SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS

1717 Ingersoll Ave, Suite 117
Des Moines, IA 50309
Ph. 515-440-5626
www.simonsonassoc.com

Addendum #2

Date	10/12/2026	**Bid Date& Time**	Thurs., Oct. 15, 2026 @ 2:00 PM
Project	Broadlawns Brain and Memory Center		
Project No.	14138B		
Attachments	**3 Specification Sections (29 pages):** Sections 00 80 00, 00 80 01, 00 80 03 **1 Construction Manager Drawing:** Sheet CM-100 **1 Mechanical Drawing:** M101 **5 Electrical Drawings:** EL101, EP101, ES101, E500, E600		
Distribution	Bidders List		

Bid Addendum #2:

Please insert this Addendum & attachments into your copy of the contract documents for the above project.

This addendum has been issued to modify and/or interpret the project documents, including the drawings and specifications. Unless otherwise instructed, the information contained on this addendum shall take precedence over anything contrary on the original documents and shall have the same force and affect as though a part of the original issue.

Prior Addenda

Item #	Add #	Attachment	Description of Change
01	01	N/A	See Addendum 01

Administrative Changes/Clarifications to Project Specifications

1. Section 00 80 00 Bid Package 00
   a. ADD line 22: All Prime Contractors and Subcontractors are responsible to review and understand the site logistics plan.
   b. ADD line 23: Construction Manager to provide site fencing, dumpster, and temporary restrooms. Bid Package 01 shall be responsible to provide, maintain and remove a separate dumpster for demolition to be used for all bid package demo debris per regulations. This does not include concrete, soils, trees, plantings, and mechanical equipment.

c. REVISE line 24 to read: Each Prime Contractor shall provide daily jobsite clean-up for debris and dust generated by the installation of their scope of work. Each Prime Contractor is responsible to transport/haul their construction debris to dumpsters provided by the Construction Manager. BP 01 to provide demo dumpsters to be used by all contractors for demolition debris only. Daily jobsite clean-up shall consist of all prime contractor's employees cleaning the work area for at least 30 minutes before leaving INCLUDING sweeping with compound, mopping, etc. Each contractor is responsible for providing their own sweeping compound.

2. Section 00 80 01 Bid Package 01
    a. ADD to paragraph D, line 25: This Contractor shall provide, install, maintain and remove site fencing with one (1) entrance gate for the waterproofing and utility work in the alleyway as shown on the site logistics plan. Fencing is separate from site fencing provided by the construction manager. Coordinate fencing and work with construction manager.

3. Section 00 80 03 Bid Package 03
    a. REVISE paragraph J, line 4 to read: This Bid Package to provide and install pathways and conduit for card access and cameras. Devices to be provided and installed by Direct to Owner Vendor. Coordinate with Owner Vendor for install.
    b. ADD paragraph K Allowances: Carry an allowance of $10,000 to be used as needed for the demolition of technology items. Use of this allowance shall be coordinated and approved by the Owner and Construction Manager. Any unused amount of this allowance to be credited back to the Owner.

4. Section 09 65 00 RESILIENT FLOORING AND BASE
    a. CHANGE 2.01 Tile Flooring A. to read as follows, deleting reference to an acoustic interlayer or backing:
        i. A. Vinyl Tile: Printed film type, with transparent or translucent wear layer.

Changes/Clarifications to Bid Documents

Construction Manager

5. Sheet CM-100 – Site Logistics Plan
    a. ADD Sheet CM-100

Architectural

6. Sheet A-601 WINDOW TYPES
    a. CHANGE to the second note to read: WINDOWS BELOW ARE METAL CLAD WOOD FIXED WINDOWS WITH FLANGE

Electrical

7. Sheet EL101 – ELECTRICAL LIGHTING PLAN
    a. ADD keyed note 3 to the keyed notes.
    b. ADD keyed note 3 to all the exterior wall mounted light fixtures.
    c. REVISE fixture type F4 to type F3 in Guest RR 102.
    d. ADD switch leg c to fixture type F4 in Corridor 129.

8. Sheet EP101 – ELECTRICAL POWER PLAN
    a. REVISE receptacle location in Exam 2 117
    b. ADD light switch in Exam 2 117

c. REVISE Keyed Note #3
d. ADD panelboard ‘C’ in Elec 119
e. REVISE circuiting for BR-1 and BR-2 in Break 120, Waiting 101, Open Office 107

9. Sheet ES101 – ELECTRICAL SYSTEMS PLAN
    a. ADD visual notification device in Nurses 105
    b. REVISE visual notification device candela output in Open Office 107 and Waiting 101

10. Sheet E500 – ELECTRICAL DETAILS AND SCHEDULES
    a. ADD Floor Box schedule
    b. ADD Fire Alarm Device schedule
    c. ADD Switch Subscript schedule
    d. REVISE Fire Alarm Device schedule
    e. ADD ‘No Subscript’ switch in Switch Subscript schedule
    f. ADD ‘Ceiling Mounted Occupancy Sensor Schedule’
    g. ADD ‘Nema 5-20R Receptacle Subscript Schedule’

11. Sheet E600 – ELECTRICAL SCHEDULES
    a. REMOVE Fire Alarm Device schedule
    b. REMOVE Switch Subscript schedule
    c. REMOVE ‘Ceiling Mounted Occupancy Sensor Schedule’
    d. REMOVE ‘Nema 5-20R Receptacle Subscript Schedule’
    e. ADD panelboard ‘C’ schedule
    f. ADD panelboard ‘C’ in General Electrical Schedule
    g. REVISE panelboard ‘C’ schedule
    h. REVISE description for fixture types F1, F1E, and S3.

Mechanical

12. Sheet M101 – MECHANICAL PLAN
    a. REVISE location of ACCU-1, ACCU-2.

END OF ADDENDUM #2

SECTION 00 80 00

GENERAL REQUIREMENTS

The following general provisions ***shall apply to all bid packages.***

1. Plans by Simonson Associates & Architects dated September 28th, 2026. *ADDM 01*
2. Specifications from the Project Manual by Simonson Associates & Architects dated September 25th, 2026. *ADDM 01*
3. Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 52 00. It is the responsibility of each bid package to monitor schedule and notify the construction manager immediately. Include all cost associated with shifting schedule activities as required to stay on schedule.
4. Work that is not specifically shown, listed or detailed in the Contract Documents, but necessary for a complete system and could be reasonably inferred by the nature of the scope of work shall be included in this bid. In the event there is a contradiction in the plans or specification, request clarification or assume the more costly option.
5. All work in this Bid Package shall be provided in accordance with OSHA regulations and applicable state and local codes. Prior to mobilization to the jobsite, provide proof of all training and certificates required and provide written safety manual and fall protection programs. Sloped excavations and trenches shall meet OSHA requirements. Excavations and trenches are to be fenced off at the end of each working shift.
6. All work to follow Graham safety standards as listed in Graham's safety manual.
7. For all work with corrosive or cementitious material, or as otherwise directed by SDS, provide an eye wash station, capable of providing 15 minutes of continuous flushing.
8. The existing clinic and site will be remodeled and constructed in multiple phases. Carefully review phasing diagrams and access to the construction area. Contractors will be responsible to coordinate with the Construction Manger to complete phases as required.
9. The general construction building permit will be applied for and paid for by the Construction Manager. Each Prime Contractor shall apply for and pay for any and all permits required to complete their specific bid package scope of work.
10. Dress code: Each Prime Contractor, Subcontractor, Sub-Subcontractor, delivery drivers, equipment drivers/ operators, etc. shall ensure that each worker has the following and is worn at all times. The Construction Manager has the right to ease the requirements at their discretion.
    a. Hard hat, safety glasses, work boots/shoes meeting OSHA requirements.
    b. High visibility vests (or equivalent shirts/coats).
    c. Proper PPE for task at hand.
    d. Pants (no shorts).
    e. Sleeved shirt.
11. Jobsite hours will consist of 7 A.M- 4:30 P.M Monday-Friday (exception will be holidays). Any other work occurring outside of those times must be coordinated with the Construction Manager.
12. Each Prime Contractor, Subcontractor, Sub-Subcontractor, etc. shall ensure that each worker follows the rules including, but not limited to:
    a. No tobacco products shall be used within the construction area or on hospital property. This includes the use of e-cigarettes, etc.
    b. No weapons are permitted onsite, in vehicles, or on the property of Broadlawns.

13. Take adequate safety precautions to protect patients, visitors, hospital staff and other construction workers as needed or required by OSHA requirements. Coordinate with the Construction Manager and Owner when closing an occupied area for exploratory and/or construction activities.
14. This project will be a WORKSAFE project and will require a consultation meeting with all prime contractors. Monthly safety audits will occur and all corrective action items must be addressed by appropriate contractor within 48 hours.
15. The cost of testing and inspections shall be paid for by the Owner as indicated in the Contract Documents. All testing and inspections shall be called for by each Prime Contractor and shall be coordinated with the Construction Manager. The cost for any re-inspections or return trips due to incomplete work, failed tests or inspections, or lack of scheduling will be the responsibility of that Contractor.
16. Construction employee/company vehicle parking will only be allowed in areas designated by the Construction Manager.
17. Each contractor shall provide their own power/utilities to storage containers or office trailer. Each trade partner required to provide their own potable and non-potable water.
18. Each Prime Contractor is responsible to transport/haul their debris to a dumpster provided by bid package 01. Each Prime Contractor is responsible for providing means (dumpster cart, garbage container, etc.) of transporting their scrap construction material to the dumpster. Any salvaged materials will need to be taken to a location determined by the Construction Manager / Owner.
19. Where work occurs in existing areas/rooms that have finishes to remain, install poly and/or other means to protect existing cabinetry, equipment and room finishes.
20. All work above ceilings where those ceilings are not shown to be removed and replaced in the Contract Documents will need to be removed and replaced. This note applies to phasing and scheduling as well. For any work that occurs above ceilings before or after those ceilings get replaced because of phasing, each contractor will need to remove and replace ceilings as needed to do the work and will be responsible for any damages incurred.
21. The construction site is limited for materials and equipment. Coordinate material and equipment locations with the Construction Manager. Anything that needs to move out of the construction area will need to be kept in a staging area directed by the Construction Manager. The cost to move materials needs to be included. Each Prime Contractor is responsible for their own stored materials and equipment.
22. All Prime Contractors and Subcontractors are responsible to review and understand the site logistics plan. *ADDM 02*
23. Construction Manager to provide site fencing, dumpster, and temporary restrooms. Bid Package 01 shall be responsible to provide, maintain and remove a separate dumpster for demolition to be used for all bid package demo debris per regulations. This does not include concrete, soils, trees, plantings, and mechanical equipment. *ADDM 02*
24. Each Prime Contractor shall provide ***daily*** jobsite clean-up for debris and dust generated by the installation of their scope of work. Each Prime Contractor is responsible to transport/haul their construction debris to dumpsters provided by the Construction Manager. BP 01 to provide demo dumpsters to be used by all contractors for demolition debris only. ***Daily*** jobsite clean-up shall consist of all prime contractor's employees cleaning the work area for at least 30 minutes before leaving INCLUDING sweeping with compound, mopping, etc. Each contractor is responsible for providing their own sweeping compound. *ADDM 02*
25. Locate and protect all existing underground and overhead utilities to remain. Confirm locations and depths of existing underground utilities as required. This includes both public and private locates.
26. Provide and maintain all barricades required to protect the public and workers. Barricades will remain in place until work by all bid packages is complete. Remove barricades after work is

complete. Barricades shall clearly mark and block the hazards present and keep the public and other workers safe from harm.

27. The cost to move materials shall be included. Include receiving all deliveries, unloading, and moving of materials as it relates to each bid package. This includes any equipment needed to accept deliveries, move materials, etc. All deliveries must be coordinated and scheduled with the Construction Manager.
28. Clean streets and roadways to keep them free of dirt, mud and debris generated by this scope of work. Clean daily or more often as site conditions require. Fill any wheel tracks, etc. from deliveries or equipment daily or more frequently if needed.
29. Each Prime Contractor shall provide, maintain, and empty a concrete wash-out container for use of any concrete, grout, mortar, etc. generated by construction activity. The concrete wash-out spoils shall be disposed off-site in a legal manner. Concrete wash out shall be installed and maintained per SWPPP requirements. Coordinate all aspects of the concrete wash-out with Construction Manager. NOTE: Any other means of concrete wash out shall be approved by the Construction Manager 10 days prior to commencement of concrete or other cementitious work.
30. Each Prime Contractor is responsible for protecting their work until acceptance by the owner. Each Prime Contractor is responsible for respecting the work completed by all other Prime Contractors and shall be responsible for replacing anything damaged.
31. All extension cords shall be rolled up and checked for cuts or defects at the end of each workday.
32. Each Prime Contractor is responsible for providing fresh, clean, potable water for their workers and workers of their subcontractors and sub-subcontractors per OSHA requirements.
33. Each Prime Contractor shall provide all layout and surveying as required to complete their scope of work.
34. Include all necessary dewatering as required for the complete installation of work included in your Bid Package.
35. Each bid package is responsible for replacing anything they damage such as spray fireproofing, building components, etc. that are damaged or compromised by their work. This includes patching any fireproofing removed for hangers, all thread, steel connections, or any other purpose. Patching to repaired immediately after damage occurs. Patching must meet all UL requirements.
36. The Owner has salvage rights to any materials being removed / demolished for the construction of this project. Any materials the Owner does not want to retain will be removed as noted by the Contract Documents or as needed for construction.
37. Each Prime Contractor is responsible for cutting/drilling, protecting, covering, and patching penetrations in the roof, slab on deck, slab on grade and walls to install their work. Make the Construction Manager aware of all penetrations, holes, etc. prior to cutting or uncovering. Follow all OSHA guidelines for covering, securing, and marking holes.
38. Each Prime Contractor is responsible to have a minimum of one English speaking supervisor on-site during the duration of the contractor’s work.
39. Each Prime Contractor is responsible to supervise any and all subcontractors and suppliers under their contract. If the Construction Manager has to supervise or coordinate a Prime Contractors workers or subcontractors, the Construction Manager will charge $130 per hour.
40. Provide all work per the contract schedule. Durations are not always intended to be cumulative and must be interpreted to the context shown in the schedule. The Subcontractor understands that there will be concurrent work activities taking place that may require additional supervision, manpower, and equipment or material deliveries to accommodate the schedule needs. Provide sufficient labor, material, and equipment to maintain progress in accordance with project schedule. Durations for each activity are to be maintained. Start dates are subject to move due to weather or design delays.

41. Provide construction equipment pad as needed based on construction schedule for any equipment needing special pad or bearing requirements.
42. Each Prime Contractor is responsible for replacing anything damaged or disturbed by their work. Each Prime Contractor shall restore all public and private land disturbed by their bid package to the original condition.
43. The use of internal combustion type equipment inside the building shall be approved by the Construction Manager prior to commencement of the work. For any internal combustion equipment used, provide carbon monoxide/carbon dioxide scrubbers on the equipment. Contractor is to provide carbon monoxide monitors to ensure work area is safe for others.
44. Coordinate shop drawings and installation sequencing with other trade contractors. All work shall be installed to provide the maximum benefit to the Owner and allow for full access to equipment requiring maintenance.
45. Prime Contractors are responsible for providing a fire watch on a continuous basis if they need to shut the Fire Protection system down any longer 4 hours until the system is active. Hot work permits will be required
46. This project will utilize Last Planner Construction Schedule tools to plan the work, update the schedule, and monitor progress. It is a requirement to provide all paperwork and attend all meetings as requested by the Contractor/Construction Manager. Some of the items included are, but not limited to:
    a. A minimum of one scheduled coordination meeting per phase will be held with the Subcontractor/Prime project managers and foremen. These meetings may last a full day and are mandatory. In this meeting, you will be required to list all activities, assign accurate durations, and work with other contractors to sequence the activities as a group.
    b. Weekly foremen's meetings will be held where weekly work plans (WWP's) will be turned in to the Contractor/Construction Manager for review and the 6-week project schedule will be discussed. Weekly work plans are required to be turned in prior to the weekly meeting so all activities can be compiled into one WWP and distributed at the meeting.
    c. Daily stand-up meetings are a daily progress check and planning session for the following day. These meetings will be held on the project site, foremen for all trades on site are required to be there, and they should take no longer than fifteen minutes per day.
47. Progress meetings will be held twice a month and are mandatory for trades having work starting within the next 6 weeks. The representative at each meeting must have authority to make decisions on schedule, manpower and costs.
48. Procore will be used for maintaining project information. Each contractor shall check Procore at a minimum of twice a week. The cost of Procore is by the Construction Manager. Each prime contractor is responsible to field verify all dimensions prior to fabrication of products.
49. Each Prime Contractor will be responsible for completing two punch lists per phase. One for the Construction Manager and one for the Architect / Owner. Corrections to the Construction Manager punch list must be complete before the Architect / Owner punch list starts.
50. For work occurring outside temporary barricades shown on the phasing plan, each contractor is responsible to provide the construction shown for their scope of work along with temporary construction barriers, negative air machine placement and monitoring, access to their work (remove and replace ceilings, sections of walls etc.) demolition and clean-up. The area in and around the construction should be returned to existing or better condition after the construction is completed.
51. All submittals and shop drawings will be required within 30 days from Notice to Proceed (NTP). *Note: Long lead time items that impact the early portions of the project schedule will be required earlier than the minimum date for all submittals. Efforts must be made to procure materials in order to maintain the project schedule.
52. Controlled access zones are to be flagged off during the process of work around crane counterweights and concrete pump boom radius.

