  - b. Modification to pipes, conduits, ducts, and controls for conveying, distributing, and controlling those services or utilities.
  - c. Modification to insulation, wrappings, coatings, or other integral features of lines or items conveying those lines.
  - d. Design fees associated with changes
2. **Q:** Substitution Request – Speedflow Plus hand dryers.  
**A:** The hand dryers will come pre-installed in the building. Please submit a formal substitution request for this item. Contractor, supplier, or manufacturer providing products other than the basis of design shall bear cost of required modifications to spaces, services, utilities, and other features as result of accepting substitute products, including but not limited to:
  - a. Larger capacity mechanical or electrical service, devices or utilities resulting from acceptance of product for bidding purposes.
  - b. Modification to pipes, conduits, ducts, and controls for conveying, distributing, and controlling those services or utilities.
  - c. Modification to insulation, wrappings, coatings, or other integral features of lines or items conveying those lines.
  - d. Design fees associated with changes
3. **Q:** Will the slab on grade be insulated?  
**A:** Yes, Shive-Hattery has updated the structural details for the foundations to show insulation under the slab. See S sheets attached to this addendum.
4. **Q:** Can the county share the general contractor and sub-contractors who were on the project last year?  
**A:** Yes.  
General contractor/Site/Underground/Septic: Connolly Construction  
Electric: Biechler Electric  
Geothermal/Solar: Rabe Hardware  
Landscaping: Culver's Lawn and Landscape

5. **Q:** What scope will the pre-cast building provider complete, will they provide the crane?  
**A:** Please coordinate the scope of work directly with the building manufacturer and to meet your preferences. The building provider will be your subcontractor and the general contractor is responsible for providing a complete project. That being said, in general the GC will cover the site work, foundations and utilities prior to the building being delivered and set on the foundation. The building will come complete with the restroom fixtures and plumbing within the chase generally complete. The GC will need to provide additional plumbing, ducting, etc for the complete project. Work closely with the provider to ensure all items of work are included in your bid.
6. **Q:** Please confirm whether utility potholing, test pits, and field verification are considered incidental to the base bid. If utilities are found to differ from plan locations, please clarify whether resulting conflicts will be addressed by change order.  
**A:** This work is considered incidental. Each utility that was stubbed up to the site is marked in the field with posts. Locating should be quick and easy. As built record documents, including survey data, was used to prepare the plans and can be provided to the awarded contractor.
7. **Q:** Several utilities are noted as “abandoned in place.” If abandoned utilities are encountered within excavation limits, please confirm whether they are to remain in place unless specifically directed, or if removal is required.  
**A:** If abandoned utilities are located within extraction limits, they should be removed.
8. **Q:** Existing sanitary piping and capped sanitary stubs are shown on the plans (including references to “System 1” and “System 2”). Please confirm the intent for these existing sanitary features, including whether they are to remain in place, be abandoned per a specific detail, be removed, or be protected during construction.  
**A:** The notes related to System 1 and System 2 indicate the septic system that the installed piping drains towards. The sanitary lines and these septic systems were installed in Phase 1. The contractor should locate the stubs and make the sanitary connections as shown on the plan.
9. **Q:** Please confirm the exact quantities, condition, and location of owner-furnished storm pipe and Nyloplast basins. If quantities are insufficient or materials are damaged or unusable, please confirm whether additional materials will be provided or compensated via change order.  
**A:** There is 340 liner feet (seventeen 20' sticks) of 8" HDPE pipe located on site in the owner's shop within the park. There are 3 drain basins that were also not installed in 2024 (Basin B1, B2, and A1, see shop drawings attached to addendum 1). The condition of the material is new, it was purchased in 2024 and not installed. If pipe is damaged or unusable, this addition would be handled with a change order. If the items are damaged during installation by the contractor, the contractor would be responsible for replacement.

