

To: All Plan Holders and Prospective Bidders

Re: State Center Fire Department
Renovation & Addition – Redesign
109 E Main Street
State Center, Iowa 50247

ADDENDUM #03

January 12, 2026

This addendum incorporates the following changes to the bid documents dated 18 December 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, omit, revise and/or clarify the original scope of work.

Addendum #3: **13 Pages Total**

Please feel free to contact me via phone at 515-460-5431 or email at chris@studiomelie.com if you have any questions or comments concerning this addendum or if you require additional information/clarification.

Respectfully submitted,



Christopher P. Wernimont, AIA

Architectural Addendum:

Item #A1: **000210 – FORM OF PROPOSAL UPDATED**

1. Revise Form of Proposal to include Allowance #2: Lump Sum Allowance for Railroad Protective Liability Insurance. Updated Form of Proposal attached.

Item #A2: **012110 – ALLOWANCES UPDATE**

1. Add Allowance #2: Lump Sum Allowance for Railroad Protective Liability Insurance. Updated specification section 012110 Allowances attached.

End of Architectural Addendum

Civil Addendum:

Item #C1: **SHEET C.500, DETAIL 10 – REVIEW PAVER DETAIL**

1. Revise detail 10/C.500 to omit sub-paver tile line, see attached.

End of Civil Addendum

DOCUMENT 000210 – FORM OF PROPOSAL

PROJECT NAME: State Center Fire Department – Renovation & Addition – Redesign
115 Main Street East
State Center, Iowa 50247

TO: City of State Center
118 Main Street East
State Center, Iowa 50247

SUBMITTED BY: _____
Name of Bidder

City of State Center:

The undersigned has carefully examined the site, the proposed Contract Documents prepared by Studio MELEE, StructureFy Engineering, Inc., Modus Engineering, Clapsaddle-Garber Associates, Inc. pertinent to the construction of the above referenced Project. Further, being familiar with all other conditions affecting the Work, the undersigned hereby proposes and agrees to furnish and provide all labor, materials, supervision, transportation, tools, equipment, services and other facilities necessary and required for the expeditious completion of the Work indicated above in strict conformity with said conditions and documents.

The undersigned has reviewed the work outlined in the documents and fully understands the scope of work required in this Proposal. The undersigned acknowledges that the Proposal includes the work of all trades required for the work. The undersigned understands that each bidder who is awarded a Contract shall be in fact a Prime Contractor, not a Subcontractor to the City of State Center.

The undersigned agrees to complete the work required within the time indicated in the documents.

Enclosed **in a separate envelope** is a Non-Collusion Affidavit, verification that the contractor can provide the necessary insurance, and a Bid Security for five percent (5%) of the amount of the Base Bid, made payable to the order of the City of State Center. It is to be left in escrow with the Owner as a guarantee that the undersigned will enter into a Contract and will furnish the specified insurance and bonds. The undersigned has notified the Owner Representative of any discrepancies or omissions, or of any doubt about the meaning of any of the Contract Documents and has contacted the Owner Representative before bid date to verify the issuing of any clarifying Addenda.

The undersigned further acknowledges receipt of the following Addenda:

NO. _____ DATE _____

(Bidder must acknowledge All Addenda issued)

Contractor Name

PROPOSAL FORM TO BE SUBMITTED IN INNER ENVELOPE

BASE BID – General Construction

BASE BID: _____ Dollars (\$ _____)

The undersigned proposes to provide and construct the Work required, in accordance with said Contract Documents for the lump sum price indicated above and agrees to complete the work in accordance with the schedule requirement to achieve Substantial Completion no later than the date indicated in the Project Manual Section 000310. (Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern).

SCHEDULE OF ALLOWANCES

ALLOWANCE NO 1: Soil Improvement Contingency Allowance (See also 012110 Allowances)

- A. Contingency Allowance: General Contractor shall include a lump-sum allowance for removal & disposal of unsatisfactory soil and replacement with imported fill. Test pits as specified in structural drawings and geotechnical review shall be used to determine extents of soil removal.
- B. Allowance Total: Thirty-Thousand Dollars (\$30,000.00), EXCLUDING ALL SALES TAXES.