53. All contractor carried allowances must be approved prior to use and must be accompanied by T&M tickets signed by Construction Manager. T&M tickets must be submitted for approval to the Construction Manager within 72 hours, anything after 72 hours will be rejected. All allowances shall be broken out on the AIA pay applications.
54. Each prime contractor is responsible to field verify all dimensions prior to fabrication of products.
55. Safety related observations are to be corrected with 48 hours. All other site observation reports must be corrected within 5 working days or not to alter the schedule, whichever is duration is shorter.
56. Contractor will be responsible to research any existing conditions.
57. All individuals working on site will be required to check-in and review site specific requirements with the Construction Manager.
58. Closeouts are the responsibility of this agreement. Provide all closeouts in a timely manner. All closeouts will be due by dates designated in Procore or 3 months prior to substantial completion, whichever date is earlier. Your payment applications shall include a line item for closeout completion at a value of no less than 3% of the agreement value and you may bill for this upon full completion of your closeouts. This schedule of values line item is not part of any retainage. Owner training and as-builts are exempt from the schedule of values line items, but these are required prior to substantial completion of the project and/or phasing.
59. Contractor to be adequately qualified to perform work in a healthcare environment as outlined below:
    a. Contractor has completed (3) similar projects in size, type, and scope in the past (7) years.
        I. Contractor to provide reference list with bid including customer contract information.
    b. Contractor will have sufficient manpower to staff the project to meet the project schedule outlined in Specifications.
    c. Contractor must have a competent person on site during all times while any direct subcontractors are on site.
    d. Field and office management/supervisors must have a minimum of three years of healthcare experience.
    e. All supervision and project management must have completed infection control and risk assessment training.
    f. Contractor will have an established apprenticeship program. Union labor is not required for public bid hospitals. Apprenticeship is recommended to ensure proper training of employees, however, is not to be considered a decision maker if contractor does not have program in place.
    g. All supervision must have a minimum of 10 hours OSHA training.
    h. All supervision must have CPR / First Aid Training.
60. Any Prime Contractor that causes a schedule delay will be responsible to make up for any amount of days lost to maintain contract schedule. This may include additional costs incurred by prime contractor that caused the delay, as well as added costs by other prime contractors including but not limited to expedited shipping costs and over time work. Cost may also include additional construction manager general conditions costs as well has any costs incurred by the owner.

END OF SECTION 00 80 00

SECTION 00 80 01
BID PACKAGE 01

Bid package 01: General Trades

Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 52 00.

This bid package includes, but is not limited to the following scope of work:

A. Bid Package #00 - General Requirements

B. Construction documents by Simonson Associates & Architects dated September 28th, 2026.

C. Specifications from the Project Manual by Simonson Associates & Architects dated September 25th, 2026, including, but not limited to the following sections:

a. All Division 00 and 01 specifications
b. 02 41 00 Selective Demolition
c. 03 05 16 Underslab Vapor Barrier
d. 03 35 11 Concrete Floor Finishes *ADDM 01*
e. 04 20 00 Unit Masonry *ADDM 01*
f. 04 26 13 Masonry Veneer
g. 04 72 00 Cast Stone Masonry
h. 05 12 23 Structural Steel Framing
i. 05 50 00 Metal Fabrications
j. 05 52 13 Exterior Railings
k. 06 10 00 Rough Carpentry
l. 06 10 53 Miscellaneous Rough Carpentry
m. 06 20 00 Finish Carpentry
n. 06 41 00 Architectural Wood Casework
o. 06 83 16 Fiberglass Reinforced Paneling
p. 07 01 50.19 Preparation for Re-Roofing
q. 07 13 00 Sheet Waterproofing
r. 07 21 00 Thermal Insulation
s. 07 26 00 Vapor Retarders
t. 07 27 00 Air Barriers
u. 07 31 13 Asphalt Shingles
v. 07 42 13 Metal Wall and Soffit Panels
w. 07 46 46 Fiber-Cement Siding
x. 07 62 00 Sheet Metal Flashing and Trim
y. 07 92 00 Joint Sealants
z. 08 11 13 Hollow Metal Doors and Frames *ADDM 01*
aa. 08 14 13 Stile and Rail Wood Doors
bb. 08 31 00 Access Doors and Panels
cc. 08 43 13 Aluminum-Frames Storefronts
dd. 08 52 00 Clad Wood Windows
ee. 08 71 00 Door Hardware
ff. 08 80 00 Glazing
gg. 09 05 61 Common Work Results for Flooring Preparation
hh. 09 21 16 Gypsum Board Assemblies

ii.	09 30 00	Tiling
jj.	09 51 00	Acoustical Ceilings
kk.	09 65 00	Resilient Flooring and Base
ll.	09 68 13	Tile Carpeting
mm.	09 72 00	Wall Coverings
nn.	09 91 13	Exterior Painting
oo.	09 91 23	Interior Painting
pp.	10 21 23	Cubicle Curtains and Track
qq.	10 28 00	Toilet Accessories
rr.	10 31 00	Manufactured Fireplaces
ss.	10 44 00	Fire Protection Specialties
tt.	10 51 29	Phenolic Lockers *ADDM 01*
uu.	12 22 16	Drapery Track and Accessories *ADDM 01*
vv.	12 24 00	Window Shades
ww.	12 36 00	Countertops
xx.	31 10 00	Site Clearing *ADDM 01*
yy.	31 20 00	Earthwork
zz.	31 23 33	Trenching and Backfilling
aaa.	31 35 00	Erosion Control
bbb.	32 11 23	Aggregate Base Course
ccc.	32 13 13	Concrete Paving
ddd.	32 13 73	Pavement Joint Sealants
eee.	32 17 23	Pavement Markings
fff.	32 91 19	Landscape Grading *ADDM 01*
ggg.	32 92 19	Seeding *ADDM 01*
hhh.	32 93 00	Trees, Shrubs, Groundcover
iii.	33 40 00	Storm Sewer and Drainage *ADDM 01*
jjj.	33 49 00	Storm Drainage Structures *ADDM 01*

The below items are further clarifications and/or additional requirements to the above specification sections.

D. DIVISION 01 - GENERAL REQUIREMENTS

1. All work to be completed in accordance with the schedule and phasing included in specification section 01 15 20 and as noted in the Contract Documents. The contractor must include additional mobilizations as needed to meet the schedule and phasing as noted.
2. Furnish and install complete systems per Specification Sections listed above and as indicated on the Contract Documents.
3. All work in this Bid package shall be provided in accordance with OSHA regulations and applicable state and local codes. Provide proof of all training and certificates required and provide written safety and fall protection programs. All work to follow Graham safety standards as listed in Graham's safety manual.
4. This project will utilize Last Planner Construction Schedule tools to plan the work, update the schedule, and monitor progress. It is a requirement to provide all paperwork and attend all meetings as requested by the Contractor/Construction Manager. Some of the items included are, but not limited to:
    a. A minimum of one scheduled coordination meeting per phase will be held with the Subcontractor/Prime project managers and foremen. These meetings may last a full day and are mandatory. In this meeting, you will be required to list all activities, assign accurate durations, and work with other contractors to sequence the activities as a group.
    b. Weekly foremen's meetings will be held where weekly work plans (WWP's) will be turned in to the Contractor/Construction Manager for review and the 6-week project schedule will

be discussed. Weekly work plans are required to be turned in prior to the weekly meeting so all activities can be compiled into one WWP and distributed at the meeting.

c. Daily stand-up meetings are a daily progress check and planning session for the following day. These meetings will be held on the project site, foremen for all trades on site are required to be there, and they should take no longer than fifteen minutes per day.

5. Contractor to be adequately qualified to perform work in a healthcare environment as outlined below:
    a. Contractors have completed similar healthcare projects in the past three years.
    b. Contractor will have sufficient manpower to staff the project to meet the project schedule outlined in the Specifications.
    c. Field and office management/supervisors must have a minimum of three years of healthcare experience.
6. Coordinate with the AHJ, city, state, etc. on work related to the disturbance of any public streets or right of ways. This includes but is not limited to any fine grading, deliveries, or work near street access. Obtain all necessary approvals and permits before commencing work.
7. Provide, set-up and maintain any barricades, signage, traffic control, etc. for work involving closing of streets, drives, sidewalks, etc.. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.
8. Submittal and closeout due dated must be uploaded to Procore prior to the due date. Contractor will be responsible for uploading all RFI's to Procore for review by the Construction Manager.
9. Include taking any deliveries related to this bid package, and moving materials and clean-up as required. Delivery routes for materials and trucking to be coordinated with Construction Manager prior to commencing work.
10. The construction site is limited for materials and equipment. Coordinate material and equipment locations with the Construction Manager. Anything that needs to move out of the construction area will need to be kept in a staging area directed by the Construction Manager. The cost to move materials needs to be included. Each Prime Contractor is responsible for their own stored materials and equipment.
11. Provide all layout as required to complete this scope of work.
12. Contractor is responsible for all required field measurements for items in this bid package. Field measurements must be taken in advance to prevent any material/schedule delays.
13. Contractor responsible to provide mockups as noted in specifications prior to work beginning for those specific items. Work can remain part of the project if approved by the architect.
14. This package is required to provide all final cleaning at the completion of each phase. This will require two construction cleans prior to the start of the punch list process and two final cleans prior to the turn-over of the space.
15. Clean streets and roadways to keep them free of dirt, mud and debris generated by this scope of work. Cleaning to be done as needed or as directed by the Construction Manager, but no less often than once daily. Fill any wheel tracks, etc. from deliveries or equipment.
16. Provide all snow removal from the construction entrances, roadways, and temporary stone laydown areas. This includes sidewalks, entrances, roof, etc. Snow removal to be completed within 24 hours of any snow event greater than 1" (one inch). Provide de-icing materials as required to prevent slipping at exterior sidewalks and entrances.
17. Per the schedule in the contract documents there will be a Construction Manager punch list as well as an Owner/Architect punch list. Contractor to include mobilizations as needed for punch list corrections. The Construction Manager punch list must be completed before the Owner/Architect punch list.

18. Project foreman's meetings will be held weekly at the site and progress coordination meetings will take place bi-weekly with the construction manager. Contractors shall have a representative at each meeting while the contractor is on site or within 4 weeks of starting a task. This representative shall have knowledge of the project and be empowered to make decisions while at the meeting. Absences to be discussed with the construction manager prior to the meeting.
19. Include all extended warranties to be provided in this bid package.
20. All exterior and interior signage to be furnished and installed by
21. Each Bid package is responsible for replacing anything they damage such as building components, etc. that are damaged or compromised by their work.
22. Each Prime Contractor is responsible to have at minimum on one English speaking supervisor on site during the duration of the Contractor's work.
23. Each Prime Contractor is responsible to supervise any and all subcontractors under that specific Bid package. Graham will give 24 hours' notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor's subs.
24. Lean scheduling (pull planning) will be utilized on this project. This trade contractor and any subcontractors are required to attend all pull planning meetings to establish schedule, expedite schedule, and/or to sequence the schedule.
25. This Contractor shall provide, install, maintain and remove site fencing with one (1) entrance gate for the waterproofing and utility work in the alleyway as shown on the site logistics plan. Fencing is separate from site fencing provided by the construction manager. Coordinate fencing and work with construction manager. *ADDM 02*
26. Construction Manager to provide site fencing, dumpster, and temporary restrooms. Bid Package 01 shall be responsible to provide, maintain and remove a separate dumpster for demolition to be used for all bid package demo debris per regulations. This does not include concrete, soils, trees, plantings, and mechanical equipment. *ADDM 01*

E. DIVISION 02 – EXISTING CONDITIONS

1. Locate and protect all existing underground and overhead utilities to remain, both public and private. Pothole existing underground utilities to confirm locations and depths as required. Dig permit to be filled out and signed by Construction Manager prior to work starting.
2. The Owner has salvage rights to any materials being removed / demolished for the construction of this project. Any materials the Owner does not want to retain will be removed as noted by the Contract Documents or as needed for construction.
3. Contractor and subcontractors shall be responsible to research any existing conditions. This includes any locating/potholing of any private or public utilities prior to starting work. Confirm all utilities have been located. Confirm all utilities requiring deactivation have been deactivated prior to commencing work. This Subcontractor has visited the site, reviewed and understands the Geo-Technical Data and existing site conditions.
4. Provide labor and equipment for demolition of all interior and exterior building items noted, shown, or that could be reasonably inferred on drawings that would be associated with this project. Look through all demolition drawings associated with this project in order to get a complete overview.
5. This Bid package is responsible for all interior and exterior demo as called out in the plans. This includes demo of existing building to make structural connections to the existing, wood retaining wall. Include demo of the exterior façade as needed for new finishes.
6. Include removal and disposal of all site items and utilities as noted or as needed for other work shown on the construction documents. Protect all items shown to remain. Remove and dispose of all debris to an offsite location per applicable codes and regulations.

7. This Bid package is responsible for the saw cutting, removal and disposal of existing exterior concrete as indicated on the construction documents.
8. Contractor shall perform clean saw cuts in a manner to minimize overcutting beyond the limits of removal show in the construction documents. In the event a saw cut extends beyond the limits into an adjacent panel, pavement slab or utility structure, the contractor shall remedy and/or replace to the nearest joint or as directed by the AHJ at no cost to the Owner.
9. In the event that concrete removal or other operations within this scope of work damage existing concrete, this contractor shall replace the damaged concrete to the next joint or as directed by Engineer at no cost to the Owner. Contractor shall notify Construction Manager of any damage to existing concrete immediately.
10. Include full depth saw-cutting and grading at existing pavement to join new paving to existing paving as indicated in the contract documents. Contractor shall include a second cut before new paving is placed to remove chipped edges from first cut. Refer to Table 1 of OSHA 1926.1153©(1) for required respiratory protection.
11. Where demolition of existing is only partial, demolition shall be done to a point needed to be able to build the new construction as noted.
12. The intent is to leave the existing vestibule storefront for as long as possible, while the new vestibule construction takes place. Coordinate with Construction Manager for schedule and sequencing.

F. DIVISION 03 – CONCRETE

1. Furnish and install all reinforcement as indicated in the construction documents.
2. Furnish, install, and maintain OSHA approved rebar caps at all exposed rebar until integrated into the final construction.
3. Furnish and install all concrete stairs as noted in the construction documents. Include steel handrail as needed for the concrete stairs. All reinforcement shall be epoxy coated.
4. Furnish and install all equipment pads as indicated in the contract documents. Coordinate with Mechanical contractor.
5. Clean-up concrete debris, splatter, etc. at all building components. Upon completion all floors shall be scraped and broom cleaned.
6. Provide all saw-cutting as required per the contract documents.
7. Provide proper elevations per the contract documents. Third party testing will be required 24 hours after slabs poured.
8. Remove spoils generated by the work of this Bid package off-site. Spoils cannot be stockpiled on site.
9. Furnish and install compacted granular sub-base as specified in the Contract Documents under all footings, stairs, etc.
10. All structural concrete footings to be provided by this package. Review civil drawings for additional details of this work. Footings can be trenched formed if soils allow, no change orders will be issued for having to form footings.
11. Furnish and install block outs for expansion joint covers in floor slabs and poured concrete walls as indicated in the Contract Documents. Coordinate this work with other trades.
12. Receive, inventory and install anchor bolts, anchor rods, embeds, base plates, etc. Subcontractor shall report all damaged items or shortages upon finalization of receipt and inventory. Shortages or replacement of items due to loss or damage that can be attributed to Subcontractor lack of care or management will be the responsibility of the Subcontractor.
13. Sleeves for mechanical and equipment penetrations to be provided by BP 02 and BP 03 and installed by BP 01. Coordinate with other contractors for sizing and install.

14. At the completion of the anchor bolt and embed installation and prior to structural steel erection the Contractor of this Bid package shall submit a certification from a third party that all anchor bolts and embeds have been properly installed or located as indicated on the Contract Documents. Improperly installed or located anchor bolts and embeds will be replaced correctly at no additional cost to the project. This contractor shall coordinate and schedule third party testing. Notify Construction Manager of scheduled testing dates and have testing agency provide reports to Construction Manager and Owner.
15. All anchor bolts shall be protected and spray painted in orange to make them visible. Anchor bolts shall be covered with rebar caps to prevent impalement.
16. Provide all surveying, staking and layout as required to complete this scope of work.
17. Contractor shall coordinate with all other trades and Construction Manager prior to installing work to verify that all sleeves, underground and site utilities and other work is completed. Subcontractor will not be compensated for re-work due to failure to coordinate and verify with Construction Manager.
18. Contractor is responsible for concrete fill of bollards as indicated on the construction documents.
19. Patch any existing waterproofing where connecting to part of an existing building structure. Relocate and repair any drain tile where connecting to existing building.
20. For any combustion equipment used, provide scrubbers on the equipment. All combustion equipment must be equipped with a fire extinguisher that is regularly inspected and documented.
21. Provide any excavation (including but not limited to footings/foundations and backfill) as indicated in the contract documents associated with this bid package. A Dig Permit is required for any excavation onsite.
22. Provide all misc. concrete patching noted in the Contract Documents. To include but not limited to locations where Mechanical and Electrical equipment has been removed.
23. Provide all interior concrete pour back in slab. This contractor must fill trenches in and compact prior to pouring. Coordinate with other contractors.
27. Monitor concrete placement and adjust/maintain positioning of reinforcing during pours.
28. Dry pack or non-shrink grout placement: all steel base or bearing plates, leveling plates, block outs or pockets as indicated in the construction documents.
29. Rub, fill, grind, and patch as necessary to prepare surfaces for specified finishes or as necessary to achieve specified tolerances. Patch all exposed form tie holes immediately following stripping operations.
30. This Bid package is required to drill any holes in existing foundations or concrete for the embedment of new bars. Coordinate with the Construction Manager when this work is to be performed. This work may need to be performed off hours to reduce noise disruptions.
31. Slope subgrade and slab on grade to drains as outlined on the drawings. The required thickness for the slab on grade must be maintained. Testing will be performed on sloped floors to verify positive drainage. If sloping is not maintained removal and replacement will be required at no additional costs.
32. A concrete wash-out pit will be provided, maintained, and removed by this bid package. All concrete washout material is to be deposited in this location by this bid package. Any other means of concrete wash out to be approved by the Construction Manager. Concrete wash out to be maintained per SWPPP requirements, coordinate with the Construction Manager.
33. Shoring, cutting and patching of any existing structural components needed to complete the work in this package should be completed by this contractor.
34. Include all water stop systems as specified and detailed on the documents.

35. Provide all winter conditions as required to complete the concrete scope of work as to not delay the project schedule including, but not limited to, concrete admixtures, hot water, concrete blankets, temporary heat, ground thaw, enclosures, supports, etc.
36. This Contractor shall be responsible for scheduling all inspections and testings for each pour. Notify the Construction Manager of pour dates. In the event that any test fail, additional testing shall be performed at no cost to the Owner. Notify Construction Manager of scheduled testing dates and have testing agency provide reports to Construction Manager and Owner.
37. This Contractor shall be responsible to coordinate testing and provide a letter of confirmed design strength for footings prior to steel erection in order to meet project schedule. Notify Construction Manager of scheduled testing dates and have testing agency provide reports to Construction Manager and Owner.

