

ADDENDUM

PROJECT	SCMC Maxwell Clinic	PROJECT #	19096
OWNER	Story County Medical Center	DATE	1/20/2021
LETTING DATE	January 26 th , 2021	ADDENDUM #	02

TO ALL HOLDERS OF DRAWINGS AND PROJECT MANUALS

This addendum is issued to incorporate the following changes in the drawings and project manual. For bids to be considered, this addendum must be acknowledged by so indicating on the Form of Bid.

Bidders shall make the following corrections or additions to the bidding documents. These items shall supersede, modify, and/or change all statements or drawings to the contrary in the drawings and project manual and shall take precedence over these documents. Bidders shall base their bid on the drawings and project manual and as modified by the changes herein stated.

This addendum consist of (# of pages)

Text	Supplemental Drawings		Project Manual	Total Pages
	8.5" x 11"	Other		
9	3	2	7	21

REVISIONS

1 CIVIL

Drawing Changes

Item #	Sheet/Section	Detail/Paragraph	Attachment	Description of Change
1.1	C1.11	Grading Plan Layout Plan		CLARIFICATION Reference the architectural drawings for scope of generator screen. Eliminate the screen on the east and south as shown in the Civil drawings. Generator screen is on the north side only.

2 STRUCTURAL

Project Manual Changes

Item #	Sheet/Section	Detail/Paragraph	Attachment	Description of Change
2.1	03 30 00	2.01		OMIT Plywood as an approved form-facing panel material
2.2	05 12 00	1.04B		OMIT line 1.04B.
2.3	05 12 00	1.06 A -B		OMIT line 1.06 A & B. ADD Steel fabricator to provide special inspections performed in shop.

Drawing Changes

Item #	Sheet/ Section	Detail/ Paragraph	Attachment	Description of Change
2.4	S1.01	A		CLARIFICATION The existing footing is adequate for the new HSS column located in the basement
2.5	SSD-01		X	ADD Supplemental detail FLOOR FRAMING. Reference the attached supplemental drawing.
2.6	SSD-02		X	ADD Supplemental information PARTIAL FOUNDATION PLAN. Reference the attached supplemental drawing.

3 Architectural General

Item #	Sheet/ Section	Detail/ Paragraph	Attachment	Description of Change
3.1	Pre-bid Conference Sign-in			ADD Blake Wolinski with Azcon Construction to the pre-bid conference sign-in (Minutes & Sign-in attached as part of Addendum 01)

Project Manual Changes

Item #	Sheet/ Section	Detail/ Paragraph	Attachment	Description of Change
3.2	00 21 13	2.02A		OMIT modernization of an existing elevator. REPLACE an interior renovation and minor exterior modifications
3.3	00 21 13	6.01 B		OMIT Submit two copies REPLACE Submit one copy
3.4	00 41 00	1.07B3		OMIT estimated to be issued on or near February 1, 2021
3.5	00 41 00	1.08C		OMIT Commence work on or around February 1, 2021
3.6	00 50 00		X	ADD AIA A101-2017 Exhibit A Insurance and Bonds in its entirety.
3.7	00 72 00	2.3.6		OMIT 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2
3.8	00 72 00	3.6		OMIT Section 3.6 Taxes
3.9	00 72 00	11.1.5		OMIT Reference Section 00 72 00 Contractor Insurance Requirements
3.10	00 72 00	11.1.5	X	ADD AIA A101-2017 Exhibit A Insurance and Bond in its entirety.
3.11	01 10 00	1.03F		OMIT line item 1.03 F. Fire Suppression Sprinklers: Add new construction. CLARIFICATION Omit all references within the documents for fire sprinklers. No existing or new fire sprinklers are planned.
3.12	01 10 00	1.06A-C		OMIT Sections A-C

				<p>CLARIFICATION The clinic will be moving their services to a temporary location during construction and the selected contractor will have full access to the site throughout construction.</p>
3.13	01 30 00	3.01A		<p>REPLACE paragraph 3.01 and subparagraphs with the following:</p> <p>“3.01 ELECTRONIC DOCUMENT SUBMITTAL SERVICE</p> <p>A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.</p> <ol style="list-style-type: none"> 1. The web-based software will provide status logs, reports, searching and automated notifications. 2. Besides submittals for review, information, and closeout, this procedure applies to Requests for Information (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record. 3. Contractor and Architect are required to use this service. 4. It is Contractor's responsibility to submit documents in allowable format. 5. Subcontractors, suppliers, and Architect's consultants are to be permitted to use the service at no extra charge. 6. Users of the service need an email address, internet access, and PDF review

				<p>software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.</p> <p>7. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.</p> <p>8. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts, which shall be delivered by mail or courier.</p> <p>B. Cost: The cost of the service is to be paid by Contractor; include the cost of the service in the Contract Sum.</p> <p>C. Project Closeout: Architect will determine when to terminate the service for the project and is responsible for obtaining archive copies of files for Owner.”</p>
3.14	01 30 00	3.03E		OMIT Architect will record minutes REPLACE Contractor will record minutes
3.15	01 50 00	1.13A		OMIT immediately following this section REPLACE within the construction drawings
3.16	03 30 00			OMIT Spec section in its entirety due to duplicative sections. Eliminate second section starting with 1.01 SECTION INCLUDES
3.17	04 01 20			OMIT All references to Terra-cotta copings
3.18	04 01 20	3.07A		CLARIFICATION Reference section for tuckpointing percentage of areas
3.19	05 51 00	2.03E		REVISE line 2.03 E to read: “E. Stringers: Steel plate <u>or channel</u> , depth as required.”
3.20	05 51 00	2.03G		REVISE line 2.03 G to read: “G. Railings: Steel <u>pipe</u> railings.”
3.21	05 51 00	2.04B2		REPLACE paragraph 2.04 B2 and subparagraphs with the following: “2. Infill at Pipe Railings: Pipe or tube rails sloped parallel to stair. a. Outside Diameter: 1-1/4 inch. b. Material: Steel pipe or tube, round.