ALLOWANCE NO 2: Railroad Protective Liability Insurance (See also 012110 Allowances)

- A. Contingency Allowance: General Contractor shall include a lump-sum allowance for Railroad Protective Liability Insurance. This allowance includes procurement, execution, and retainment of a Railroad Protective Liability policy for the duration of the project. Insurance quotes and coverages shall be reviewed and approved by the City prior to execution. (Addendum #3)
- B. Allowance Total: Five-Thousand Dollars (\$5,000.00), EXCLUDING ALL SALES TAXES.

SCHEDULE OF UNIT PRICES

UNIT PRICE NO 1: Removal of Unsatisfactory Soils; \$/CY (See also 012200 Unit Prices)

- A. Removal & disposal of unsatisfactory soil and replacement with imported fill (\$ _____) per cubic yard, EXCLUDING ALL SALES TAXES.

SCHEDULE OF BID ALTERNATES

ALTERNATE NO 1: Remove & Replace Mid-Section of PCC Pavement in Main Street per Civil Drawings (See also 012300 Alternates)

- A. The undersigned proposes to provide work under this alternate as described for the lump sum price of:

(ADD) _____ Dollars

(\$ _____), EXCLUDING SALES TAXES.

Contractor Name

PROPOSAL FORM TO BE SUBMITTED IN INNER ENVELOPE

LIST OF SUBCONTRACTORS AND SUPPLIERS OF LABOR AND MATERIAL

The lowest bidder for each contract shall, within twenty-four (24) hours following the bid opening, provide the Owner with the List of Subcontractors and Suppliers of Labor and Material. Subcontractor is any entity performing 1-1/2% or more of the contract value. The List shall detail the quotations used in the preparation of the bid and whose services are proposed to be used in construction of the project. The List must be complete showing all sections in the Construction Documents. Failure to submit the List may preclude the bid from further consideration by the Owner. The Owner reserves the right to either disclose or not disclose the List of the successful Bidder.

Each Bidder shall identify and fully disclose on the List all those subcontractors and suppliers proposed for the work with which the Bidder is connected either directly or indirectly as part owner, participant in profits and losses or in any other manner financially or economically.

The forms for the List of Subcontractors and Suppliers of Labor and Materials are included in the Instructions to Bidders, Section 000200.

AGREEMENT

It is understood and agreed that if written notice of the Owner's acceptance of this proposal is mailed, telegraphed, or delivered to the undersigned after the opening of the bid, and within forty-five (45) days, or at any time thereafter before this bid is withdrawn, the undersigned will execute and deliver to the Owner an Agreement in accordance with the bid as accepted. The undersigned will also furnish and deliver to the Owner the Payment Bond, Performance Bond and Certificate of Insurance as specified in the Contract Documents, all within ten (10) working days after receipt of Notice of Contract Award. The work under the Contract shall be commenced by the undersigned bidder, if awarded the Contract, on the date to be stated in a Notice to Proceed, issued to the Contractor and shall be completed by the Contractor in the time specified in the Contract Documents. In the event the bidder to whom an award is made fails or refuses to execute the Contract within the specified time frame; the Owner may declare the bidder's bid security forfeited as damages caused by the failure of the bidder to enter into the Contract.

If this proposal is determined to be (preliminarily) the lowest responsible bid, the undersigned shall submit a listing of subcontractors and major materials suppliers in accordance with the Instructions to Bidders. Section 000200 within 24 hours of being notified of such finding by the Owner Representative.

The undersigned acknowledges the fact that the Owner reserves the right to accept or reject any and all proposals, to waive any informality in receipt of this proposal, with or without cause or reason, and award the Contract on the basis stated in the Instructions to Bidders.

The bidder is () or is not () an Iowa resident bidder as defined in Section 73A.21 of the Iowa code. If not a resident bidder, the bidder states that it is a non-resident bidder from the state of _____ . This state does () or does not () provide for a bidder preference for resident bidders. This state does () or does not () provide a labor preference for resident labor. If the state in which your company is a resident allows for either a bidder preference or a labor preference, please provide the citation to the code section, and the details of each preference allowed in your resident state.