G. DIVISION 04 – MASONRY *ADDM 01*

1. Furnish and install all masonry items including but not limited to masonry veneer, mortar nets, weep vents, expansion joint, and sealants for a complete system as indicated in the contract documents.
2. Furnish and install all thru wall flashing and prefinished sheet metal flashing for masonry. Verify that thru wall flashing is compatible with exterior finishes.
3. Furnish and install all grout for flashing and masonry systems as indicated on the contract documents.
4. Furnish and install sheet membrane and air barriers at all exterior locations behind masonry scope as indicated on the contract documents.
5. Furnish and install all grout-filled CMU blocks in accordance with the contract documents.
6. Furnish and install all cast stone sills as indicated on the contract documents.
7. Clean and seal all exposed masonry and cast stone as directed in the contract documents.
8. Include caulking all masonry control joints, masonry joints to the existing building, masonry to dissimilar material joints, and any misc. caulking required at masonry locations.
9. Protect ladder ties that stick out of walls until wall is completed.
10. This bid package to include any masonry repair as needed around MEP penetrations in walls.
11. Clean up masonry mixing and staging area as directed by the Construction Manager.

H. DIVISION 05 – METALS

1. Furnish and install all structural steel and miscellaneous steel as indicated in the construction documents. This includes but is not limited to steel tubing, baseplates, slotted channel frames, anchor rods, bolts, nuts, washers, angles, embeds, etc. as indicated in the construction documents.
2. Anchor rods assemblies and baseplates to be hot-dipped galvanized. This Bid package shall be responsible for providing hot-dip galvanized steel that meets the requirements as indicated in the construction documents.
3. Furnish and install steel bollard sleeves for median, crowned steel plate caps and covers as indicated in construction documents. Cover to be thermoplastic ¼” thick HDPE with horizontal reflective stripes.
4. Furnish and install steel railings, fittings, joints, anchors, non-shrink grout, etc. as indicated in the construction documents for a complete system.
5. Furnish and install aluminum guardrails, post, base plate, baluster, decorative top rail, bottom rail, superior performance coating, etc. as indicated in the construction drawings for a complete system.

6. Include field touch up of High-Performance Coating Primer at field welds and anywhere the primer is removed during installation.
7. Furnish and install grout at all column base plates as shown in the construction documents.
8. This Bid package is responsible for receiving and unloading all structural steel and miscellaneous steel. Material staging area shall be coordinated with the Construction Manager. Steel shall be cleaned of all debris prior to erection.
9. Fabricator is responsible for supplying or correcting any incorrectly fabricated items so that the schedule is not delayed.
10. Due to schedule, steel shop drawings to be submitted within 2 weeks of receiving notice to proceed.
11. Fabricator is to send a minimum of 1 full size paper set and 1 electronic file set of field and file drawings for use by the Construction Manager.
12. Protect all existing materials from welding sparks, etc. Hot work permit required for any work that involves open flames or produces heat and/or sparks, potentially creating a fire hazard. This scope to provide fire watch for their scope during hot work and 1-hour after hot work is completed. Provide adequate fire extinguishers/protection as needed to mitigate potential for fire.

I. DIVISION 06 - WOODS, PLASTICS, AND COMPOSITES

1. Furnish and install all interior and exterior wood blocking/backing per construction documents. Blocking shall consist of the following locations, but is not limited to:
   a. Blocking for exterior trim.
   b. Blocking for handrails and guardrails.
   c. Blocking for interior trim where shown on the drawings.
   d. Blocking associated with roof conditions.
   e. Blocking for cabinets (upper and lower), countertop support, toilet partitions, grab bars, all toilet accessories, window treatment, access panels, and other surface mounted items requiring blocking.
   f. Blocking for doors, windows, louvers, vents, access hatches.
   g. Blocking for eaves, roofing systems, soffits, and fascias.
   h. Blocking and framing required for mechanical, electrical, and other trades' openings.
   i. Blocking for mechanical trades curbs.
   j. Blocking for all Division 10 and 11 specification items.
   k. Blocking for specialized and Owner provided equipment.
2. Coordinate backing elevations and locations with the drawings and with Owner requirements. Coordinate backing installation with other trades.
3. All blocking shall be fire retardant unless otherwise noted.
4. Even if not indicated on drawing, fire retardant plywood backboards will be required at electrical and telecommunication rooms. Backboards to be installed from finish floor to finish ceiling.
5. Include labor and materials to furr out ceiling where indicated on the construction documents.
6. Millwork to be delivered to the jobsite and allowed to acclimate to the building conditions at least 72 hours prior to installation.
7. Furnish and install all architectural wood casework per the contract documents. This includes, but is not limited to, all base cabinets, wall cabinets, soffits, cabinet hardware and locks, accessories, support brackets, braces, filler panels, shelving, drawers, glides, blocking, support framing, hooks, grommets, etc.

8. Contractor shall coordinate plumbing and electrical rough-ins with Bid packages 02 and 03. This contractor shall be responsible to cut out any mechanical or electrical penetrations in the millwork as required. Coordinate exact size and location with appropriate trades.
9. This bid package shall clean millwork surfaces, drawers, and shelves prior to the Construction Managers punch list in each phase.
10. This bid package shall provide and install all material and labor required to cover material including but not limited to countertops, wall panels, reception desk, etc.
11. Provide final adjustment by the installer of hardware, millwork doors, drawers, etc. as directed by the construction manager prior to the punch list.
12. This bid package shall include all caulking associated with this scope of work. This includes any caulking from any painted/sealed surface to adjoining material.
13. Furnish and install all wall sheathing as indicated in the construction documents. Material shall be 15/32" OSB, structural grade 1, exposure 1. Provide fasteners and anchors as required.
14. Furnish and install all materials, coatings, fasteners and accessories as required in the construction documents for wall trim, wall base, door frames, shelving, Nurse Station base bid re-face, etc.
15. Furnish and install all materials, and accessories as required in the construction documents for all miscellaneous rough carpentry items including but not limited to, backing, blocking, framing, sill plates, etc. *ADDM 01*
16. Furnish and install fiberglass reinforced panels, trim, adhesive and sealant as shown in the construction documents. Allow panels to acclimate to the building conditions at least 48 hours prior to installation.

J. DIVISION 07 – THERMAL AND MOISTURE PROTECTION

1. This bid package is responsible for the complete roofing system on the existing building and canopy. This includes all vapor barriers, sheathing, insulation, underlayment, asphalt shingles, blocking, fascia, soffits, metal flashing, flexible flashing, metal coping, ventilation roof vents, sealants, accessories, etc..
2. Provide all material and labor required for the removal of existing roofing system, flashing and counterflashing. Contractor shall repair and broom clean existing wood deck surface to provide smooth surface for new roof system.
3. Provide, install, maintain, and remove protection of existing roof system while not being worked on, and exposed deck surfaces.
4. Furnish and install wall panel system, metal plank soffit, soffit panels, ~~trim~~, drip edge, anchors, coatings and accessories as indicated in construction documents. *ADDM 01*
5. Furnish and install all roof snow guards/spikes above all entry and exist points to the building.
6. Furnish and install all gutters and downspouts as indicated on the construction documents. Gutters and downspouts shall be prefinished sheet metal, with rectangular profiles. Provide concrete splash block at each downspout location.
7. Furnish and install all caulking as needed for roof flashing or any materials supplied by this bid package. Include all caulking from flashings to other dissimilar materials.
8. Roof in all curbs for mechanical and conduits for electrical as noted in the Contract Documents.
9. This bid package is responsible for all hoisting of material related to this package.
10. This bid package will include safe egress to and from the roof.
11. Furnish, install, maintain and remove all warning lines, temporary guardrails and fall protection with toe kicks at the leading edge of the roof, roof opening and any other openings such as the roof hatch etc. as required per OSHA regulations. This includes existing and new openings.

Remove when directed by the Construction Manager. All Work within 15' of leading edge to utilize 100% tie-off.

12. Provide all cutting and removal of existing roofing where new equipment is installed at the existing roof or for any other roof modifications as noted. Patch existing roof back after new equipment is installed.
13. This bid package shall be responsible for cleaning the roof of all roofing material and dispose of properly off-site daily.
14. This contractor shall have 24-hour repair service for a period of one (1) year after substantial completion.
15. Furnish and install all fiber cement siding, air barriers, sheathing, fiber cement trim, aluminum trim, flashing, fasteners, sealants and accessories for a complete system as indicated in the construction documents. Contractor shall examine, clean and repair substrate as required before installation. *ADDM 01*
16. This bid package shall furnish and install all insulation noted in construction documents for the listed specification sections. Insulation shall be trimmed neatly to fit spaces. Where foamed-in-place insulation is required, apply by spray method in uniform monolithic density. Protect adjacent surfaces from over spray or dusting.
17. Furnish and install sheet waterproofing as indicated in construction documents. Prepare substrate surface by cleaning of dust and debris and repairing as needed. Include labor and material for install of drainage mat, geotextile fabric, 4" (4-inch) perforated drain tile, aggregate, all excavation, trenching and backfilling as required for a complete and functional system.

K. DIVISION 08 – OPENINGS

1. Furnish and install all stile and rail wood doors, hollow metal frames, aluminum doors and frames, storefront, door hardware, and auto operators. Raceway, wiring, final terminations and card readers to be by bid package 03 for a functioning door system. Coordinate with other contractors.
2. Contractor is responsible for anchoring to hollow metal door frames and verifying they are plumb and level during drywall installation.
3. This bid package (including subcontractors/suppliers) shall attend all meetings to review door hardware and keying requirements with the Owner, Architect, and Construction Manager.
4. This prime contractor shall check and test each door that has a locking mechanism to ensure that it operates correctly prior to the Construction Manager's punch list.
5. Provide final adjustment of doors, hardware, etc. as directed by the construction manager prior to the punch list.
6. Furnish and install all required caulking and sealant at door frames at floor and wall.
7. Contractor is responsible for supplying or correcting any doors or frames that arrive damaged, defective or incorrectly fabricated as to not delay schedule. All doors are to be inspected immediately once delivered; inform Construction Manager of any damages or defects found.
8. Furnish, install, remove and replace all interior, exterior glass/glazing including but not limited to glass and glazing for windows, doors, store front system and curtain wall. Include all glazing, mounting hardware, clips, layout, trim pieces, muntins, grilles, sills, sealants, fasteners, etc.
9. Furnish and install required caulking and sealant for glazing systems, where glazing systems meet adjacent material on exterior side, and any other items installed under this Bid package. caulking and sealant type as specified in Specifications.
10. Contractor is responsible to furnish and install plastic film where indicated on the construction documents.
11. Contractor is responsible for final cleaning of all Glass and Glazing. Final cleaning to be at end of project close out to be directed by Construction Manager.

12. Include testing as required per the specifications.
13. Furnish and install all access doors and panels noted on the construction documents.
14. Furnish and install acoustic sealants at existing penetrations, walls, and any new penetrations created by this bid package.

L. DIVISION 09 - FINISHES

1. Furnish and install all gypsum board wall assemblies, painting, tiling, wall protection, corner guards, and door protection; including but not limit to: interior gypsum sheathing, exterior gypsum sheathing, interior metal stud framing, exterior metal stud framing, insulation, spray foam insulation, all weather barrier, firestopping, acoustic caulking, joint sealants, primer, paint, wall tile, and stone tile.
2. This bid package is responsible for cleaning out the bottom track immediately before drywall is installed.
3. Furnish and install all gypsum ceilings assemblies and acoustical ceilings as indicated in the construction documents. Include all grid, supports, attachments, anchors, trim pieces, finish pieces, vapor barriers, etc. for a complete system. Coordinate and cut all holes/penetrations for other trades in the ceiling systems.
4. This bid package shall verify with Construction Manager that all above ceiling work is completed above drywall ceilings before drywall is installed.
5. Coordinate and adjust ceiling grid layout as needed to accommodate half sized border tile at a minimum.
6. Contractor shall be responsible to replace ceiling tile as needed until the project is turned over to the Owner.
7. Furnish and install all wall coverings as indicated in construction documents. Wall coverings to be delivered to site to acclimate to space condition not less than 24 hours before installation.
8. Furnish, install, and maintain all resilient flooring, tile carpeting, walk off carpet, tile, floor base, and sealed concrete as specified in the contract documents. Include all required trim, grout, adhesives, sealants, etc., for a complete system.
9. Furnish all floor preparation as needed to fill cracks, voids, saw-cut control joints, including fill to match transitions to accept finish materials. Skim and sand floors as needed to cover trowel marks left by concrete work and divots left by construction activity. Patch and repair concrete floors at wall partition removal locations.
10. Furnish and install all floor leveling or skimming as required to meet the requirements of the contract documents, local/state/federal codes, and/or requirements for the flooring material whichever is the strictest.
11. Furnish and install floor fill materials at and around floor drains. Concrete floors to slope to floor drains by concrete contractor. Flooring contractor to provide final coating and adjustment through the use of floor fill and floor skimming compounds for a smooth and neat installation. Multiple skim coats may be required to achieve satisfactory results as determined by the Construction Manager.
12. Furnish and install floor fill where new doors are cut into existing walls to allow for new floor installation as needed.
13. Furnish and install floor fill as needed to meet the required flooring manufacturer specifications.
14. Furnish pH and moisture test for all areas receiving flooring under this Bid package. Submit documentation to Construction Manager.
15. Furnish and install all caulking and sealants for any items within this scope of work. Caulking to include, but is not limited to, flooring material to door frames, sheet vinyl cove cap to wall, etc.

16. At completion of floor installation contractor is responsible for providing a clean finished product. This includes but not limited to removing all residue from tile installation.
17. Furnish a seaming plan submittal for approval. Plan must be submitted and approved at least 10 business days prior to commencement of flooring installation. Allow 20 business days for approval.
18. Protect completed work as necessary. Cover completed flooring with a plastic layer and then a hardboard product with all seams taped continuously as required for construction activities to continue after installation of the flooring. Coordinate floor protection products with the manufacturer's recommendations. Remove protection and haul away when directed by the Construction Manager.
19. Furnish and install all interior paint, exterior paint, epoxy paint, and high-performance coatings.
20. This bid package shall include multiple mobilizations to meet the schedule. Final paint shall be completed before the Graham Punch.
21. The final coat of paint is to be applied once all interior finishes, electrical trim plates, casework, floor base, thermostats, nurse call devices, etc. has been installed and just prior to Graham Punch. Include the time and material needed to tape off and cover all finished products including the flooring. Do not proceed with installing the final coat of paint until written permission from the construction manager has been provided.

M. DIVISION 10 - SPECIALTIES

1. Furnish and install all toilets, shower, and bath accessories. Refer to the specifications on which items with be contractor-furnished/contract-installed, owner-furnished/contractor-installed, and owner-furnished/owner-installed. Items included but not limited to toilet paper dispensers, paper towel dispensers, waste receptacles, soap dispensers, antibacterial gel dispensers, mirrors, shelves, grab bars, coat hooks, robe hooks, shower curtain rods, and shower curtains. Provide backing as required for the installation of these accessories.
2. Furnish and install all fire extinguishers, fire extinguisher cabinets, knox boxes, signage, and accessories as shown in the contract documents. Coordinate wall partition thickness with each fire extinguisher cabinet location. Do not install the permanent fire extinguishers until directed by the construction manager.
3. Coordinate final locations of all specialties with Owner and Construction Manager prior to install.
4. Furnish and install curtain track as indicated in construction documents.
5. Electrical fireplace to be furnished and installed by BP 03. Electrical contractor to provide submittals with dimensions to BP 01 to frame wall.
6. Provide color match caulk required for FRP/wall protection or any other specialty product.

N. DIVISION 12 - FURNISHING

1. Furnish and install all solid surface countertops, countertop supports, ~~solid surface window sills~~, *quartz window sills,* integral sink bowls, ~~and quartz countertops.~~ *ADDM 01*
2. This bid package is responsible for cutting all grommets as required by the owner. Grommet material shall be furnished and installed by this Bid package.
3. This bid package shall include all caulking associated with this scope of work. This includes any caulking from any painted/sealed surface to adjoining material.
4. Furnish and install all interior window shades per the construction documents.
5. Furnish, install, and maintain temporary door, wall and window enclosures to make the building weather tight for temporary winter heating.
    a. Construct temporary enclosures from 2"x4" (minimum) wood members and reinforced 10 mil poly on both sides filled full with insulation.

b. At temporary walls exposed to the exterior elements, clad the exterior side of the wall with peel and stick weather barrier and coordinated top and bottom of the wall metal flashings. Maintain the integrity of this barrier until the new adjacent building is watertight. Provide this barrier at any temporary opening to the exterior elements. This includes locations that might not be identified.

c. Maintain all temporary enclosures until permanent enclosures are installed. Remove and dismantle/dispose of temporary enclosures as permanent enclosures are installed.

6. Install all Owner Furnished Contractor Installed items (OFCI) or Contractor Furnished Contractor Installed items (CFCI) as noted on the Contract Documents. Include taking delivery or moving from the existing room, any assembly needed, and installation of items. Coordinate installation and delivery times with Construction Manager. Some existing items may not be able to move until allowed by the Owner. Coordinate all backing requirements.

