
To: All Plan Holders and Prospective Bidders

Re: WDMCS 2025 Valley Stadium Roofing Replacements
West Des Moines Community Schools
4440 Mills Civic Pkwy
West Des Moines, Iowa 50265

ADDENDUM #1

September 26th, 2025

This addendum incorporates the following changes to the bid documents that are dated September 9th, 2025. To be considered, bidders shall indicate on the Bid Form that this communication was received and that all changes were included in their bid total. It is the responsibility of the contractor to contact the owner's representative prior to bid date to verify the issuing of any and all clarifying addenda.

These items shall supersede all statements to the contrary in the drawings and project manual (specifications) and shall take precedence over those documents. These items are not listed in any particular order and are intended to add, delete, revise and/or clarify the original scope of work.

Architectural Addendum

6 page(s)
6 pages/sheets total

Please feel free to contact our office via phone at (515) 422-4958 or email at alex@studiomelee.com if you have any questions or comments concerning this addendum or if you require additional information/clarification.

Respectfully submitted,



Alex DuToit, Assoc. AIA

General Addendum:Item #G1: **CLARIFICATION – SUBSTITUTION REQUEST – GENERAL NOTE**

Below applies to the subsequent substitution requests and all substitution requests going forward:

Note: Substitutions are simply being added to the list of acceptable manufacturers/substitutions, found in Part 2 of the corresponding specification section. The products are still required to meet the requirements of both the drawings and specifications, including the warranty requirement. No building design changes will be made to accommodate requested substitutions unless the contractor agrees to pay for all architectural and engineering costs associated with the change. The contractor is also required to verify that the bid price covers all costs incurred, including work by other trades that may be affected by the substitution.

Item #G2: **NOTE TO CONTRACTORS – EXHIBIT D STANDARD FORM CONTRACT**

Contractors shall adhere to the following conditions as described under the Miscellaneous Provisions in the EXHIBIT D STANDARD FORM CONTRACT:

“11.11 Self-Performance of Work

All portions of the work related to the installation of the roof membrane shall be performed by the Contractor, utilizing its own organization and work force. No portion of the work related to the installation of the roof membrane may be subcontracted out to any sub-contractor.”

Item #G3: **CLARIFICATION – PROTECTING INTERIOR SPACES BENEATH EXPOSED ROOF DECK**

The contractor shall protect all interior spaces where roof deck is exposed to view:

The contractor shall protect all interior spaces where roof deck is exposed to view. Where roof deck is to be penetrated by fasteners, field verify all electrical and mechanical items including but not limited to lighting, conduit, mechanical units, mechanical line sets, condensate lines, etc. The contractor shall provide plastic sheeting or some form of protection of interior spaces to protect from dust and falling debris.

End of General Addendum

Architectural Addendum:Item #A1: **SUBSTITUTION – ROOF INSULATION**

Add the following manufacturers to the list of acceptable products and manufacturers in specification section 072200 2.3 B. 1.:

Carlisle Syntec Systems

Versico Roofing Systems

Johns Manville

 Item #A2: **SUBSTITUTION – ADHESIVE FOAM**

Add the following manufacturers to the list of acceptable products and manufacturers in specification section 072200 2.5 A. 2.:

[Carlisle Syntec Systems](#)
[Versico Roofing Systems](#)
[Johns Manville](#)

 Item #A3: **SUBSTITUTION – VAPOR BARRIER**

Add the following manufacturers to the list of acceptable products and manufacturers in specification section 072200 2.2 A. 2.:

[Carlisle Syntec Systems](#)
[Versico Roofing Systems](#)
[Johns Manville](#)

 Item #A4: **SUBSTITUTION – COVER BOARD**

Add the following manufacturers to the list of acceptable products and manufacturers in specification section 072200 2.6 A. 1.:

[Carlisle Syntec Systems](#)
[Versico Roofing Systems](#)
[Johns Manville](#)

 Item #A5: **SUBSTITUTION – EPDM MEMBRANE**

Add the following manufacturers to the list of acceptable products and manufacturers in specification section 075323 2.2 A. 1.:

[Carlisle Syntec Systems](#)
[Versico Roofing Systems](#)
[Johns Manville](#)

 Item #A6: **REVISION – STARTING INSULATION THICKNESS AT ROOF AREA ‘B’ (PRESS BOX)**

At the “ROOF SECTION B” assembly description on sheet VSTA-SP1.1 – SITE PLAN revise the following text regarding the INSULATION:

“3. INSULATION: INSTALL 1 LAYER OF ~~2.5" POLYISO INSULATION~~ WITH 1/2" PER FOOT SLOPED CRICKETS AS SHOWN ON DRAWINGS (3" TOTAL STARTING THICKNESS). MECHANICALLY ATTACH THE BASE LAYER OF 2.5" POLYISO TO THE METAL DECK PER MANUFACTURER'S REQUIREMENTS TO MEET FM 1-90 WITH A MINIMUM OF 16 FASTENERS AND PLATES PER 4'X8' INSULATION BOARD (16 FASTENERS PER 4X8 IN THE FIELD AND ALONG THE PERIMETER; 32 FASTENERS IN THE CORNERS). METAL DECK IS VISIBLY EXPOSED TO THE INSIDE. CONTRACTOR SHALL SELECT FASTENER LENGTHS AS REQUIRED TO MEET THE MINIMUM AMOUNT OF BITE REQUIRED TO ACHIEVE FM 1-90 WITHOUT EXCESSIVELY PENETRATING THROUGH THE UNDERSIDE OF THE METAL DECK. ALL REMAINING LAYERS ARE TO BE ADHERED TO THE BASE LAYER USING MANUFACTURER'S APPROVED LOW-RISE FOAM ADHESIVE AS REQUIRED BY THE MANUFACTURER TO MEET FM 1-90. 4'X4' BOARDS, MANUFACTURER'S APPROVED INSULATION ADHESIVE WITH BEAD SPACING OF 4" O.C. IN CORNERS, 6" O.C. ALONG PERIMETER, AND 12" O.C. IN THE FIELD.”

And replace it with the following text:

“3. INSULATION: INSTALL 1 LAYER OF 2" POLYISO INSULATION WITH 1/2" PER FOOT SLOPED CRICKETS AS SHOWN ON DRAWINGS (3" TOTAL STARTING THICKNESS). MECHANICALLY ATTACH THE BASE LAYER OF 2.5" POLYISO TO THE METAL DECK PER MANUFACTURER'S REQUIREMENTS TO MEET FM 1-90 WITH A MINIMUM OF 16 FASTENERS AND PLATES PER 4'X8' INSULATION BOARD (16 FASTENERS PER 4X8 IN THE FIELD AND ALONG THE PERIMETER; 32 FASTENERS IN THE CORNERS). METAL DECK IS VISIBLY EXPOSED TO THE INSIDE. CONTRACTOR SHALL SELECT FASTENER LENGTHS AS REQUIRED TO MEET THE MINIMUM AMOUNT OF BITE REQUIRED TO ACHIEVE FM 1-90 WITHOUT EXCESSIVELY PENETRATING THROUGH THE UNDERSIDE OF THE METAL DECK. ALL REMAINING LAYERS ARE TO BE ADHERED TO THE BASE LAYER USING MANUFACTURER'S APPROVED LOW-RISE FOAM ADHESIVE AS REQUIRED BY THE MANUFACTURER TO MEET FM 1-90. 4'X4' BOARDS, MANUFACTURER'S APPROVED INSULATION ADHESIVE WITH BEAD SPACING OF 4" O.C. IN CORNERS, 6" O.C. ALONG PERIMETER, AND 12" O.C. IN THE FIELD.”

The design intent is to maintain the starting thickness, but the shorter base layer allows for a shorter fastener, reducing penetration into the underside of the deck.

Item #A7: **CLARIFICATION – RETAINAGE**

Due to recent legislation, the retainage for this project shall be 3%.

In Specification Section 000640 – Exhibit D: Standard Terms and Conditions, under Section 3.2 – Progress Payments, Subsection 3.2.4, replace the reference to 5% retainage with 3% retainage.

Any other specification sections referencing a 5% retainage shall also be revised to reflect a 3% retainage.

Item #A8: **REVISION – 000300 PROJECT SCHEDULE**

In specification section 000300 PROJECT SCHEDULE, under Construction, revise the following commencement of work into (2) phases:

Full site access will be granted as originally planned on October 25, 2025, following the final scheduled home game. However, earlier access may be coordinated with the district due to concerns about weather conditions as the project schedule moves into the fall and winter months. Specifically, concerns related to temperature and adhesive performance on roof areas in consistently shaded zones were raised during the pre-bid meeting.

Temporary access will be provided for roof sections C, D, E, G, and H (located beneath the bleachers) on Tuesday, October 14, 2025, the day after the contract is awarded by the school board.

The contractor shall coordinate with the district regarding material storage, site cleanliness, and any ongoing district activities, including football games and other scheduled events at the stadium.

Item #A9: CLARIFICATION – DOWNSPOUTS AT ROOF SECTION 'B' (PRESS BOX)

The existing downspouts penetrate through the bleacher deck and follow tight and between the bleacher structure.

The contractor shall remove the existing downspouts to the underside of the bleacher decking to where the downspout elbows and tucks into the existing structure. The remaining existing downspout is to remain. Provide and install new downspouts were indicated on plan and tie into the existing remaining downspout structure. The contractor shall ensure that there is a watertight connection to the existing downspout such that no water leaks at the connection and falls to occupied areas below.





End of Architectural Addendum