				<ul style="list-style-type: none"> c. Vertical Spacing: Maximum 4 inches on center. d. Jointing: Welded and ground smooth and flush.”
3.22	05 51 00	2.04 B3b		REVISE line 2.04 B3b to read: “b. Mounting: Welded to top surface of <u>channel stringer or face of plate stringer.</u>
3.23	07 53 00	1.03A		OMIT line 1.03 A
3.24	08 80 00	2.05B		OMIT Patterned Glazing
3.25	08 80 00			<p>ADD 1.01C Plastic Films</p> <p>ADD 2.06 PLASTIC FILMS</p> <ul style="list-style-type: none"> A. Decorative Plastic Film: Polyester type. <ul style="list-style-type: none"> 1. Application: Locations as indicated on drawings. 2. Tint: translucent white gradation. 3. Thickness: 2.76 - 5.51 mil 4. Manufacturers: <ul style="list-style-type: none"> a. BASIS OF DESIGN: 3M Window Films; FASARA™ Glass Finishes Gradation: solutions.3m.com/wps/portal/3M/en_US/Window_Film/Solutions/#sle. b. Flexvue Films: www.flexvuefilms.com/#sle. c. Llumar, an Eastman Chemical Company; Solar Control Window Film: www.llumar.com/#sle. d. Kuraray America, Inc; www.kuraray.us.com e. Substitutions: See Section 01 60 00 - Product Requirements. <p>ADD 3.06 INSTALLATION - PLASTIC FILM</p> <ul style="list-style-type: none"> A. Install plastic film with adhesive, applied in accordance with film manufacturer's instructions. B. Place without air bubbles, creases or visible distortion. C. Install film tight to perimeter of glass and carefully trim film with razor sharp knife. Provide 1/16 inch to 1/8 inch gap at perimeter of glazed panel unless otherwise required. Do not score the glass.

3.26	10 44 00	1.01A		OMIT line 1.01 A and revise lines “1 and 2” to “A and B”. New fire extinguisher cabinets and extinguishers are to be included in Contractor’s scope.
3.27	10 44 00	PART 2 PRODUCTS		OMIT the text “Not Used” behind PART 2 PRODUCTS.
3.28	10 44 00	2.05		ADD 2.05 KEY LOCK BOX A. Box: Secure, UL listed box that houses entry keys and access cards; vandal-resistant, exterior grade. 1. Mounting: recessed 2. Size: 5 inches wide by 4 inches tall by 3 inches deep. 3. Capacity: 10 keys, access cards or entry items 4. Color: Black 5. Options: Tamper switch connects the Knox-Box to the building’s alarm system for extra security

Drawing Changes

Item #	Sheet/Section	Detail/Paragraph	Attachment	Description of Change
3.30	AD2.01	1 & 2		OMIT All associated notes for existing terra cotta parapet tile, seal as required REPLACE Remove existing tile parapet cap complete, prep for installation of new prefinished metal coping, profile and finish to match adjacent building.
3.31	AD2.01	3		ADD: Demolish existing brick chimney complete.
3.32	AD2.01	1 & 2		ADD: Remove and salvage existing Story County Medical Center Signage and turn over to the owner.
3.33	A0.01	1		CLARIFICATION Wall type Exterior – Brick on Clay Tile is assumed to be the exterior wall construction on the north & east facades.
3.34	A0.02	Door Schedule		REVISE Door 001 door material to HM and door frame to HM. Door 103 door frame to HM.
3.35	A1.11	1		ADD Knox Box on south exterior wall (Type Z) of ENTRY 100. Locate 6” east of bent plate steel column wrap.
3.36	A1.13-1	4	X	REVISE: All notes associated with existing terra cotta parapet tile, seal as required. See attached supplemental sheet for revised detail to remove the existing terra cotta parapet tile and replace with new prefinished metal coping, profile and finish to match adjacent building.

3.37	A2.01	1-3		CLARIFICATION Reference specification section 04 01 20 3.07 A for percentage of facades to be tuck-pointed.
3.38	A3.01	1 & 2		CLARIFICATION It is assumed the existing tin is direct applied to the underside of the wood roof joists at a height of 11'-7" and extends throughout to the exterior walls and party wall to the south. Interior sound walls shall extend to the underside of the existing tin ceiling. Existing tin not called out on the demolition drawings will remain concealed in place.
3.39	A5.01	11 & 12		CLARIFICATION Details 11 & 12 are for the signage component on the north elevation of the canopy / screen. Reference the structural drawings for the details referencing the vertical HSS 2-1/2 x 2-1/2 x 1/4 members on either side of the signage.
3.40	A7.11	Interior Finish Schedule		REVISE Windows AG1 comment to read At Doors 102 & 103. Main Street Windows will not have film.
3.41				

4 MEP

Project Manual Changes

Item #	Sheet/ Section	Detail/ Paragraph	Attachment	Description of Change
4.1	22 1116			CLARIFICATION Part 2.02.B. PVC piping for sanitary sewer shall be Schedule 40 PVC.
4.2	23 1123			REVISE 3.02.B to read: "Any charges by the utilities company shall be billed directly to the owner."

Drawing Changes

Item #	Sheet/ Section	Detail/ Paragraph	Attachment	Description of Change
4.3	PD1.01	Basement Plumbing Demo Plan	X	REVISE location of existing sanitary riser.
4.4	PD1.01	Basement Plumbing Demo Plan		ADD note on plans shall read: "REMOVE ALL EXISTING SANITARY ABOVE BASEMENT FLOOR BACK TO THIS EXISTING SANITARY RISER AND DOWN BELOW GRADE. PREPARE BELOW GRADE SS MAIN FOR CONNECTION TO NEW SANITARY."