O. DIVISION 31 – EARTHWORK

1. Furnish, install, and maintain the erosion control measures for the entire project duration or until the applicable permit(s) can be closed out. Coordinate all work with the Construction Manager, including final removal and completion.
2. This Bid package to apply and maintain all applicable permits.
3. Demolition of existing parking lot and sidewalk as shown in the construction documents to include column and column footings at entry.
4. Include all earthwork, imported fill, export, grading, trenching, backfill, bedding materials, shoring and proof rolling as required.
5. Include excavation, shoring and protection to expose any adjacent existing building structure to install utilities as needed.
6. All paved areas, including sidewalks, shall be compacted and graded to within +/- one inch (+/- 1”) not more than three weeks prior to paving or sidewalk placement. Any prepared subgrade that becomes frozen shall be scarified and re-compacted prior to pavement and sidewalk installation. The paving work shall be provided under a separate Bid package and will be installed as per the Construction Schedule noted in the contract documents.
7. Include cost to close-up and barricade all excavations associated with the work of this Bid package that are left open overnight. Include all barricades to protect other workers during working hours.
8. Provide all barricading required to separate work from public sidewalks, paving, etc. and to protect the public. This barricading will remain in place until work by all Bid packages is complete. Remove barricades after work is complete.
9. All excavations to be OSHA compliant via trench boxes, benching, or other means. If space constraints are too tight, trench boxes must be used and included in this scope of work.
10. Provide daily jobsite clean-up. Haul and place all debris (no concrete, plant materials, or soils) in dumpster provided by Construction Manager.
11. Include all necessary dewatering as required for the complete installation of work included in this Bid package including rerouting any existing drain tile as needed. This includes pumping, removal of mud, muck, etc. out of excavations and replacement of removed material for work of this package.
12. Restore all public and private land disturbed by the work of this Bid package to original condition.
13. Repair erosion control, temporary roads, etc. disturbed by the installation of the work in this Bid package.
14. Pick-up and dispose of off-site all rocks and large clumps of earth over 1.5” diameter.
15. If conditions require cutting or excavation to a depth lower than existing footings, this bid package is responsible for shoring and supporting of existing footings during this scope of work.

16. Bid package shall comply with Construction Manager's spotter policy for site equipment. All personnel must be certified/trained per the Construction Manager's safety policy. This includes but not limited to operators, flaggers, spotters, traffic control, etc.

P. DIVISION 32 – EXTERIOR IMPROVEMENTS

1. *Furnish and install all paving, sidewalks, curbs work as indicated in the contract documents. Include excavation, formwork, staking, layout, vapor retarders, reinforcing steel, concrete, epoxy, grout, rigid insulation at foundation, backfill, compaction, etc., to install the work complete. Removal of any spoils generated by this scope of work. ADDM 01*
2. *Contractor to confirm that all new paving is flush with existing paving and drive lanes. Install reinforcement in existing paving prior to tie-in. ADDM 01*
3. Include all cutting, removal, pour back of any concrete/paving/curbs, and final grading required for the installation. Include any City coordination and costs associated with street closures for work of this bid package. Include cutting and pour back of concrete at driveway connection to existing roadway.
4. Include full depth saw-cutting and grading at existing pavement to join new paving to existing paving as indicated in the Contract Documents. Shall include a second cut before new paving is placed to remove chipped edges from first cut. Refer to Table 1 of OSHA 1926.1153(c)(1) for required respiratory protection.
5. All testing and inspections shall be coordinated with the Construction Manager and Testing Consultant. The cost of initial testing and inspections will be paid for by the Owner. All re-testing for failed tests due to deficient work shall be paid for by the Contractor.
6. A concrete wash-out container for use by this Bid package to be provided by this Bid package. Concrete wash out to be off-site or on-site concrete wash out container to be emptied off site. Any other means of concrete wash out to be approved by Construction Manager.
7. Concrete waste created by this Bid package shall be removed from the site by this Bid package. Concrete waste cannot be placed in the dumpster provided by the Construction Manager.
8. Include barricades, signage, traffic control, etc. for work involving closing of streets, drives, sidewalks, etc..
9. Handle all spoils generated by this bid package scope of work. Spoils cannot be stockpiled and are to be hauled off site.
10. Repair erosion control, temporary roads, etc. disturbed by the installation of the work in this Bid Package.
11. Include all earthwork, imported fill, export, grading and proof rolling as required.
12. Provide all sub drainage components at perimeter foundation including tile, fabric, drainage mat and fill as shown on the documents.
13. *Contractor to provide and install all pavement markings and ADA parking signs as shown on the contract documents and required by local city/state guidelines. Contractor to provide warranty of all pavement markings for a year past substantial completion of the project. ADDM 01*
14. Furnish and install all landscaping, including all plants, trees, sod, and seeding as noted in the Contract Documents. This includes soil treatment, fertilizer, mulch, rock, etc.
15. Protect plantings, shrubbery and tree root systems during transportation and storage as necessary to ensure root systems are maintained and in a healthy condition. During storage, heel-in plants with moist mulch or soil; maintain, water and protect from excessive sun, wind and inclement weather conditions.
16. Provide tree planting process and meet with landscaping architect for approval.
17. Landscape edging to be straight and verify correct elevation, proper backfill and bed depth for sod/mulch/rock.

18. Provide watering of plants, trees, sod, and seeding starting at installation date and extending until October 1st, 2027.
19. Contractor shall retain full liability for the health of all plantings, shrubbery, trees, sod, and seeding until final acceptance. Material determined to be damaged or unhealthy by the Construction Manager before final acceptance shall be replaced at the Contractor's full expense.
20. Contractor to include 1 additional mobilization to remove stakes installed for trees and shrubbery. Stakes remain in place for no longer than 1 year from installation.

Q. UTILITIES

1. Furnish and install all storm drainage piping*, subdrain piping, through curb penetrations, nyoplast basins,* cleanouts*, backfill, aggregate, etc.* as indicated on the contract documents *for a complete system. ADDM 01*
2. Include connection of existing drain lines to new drain lines as indicated in contract documents.
3. Trade Partner must designate one competent person for all trenching and excavation activities and must notify Construction Manager who their competent person is.
4. Provide surveying of all installed site utilities installed by this Bid Package and provide documentation of those surveys with exact utility locations and depths on as-built drawings. Provide locations of buried utilities at 20' increments. Notify the Construction Manager when existing utilities are found for documentation by others.
5. Include cost to close-up and barricade all excavations associated with the work of this Bid Package that are left open overnight. Include all barricades to protect other workers during working hours.
6. Furnish and install all roof drains as indicated on the contract documents. This contractor shall connect new and existing downspouts to collection line as indicated on the contract documents.
7. Furnish and install free-draining granular backfill and rigid drain tile with sock as specified in the Contract Documents.
8. Install temporary drain piping (flexible) to roof drains as needed to avoid storm water from dumping inside the building after the roof membrane has been installed and before the permanent roof drain piping has been installed.

R. ALLOWANCES

1. Provide an allowance of 40 hours of general clean-up for the duration of the project. This general clean-up is over and above clean-up for work occurring. This general clean-up is to sweep / vacuum and clean construction area for general construction dust and debris, or other clean-up as directed by the Construction Manager. This allowance will be monitored by the Construction Manager. Contractor to provide work tickets weekly for Construction Manager to sign off on. Provide a cost per hour included below which will be used to add or deduct from this allowance. The worker must be available within 1 business day after request by the Construction Manager. All unused costs will be returned to the owner.
2. Provide an allowance of 20 hours of a skilled carpenter. Carpenter will be used as directed by Construction Manager. This allowance will be monitored by the Construction Manager. Contractor to provide work tickets weekly for Construction Manager to sign off on. Provide a cost per hour included below which will be used to add or deduct from this allowance. The worker must be available within 1 business day after request by the Construction Manager. All unused costs will be returned to the owner.
3. Carry an allowance of $10,000 to be used as needed for City review changes. Use of this allowance shall be coordinated and approved by the Owner and Construction Manager. Any unused amount of this allowance to be credited back to the Owner.
4. *Carry an allowance of $10,000 to be used as needed for the base bid of resurfacing the nurse work station. Use of this allowance shall be coordinated and approved by the Owner and*

Construction Manager. Any unused amount of this allowance to be credited back to the Owner. ADDM 01

5. Carry an allowance of $12,500 to be used as needed for the floor fill work needed in the space where floor is unlevel. Use of this allowance shall be coordinated and approved by the Owner and Construction Manager. Any unused amount of this allowance to be credited back to the Owner. *ADDM 01*

S. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:
    a. Provide a list of hourly labor rates for change order work including subcontractors working under the prime contractor. Include overtime rates.
    b. Provide a list of billable tool/equipment rates for change order work including subcontractors.
    c. Project Manager: $_____/hr
    d. Superintendent: $_____/hr
    e. Foreman: $_____/hr
    f. Journeyman: $_____/hr
    g. Apprentice: $_____/hr
    h. Laborer: $_____/hr
    i. Carpenter: $_____/hr
    j. Finisher: $_____/hr
    k. Painter: $_____/hr
    l. Floor Installer: $_____/hr

U. ALTERNATES

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

V. COMPANY INFORMATION:

_____ _____
Bidder's Company Name Telephone Number

_____ _____
Date of Proposal Fax Number

_____ _____
Signature Printed Name

END OF BID PACKAGE 01

SECTION 00 80 03

BID PACKAGE 03

Bid Package 03: Electrical, Telecommunication, Fire Alarm, Security

Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 52 00.

This bid package includes, but is not limited to the following scope of work:

A. Bid Package #00 – General Requirements. *ADDM 01*

B. Construction documents by Simonson Associates & Architects dated September 28th, 2026.

C. Specifications from the Project Manual by Simonson Associates & Architects dated September 25th, 2026, including, but not limited to the following sections: *ADDM 01*

   a. All Division 00 and 01 specifications
   b. 02 41 00 Demolition
   c. 07 92 00 Joint Sealants
   d. 31 23 00 Foundation Excavating and Backfilling
   e. All Division 26 – Electrical
   f. All Division 27 – Telecommunications
   g. All Division 28 – Electronic Safety and Security

The below items are further clarifications and/or additional requirements to the above specification sections.

D. DIVISION 1 – GENERAL REQUIREMENTS

1. Furnish and install a complete electrical, telecommunications, and electronic safety and security systems per specification sections listed above and as indicated in the Contract Documents for a complete and fully functional system. Contractor is responsible to review Architectural, Structural, Mechanical, medical Equipment, and Civil drawing sheets for coordination and any electrical items not identified on the MEP drawing sheets.
2. Provide all layout as required to complete this scope of work.
3. Contractor is responsible for all required field measurements for items in this bid package. Field measurement must be taken in advance to prevent any material/schedule delays.
4. Obtain and pay for all permits associated with the electrical, telecommunications, electronic safety, fire alarm, and security systems. General Building permit will be obtained by the Construction Manager.
5. Contractor to be adequately qualified to do work in a Healthcare Environment as outlined below:
   a. Contractor has completed similar healthcare projects in the past three years.
   b. Contractor will have an afterhours/ 24-hour emergency service under the entire contract and warranty period.
   c. Contractor will have sufficient manpower to staff the project to meet the project schedule outlined in Contract Documents
   d. Field and office management/supervisors must have a minimum of three years of healthcare experience.

6. Project foreman's meetings will be held weekly at the site and progress coordination meetings will take place bi-weekly with the construction manager. Contractors shall have a representative at each meeting while the contractor is on site or within 4 weeks of starting a task. This representative shall have knowledge of the project and be empowered to make decisions while at the meeting. Absences to be discussed with the construction manager prior to the meeting.
7. All building systems shut downs need to be coordinated with the Construction Manager. Provide, at a minimum, 48-hour notice to the construction manager for any shutdown. Shut downs may require off hours work depending on affected systems.
8. Provide electronic coordination drawings, shop drawings and as-built drawings as required for this project. Drawings to be sent to the Construction Manager and fire suppression, plumbing and mechanical contractors for coordination.
9. Coordinate shop drawings and installation of the work in this bid package with other trade contractors to maximize the free space above the ceiling. All work shall be installed to provide the maximum benefit to the Owner and allow for full access to equipment and dampers requiring maintenance.
10. This bid package to provide multiple mobilizations to meet the project schedule for all programming.
11. Lean scheduling (pull planning) will be utilized on this project. This trade contractor and any subcontractors are required to attend all pull planning meeting to establish schedule, expedite the schedule, and/or to sequence the schedule.
12. BP01 is to furnish and install all CFCI equipment. Bid Package 02 and Bid Package 03 to provide final connections and terminations for CFCI equipment.
13. BP01 is to receive and install all OFCI equipment. Bid Package 02 and Bid Package 03 to provide final connections and terminations for any Owner supplied equipment.
14. Per the schedule in the contract documents there will be a Construction Manager punch list as well as an Owner/Architect punch list. Contractor to include mobilizations as needed for punch list corrections. The Construction Manager punch list must be completed before the Owner/Architect punch list.
15. Include all extended warranties to be provided in this bid package.
16. Each Bid package is responsible for replacing anything they damage such as building components, etc. that are damaged or compromised by their work.
17. Each Prime Contractor is responsible to have at minimum on one English speaking supervisor on site during the duration of the Contractor's work.
18. Each Prime Contractor is responsible to supervise any and all subcontractors under that specific Bid package. Graham will give 24 hours' notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor's subs.
19. Construction Manager to provide site fencing, dumpster, and temporary restrooms. Bid Package 01 shall be responsible to provide, maintain and remove a separate dumpster for demolition to be used for all bid package demo debris per regulations. This does not include concrete, soils, trees, plantings, and mechanical equipment. *ADDM 01*

E. DIVISION 2 – EXISTING CONDITIONS

1. Interior Demolition Areas:
   a. Provide demolition of existing electrical and low voltage as shown on the Contract Documents. This shall include removal of electrical and low voltage whether shown or not on the Contract Documents, that need to be removed for other demolition shown on the plans such as removing a wall, removing a piece of equipment, etc.
   b. Interior concrete removal and replacement, not shown on the contract documents but needed to install work for this bid package, shall be included by this bid package.

c. Remove any disconnected/demolition items (wire, conduit, cable, etc.) completely from the areas of the building scheduled to remain.

d. Reroute any essential services required to keep the occupied areas operational.

e. Provide complete demolition of all electrical systems per plans and specifications. Any items not specifically shown or listed in the contract documents but are required to be removed for this contractor's or other trade's work or as required by code shall be included.

f. Provide all electrical demolition, disconnection of power, phone, and data as required for project demolition and construction. Coordinate work with other trades demolition contractors and Construction Manager. Label phone and data lines that are staying to identify where they go.

2. Contractor and major subcontractors will sit in pre-demolition conferences to review what services will be affected during and after demolition process occurs. Contingency plans will be developed with the Construction Manager for potential issues that could occur during and after demolition and phasing.

3. The owner shall have first salvage rights to all items removed. If owner refuses salvage, contractor is responsible for disposal.

4. All work above ceilings by this bid package where those ceilings are not shown to be removed and replaced in the Contract Documents will need to be removed and replaced by this bid package. This note applies to phasing as well. For any work that occurs above ceilings before or after those ceilings get replaced because of phasing, this bid package will need to remove and replace ceilings as needed to do the work. Any damaged ceiling grid or tiles due to work by contractors within this package will be back charged to this package.

5. Where existing electrical conduits serving circuits to be demolished and not reused, remove conductors. Existing back boxes and conduits remaining may be reused depending on location. If back boxes and conduit are not reused remove and patch surface to match existing. At locations where new electrical is to be installed in existing walls, this package to provide patching and finishing to match existing.

F. DIVISION 07 – THERMAL AND MOISTURE PROTECTION

1. Furnish and install acoustic sealants at any new penetrations created by this bid package.

2. Any penetrations at the existing and new foundations made by this Bid Package need to be sealed watertight and/or fire stopped as required.

G. DIVISION 08 - OPENINGS

1. This Contractor to provide all wiring included but not limited to door operators, door activating devices, etc. for a complete functioning system. This includes the mounting of the power supply boxes.

2. Bid Package 01 to furnish and install all hollow metal doors, hollow metal door frames, wood doors, door hardware, and auto operators. This Bid Package to coordinate, provide and install all electrical and low voltage pathways, wiring, final terminations and card readers for a functioning door system.

H. DIVISION 26 - ELECTRICAL

1. Furnish, install, maintain and remove temporary lighting inside the building during construction. Temporary lighting must comply with OSHA standards and Specification Section 01 50 00. Temporary lighting will need to be modified as construction progresses or as directed by Construction Manager. All temporary lighting must be on a dedicated circuit and labeled. Temporary lighting must be sleeved by nonconductive material through walls in order to prevent a cut hazard. This bid package to provide and install all necessary sleeves to comply with OSHA.

2. Coordinate the outlets and switches with the painter to be compliant with OSHA. Power needs turned off to these outlets when the switch plates and outlet plates are removed for painting. If

the power cannot be turned off (e.g. breaker run adjacent hospital room that cannot be shutoff) provide alternate plates to allow finish paint to be finished beyond the edge of the cover plate outlines.

3. Lighting control system manufacturer shall provide 1-day additional on-site system training to site personnel at the conclusion of each construction phase.
4. This bid package shall include a final cleaning of all light fixtures prior to punch list.
5. This bid package is to include, but not limited to, all core drilling, concrete cutting, etc. through walls, floors, and roof as required to complete their scope of work. Contractor to remove material/debris from jobsite per applicable codes and regulations. Coordinate all penetrations with the construction manager and other affected bid packages. Areas that may require core drilling include but not limited to, exterior walls and interior concrete.
6. Furnish and install all site electrical, such as lighting, power for signs, etc. as indicated in the Contract Documents. Include furnish and install of illuminated bollards shown on the contract documents. Include excavation, backfill, and site patching to match existing for all site work required by this bid package.
7. Provide miscellaneous sleeves required through concrete and walls. Coordinate with BP 01 for install.
8. Furnish and install cable tray as shown on the contract documents. Coordinate with other contractors work. Notify Construction Manager of any conflicts with new or existing work.
9. Provide all required electrical systems and connections for medical equipment and/or commercial kitchen equipment as shown on the contract documents.
10. Furnish and install manufactured fireplace assembly with all accessories and remote control. This contractor shall provide submittals with dimensions to BP 01 for the framing of the wall. Coordinate with other contractors.
11. Provide adequate power as required to operate temporary heating, cooling, and dehumidification equipment. Coordinate the power requirements of the equipment being provided by BP 02. Each piece of equipment must be on a dedicated circuit.

I. DIVISION 27 – COMMUNICATIONS

1. This bid package shall furnish and install all voice and data communications, public address and paging systems, nurse call and music sound system per contract documents.
2. This bid package shall furnish and install all pathways, J-hooks, wiring, and power sources as indicated on the contract documents for a full and complete system.

J. DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

1. Fire alarm shop drawings shall be submitted to the jurisdiction having authority at the same time the shop drawings are submitted to the Electrical Engineer.
2. Keep the fire alarm and life safety system active in all remodeled areas throughout construction. Coordinate with the Hospital and Construction Manager to deactivate system during the day for work occurring. All systems need to be reactivated at the end of every day. Provide dust covers for all fire alarm devices in the affected area. Dust covers will be required to be installed, maintained, and removed daily.
3. Relocate lighted exit signs and emergency lighting as needed for project phasing and temporary partition locations. Coordinate with the Construction Manager.
4. <u>This Bid Package to provide and install pathways and conduit for card access and cameras. Devices to be provided and installed by Direct to Owner Vendor. Coordinate with Owner Vendor for install.</u> *<u>ADDM 02</u>*

K. ALLOWANCES

1. Carry an allowance of $10,000 to be used as needed for the demolition of technology items. Use of this allowance shall be coordinated and approved by the Owner and Construction Manager. Any unused amount of this allowance to be credited back to the Owner. *ADDM 02*

L. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:

    a. Provide a list of hourly labor rates for change order work including subcontractors working under the prime contractor. Include overtime rates.

    b. Provide a list of billable tool/equipment rates for change order work including subcontractors.

    c. Project Manager: $_____/hr

    d. Superintendent: $_____/hr

    e. Foreman: $_____/hr

    f. Journeyman: $_____/hr

    g. Apprentice: $_____/hr

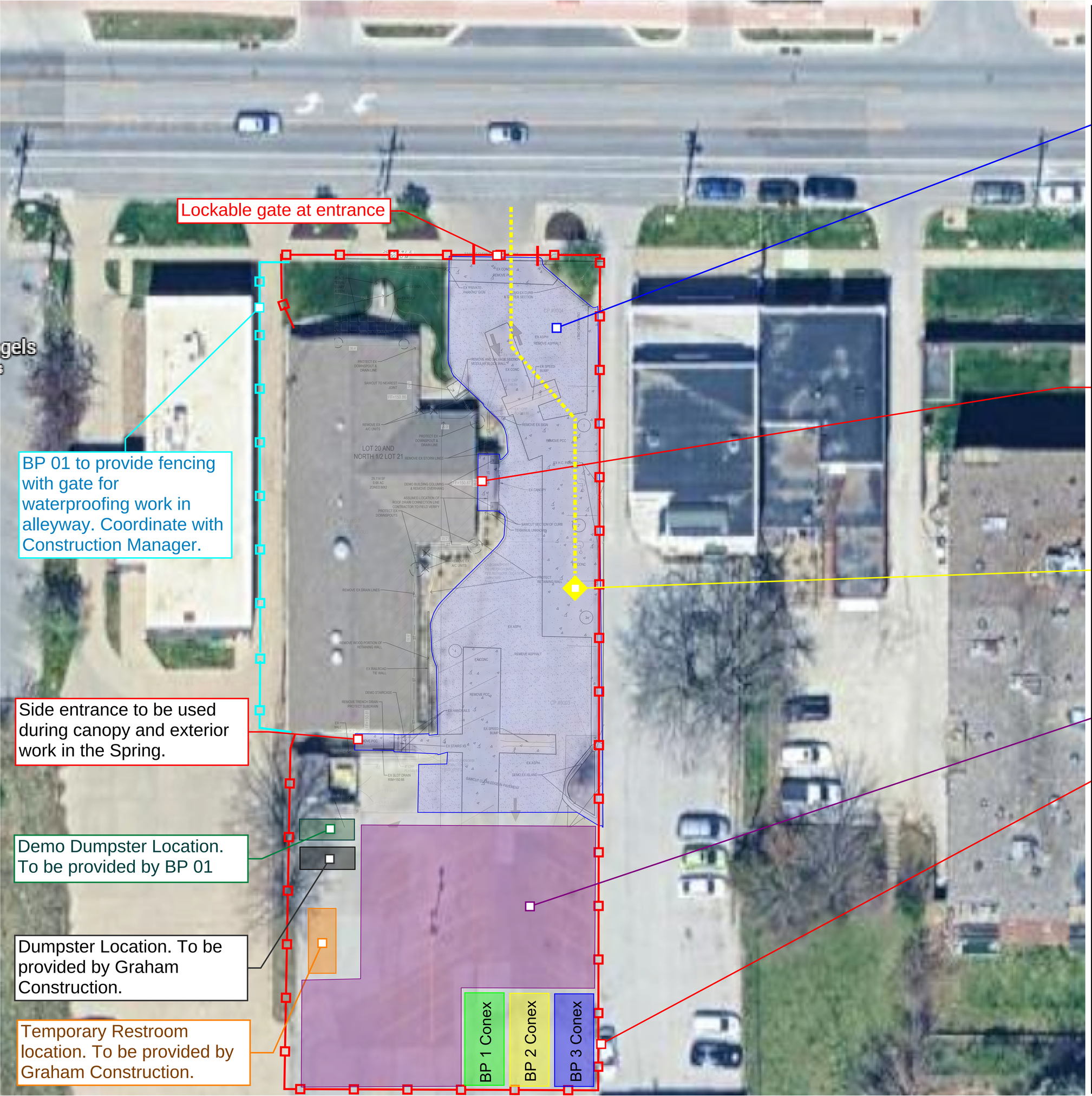
M. ALTERNATES

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

N. COMPANY INFORMATION:

_____	_____
Bidder's Company Name	Telephone Number
_____	_____
Date of Proposal	Fax Number
_____	_____
Signature	Printed Name

END OF BID PACKAGE 03



Assume paving work is done in 3 Phases. Phasing and work to be coordinated with Construction Manager. Include 3 mobilizations for paving work.

Main entrance to be used during construction. Vestibule will be demoed, existing door to remain until Canopy and exterior work begins.

Project deliveries to be brought in main entrance drive, unloaded to the East.

Parking

Site fence to be provided by Graham Construction.

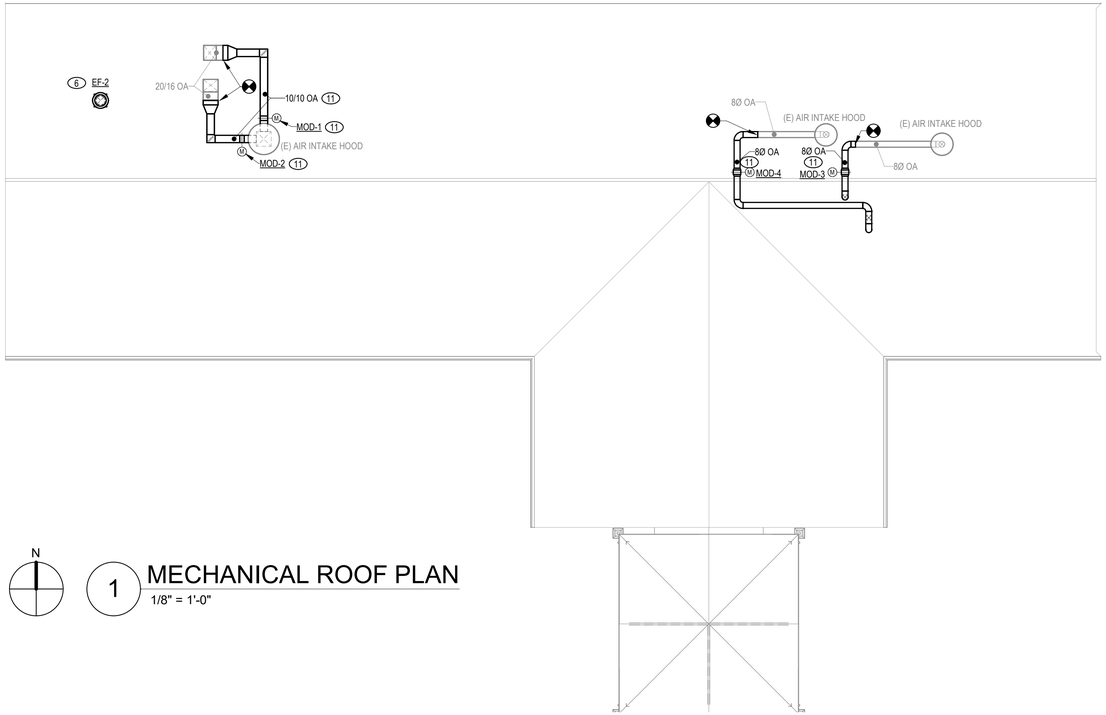
Proj. No.	Graham Construction	Construction Manager
14138B		

Sheet Title

Site Logistics Plan

Sheet No.

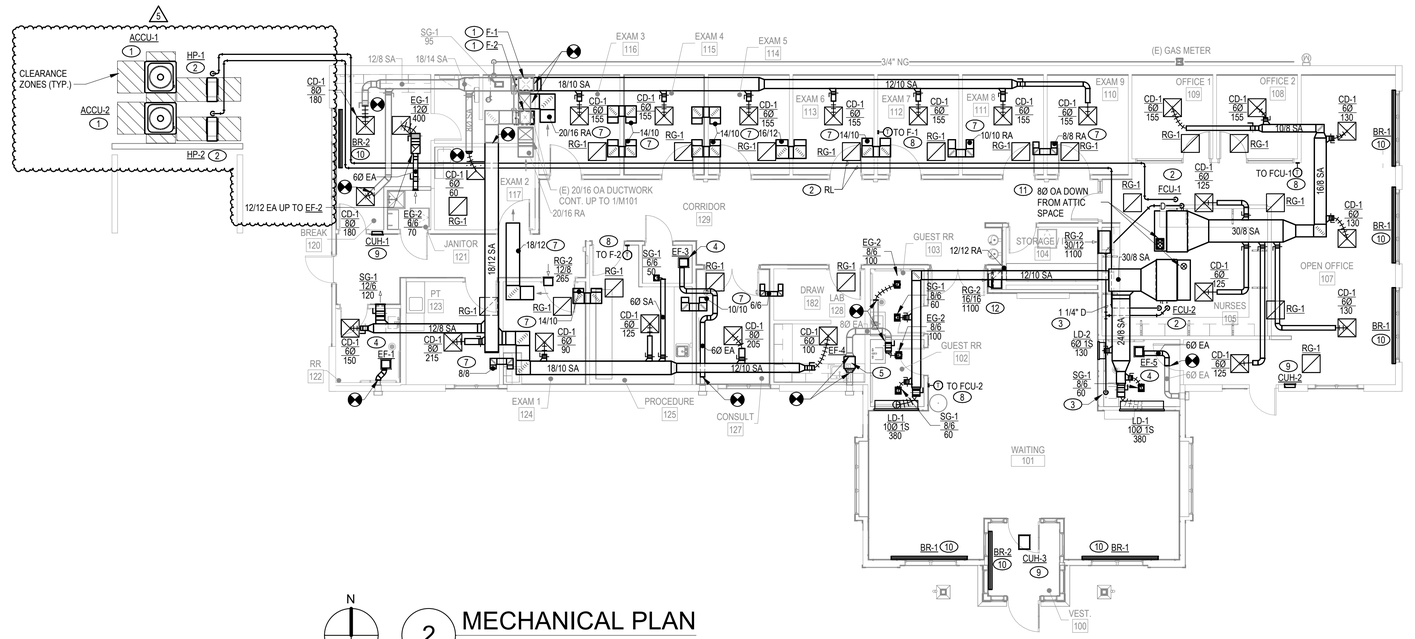
CM-100



N

1 MECHANICAL ROOF PLAN

1/8" = 1'-0"



N

2 MECHANICAL PLAN

1/8" = 1'-0"

KEYED NOTES:

1. PROVIDE FURNACE AND ASSOCIATED AIR COOLED CONDENSING UNIT. NEW UNIT SHALL BE INSTALLED WHERE PREVIOUSLY DEMOLISHED UNIT WAS LOCATED AND SHALL BE INSTALLED AS PER MANUFACTURER'S IOM. RECONNECT UNIT TO EXISTING SUPPLY AIR DUCTWORK, RETURN AIR/OUTSIDE AIR DUCTWORK, FLUE PIPING, AND NATURAL GAS PIPING. M.C. TO VERIFY THAT EXISTING SIZING MEETS MANUFACTURER'S IOM. ROUTE REFRIGERANT LINE SET ABOVE CEILING OUT TO ASSOCIATED CONDENSING UNITS. SEAL ALL EXTERIOR PENETRATIONS WEATHER TIGHT. ROUTE CONDENSATE DRAIN PIPING TO NEAREST FLOOR DRAIN.
2. PROVIDE NEW FAN COIL UNIT AND ASSOCIATED HEAT PUMP. PROVIDE ALL ASSOCIATED DUCTWORK AND CONDENSATE DRAIN PIPING. ROUTE REFRIGERANT LINE SET ABOVE CEILING OUT TO ASSOCIATED CONDENSING UNITS. SEAL ALL EXTERIOR PENETRATIONS WEATHER TIGHT.
3. PROVIDE 1-1/4" CONDENSATE DRAIN FROM FCU-1 & FCU-2. TERMINATE DRAIN LINE WITH AIR GAP. SEE DETAILS 5/M500 & 7/M500.
4. PROVIDE RECESSED IN CEILING EXHAUST FAN WITH BACK DRAFT DAMPER AND ASSOCIATED EXHAUST DUCTWORK. NEW EXHAUST DUCTWORK TO CONNECT TO EXISTING DUCTWORK AND WALL HOOD TERMINATION.
5. PROVIDE IN-LINE EXHAUST FAN, ASSOCIATED EXHAUST GRILLES, AND EXHAUST DUCTWORK. NEW EXHAUST DUCTWORK TO CONNECT TO EXISTING DUCTWORK AND WALL HOOD TERMINATION.
6. PROVIDE ROOF MOUNTED EXHAUST FAN AND ASSOCIATED ROOF CURB, DUCTWORK, WIRING, AND CONTROLS. ROUTE DUCTWORK DOWN THROUGH EXISTING ROOF. PROVIDED ROOF CURB SHALL MATCH SLOPE OF ROOF SO FAN RESTS FLAT. SEE DETAIL X/M500.
7. PROVIDE NEW TRANSFER AIR DUCTWORK. SEE DETAIL X/M500.
8. PROVIDE WALL-MOUNTED THERMOSTAT AND CONNECT TO THE EQUIPMENT AS NOTED.
9. PROVIDE ELECTRIC CABINET UNIT HEATER AND ASSOCIATED WIRING AND CONTROLS.
10. PROVIDE ELECTRIC BASEBOARD ELECTRIC FINNED TUBE HEATER AND ASSOCIATED WIRING AND CONTROLS.
11. PROVIDE NEW OUTSIDE AIR DUCTWORK AND RECONNECT TO EXISTING DUCTWORK AS NOTED. PROVIDE FIRE DAMPER IN VERTICAL SECTION OF DUCT THROUGH ATTIC FLOOR. PROVIDE ASSOCIATED MOTOR OPERATED DAMPER AND TIE INTO EQUIPMENT AS SCHEDULED. SEE SHEET M601 FOR MORE INFORMATION.
12. INSTALL RETURN GRILLE LOW ON WALL CENTERED IN WALL MOULDING PANEL. COORDINATE WITH ARCHITECTURAL ELEVATIONS. INSTALL RETURN AIR TRANSFER DUCT IN CHASE UP THROUGH WALL INTO STORAGE ROOM.

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph 515-440-5626
www.simonsonassoc.com

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an instrument of service by the Architect and is not to be used for use on this project only. Any reproduction, use, or disclosure of information contained hereon without the prior written consent of the Architect is prohibited by the Copyright Laws of Simonson & Associates Architects, LLC.

BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
3	BID SET	09-26-2026
5	Addendum #2	10-12-2026

Proj. No. 14138B SAA Proj. Mgr.

Sheet Title

MECHANICAL PLANS

Sheet No.

M101

KED bluestone
5518 NW 88th Street
Johnston, IA 50131
515-727-0700
www.KEDbluestone.com

PROJECT NUMBER: 126-080
KEDbluestone RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KEDbluestone AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KEDbluestone. © 2026 KEDbluestone

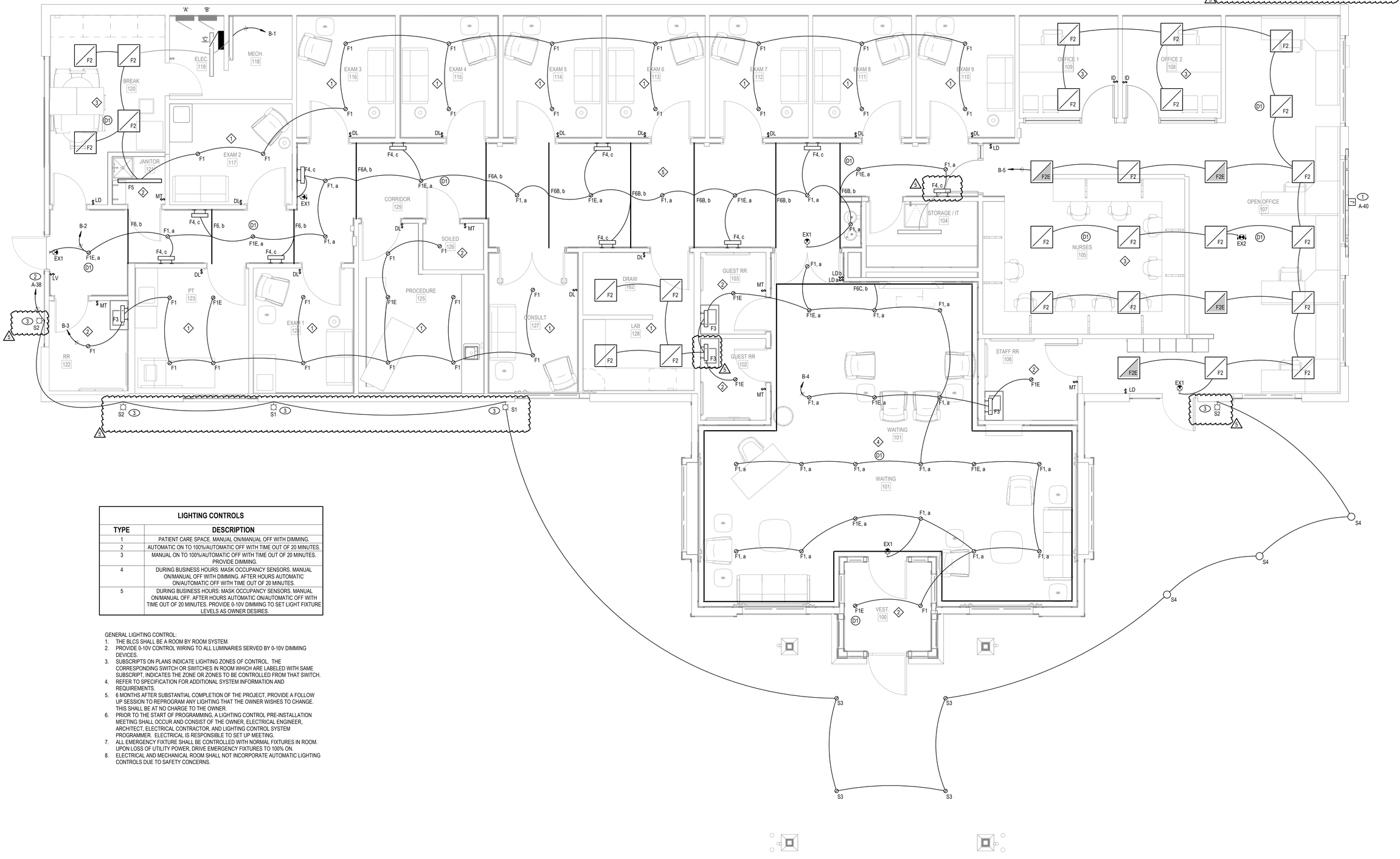
Autodesk Docs://Broadlawns Brain Wellness/126-080_MEP_Broadlawns Brain Wellness_CK_25R.rvt
10/12/2026 11:13:24 AM

GENERAL NOTES:

1. REUSE EXISTING LIGHTING CIRCUITS WHERE POSSIBLE.

KEYED NOTES:

1. CIRCUIT TO THE SAME CIRCUIT AS EXISTING MONUMENT SIGN.
2. ~~CIRCUIT TO THE EXISTING CONTROLLED EXTERIOR LIGHTING CIRCUIT.~~
3. MOUNT FIXTURES AT SAME HEIGHT AS EXISTING FIXTURE.