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth below, together with the signatures of authorized officers or agents. If bidder is a partnership, the true name of the firm shall be set forth below together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership. If bidder is an individual, his signature shall be placed below.

Contractor Name

PROPOSAL FORM TO BE SUBMITTED IN INNER ENVELOPE

**STATE CENTER FIRE DEPARTMENT
RENOVATION & ADDITION – REDESIGN**

**FORM OF PROPOSAL
Section 000210 - Page 4**

PROPOSAL SUBMITTED BY: _____
(Name of Bidder)

Address: _____

Phone #: _____ Email: _____

Contractors, License No.: _____
Signature

License Expiration Date: _____
Position

If Corporation: State of Incorporation: _____

AFFIX CORPORATE SEAL HERE
(IF APPLICABLE)

THIS STATEMENT MUST BE NOTARIZED.

STATE OF IOWA, _____ COUNTY, ss:

Subscribed and sworn to before me by the said _____ on this
_____ day of _____, 20____.

Notary Public in and for the State of Iowa

Contractor Name

END OF DOCUMENT 000210

PROPOSAL FORM TO BE SUBMITTED IN INNER ENVELOPE

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Contingency, Lump-sum allowance.
- C. Related Requirements:
 - 1. Section 012200 "Unit Prices" for procedures for using unit prices.
 - 2. Section 01400 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 UNIT-COST AND QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 - 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.

4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
5. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

A. Allowance No. 1: Contingency Allowance: General Contractor shall include a lump-sum allowance of thirty-thousand dollars (\$30,000.00) for removal & disposal of unsatisfactory soil and replacement with imported fill.

1. This allowance includes removal & disposal of unsatisfactory materials, cost of new materials, receiving, handling, and installation, and Contractor overhead and profit.

B. **Allowance No. 2: Lump-sum Allowance:** General Contractor shall include a lump-sum allowance of five-thousand dollars (\$5,000.00) for Railroad Protective Liability Insurance. **(Addendum #3 – Issued: 12 January 2026)**

1. This allowance includes procurement, execution, and retainment of a Railroad Protective Liability policy for the duration of the project. Insurance quotes and coverages shall be reviewed and approved by the City prior to execution.

END OF SECTION 012100

PROJECT: State Center Fire Station

PROJECT NUMBER: 23-006

DATE: January 12, 2026

NOTE *THIS ADDENDUM HAS BEEN ISSUED TO MODIFY AND/OR INTERPRET THE BIDDING DOCUMENTS, INCLUDING THE DRAWINGS AND SPECIFICATIONS. UNLESS OTHERWISE INSTRUCTED, THE INFORMATION CONTAINED ON THE ADDENDUM SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE ORIGINAL BIDDING DOCUMENTS AND SHALL BE HEREINAFTER CONSIDERED AS A PARTY OF THE BIDDING DOCUMENTS.*

PLANS

SHEET E6. I – ELECTRICAL SCHEDULES

1. Lighting Fixture Schedule
 - A. **REVISE** description for fixture types WB/E, WC, WC/E, WD, and ZD to clarify allowance values apply to each light fixture of said type.

ATTACHMENTS

SHEET E6. I – ELECTRICAL SCHEDULES... (24 x 36)