4.5	PD1.01	Basement Plumbing Demo Plan		ADD existing cw pipe to adjacent space.
4.6	PD1.01	Basement Plumbing Demo Plan		ADD note on plans shall read: "PRESERVE FLEXIBLE CW PIPE TO ADJACENT SPACE. COORDINATE WATER SHUTDOWN WITH BUILDING OWNER."
4.7	P1.01	Basement Plumbing Plan	X	REVISE size of sanitary pipes, see revised drawings.
4.8	P1.01	Basement Plumbing Plan		ADD 3" standpipe for water softener. Route 3" SS below grade with 1-1/2" vent.
4.9	P1.01	Basement Plumbing Plan		ADD Reference Note 10 shall read: "3" STANDPIPE FOR WATER SOFTENER".
4.10	P1.01	Basement Plumbing Plan		ADD floor drain (FD-2) near furnaces and route 3" SS below grade with 1-1/2" vent.
4.11	P1.01	Basement Plumbing Plan		REVISE location of new cleanout.
4.12	P1.01	Basement Plumbing Plan		REVISE routing of sanitary to new riser stack in location shown on revised drawings.
4.13	P1.01	Basement Plumbing Plan		REVISE Reference Note 4 shall read: "TIE INTO EXISTING SANITARY MAIN IN THIS APPROXIMATE LOCATION."
4.14	P1.01	Basement Plumbing Plan		REVISE routing of SS and V for floor sink (FS-1).
4.15	P1.01	Basement Plumbing Plan		ADD ball valve and cw pipe to connect into existing flex pipe serving adjacent space.
4.16	P1.01	Basement Plumbing Plan		ADD Reference Note 11 shall read: "CONNECT NEW CW TO FLEX PIPE SERVING ADJACENT SPACE. VERIFY AND MATCH EXISTING PIPE SIZE. COORDINATE WATER SHUTDOWN WITH BUILDING OWNER."
4.17	P1.01	First Floor Plumbing Plan		ADD 1-1/2" vent piping for water softener standpipe.
4.18	P1.01	First Floor Plumbing Plan		ADD 1-1/2" vent piping for floor drain near furnaces.
4.19	E1.01	Basement Power Plan		ADD current-limiting, fast-acting fuses for short circuit protection of EWH-1 – Equal to Bussman or Little Fuse, RK1, 70A, 5000A short circuit rating.
4.20	E1.01	First Floor Power Plan – Reception 102		DELETE rough-in for alarm button under desk, as this will be owner provided as a wireless device.
4.21	E1.01	First Floor Power Plan – Treatment 107		ADD current-limiting, fast-acting fuses for short circuit protection of EDH-1 – Equal to Bussman or Little Fuse, RK1, 90A, 5000A short circuit rating.

4.22	T1.01	Basement Low Voltage Plan		DELETE rough-ins for CO2 sensor and ceiling smoke detector, as these will be owner provided as wireless devices.
4.23	T1.01	Basement Low Voltage Plan		ADD rough-in and conduit as necessary for power wiring to owner provided security panel. Provide (1) dedicated 20A-1P breaker in panel LA and wire to serve the security panel.
4.24	T1.01	First Floor Low Voltage Plan – Hallway 103		DELETE rough-ins for ceiling mounted smoke detectors, as these will be owner provided as wireless devices.
4.25	T1.01	First Floor Low Voltage Plan – Waiting 101		DELETE rough-in for wall mounted smoke detector, as this will be owner provided as a wireless device.

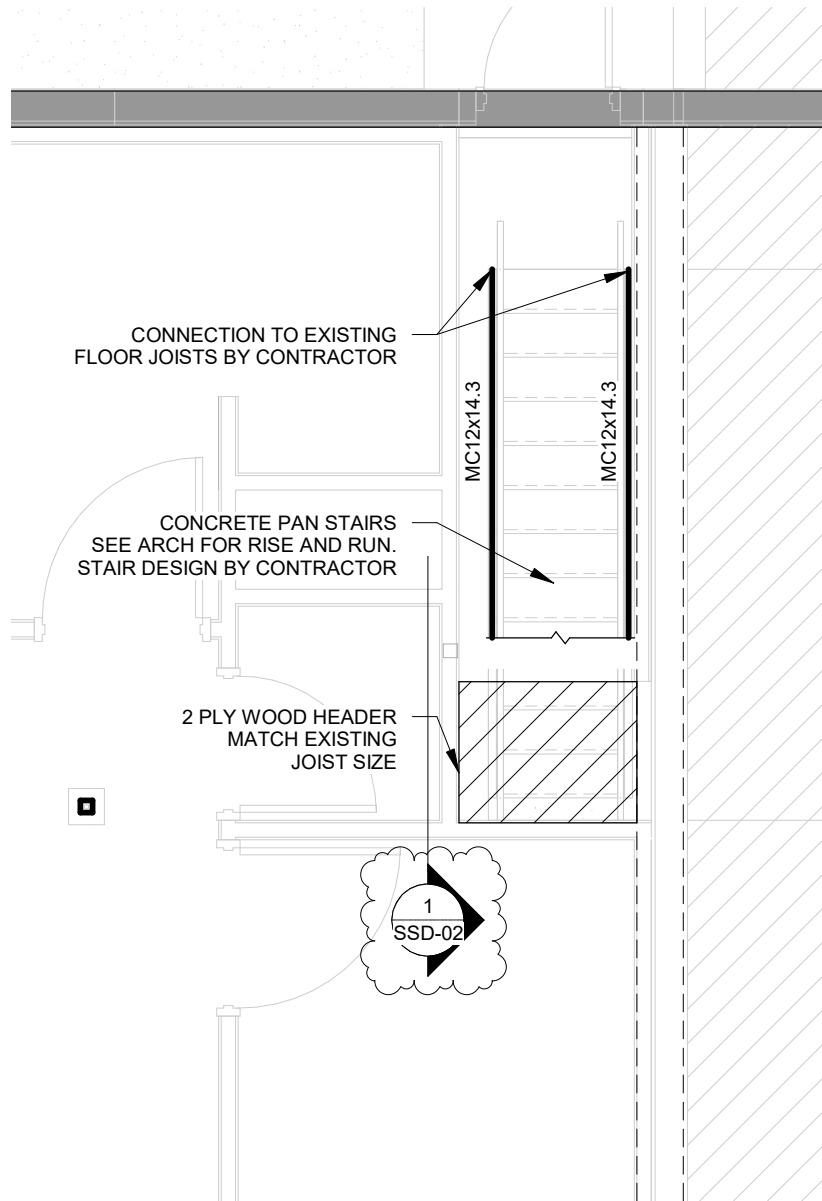
Substitution Requests

Item #	Sheet/ Section	Detail/ Paragraph	Attachment	Description of Change
4.26	26 51 00	Type FA		ADD HE Williams
4.27	26 51 00	Type RB		ADD Focal Point
4.28	26 51 00	Type WB		ADD Bega

End of Addendum #2

Submitted By

Heidi Willis, AIA



A PARTIAL FOUNDATION PLAN
1/4" = 1'-0"

INVISION

PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
515.633.2941
515.633.2942 Fax
www.invisionarch.com