LIGHTING CONTROLS

TYPE	DESCRIPTION
1	PATIENT CARE SPACE. MANUAL ON/MANUAL OFF WITH DIMMING.
2	AUTOMATIC ON TO 100%/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES.
3	MANUAL ON TO 100%/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES. PROVIDE DIMMING.
4	DURING BUSINESS HOURS: MASK OCCUPANCY SENSORS. MANUAL ON/MANUAL OFF WITH DIMMING. AFTER HOURS AUTOMATIC ON/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES.
5	DURING BUSINESS HOURS: MASK OCCUPANCY SENSORS. MANUAL ON/MANUAL OFF. AFTER HOURS AUTOMATIC ON/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES. PROVIDE 0-10V DIMMING TO SET LIGHT FIXTURE LEVELS AS OWNER DESIRES.

GENERAL LIGHTING CONTROL:

1. THE BLCS SHALL BE A ROOM BY ROOM SYSTEM.
2. PROVIDE 0-10V CONTROL WIRING TO ALL LUMINARIES SERVED BY 0-10V DIMMING DEVICES.
3. SUBSCRIPTS ON PLANS INDICATE LIGHTING ZONES OF CONTROL. THE CORRESPONDING SWITCH OR SWITCHES IN ROOM WHICH ARE LABELED WITH SAME SUBSCRIPT, INDICATES THE ZONE OR ZONES TO BE CONTROLLED FROM THAT SWITCH.
4. REFER TO SPECIFICATION FOR ADDITIONAL SYSTEM INFORMATION AND REQUIREMENTS.
5. 6 MONTHS AFTER SUBSTANTIAL COMPLETION OF THE PROJECT, PROVIDE A FOLLOW UP SESSION TO REPROGRAM ANY LIGHTING THAT THE OWNER WISHES TO CHANGE. THIS SHALL BE AT NO CHARGE TO THE OWNER.
6. PRIOR TO THE START OF PROGRAMMING, A LIGHTING CONTROL PRE-INSTALLATION MEETING SHALL OCCUR AND CONSIST OF THE OWNER, ELECTRICAL ENGINEER, ARCHITECT, ELECTRICAL CONTRACTOR, AND LIGHTING CONTROL SYSTEM PROGRAMMER. ELECTRICAL IS RESPONSIBLE TO SET UP MEETING.
7. ALL EMERGENCY FIXTURE SHALL BE CONTROLLED WITH NORMAL FIXTURES IN ROOM. UPON LOSS OF UTILITY POWER, DRIVE EMERGENCY FIXTURES TO 100% ON.
8. ELECTRICAL AND MECHANICAL ROOM SHALL NOT INCORPORATE AUTOMATIC LIGHTING CONTROLS DUE TO SAFETY CONCERNS.

N

1 ELECTRICAL LIGHTING PLANS
1/4" = 1'-0"

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

This drawing has been procured by the Architect, or under the Architect's direction and supervision. This drawing is provided as an instrument of service by the Architect and is not intended for sale on this project only. Any reproduction, use, or disclosure of information contained herein, without the prior written consent of the Architect is strictly prohibited. (©) Copyright Simonson & Associates Architects, LLC.

BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
3	BID SET	09-26-2026
5	Addendum #2	10-12-2026

Proj. No. SAA. Proj. Mgr.
14138B

Sheet Title
ELECTRICAL LIGHTING PLANS

Sheet No.
EL101

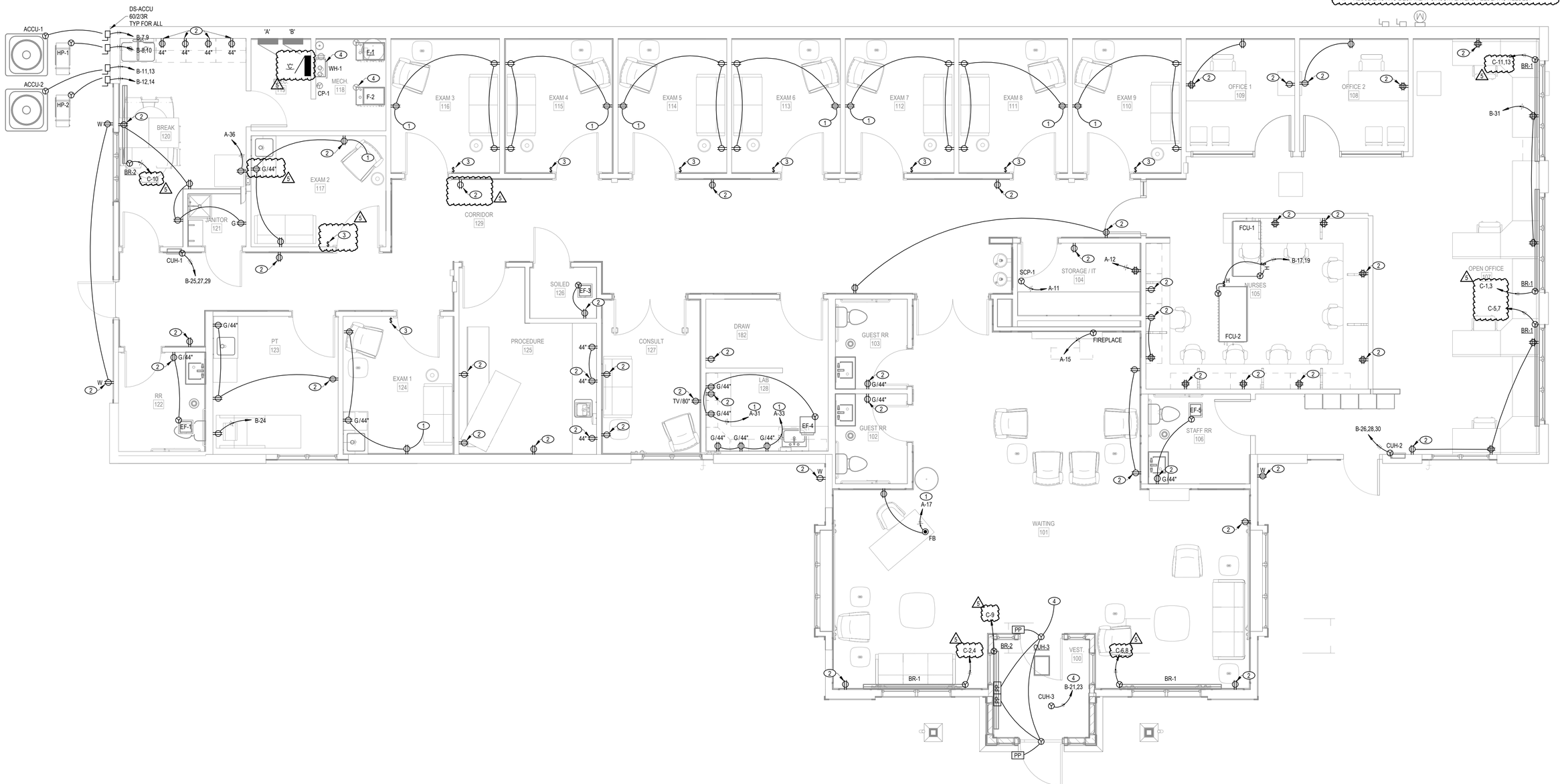
KED bluestone
5518 NW 88th Street
Johnston, IA 50131
515-727-0700
www.KEDbluestone.com

PROJECT NUMBER: 126-080
KEDbluestone RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KEDbluestone AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KEDbluestone. © 2026 KEDbluestone

Autodesk Docs://Broadlawns Brain Wellness/126-080_MEP_Broadlawns Brain Wellness_DZ_R26.rvt
10/12/2026 5:09:24 PM

KEYED NOTES:

1. REUSE EXISTING RECEPTACLE CIRCUIT WITHIN THE ROOM
2. REPLACE EXISTING RECEPTACLE IN PLACE. REUSE EXISTING CIRCUIT.
3. BOTTOM PART OF RECEPTACLES INSTALLED AT 18" AFF WITHIN THE ROOM SHALL BE CONTROLLED BY A WALL MOUNTED SWITCH. INSTALL SWITCH IN A MULTI GANG BOX ALONG WITH LIGHTING CONTROLS. RECEPTACLES INSTALLED AT DIFFERENT ELEVATION SHALL BE ALWAYS ON.
4. REUSE EXISTING EQUIPMENT CIRCUIT. EXTEND FEEDER AS NEEDED.



N

2 ELECTRICAL POWER PLAN

1/4" = 1'-0"

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

This drawing has been prepared by the Architect, or under the Architect's supervision. This drawing is provided as an instrument of service by the Architect and is not intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. © Copyright 2026 Simonson & Associates Architects, LLC

BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
3	BID SET	09-26-2026
5	Addendum #2	10-12-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title

ELECTRICAL POWER PLANS

Sheet No.

EP101

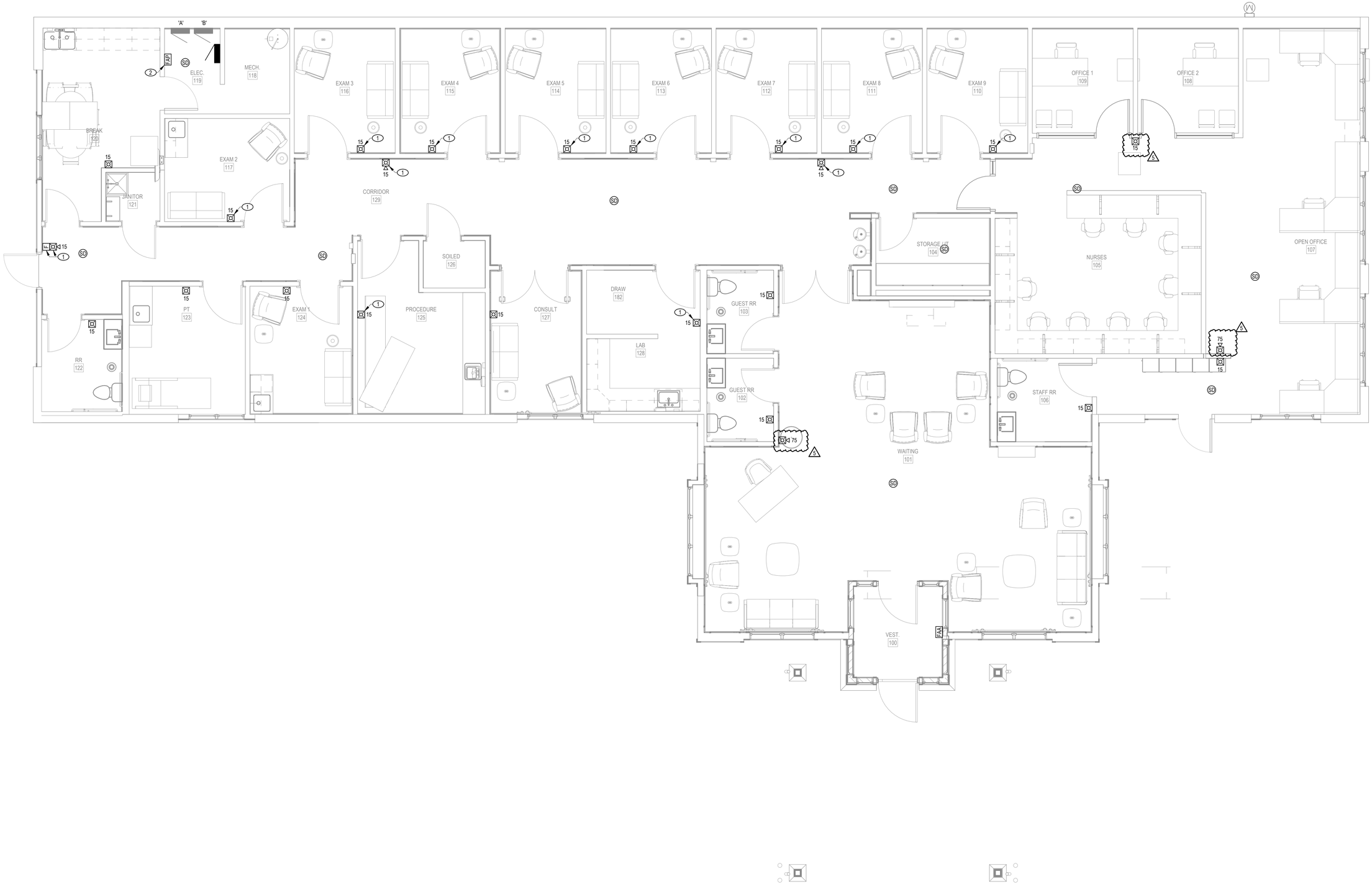
KED bluestone
5518 NW 88th Street
Johnston, IA 50131
515-727-0705
www.KEDbluestone.com

PROJECT NUMBER: 126-080
KEDbluestone RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KEDbluestone AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KEDbluestone. © 2026 KEDbluestone

Autodesk Docs://Broadlawns Brain Wellness/126-080_MEP_Broadlawns Brain Wellness_D25_R25.rvt
10/13/2026 1:02:48 PM

KEYED NOTES:

1. REUSE EXISTING DEVICE LOCATION.
2. REUSE EXISTING FIRE ALARM PANEL CIRCUIT.



N

1 ELECTRICAL SYSTEM PLANS

1/4" = 1'-0"

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS

Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

This drawing has been procured by the Architect, or under the Architect's direction. This drawing is provided as an instrument of service by the Architect and is not intended for sale on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. © 2026 Simonson + Associates Architects, LLC

BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
3	BID SET	09-29-2026
5	Addendum #2	10-12-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title

ELECTRICAL SYSTEM PLANS

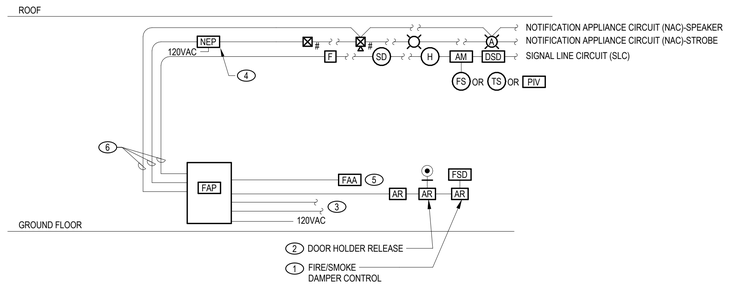
Sheet No.

ES101

KED bluestone
5518 NW 88th Street
Johnston, IA 50131
515-727-0700
www.KEDbluestone.com

PROJECT NUMBER: 126-080
KEDbluestone RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KEDbluestone AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KEDbluestone. © 2026 KEDbluestone

Autodesk Docs://Broadlawns Brain Wellness/126-080_MEP_Broadlawns Brain Wellness_D2_R26.rvt
10/12/2026 1:02:29 PM



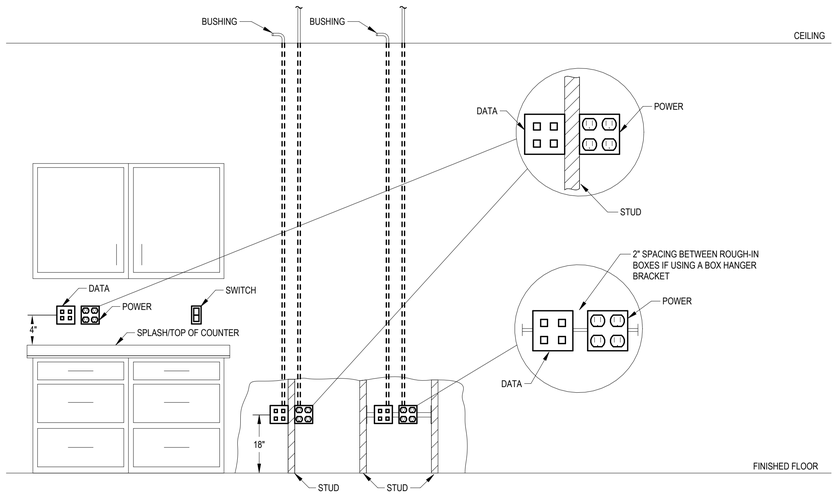
5 ADDRESSABLE FIRE ALARM SYSTEM RISER
N.T.S.