10. **Q:** Please define the limits of seeding and site restoration. Is restoration limited to areas directly disturbed by construction, or are broader blend or match areas required?  
**A:** Please refer to the Landscaping Plans and specifications for limits and requirements for restoration and planting. If additional restoration is needed due to site disturbance, the owner will reasonably accommodate additional seeding costs, however the contractor should take care not to disturb areas outside of the seeding limits.
11. **Q:** The documents reference “Construction Survey – LS.” Please confirm whether this scope includes full layout, utility verification, and record as-built documentation.  
**A:** All surveying, staking, layout and utility verification that is required to complete the project will be required to be completed by the contractor or their subcontractor. An as-built survey for installed infrastructure will also be required and is the responsibility of the contractor. Please refer to SUDAS Division 1: [Section 11,010 - Construction Survey](#)
12. **Q:** Sheet P101 indicates new underground sanitary piping connecting to Septic System 1 and Septic System 2, with continuation shown on the civil drawings. Please confirm the following:
  - a. Whether Septic Systems 1 and 2 are existing, active systems intended to receive new flows from this project.
  - b. Whether any inspection, testing, repair, modification, or capacity verification of the existing septic systems is required as part of this project.
  - c. Whether the scope includes any work on existing septic tanks, distribution structures, laterals, or appurtenances beyond the new piping shown.
  - d. If existing septic system components are found to be damaged, non-compliant, or insufficient during construction, please confirm whether corrective work will be directed and compensated via change order.**A:** Septic System 1 and 2 are existing and were installed in Phase 1. They are not currently active, but will be after the project. No additional testing of work installed during phase 1 is required. The capacity of the systems does not require verification as they were installed to serve this project. All new utilities installed a part of the project (Water, sanitary) shall be installed, tested, and flushed in the presence of the owner (with records provided by the contractor to the engineer) in accordance with SUDAS specifications. If additional work on the existing systems or piping is required, this work would be handled with a change order, however that is not anticipated.
13. **Q:** Please confirm the early release of the prefabricated structure is authorized prior to full Notice to Proceed.  
**A:** The county is aware of potential lead time issues and will work with the awarded contractor to develop an alternative schedule as required. The county conservation board is scheduled to review bids and recommend award at their council meeting February 17th. The board will evaluate if a special meeting could be used to expedite the process and to determine if release to purchase the building prior to the full notice to proceed is acceptable. If possible, the county will provide a written authorization, followed by the signed contract

14. **Q:** Please clarify coordination responsibilities between the General Contractor, the electrical contractor, and the County-contracted controls vendor, including scope interfaces and installation responsibilities.

**A:** Please contact Woodman Controls (Eric Moberg) to coordinate division of scope at his email [emoberg@woodmaninc.com](mailto:emoberg@woodmaninc.com). The county will contract with Woodman. A detailed scope of Woodman's work will be provided in a future addendum.

## CHANGES TO THE DRAWINGS

1. SHEET S500
  - a. REVISE foundation plan to include insulation under the floor slab. Insulation is placed below the vapor barrier.
2. SHEET S501
  - a. REVISE foundation plan to include insulation under the floor slab. Insulation is placed below the vapor barrier.
3. SHEET P101 – PLUMBING PLANS
  - a. REVISE plumbing plan to include water softener, hose bid in the Utility room, and interior wall hydrants in the Unisex restrooms.
4. SHEET P400 – PLUMBING SECTIONS
  - a. REVISE water service entrance section to include re-routing of the main to the water softener and the water meter note to, "WATER METER (TO READ IN GALLONS)".
  - b. ADD interior wall hydrants.
5. SHEET P600 – PLUMBING SCHEDULES
  - a. ADD hose bib (HB-1) and wall hydrant (WHY-2) to the plumbing fixture schedule.
  - b. ADD water softener schedule.
6. SHEET P710 - PLUMBING ISOMETRIC – DOMESTIC
  - a. REVISE water routing to include new water softener, hose bib, and wall hydrants.
7. SHEET M101 – MECHANICAL PLANS
  - a. REMOVE outdoor air louver.
  - b. REVISE exhaust duct routing and relief hood location.
  - c. ADD outdoor air intake hood.
8. SHEET M500 - MECHANICAL DETAILS & SECTIONS
  - a. REVISE VHP section view to show new ductwork routing of outdoor air and exhaust air.
9. SHEET M600 – MECHANICAL SCHEDULES
  - a. REVISE Heat Pump Schedule and Gravity Intake/Relief Hood Schedule.
  - b. REMOVE Louver Schedule.
  - c. REVISE Heat pump schematic.
  - d. REVISE controls contractor information.
10. SHEET M700 – MECHANICAL ISOMETRICS
  - a. REVISE ductwork isometric to show the new ductwork routing of outdoor air and exhaust air.

## ATTACHMENTS:

**Shower House F.W. Kent Park**  
**Project # 2250000910**

**Attachment 1 - Pre Bid Minutes and Sign-in Sheet**

**Attachment 2 - Plan Sheets: S500, S501, P101, P400, P600, P710, M101, M500, M600, M700**

**Attachment 3 - Phase 1 Bid Documents**

**Attachment 4 – Phase 1 As-Built Sheets**

**Attachment 5 - Nyloplast Drain Basin Shop Drawings**

**PREPARED BY: SHIVE-HATTERY, INC.**

	<p>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.</p>	
		01-30-2026
Signature	Date	
Printed or Typed Name	Daniel Jensen	
License Number	25063	
My License Renewal Date is:	12-31-2027	
Pages, Sheets, or Divisions covered by this Seal: Addendum 01.		

**END OF ADDENDUM NUMBER 01**

**ATTACHMENT 1**  
**PRE BID NOTES AND SIGN IN SHEET**