NAME:
SUPPLEMENTAL PLAN

STORY COUNTY MEDICAL CENTER
SCMC MAXWELL CLINIC

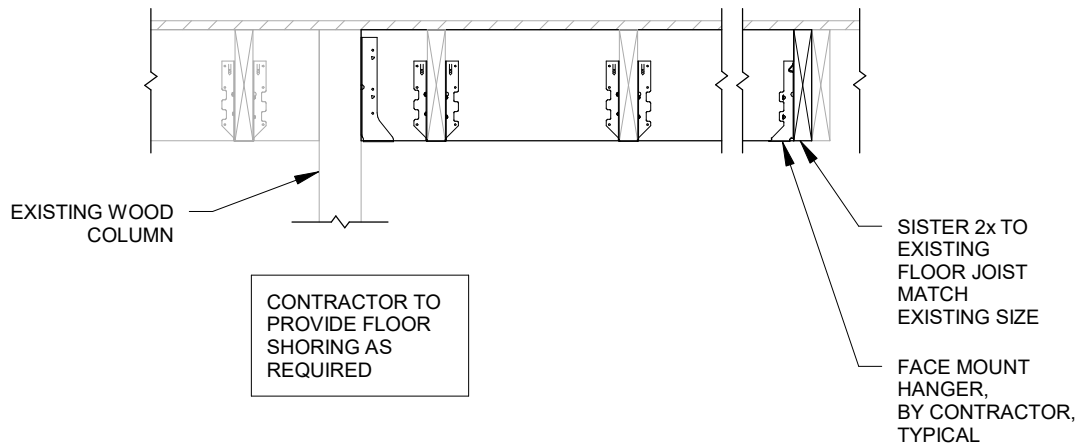
403 1ST ST, MAXWELL IOWA, 50161

DATE:
01/20/21

ISSUANCE / REFERENCE:
BID SET / ADDENDUM 02

PROJECT NO:
19096
RRE20454

SSD-01



1 FLOOR FRAMING
3/4" = 1'-0"

INVISION

PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
515.633.2941
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www.invisionarch.com

NAME:
SUPPLEMENTAL DETAIL

STORY COUNTY MEDICAL CENTER
SCMC MAXWELL CLINIC

403 1ST ST, MAXWELL IOWA, 50161

DATE:
01/20/21

ISSUANCE / REFERENCE:
BID SET / ADDENDUM 02

PROJECT NO:
19096
RRE20454

SSD-02

DRAFT AIA® Document A101® - 2017

Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the « » day of « » in the year « »
(In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

«19096 Story County Medical Center Maxwell Clinic»
«403 1st Street
Maxwell, IA 50161»

THE OWNER:
(Name, legal status and address)

«Story County Medical Center»« »
«640 South 19th Street
Nevada, IA 50201»

THE CONTRACTOR:
(Name, legal status and address)

« »« »
« »

TABLE OF ARTICLES

- A.1 GENERAL
- A.2 OWNER'S INSURANCE
- A.3 CONTRACTOR'S INSURANCE AND BONDS
- A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™-2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201®-2017, General Conditions of the Contract for Construction. Article 11 of A201®-2017 contains additional insurance provisions.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- [] **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner’s property, or the inability to conduct normal operations due to a covered cause of loss.

- [] **§ A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

- [] **§ A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

- [] **§ A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

- [] **§ A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

- [] **§ A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured’s business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

- [] **§ A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

§ A.2.5.1 **Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information. (Indicate applicable limits of coverage or other conditions in the fill point below.)

\$1,000,000

§ A.2.5.2 **Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits
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ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 **Certificates of Insurance.** The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 **Deductibles and Self-Insured Retentions.** The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 **Additional Insured Obligations.** To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than \$ 1,000,000 each occurrence, \$ 3,000,000 general aggregate, and \$ 1,000,000 aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;

- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than \ll (\$ \ll) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than \$500,000 each accident, \$500,000 each employee, and \$500,000 policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than \$1,000,000 per claim and \$3,000,000 in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than \$1,000,000 per claim and \$3,000,000 in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than \$1,000,000 per claim and \$3,000,000 in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

- [« »] § A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
- (Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)*

« »

- [« »] § A.3.3.2.2 **Railroad Protective Liability Insurance**, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate, for Work within fifty (50) feet of railroad property.
- [« »] § A.3.3.2.3 **Asbestos Abatement Liability Insurance**, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.
- [« »] § A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.
- [« »] § A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.
- [« »] § A.3.3.2.6 **Other Insurance**
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage

Limits

§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

(Specify type and penal sum of bonds.)

Type

Penal Sum (\$0.00)

Payment Bond

Performance Bond

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

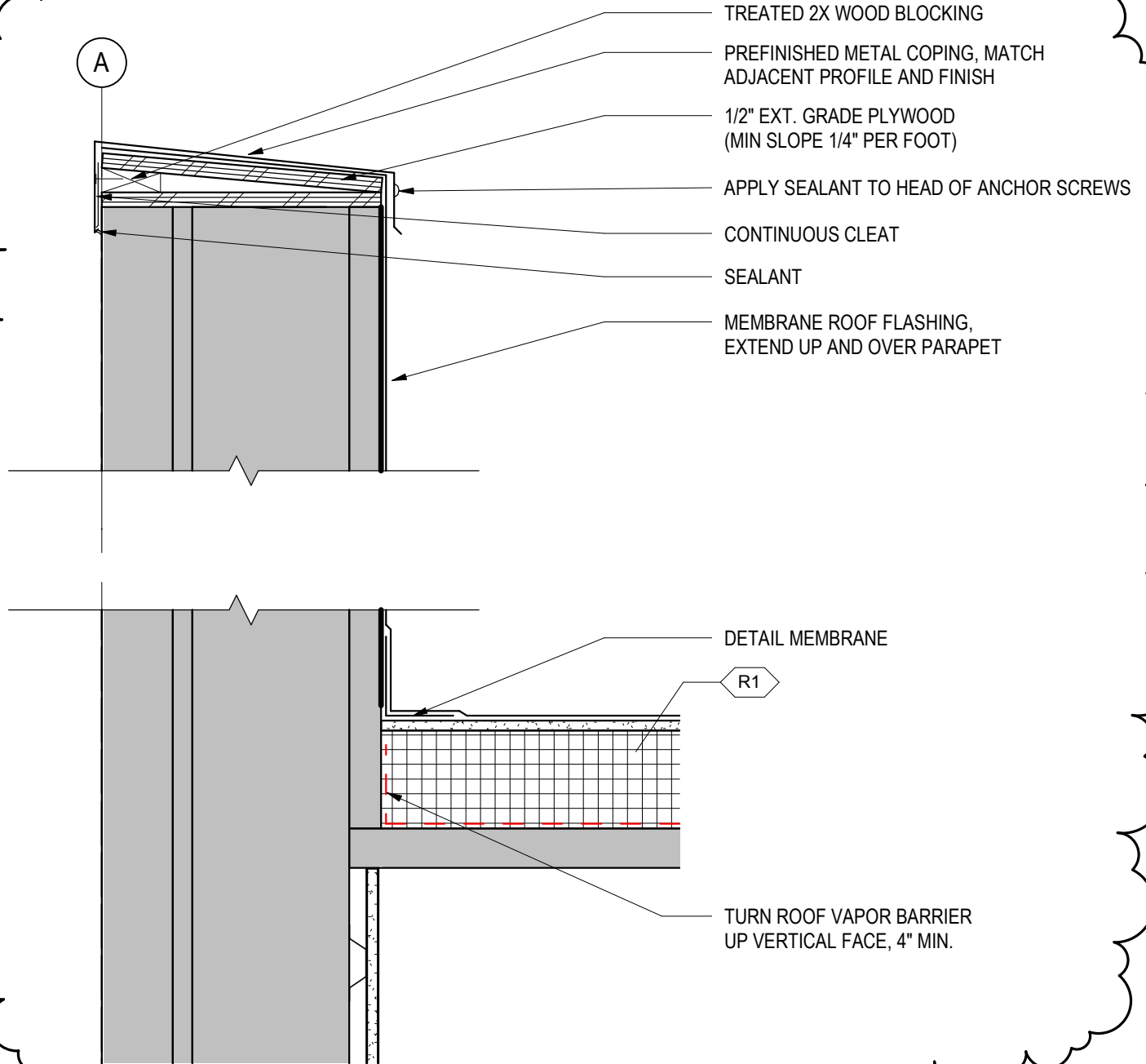
ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