NOTES:

1. THE FIRE ALARM RISER DIAGRAM IS MEANT TO CONVEY THE GENERAL SCOPE OF WORK AND SHOULD NOT BE USED AS A DETAILED WIRING SCHEMATIC. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES OF DEVICES AND CONTROL/MONITORING INTERFACES WITH OTHER BUILDING SYSTEMS (I.E. FIRE/SMOKE DAMPERS, AHU SHUT-DOWN, ELEVATOR CONTROLS, ETC.).
2. THE COMPLETE FIRE ALARM SYSTEM SHALL MEET ALL APPLICABLE CODES AS WELL AS THE FIRE ALARM SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL 120VAC CIRCUITS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM. THIS INCLUDES THE MAIN FIRE ALARM PANEL AS WELL AS ANY NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANELS. ALL 120VAC CIRCUIT BREAKERS SERVING FIRE ALARM EQUIPMENT SHALL BE PROVIDED WITH HANDLE LOCKS.
4. ALL FIRE ALARM WIRING SHALL BE INSTALLED EITHER IN EXISTING RACEWAY (WHERE AVAILABLE) OR FLOWN ABOVE THE FINISHED CEILING. ALL FLOWN CABLES SHALL BE PLENUM RATED AND SHALL BE SUPPORTED INDEPENDENT OF THE CEILING SYSTEM USING J-HOOKS AND OTHER APPROPRIATE SUPPORTS. COORDINATE CABLE TYPE REQUIREMENTS WITH THE FIRE ALARM SYSTEM MANUFACTURER.
5. MAINTAIN 3'-0" SEPARATION BETWEEN SMOKE DETECTORS AND HVAC DIFFUSERS.
6. ALL DEVICES SHALL BE FLUSH MOUNTED WHERE WALL AND CEILING CONSTRUCTION ALLOWS. IF FLUSH MOUNTING OF DEVICES IS NOT POSSIBLE, SURFACE MOUNT USING SURFACE BOXES AND WIREMOLD 700 SERIES METALLIC RACEWAY (OR EQUAL), PAINTED TO MATCH EXISTING FINISHES.

KEYED NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL CONNECT TO EXISTING FIRE/SMOKE DAMPER CIRCUITS. EC SHALL FIELD VERIFY QUANTITY AND LOCATION OF NEW ADDRESSABLE RELAYS REQUIRED FOR FIRE/SMOKE DAMPER CONTROL.
2. THE ELECTRICAL CONTRACTOR SHALL CONNECT TO EXISTING DOOR RELEASE CIRCUITS. EC SHALL FIELD VERIFY QUANTITY AND LOCATION OF NEW ADDRESSABLE RELAYS REQUIRED FOR DOOR RELEASE CONTROL.
3. FIRE ALARM PANEL REQUIRES (2) TYPES OF TECHNOLOGY: (1) POTS LINE OR (1) CELLULAR.
4. PROVIDE NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANELS AS REQUIRED. IT IS THE FIRE ALARM SYSTEM MANUFACTURER'S RESPONSIBILITY TO DETERMINE QUANTITY OF PANELS NEEDED TO MEET THE SPECIFICATIONS. PANELS TO BE INSTALLED IN LOCATIONS APPROVED BY THE OWNER. ACCEPTABLE LOCATIONS INCLUDE: ELECTRICAL ROOMS, JANITOR'S CLOSETS, MECHANICAL ROOMS.
5. REFER TO #/E# FOR LOCATION OF GROUND LEVEL ANNUNCIATOR PANEL.
6. REFER TO SPECIFICATIONS FOR SIGNAL AND NOTIFICATION LOOP REQUIREMENTS.



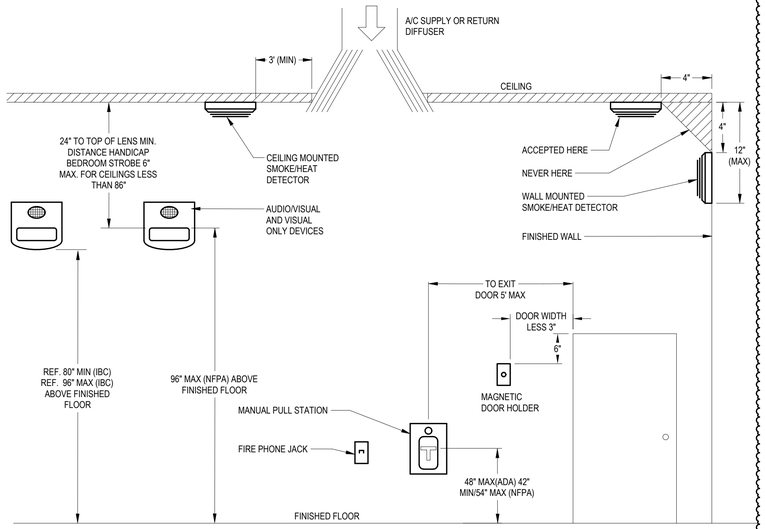
4 SCHEMATIC ELECTRICAL MOUNTING DETAIL
N.T.S.

NOTES:

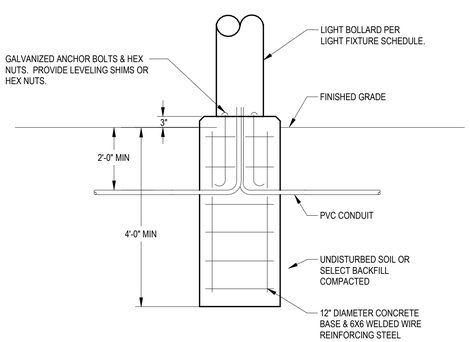
1. SOME DEVICES SHOWN MAY NOT BE USED. DETAIL IS NOT TO SCALE.
2. MOUNTNG HEIGHTS ARE AS SHOWN IN THIS DETAIL UNLESS NOTED OTHERWISE ON THE FLOORPLAN.
3. TYPICAL FOR POWER AND DATA IN THE SAME GENERAL LOCATION. POWER AND DATA ROUGH-IN TO BE MOUNTED ADJACENT TO EACH OTHER ON EITHER SIDE OF A STUD OR BETWEEN STUDS IF USING A BRACKET HANGER. IF USING A BRACKET HANGER, POWER AND DATA BOXES TO BE INSTALLED WITH A 2" SPACE BETWEEN THEM.
4. ALL DEVICES TO BE INSTALLED IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN. REFER TO AHJ ADOPTED *NEC - INFORMATIVE ANNEX J* OR AHJ ADOPTED PUBLISHING OF *ADA STANDARDS FOR ACCESSIBLE DESIGN* FOR ADDITIONAL INFORMATION.

		SYSTEM OUTPUTS																							
		FACP ANNUNCIATION							NOTIFICATION				REQUIRED FIRE SAFETY CONTROL												
		A ACTUATE COMMON ALARM SIGNAL INDICATOR	B ACTUATE AUDIBLE ALARM SIGNAL	C ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR	D ACTUATE AUDIBLE SUPERVISORY SIGNAL	E ACTUATE COMMON TROUBLE SIGNAL INDICATOR	F ACTUATE AUDIBLE TROUBLE SIGNAL	G ACTUATE ZONE OR DEVICE ADDRESS ALARM INDICATOR	H ACTUATE VISIBLE & AUDIBLE ALARM ANNUNCIATION	I TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	J TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	K TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	L RELEASE MAGNETICALLY HELD DOORS	M ACTUATE WDN DOOR CLOSURE	N RECALL ELEVATOR TO RECALL FLOOR	O RECALL ELEVATOR TO ALTERNATE RECALL FLOOR	P ACTUATE WARNING TO ELEVATOR CABS	Q DELAYED REMOVAL OF POWER FROM ELEVATOR	R CLOSE SMOKE DAMPERS ASSOCIATED WITH THE DETECTOR(S) IN ALARM	S UNLOCK EXITS AND CONTROL DOORS	T SHUT DOWN RESPECTIVE AIR HANDLING EQUIPMENT
SYSTEM INPUTS		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1	FIRE ALARM SYSTEM AC POWER FAILURE					X	X					X									
2	FIRE ALARM SYSTEM LOW BATTERY					X	X					X									
3	OPEN CIRCUIT					X	X					X									
4	GROUND FAULT					X	X					X									
5	NOTIFICATION APPLIANCE CIRCUIT SHORT					X	X					X									
6	BUILDING MANUAL PULL STATIONS	X	X					X	X	X			X							X	
7	CORRIDOR SMOKE DETECTORS	X	X					X	X	X			X						X	X	
8	AREA SMOKE DETECTORS	X	X					X	X	X			X							X	
9	HVAC AIR DUCT SMOKE DETECTORS			X	X			X			X								X		X
10	AREA HEAT DETECTORS	X	X					X	X	X			X							X	

3 FIRE ALARM MATRIX
N.T.S.



2 FIRE ALARM DEVICE MOUNTING HEIGHT
N.T.S.



1 BOLLARD BASE
N.T.S.

NEMA 5-20R RECEPTACLE SUBSCRIPT SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
W	DUPLEX GROUND FAULT RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, SELF-TEST, NEMA 5-20R, WITH DIE-CAST WEATHERPROOF COVER (WHILE IN USE)	HUBBELL GFTRST83/WP26E LEVITON PASS & SEYMOUR COOPER
TV	STEEL RECESSED TV BOX, WHITE COVER PLATE, COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION. REFER TO TECHNOLOGY DRAWINGS FOR TV ROUGH-IN DETAIL. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE.	ARLINGTON COVER - DVFRC ARLINGTON RECESSED 2 GANG STEEL BOX - TVBS505 FACEPLATE 2 GANG
NO SUBSCRIPT	DOUBLE DUPLEX RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, NEMA 5-20R	HUBBELL (2) HBL8300 LEVITON PASS & SEYMOUR COOPER
NO SUBSCRIPT	DUPLEX RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, NEMA 5-20R	HUBBELL HBL8300 LEVITON PASS & SEYMOUR COOPER
G	DUPLEX GROUND FAULT RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, SELF-TEST, NEMA 5-20R	HUBBELL GFTRST83 LEVITON PASS & SEYMOUR COOPER

FIRE ALARM DEVICE SCHEDULE

SYMBOL	DESCRIPTION	MODEL
FD	ADDRESSABLE FIRE ALARM MANUAL PULL STATION, DOUBLE ACTION, RED POLYCARBONATE BODY, KEY RESET, STATUS LED	HONEYWELL
SD	ADDRESSABLE SMOKE DETECTOR, PHOTOELECTRIC TYPE, STATUS LED	HONEYWELL
	FIRE ALARM AUDIO/VISUAL NOTIFICATION APPLIANCE, WALL MOUNTED, RED WHITE HOUSING WITH "FIRE" MARKING, 4-WIRE, '#' IDENTIFIES CANDELA RATING: 15, 30, 75, 110	HONEYWELL
FAP	FIRE ALARM CONTROL PANEL, ADDRESSABLE, SURFACE MOUNT, REFER TO SPECIFICATION SECTION 283100 FOR ADDITIONAL INFORMATION. PROVIDE DEDICATED 120V POWER WITH HANDLE LOCK.	HONEYWELL
FAA	FIRE ALARM REMOTE ANNUNCIATOR PANEL, LCD DISPLAY, ALARM, SUPERVISORY, AND TROUBLE ACKNOWLEDGE, ALARM SILENCE, SYSTEM RESET, KEYSWITCH FOR ACCESS CONTROL, THREE PROGRAMMABLE LED INDICATORS, BRUSHED ALUMINUM TRIM, FLUSH MOUNT AT 48" IN A RECESSED ELECTRICAL BOX.	HONEYWELL
#	FIRE ALARM VISUAL NOTIFICATION APPLIANCE, WALL MOUNTED, WHITE HOUSING WITH "FIRE" MARKING, 2-WIRE, '#' IDENTIFIES CANDELA RATING: 15, 30, 75, 110	HONEYWELL

FLOOR BOX SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
FB	SQUARE ON GRADE FOUR GANG FLOOR BOX, RECESSED DEVICES, HINGED DIE-CAST ALUMINUM COVER, ONE 3/4 " CONDUIT TO 2 DUPLEX RECEPTACLES (NEMA 5-20), ONE 1-1/4 " CONDUIT TO AV INTERFACES IN BOX, REFER TO T-SERIES DRAWINGS FOR TELECOM AND AV DEVICES IN BOX, ROUTE CONDUIT TO ABOVE NEAREST ACCESSIBLE CEILING (UNLESS OTHERWISE NOTED ON PLANS), PROVIDE VOLTAGE SEPARATION FROM LINE AND LOW VOLTAGE DEVICES, BRUSHED ALUMINUM FINISH	BOX: WIREMOLD RFBA-OG COVER: WIREMOLD FPB[C]

SWITCH SUBSCRIPT SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
DL	DIMMER, LOW VOLTAGE 0-10 VOLT, COMMERCIAL GRADE, 20 AMP	WATTSTOPPER RH4FBL3PTC ACUITY NLIGHT CURRENT NX
ID	OCCUPANCY SENSOR WALL SWITCH, PASSIVE INFRARED, 180 DEGREE COVERAGE, 0-10 VOLT DIMMING, 120/277V	WATTSTOPPER PW-311 ACUITY NLIGHT CURRENT NX
LD	DIGITAL LOW VOLTAGE WALL STATION, SINGLE ZONE ON/OFF AND RAISE/LOWER MANUAL CONTROL, LED STATUS LIGHT	WATTSTOPPER DLM ACUITY NLIGHT CURRENT NX
LV	LOW VOLTAGE WALL STATION,TWO BUTTON SWITCH	WATTSTOPPER DLM ACUITY NLIGHT CURRENT NX
MT	OCCUPANCY SENSOR WALL SWITCH, DUAL TECHNOLOGY, 180 DEGREE COVERAGE, 120/277V	WATTSTOPPER DW-100 ACUITY NLIGHT CURRENT NX
NO SUBSCRIPT	SINGLE POLE SWITCH, COMMERCIAL GRADE, 20 AMP	COOPER HUBBELL LEVITON PASS & SEYMOUR

CEILING MOUNTED OCCUPANCY SENSOR SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
D1	DIGITAL OCCUPANCY SENSOR, DUAL SENSING TECHNOLOGIES (PASSIVE INFRARED AND ULTRASONIC OR MIRCOPHONIC), LOW VOLTAGE, CEILING MOUNT, 360 DEGREE COVERAGE, UP TO 1000 SF COVERAGE	WATTSTOPPER DLM ACUITY NLIGHT CURRENT NX

SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an instrument of service by the Architect and is not to be used for sale on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. © 2026 Simonson & Associates Architects, LLC.

BROADLAWNS BRAIN & MEMORY CENTER
3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
3	BID SET	09-29-2026
5	Addendum #2	10-12-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title
ELECTRICAL DETAILS AND SCHEDULES

Sheet No.
E500

KED bluestone
5518 NW 88th Street
Johnston, IA 50131
515-727-0700
www.KEDbluestone.com

PROJECT NUMBER: 126-080
KEDbluestone RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KEDbluestone AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KEDbluestone. © 2026 KEDbluestone

Autodesk Docs://Broadlawns Brain Wellness/126-080_MEP_Broadlawns Brain Wellness_D2_R26.rvt
10/1/2026 1:02:23 PM

BRANCH PANELBOARD: A

LOCATION: ELEC. 119
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
FED FROM:

VOLTAGE: 208/120 Wye
PHASE: 3
WIRE: 4
LUGS:

MAIN DEVICE: MLO
BUS RATING: 225
NEUTRAL RATING: 100%
A.I.C. RATING: EXISTING

CKT #	CKT BKR A / P		NOTES	CIRCUIT DESCRIPTION	KVA LOAD 'PHASE A'		KVA LOAD 'PHASE B'		KVA LOAD 'PHASE C'		CIRCUIT DESCRIPTION	NOTES	CKT BKR P / A		CKT #
1	20 A	1	E	ROOM 120, 121 RECEPTS	0.5	0.5					ROOM 118, 119 RECEPTS	E	1	20 A	2
3	20 A	1	E	ROOM 116, 117 RECEPTS			0.5	0.5			ROOM 114, 115 RECEPTS	E	1	20 A	4
5	20 A	1	E	ROOM 111, 112, 113 RECEPTS					0	0	ROOM 108, 109, 110 RECEPTS	E	1	20 A	6
7	20 A	1	E	NURSES STATION REC NORTH &...	0	0					NURSE STATION REC EAST	E	1	20 A	8
9	20 A	1	E	NURSES STATION SHREDDER			0	0			NURSE STATION PRINTER	E	1	20 A	10
11	20 A	1	EN	SECURITY PANEL					0.2	0.4	IT RACK	EN	1	20 A	12
13	20 A	1	E	FAMILY RESTROOM GFI	0	0					JANITO HT/NT CLEAN REC	E	1	20 A	14
15	20 A	1	EN	WAITING AREA FIREPLACE			1.2	0.5			PATIENT RESTROOM GFI	E	1	20 A	16
17	20 A	1	EN	WAITING AREA FLOORBOX					0.4	0	WAITING AREA RECPTS	E	1	20 A	18
19	20 A	1	E	NST SOILED, DRAW REC	0	0					PROCEDURE RECPTS	E	1	20 A	20
21	20 A	1	E	ULTRA SOUND RECEPT			0	0			LAB FRIDGE RECPTS	E	1	20 A	22
23	20 A	1	E	EXAM 125, MGF OFFICE REC					0	0	STAFF RESTROOM GFI	E	1	20 A	24
25	20 A	1	E	DISH/DISPOSAL REC	0	0					MICROWAVE REC	E	1	20 A	26
27	20 A	1	E	BREAK ROOF GFI			0	0			BREAKROOM FRIDGE REC	E	1	20 A	28
29	20 A	1	E	BREAK ROOM RECEPTS					0	0	BREAKROOM PLUG MOLD	E	1	20 A	30
31	20 A	1	EN	LAB 128 COUNTERTOP RCPT	0.4	0					SPARE	E	2	80 A	32
33	20 A	1	EN	LAB 128 COUNTERTOP RCPT			0.5	0							34
35	20 A	1	E	FURNACE 1					0	0.2	BREAKROOM FRIDGE	EN	1	20 A	36
37	20 A	1	E	NURSES ISLAND REC	0	0.2					EXTERIOR LIGHTS&CONTACTOR	E	1	20 A	38
39	20 A	1	E	NURSES ISLAND SPARE			0	0			MONUMENT SIGN&POLE LIGHT	E	1	20 A	40
41	20 A	1	E	WAITING ROOM COFFEE MAKER					0	0	ATTIC LIGHTS	E	1	20 A	42
				TOTAL CONNECTED KVA BY PHASE	1.6 kVA		3.2 kVA		1.1 kVA						
				TOTAL CONNECTED AMPS BY PHASE	13.7 A		27.6 A		9 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED LOAD	PANELBOARD TOTALS	
HVAC	1380 VA	100.00%	1380 VA		
Lighting	111 VA	100.00%	111 VA	**TOTAL CONNECTED KVA**	5.9 kVA
Receptacle	1800 VA	100.00%	1800 VA	**TOTAL CALCULATED KVA**	5.9 kVA
Spare	2500 VA	100.00%	2500 VA		
Lighting - Interior	112 VA	125.00%	140 VA	**TOTAL CONNECTED AMPS**	16.4 A
				TOTAL CALCULATED AMPS	16.4 A