BRANCH MDP																	
Location: EMT DAYROOM (FUTURE)...			Volts: 120/208 Wye		S.C.C.R. Rating: 22,000 AIC												
Supply From:			Phases: 3		Mains Type: MCB												
Mounting: Surface																	
Enclosure: Type 1																	
Available Isc: 19,046 A																	
Notes: PANEL SHALL BE RATED FOR SERVICE ENTRANCE																	
CKT	Circuit Description	Type	Trip	Poles	A	B	C	Poles	Trip	Type							
MDP-1	PANEL 103	N	100 A	3	7020	3358		3	40 A	N							
MDP-3	--	--	--		7306	3358		--	--	--							
MDP-5	--	--	--			6344	3358	--	--	--							
MDP-7	RANGE	N	50 A	2	4725	3536		2	50 A	N							
MDP-9	--	--	--		4725	3536		--	--	--							
MDP-11	CU-1	N	35 A	2		3012	3012	2	40 A	N							
MDP-13	--	--	--		3012	3012		--	--	--							
MDP-15	DRYER	G	30 A	2		2496	2496	2	30 A	G							
MDP-17	--	--	--			2496	2496	--	--	--							
MDP-19	EF-4	N	25 A	2	1298	0		2	20 A	N							
MDP-21	--	--	--			1298	0	--	--	--							
MDP-23	WELDING RECEPTACLE	N	50 A	2		4160	4160	2	50 A	N							
MDP-25	--	--	--		4160	4160		--	--	--							
MDP-27	WELDING RECEPTACLE	N	50 A	2		4160	800	1	20 A	N							
MDP-29	--	--	--			4160	800	1	20 A	N							
MDP-31	F-1	N	20 A	1	1094	1382		1	25 A	N							
MDP-33	GUH-1	N	15 A	1		1440	1440	1	15 A	N							
MDP-35	RH-1	N	20 A	1			576	576	1	20 A	N						
MDP-37	WASHER	G	20 A	1	1920	1920		1	20 A	G							
MDP-39	AIR COMPRESSOR	N	20 A	1		1900	1900	1	20 A	N							
MDP-41	CP-1	N	20 A	1			700	180	1	20 A	N						
MDP-43	KITCHEN RECEPTS	N	20 A	1	360	180		1	20 A	N							
MDP-45	OVERHEAD DOOR	N	20 A	1		1130	1130	1	20 A	N							
MDP-47	OVERHEAD DOOR	N	20 A	1			1130	1130	1	20 A	N						
MDP-49	OVERHEAD DOOR	N	20 A	1	1130	1130		1	20 A	N							
MDP-51	OVERHEAD DOOR	N	20 A	1		1130	36	1	15 A	N							
MDP-53	EF-1	N	20 A	1			20	20	1	20 A	N						
MDP-55	EF-2	N	20 A	1	20	70		1	20 A	N							
MDP-57	EF-4 DAMPER	N	20 A	1		18	20	1	20 A	N							
MDP-59	SPARE	N	20 A	1		0	0	1	20 A	N							
MDP-61	SPARE	N	20 A	1	0	0		1	20 A	N							
MDP-63	SPARE	N	20 A	1		0	0	1	20 A	N							
MDP-65	SPACE	--	1			--	--	1	--	SPACE							
MDP-67	SPACE	--	1	--		1	--	1	--	SPACE							
MDP-69	SPACE	--	1	--		--	--	1	--	SPACE							
MDP-71	SPACE	--	1	--		--	--	1	--	SPACE							
Total Load:				43487 VA	40320 VA	38330 VA											
Total Amps:				365 A	339 A	319 A											
Type Legend: N=NORMAL G=GFI M=MOTORIZED E=EXISTING ST=SHUNT TRIP A=ARC FAULT H=HANDLE LOCK																	
Load Classification																	
Connected Load		Demand Factor		Estimated Demand		Panel Totals											
HVAC	28011 VA	100.00%		28011 VA													
Motor	12410 VA	103.83%		12885 VA		Total Conn. Load:	122.1 kVA										
Other	720 VA	100.00%		720 VA		Total Est. Demand:	117.7 kVA										
Power	3805 VA	100.00%		3805 VA		Total Conn. Current:	339 A										
Heating	3456 VA	100.00%		3456 VA		Total Est. Demand Current:	327 A										
Receptacles	20232 VA	74.71%		15116 VA													
Water Heater	180 VA	125.00%		225 VA													
Electric Clothes Dryer	21632 VA	100.00%		21632 VA													
Lighting - Exterior	240 VA	125.00%		300 VA													
Equipment	15392 VA	100.00%		15392 VA													
Kitchen Equipment	11050 VA	90.00%		9945 VA													
Lighting	5009 VA	125.00%		6261 VA													
Notes: PANEL SHALL BE RATED FOR SERVICE ENTRANCE																	

FLOOR BOX SCHEDULE					
TYPE	MANUFACTURER	MODEL	DIMENSION	DEVICES	DESCRIPTION
FB-1	LEGRAND HUBBELL STEEL CITY	980CS2 SERIES B4233 SERIES 642 SERIES	8.5" L x 5.5" W x 4" D	2-GANG: (1) POWER, (1) DATA/AV	STANDARD FULLY ADJUSTABLE FLUSH TYPE FLOOR BOX FOR INSTALLATION IN CONCRETE SLAB OR FOR SLAB ON-GRADE APPLICATIONS. CAST IRON, DIE CAST BRUSHED ALUMINUM COVER ASSEMBLY. VERIFY FLANGE TYPE WITH ARCHITECT DURING SHOP DRAWING REVIEW. REFER TO DRAWINGS FOR TELECOM TERMINATION REQUIREMENTS AND TYPES.