<< >>

ADD
02

A



4

ROOF DETAIL AT PARAPET

1 1/2" = 1'-0"

INVISION

PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
515.633.2941
515.633.2942 Fax
www.invisionarch.com

NAME:

4/A1.13

STORY COUNTY MEDICAL CENTER
SCMC MAXWELL CLINIC

403 1ST ST, MAXWELL, IOWA 50161

DATE:

01/20/21

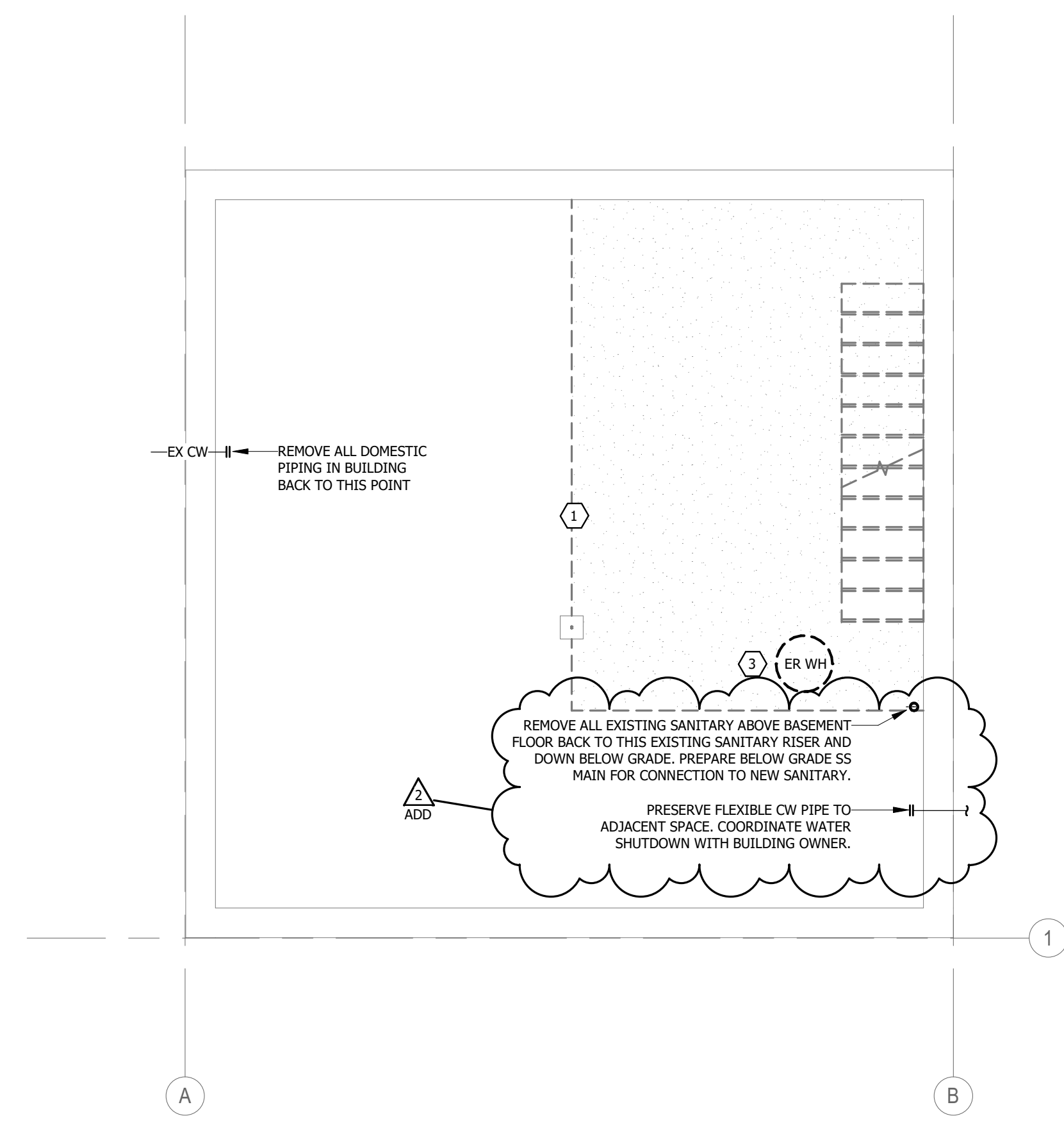
ISSUANCE / REFERENCE:

BID SET

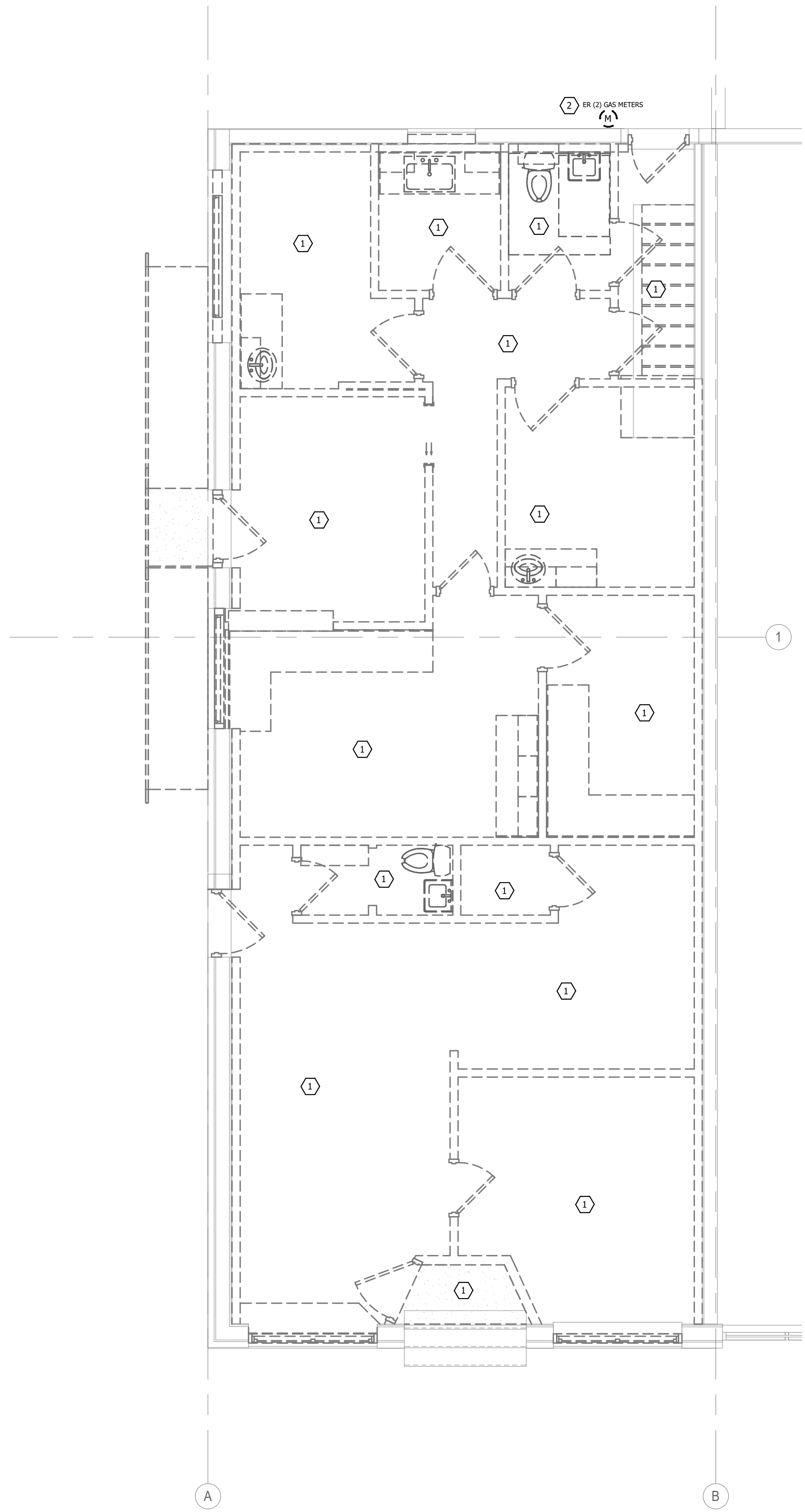
PROJECT NO:

19096

A1.13-1



1 BASEMENT PLUMBING DEMO PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLUMBING DEMO PLAN
1/4" = 1'-0"

DEMO GENERAL NOTES:

- A. DEMOLITION DRAWINGS ARE BASED ON EXISTING AVAILABLE DRAWINGS AND CASUAL FIELD OBSERVATION. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL FIELD VERIFY THE SITE AND INCLUDE ALL REQUIRED DEMOLITION IN THE BID.
- B. ALL REQUIRED DEMOLITION IS NOT INDICATED. IT IS THE INTENT OF THESE DOCUMENTS THAT ALL MECHANICAL AND ELECTRICAL SYSTEMS (NOT TO BE REUSED OR EXTENDED) BE REMOVED. COORDINATE WITH ARCHITECTURAL DRAWINGS.
- C. REFER TO SPECIFICATIONS AND OTHER SHEETS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- D. REMOVE ALL ELECTRICAL CONNECTIONS, WIRING, AND CONDUIT SERVING ALL PLUMBING EQUIPMENT TO BE REMOVED.
- E. MAINTAIN FIRE RATINGS OF AFFECTED WALLS AND FLOORS.
- F. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON FLOOR CUTTING AND CEILING REMOVAL. CONTRACTOR SHALL COORDINATE WORK TO BE CONSISTENT WITH SCOPE OF GENERAL CONTRACTOR'S DEMOLITION.

DEMO REFERENCED NOTES:

- 1. REMOVE ALL PLUMBING FIXTURES, PIPING, VALVES, AND ASSOCIATED PIPING ACCESSORIES WITHIN LIMITS OF CONSTRUCTION. CUT & PATCH WALLS/FLOORS AS REQUIRED.
- 2. MECHANICAL CONTRACTOR SHALL COORDINATE REPLACEMENT OF EXISTING GAS METER(S) WITH LOCAL UTILITY COMPANY. ALL EXISTING GAS PIPING DOWNSTREAM OF METER SHALL BE REMOVED BY MECHANICAL CONTRACTOR.
- 3. REMOVE EXISTING WATER HEATER AND ALL ASSOCIATED PIPING, WIRING, AND ACCESSORIES.