NOTES:
E.C. TO IDENTIFY EXISTING LOADS AND UPDATE PANELBOARD SCHEDULES PER NEW FLOOR PLAN

BRANCH PANELBOARD: B

LOCATION: ELEC. 119
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
FED FROM:

VOLTAGE: 208/120 Wye
PHASE: 3
WIRE: 4
LUGS:

MAIN DEVICE: MLO
BUS RATING: 225
NEUTRAL RATING: 100%
A.I.C. RATING: EXISTING

CKT #	CKT BKR A / P		NOTES	CIRCUIT DESCRIPTION	KVA LOAD 'PHASE A'		KVA LOAD 'PHASE B'		KVA LOAD 'PHASE C'		CIRCUIT DESCRIPTION	NOTES	CKT BKR P / A		CKT #
1	20 A	1	E	LIGHTING	0.7	1					LIGHTING	E	1	20 A	2
3	20 A	1	E	LIGHTING			0.4	1.3			LIGHTING	E	1	20 A	4
5	20 A	1	E	LIGHTING					0.9	0	FIRE ALARM PANEL	E (HL)	1	20 A	6
7	50 A	2	EN	ACCU-1	2.4	1.8					HP-1	EN	2	40 A	8
9							2.4	1.8							10
11	40 A	2	EN	ACCU-2					1.8	1.8	HP-2	N	2	40 A	12
13					1.8	1.8									14
15	20 A	1	E	FURNACE 2			0	0			WATER HEATER	E	1	20 A	16
17	20 A	2	N	FCU1, FCU-2					0.7	0	EXTERIOR RECEPTACLES	E	1	20 A	18
19					0.7	0.2					EF-2 ROOF FAN	EN	1	20 A	20
21	30 A	2	EN	CUH-3			2.5	0			DAMPERS	E	1	20 A	22
23									2.5	0.2	PT 123 TREADMILL	N	1	20 A	24
25					1.3	1.3									26
27	20 A	3	N	CUH-1			1.3	1.3			CUH-2	N	3	20 A	28
29									1.3	1.3					30
31	20 A	1	N	OPEN OFFICE 107 RCPT	0.7	--					SPACE		1	--	32
33	--	1		SPACE			--	--			SPACE		1	--	34
35	--	1		SPACE					--	--	SPACE		1	--	36
37	--	1		SPACE	--	6									38
39	--	1		SPACE			--	6			PANEL 'C'	N	3	100 A	40
41	--	1		SPACE					--	3.6					42
				TOTAL CONNECTED KVA BY PHASE	19.6 kVA		17 kVA		14 kVA						
				TOTAL CONNECTED AMPS BY PHASE	167.5 A		145.4 A		116.9 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED LOAD	PANELBOARD TOTALS	
HVAC	17000 VA	100.00%	17000 VA		
Lighting	3844 VA	100.00%	3844 VA	**TOTAL CONNECTED KVA**	50.7 kVA
Motor	180 VA	125.00%	225 VA	**TOTAL CALCULATED KVA**	57.9 kVA
Receptacle	900 VA	100.00%	900 VA		
Lighting - Interior	404 VA	125.00%	506 VA	**TOTAL CONNECTED AMPS**	140.6 A
Electric Heat	28600 VA	125.00%	35750 VA	**TOTAL CALCULATED AMPS**	160.8 A

NOTES:
E.C. TO IDENTIFY EXISTING LOADS AND UPDATE PANELBOARD SCHEDULES PER NEW FLOOR PLAN

BRANCH PANELBOARD: C

LOCATION: ELEC. 119
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
FED FROM: B

VOLTAGE: 208/120 Wye
PHASE: 3
WIRE: 4
LUGS:

MAIN DEVICE: MLO
BUS RATING: 100
NEUTRAL RATING: 100%
A.I.C. RATING: 10000

CKT #	CKT BKR A / P		NOTES	CIRCUIT DESCRIPTION	KVA LOAD 'PHASE A'		KVA LOAD 'PHASE B'		KVA LOAD 'PHASE C'		CIRCUIT DESCRIPTION	NOTES	CKT BKR P / A		CKT #
1	20 A	2	N	BR-1 OPEN OFFICE 107	1.2	1.2					BR-1 WAITING	N	2	20 A	2
3							1.2	1.2							4
5	20 A	2	N	BR-1 OPEN OFFICE 107					1.2	1.2	BR-1 WAITING	N	2	20 A	6
7					1.2	1.2									8
9	20 A	1	N	BR-2 VEST 100			1.8	1.8			BR-2 BREAK ROOM	N	1	20 A	10
11	20 A	2	N	BR-1 OPEN OFFICE 107					1.2	0	SPARE		1	20 A	12
13					1.2	0					SPARE		1	20 A	14
15	20 A	1		SPARE			0	0			SPARE		1	20 A	16
17	20 A	1		SPARE					0	0	SPARE		1	20 A	18
19	20 A	1		SPARE	0	0					SPARE		1	20 A	20
21	20 A	1		SPARE			0	0			SPARE		1	20 A	22
23	20 A	1		SPARE					0	0	SPARE		1	20 A	24
25	20 A	1		SPARE	0	0					SPARE		1	20 A	26
27	20 A	1		SPARE			0	0			SPARE		1	20 A	28
29	20 A	1		SPARE					0	0	SPARE		1	20 A	30
31	20 A	1		SPARE	0	--					SPACE		1	--	32
33	20 A	1		SPARE			0	--			SPACE		1	--	34
35	20 A	1		SPARE					0	--	SPACE		1	--	36
37	--	1		SPACE	--	--					SPACE		1	--	38
39	--	1		SPACE			--	--			SPACE		1	--	40
41	--	1		SPACE					--	--	SPACE		1	--	42
				TOTAL CONNECTED KVA BY PHASE	6 kVA		6 kVA		3.6 kVA						
				TOTAL CONNECTED AMPS BY PHASE	53.1 A		53.1 A		30 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED LOAD	PANELBOARD TOTALS	
Electric Heat	15600 VA	125.00%	19500 VA		
				TOTAL CONNECTED KVA	15.6 kVA
				TOTAL CALCULATED KVA	19.5 kVA
				TOTAL CONNECTED AMPS	43.3 A
				TOTAL CALCULATED AMPS	54.1 A

NOTES:

MINIMUM BRANCH CIRCUIT FEEDER SIZE (RHW, THHW, THW, THWN, XHHW, XHWN, USE, ZE) BASED ON NEC 2020 AT 75°C			
BREAKER SIZE	PHASE/NEUTRAL	GRD	CONDUIT
20A	#12	#12	3/4"
25A	#10	#10	3/4"
30A	#10	#10	3/4"
35A	#8	#10	1"
40A	#8	#10	1"
50A	#6	#10	1"
60A	#4	#10	1-1/4"
70A	#4	#8	1-1/4"
80A	#3	#8	1-1/2"
100A	#1	#8	2"

ELECTRICAL CONNECTION SCHEDULE

CALLOUT	LOAD CHARACTERISTICS						PANEL AND CIRCUIT INFORMATION		
	VOLTAGE	PHASE	VA	AMPS	MCA	LOAD CLASS	FED FROM	CIRCUIT	MOCP
ACCU-1	208 V	1	4800 VA	23.1 A	0.0 A	HVAC	B	7,9	
ACCU-2	208 V	1	3600 VA	17.3 A	0.0 A	HVAC	B	11,13	
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	Electric Heat	C	2,4	
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	Electric Heat	C	6,8	
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	Electric Heat	C	5,7	
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	Electric Heat	C	1,3	
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	Electric Heat	C	11,13	
BR-2	120 V	1	1800 VA	15.0 A	0.0 A	Electric Heat	C	10	
BR-2	120 V	1	1800 VA	15.0 A	0.0 A	Electric Heat	C	9	
CUH-1	208 V	3	4000 VA	11.1 A	0.0 A	Electric Heat	B	25,27,29	
CUH-2	208 V	3	4000 VA	11.1 A	0.0 A	Electric Heat	B	26,28,30	
CUH-3	208 V	1	5000 VA	24.0 A	0.0 A	Electric Heat	B	21,23	
DOOR POWER	120 V	1	180 VA	1.5 A	0.0 A	HVAC			
DOOR POWER	120 V	1	180 VA	1.5 A	0.0 A	HVAC			
EF-1	120 V	1	180 VA	1.5 A	0.0 A	Motor			
EF-2	120 V	1	180 VA	1.5 A	0.0 A	Motor	B	20	
EF-3	120 V	1	180 VA	1.5 A	0.0 A	Motor			
EF-4	120 V	1	180 VA	1.5 A	0.0 A	Motor			
EF-5	120 V	1	180 VA	1.5 A	0.0 A	Motor			
FCU-1	208 V	1	700 VA	3.4 A	0.0 A	HVAC	B	17,19	
FCU-2	208 V	1	700 VA	3.4 A	0.0 A	HVAC	B	17,19	
FIREPLACE	120 V	1	1200 VA	10.0 A	0.0 A	HVAC	A	15	
HP-1	208 V	1	3600 VA	17.3 A	0.0 A	HVAC	B	8,10	
HP-2	208 V	1	3600 VA	17.3 A	0.0 A	HVAC	B	12,14	
SCP-1	120 V	1	180 VA	1.5 A	0.0 A	HVAC	A	11	

GENERAL ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER
	CONNECTION TO MECHANICAL EQUIPMENT	MOTOR/EQUIPMENT FURNISHED AND INSTALLED BY MECHANICAL OR PLUMBING CONTRACTOR
J J	ELECTRICAL CONNECTION TO MISC. EQUIPMENT	EQUIPMENT FURNISHED AND INSTALLED BY OTHERS
PP	AUTOMATIC DOOR PUSH PAD, PROVIDE SINGLE GANG OPENING AT 42" AFF WITH 1/2" CONDUIT TO THE POWER OPERATOR. REFER TO DOOR HARDWARE SUBMITTALS FOR ADDITIONAL INFORMATION	FURNISHED BY OTHERS, ROUGH IN BY EC
S_H	THREE POLE 30A MOTOR RATED MANUAL TOGGLE SWITCH	SQUARE D 2510
PANEL 'C'	BRANCH CIRCUIT PANELBOARD, 208/120V, 3-PHASE, 4-WIRE, NEMA 1 HOUSING, REFER TO PANEL SCHEDULES FOR DETAILS	SQUARE D NQ

***NOT ALL SYMBOLS/NOTES ARE USED**

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER/MODEL	FINISHES	MOUNTING	DELIVERED LUMENS	CRI	CCT	DIMMING	DISTRIBUTION	WATTS	VOLTAGE	EMERGENCY BACK-UP
EX1	WALL MOUNT EXIT SIGN, SINGLE SIDED, EDGE-LIT ACRYLIC, SELF-TEST/SELF-DIAGNOSTICS, MIRROR BACKGROUND	EVENLITE SOVII DUAL-LITE LES ISOLITE ELT2	HOUSING WHITE, LETTERING GREEN	SURFACE WALL	NA	NA	0 K	NA	NA	3 W	120	BATTERY
EX2	CEILING MOUNT EXIT SIGN, DOUBLE SIDED, EDGE-LIT ACRYLIC, SELF-TEST/SELF-DIAGNOSTICS, MIRROR BACKGROUND	EVENLITE SOVII DUAL-LITE LE ISOLITE ELT2	HOUSING WHITE, LETTERING GREEN	RECESSED CEILING	NA	NA	0 K	NA	NA	3 W	120	BATTERY
F1	4" DIAMETER OPEN DOWNLIGHT, SPECIFICATION GRADE, ADJUSTABLE LUMEN (2000LM-3000LM)/SWITCHABLE CCT (3000K-5000K), IC RATED	LITHONIA LDN4 ELITE HH4 GREEN CREATIVE NYX	FLANGED TRIM: CLEAR, SPECULAR	RECESSED	2000	80	3500 K	0-10V, 1% DIM	WIDE	25 W	120	NA
F1E	4" DIAMETER OPEN DOWNLIGHT, SPECIFICATION GRADE, ADJUSTABLE LUMEN (2000LM-3000LM)/SWITCHABLE CCT (3000K-5000K), IC RATED, EMERGENCY	LITHONIA LDN4 ELITE HH4 GREEN CREATIVE NYX	FLANGED TRIM: CLEAR, SPECULAR	RECESSED	2000	80	3500 K	0-10V, 1% DIM	WIDE	25 W	120	BATTERY
F2	2'X2' ARCHITECTURAL TROFFER, SWITCHABLE LUMENS (3000LM-5000LM)/SWITCHABLE CCT (3500K-5000K)	LITHONIA STAKS COLUMBIA LCAT COOPER 22CZSB	WHITE	RECESSED	4000	80	3500 K	0-10V, 10% DIM	LAMBERTIAN	37 W	120	NA
F2E	2'X2' ARCHITECTURAL TROFFER, SWITCHABLE LUMENS (3000LM-5000LM)/SWITCHABLE CCT (3500K-5000K), EMERGENCY	LITHONIA STAKS COLUMBIA LCAT COOPER 22CZSB	WHITE	RECESSED	4000	80	3500 K	0-10V, 10% DIM	LAMBERTIAN	37 W	120	BATTERY
F3	25" VANITY LIGHT, CENTER ABOVE MIRROR AT 7' AFF	WAC REED VISUAL COMFORT DESSAU KUZCO VEGA CERNO 03-300	FINISH SELECTED BY ARCHITECT	WALL	500	90	3000 K	0-10V, 10% DIM	STANDARD	21 W	120	NA
F4	33" PICTURE LIGHT, CENTERED ABOVE PAINTING	WAC REED VISUAL COMFORT DESSAU KUZCO VEGA CERNO 03-300	FINISH SELECTED BY ARCHITECT	WALL	700	90	3000 K	0-10V, 10% DIM	STANDARD	28 W	120	NA
F5	4' STRIP, ACRYLIC DROP LENS	LITHONIA CSS COLUMBIA CSL METALUX SNX	WHITE	SURFACE	5000	80	3500 K	0-10V, 10% DIM	LAMBERTIAN	38 W	120	NA
F6	5' LED TAPE LIGHTING IN 45 DEGREE CHANNEL, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC CORE LSM55/ALP-50C-V2 ACE K/301	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	15 W	120	NA
F6A	7' LED TAPE LIGHTING IN 45 DEGREE CHANNEL, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC CORE LSM55/ALP-50C-V2 ACE K/301	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	21 W	120	NA
F6B	9' 8" LED TAPE LIGHTING IN 45 DEGREE CHANNEL, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC CORE LSM55/ALP-50C-V2 ACE K/301	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	30 W	120	NA
F6C	LED TAPE LIGHTING IN 45 DEGREE CHANNEL, SEE FLOOR PLAN FOR LENGTH, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC CORE LSM55/ALP-50C-V2 ACE K/301	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	407 W	120	NA
S1	46" EXTERIOR WALL SCONCE, UL WET LOCATION LISTED	ALVA SADIE SAL S9405	FINISH SELECTED BY ARCHITECT	WALL	900	90	3000 K	NA	STANDARD	20 W	120	NA
S2	EXTERIOR WALL PACK, ALUMINUM CONSTRUCTION, EMERGENCY (-20 DEG C), UL WET LOCATION LISTED	LITHONIA WPX LUMARK AXCS	FINISH SELECTED BY ARCHITECT	WALL	2900	70	3000 K	NA	STANDARD	24 W	120	BATTERY
S3	4" DIAMETER OPEN DOWNLIGHT, SPECIFICATION GRADE, ADJUSTABLE LUMEN (2000LM-3000LM)/SWITCHABLE CCT (3000K-5000K), DAMP LOCATION RATED	LITHONIA LDN4 ELITE HH4 GREEN CREATIVE NYX	FLANGED TRIM: CLEAR, SPECULAR	RECESSED	2000	80	3500 K	0-10V, 10% DIM	WIDE	25 W	120	NA
S4	DECORATIVE ROUND BOLLARD, 42" TALL, SEE BOLLARD BASE DETAIL 5/E500 FOR MORE INFORMATION	LITHONIA KBD8 LED FC FOBSC AVPL FAB8	FINISH SELECTED BY ARCHITECT	GROUND	1200	70	3000 K	NA	SYMMETRIC	28 W	120	NA

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

This drawing has been procured by the Architect, or under the Architect's supervision. This drawing is provided as an instrument of service by the Architect and shall not be reused for sale on this project only. Any reproduction, use, or disclosure of information contained herein, without the prior written consent of the Architect is strictly prohibited. © 2026 Simonson & Associates Architects, LLC

BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
3	BID SET	09-28-2026
4	Addendum #1	10-19-2026
5	Addendum #2	10-12-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title
ELECTRICAL SCHEDULES

Sheet No.
E600

KED bluestone
5518 NW 88th Street
Johnston, IA 50131
515-727-0700
www.KEDbluestone.com

PROJECT NUMBER: 126-080

KEDbluestone RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KEDbluestone AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KEDbluestone. © 2026 KEDbluestone

Autodesk Docs://Broadlawns Brain Wellness/126-080_MEP_Broadlawns Brain Wellness_DX_R26.rvt
10/12/2026 1:02:54 PM