LIGHTING FIXTURE SCHEDULE													
TYPE	BOD MANUFACTURER	MODEL NUMBER	DESCRIPTION					LAMP/CCT/CRI	CONTROL	DELIVERED LUMENS	WATTS	VOLTS	EQUALS
DA	GOTHAM	EVO4SH-35-10D-FR-SOL-MVOLT-EZ1	4-INCH APERTURE RECESSED LED SHOWER DOWNLIGHT. BATWING DISTRIBUTION, TEXTURED LENS.					LED/3500K/85	NON-DIM	843	8.8	UNV	PRESCOLITE, LIGHTOLIER, PORTFOLIO, NORA
DB	GOTHAM	IV04-D-10LM-35K-80CRI-WD-MIN10-MVOLT-ZT-NCH-P-AR-LSS-F	4-INCH APERTURE OPEN RECESSED LED DOWNLIGHT, 75-DEGREE DISTRIBUTION, CLEAR PARABOLIC REFLECTOR WITH SEMI-SPECULAR FINISH.					LED/3500K/80	NON-DIM	991	9.8	UNV	PRESCOLITE, LIGHTOLIER, PORTFOLIO
EA	DUAL-LITE	EVE-U-X-X-E	THERMOPLASTIC LED EXIT SIGN, UNIVERSAL MOUNTING, BACKUP BATTERY FOR 90-MINUTE EMERGENCY RUNTIME. FINISH AND LETTER COLOR SELECTED BY ARCHITECT DURING SUBMITTALS.					LED/COLOR	N/A	N/A	N/A	UNV	LITHONIA, EVENLITE, MULE, SURE-LITES, EXTRONIX
EB	COMPASS	CELR1XNE	ARCHITECTURAL EDGE-LIT LED EXIT SIGN, RECESSED MOUNTING FOR CEILING OR WALL. BACKUP BATTERY FOR 90-MINUTE EMERGENCY RUNTIME. BRUSHED ALUMINUM FINISH. LETTER COLOR SELECTED BY ARCHITECT DURING SUBMITTALS.					LED/COLOR	N/A	N/A	N/A	UNV	LITHONIA, EVENLITE, MULE, SURE-LITES, EXTRONIX
EC	DUAL-LITE	EV-2	LED BATTERY LIGHT FOR EMERGENCY LIGHTING. 90-MINUTE RUNTIME. WALL OR CEILING MOUNT. WHITE STANDARD, OPTIONAL BLACK FINISH TO BE SELECTED BY ARCHITECT DURING SUBMITTALS.					LED	N/A	N/A	N/A	UNV	LITHONIA, EVENLITE, MULE, SURE-LITES, EXTRONIX
PA	LITHONIA	REBL-AL013-WD-UVOLT-SWW9-80CRI-L/DIM-X-REBLSMB1-X-M10	ROUND LED HIGH BAY LIGHT. SELECTABLE LUMENS AND CCT. SET SELECTABLE LUMENS TO 15,000. SET SELECTABLE CCT TO 5000K. SURFACE MOUNT BRACKET. FINISH TO BE SELECTED BY ARCHITECT DURING SUBMITTALS.					LED/SELECTABLE/80	NON-DIM	12,693 - 18,852	80 - 117	UNV	METALUX, ILP, DAY-BRITE CFI
PB	LITHONIA	CSS-L48-AL03-MVOLT-SWW3-80CRI-HC36 M12	4-FT CHAIN-HUNG LED STRIP LIGHT. SELECTABLE LUMENS AND CCT. SET SELECTABLE LUMENS AND CCT TO OWNER'S PREFERENCES.										