REVISIONS:

Description	Date	No.
Addendum 2	2021.01.20	2

OWNER SIGN-OFF:
DATE: _____ NAME: _____

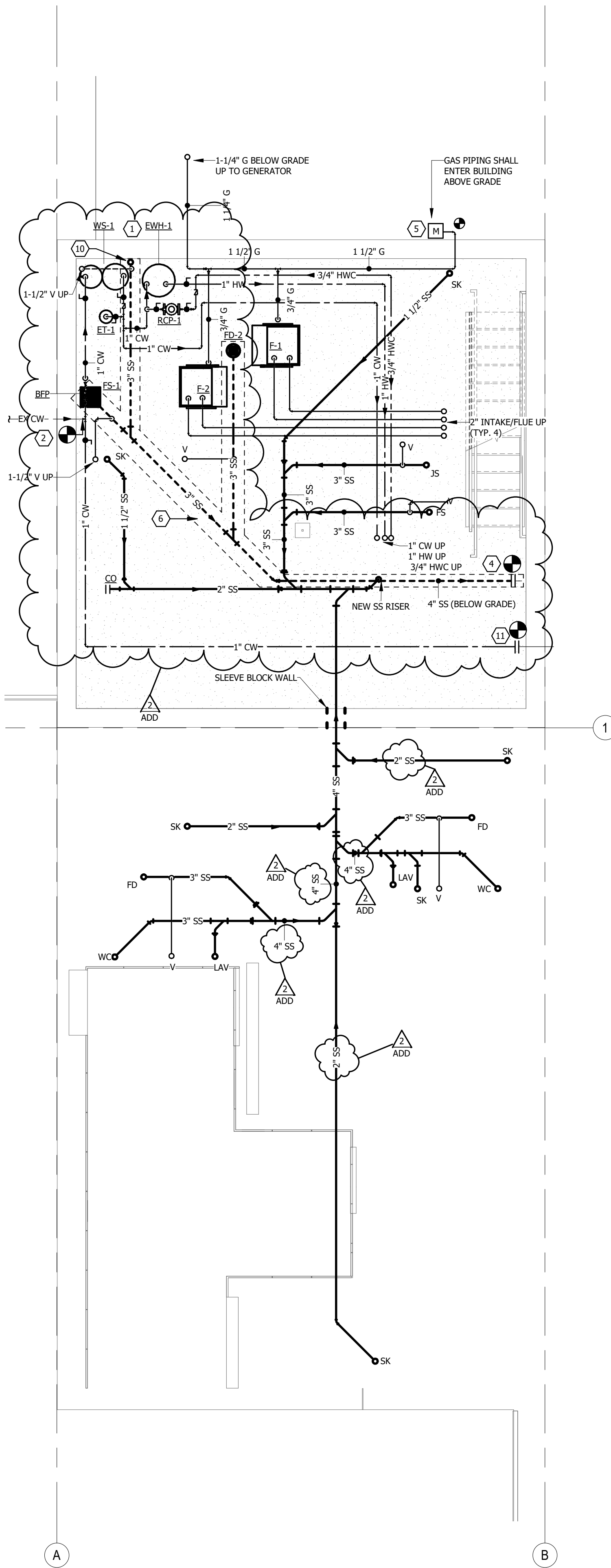
STORY COUNTY MEDICAL CENTER
SCMC MAXWELL CLINIC
403 1ST ST, MAXWELL IOWA, 50161

PROJECT NO:
19096
DATE:
01.06.2021
SHEET SET:
BID SET

SHEET NAME:
PLUMBING DEMO
PLANS

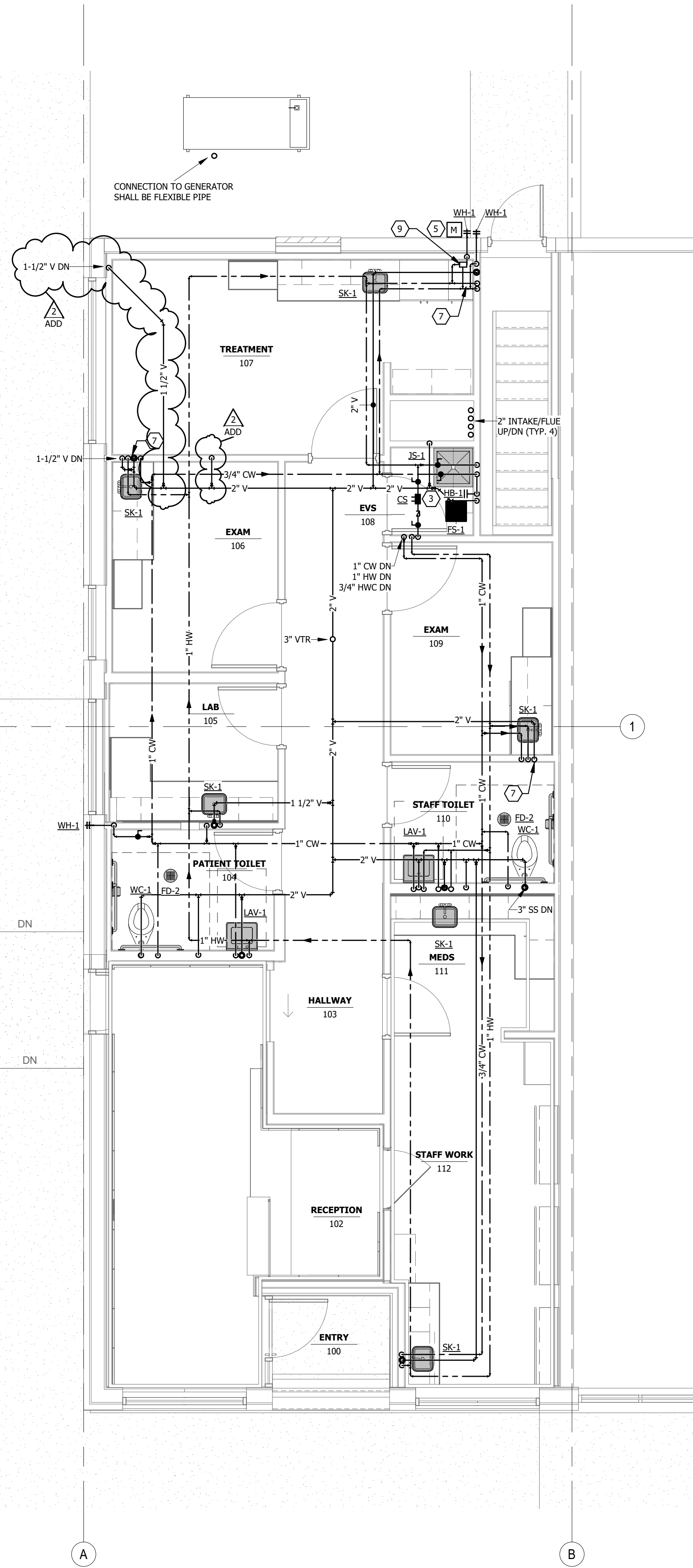
SHEET:
PD1.01

NOTE:
VERIFY BUILDING DIMENSIONS FOR ROUGH-
IN WORK WITH ARCHITECT'S DRAWINGS.



1 BASEMENT PLUMBING PLAN
1/4" = 1'-0"

20-136 STORY COUNTY MEDICAL CENTER - MAXWELL CLINIC



2 FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"

GENERAL NOTES:

- INSTALLATION PLANS ARE SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY PLACEMENT OF NEW EQUIPMENT/FIXTURES PRIOR TO INSTALLATION.
- MAINTAIN SERVICE CLEARANCE AROUND ALL MECHANICAL EQUIPMENT AND ABOVE ELECTRICAL EQUIPMENT. DO NOT ROUTE PIPING IN CLEARANCE SPACE.
- COORDINATE PIPING LAYOUT AND ELEVATIONS WITH FOOTINGS, FLOW LINES, LOCAL PLUMBING CODE AND THE SPECIFICATIONS.
- VERIFY ALL SITE CONDITIONS PRIOR TO START OF WORK.
- COORDINATE ALL PLUMBING AND PIPING ROUTING WITH BUILDING STRUCTURE AND OTHER TRADES PRIOR TO INSTALLATION TO ALLOW FOR PROPER CLEARANCES AND FLOW REQUIREMENTS.
- ALL CONDENSATE DRAIN PIPING SHALL BE 3/4" COPPER WITH INSULATION UNLESS NOTED OTHERWISE.
- COORDINATE ALL VENTS THROUGH ROOF WITH STRUCTURAL DRAWINGS AND MAINTAIN 10FT REQUIRED DISTANCE FROM MECHANICAL EQUIPMENT INTAKES. OFFSET PIPING AS NECESSARY.
- COORDINATE ALL EXPOSED PIPE ROUTING WITH DESIGN TEAM PRIOR TO ROUGH-IN. SPECIFIC RACKING REQUIREMENTS MAY BE REQUIRED.
- COORDINATE ALL FLOOR DRAIN LOCATIONS WITH MECHANICAL EQUIPMENT AND RESPECTIVE TRADES PRIOR TO ROUGH-IN.
- COORDINATE STORM AND SANITARY SEWER CONNECTIONS WITH STRUCTURAL DRAWINGS TO MAINTAIN REQUIRED SLOPING AND PROPER ELEVATIONS.
- SEE PLUMBING FIXTURE CONNECTION SCHEDULE FOR FIXTURE CONNECTION SIZES.
- FIELD VERIFY ALL NEW AND EXISTING PIPE ROUTING WITH EXISTING CONDITIONS PRIOR TO ROUGH-IN. MAKE NECESSARY OFFSETS AS REQUIRED.
- COORDINATE ALL WALL CLEANOUT LOCATIONS WITH DESIGN TEAM PRIOR TO ROUGH-IN. COORDINATE ALL FLOOR CLEANOUT LOCATIONS BEING INSTALLED IN TILE, TERRAZZO OR OTHER SPECIALTY FLOOR AREAS WITH DESIGN TEAM PRIOR TO ROUGH-IN.

REFERENCED NOTES:

- REFER TO DETAIL ON SHEET P2.01 FOR INSTALLATION REQUIREMENTS OF ELECTRIC WATER HEATER (EWH-1).
- REMOVE ALL DOMESTIC PIPING AND ASSOCIATED ACCESSORIES BACK TO WATER ENTRANCE LOCATION AND CONNECT TO NEW BACKFLOW PREVENTER (BEP-1). REUSE EXISTING WATER METER AND COORDINATE REQUIREMENTS WITH CITY.
- PROVIDE CIRCUIT SETTER WITH DISCHARGE CHECK VALVE ON RECIRCULATION PIPING AND SET TO 1 GPM. LOCATE CIRCUIT SETTER ABOVE CEILING WITH ACCESS PANEL AS NECESSARY FOR SERVICING.
- TIE INTO EXISTING SANITARY MAIN IN THIS APPROXIMATE LOCATION. PROVIDE AND INSTALL NEW LOW PRESSURE GAS METER FROM ALLIANT. USE EXISTING SERVICE FEED. SHALL BE A MINIMUM OF 11" W.C.
- TRENCH FLOOR IN THIS LOCATION AS NECESSARY TO INSTALL NEW SANITARY LINE PRIOR TO NEW NEW CONCRETE POUR IN BASEMENT. CONNECT NEW SANITARY LINE TO EXISTING SANITARY BELOW BASEMENT FLOOR. VERIFY EXISTING SANITARY ELEVATION AND NOTIFY ENGINEER IF FLOWLINES BECOME TOO SHALLOW.
- ROUTE PLUMBING DOWN WALL AND THROUGH BACK OF CABINetry TO SINK.
- PROVIDE MANUFACTURER'S CONCENTRIC FLUE KIT FOR EACH SET AND PENETRATE THRU ROOF. TERMINATE PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE GUARDIAN SHOWER MIXING VALVE ABOVE CEILING FOR TEMPERED WATER TO WALL HYDRANT.
- 3" STANDPIPE FOR WATER SOFTENER.
- CONNECT NEW CW TO FLEX PIPE SERVING ADJACENT SPACE. VERIFY AND MATCH EXISTING PIPE SIZE. COORDINATE WATER SHUTDOWN WITH BUILDING OWNER.

ITEM	WASTE SIZE	VENT SIZE	WATER SIZE	
			HOT	COLD
WATER CLOSET(TANK)	4"	2"	-	1-1/2"
LAVATORIES/SINKS	1-1/2"	1-1/2"	1/2"	1/2"
FLOOR DRAINS/FLOOR SINKS	3"	1-1/2"	-	-
JANITORS SINK	3"	1-1/2"	3/4"	3/4"

- NOTES:**
- ALL SANITARY SEWER BELOW GRADE SHALL BE A MINIMUM OF 3" UNLESS OTHERWISE NOTED.
 - ALL VENT BELOW GRADE SHALL BE A MINIMUM OF 2" UNLESS OTHERWISE NOTED.

NOTE:
VERIFY BUILDING DIMENSIONS FOR ROUGH-IN WORK WITH ARCHITECT'S DRAWINGS.

REVISIONS:

Description	Date	No.
Addendum 1	2021.01.15	1
Addendum 2	2021.01.20	2

OWNER SIGN-OFF:
DATE: _____ NAME: _____

STORY COUNTY MEDICAL CENTER
SCMC MAXWELL CLINIC

403 1ST ST, MAXWELL IOWA, 50161

PROJECT NO:
19096

DATE:
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SHEET SET:
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PLUMBING PLAN

SHEET:
P1.01