
To: All Plan Holders and Prospective Bidders

Re: WDMCS Valley Southwoods Roofing Replacements
West Des Moines Community Schools
625 35th St
West Des Moines, Iowa 50265

ADDENDUM #1

March 25th, 2026

This addendum incorporates the following changes to the bid documents that are dated March 10th, 2026. 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

3 page(s)
3 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.

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](#)

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](#)

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](#)

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](#)

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](#)

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Item #A6: **REVISION – ROOF ASSEMBLY AT ROOF SECTION ‘A’**

At the “ROOF SECTION A” assembly description on sheet VSW-SP1.1 – SITE PLAN revise the following text regarding the VAPOR BARRIER and INSULATION:

~~“2. VAPOR BARRIER: INSTALL A SELF-ADHERED VAPOR BARRIER OVER THE TECTUM DECK PER MANUFACTURER’S INSTALLATION REQUIREMENTS.~~

~~INSULATION: INSTALL 2 LAYERS OF 2.5" POLYISO INSULATION WITH 1/2" PER FOOT SLOPED CRICKETS AS SHOWN ON DRAWINGS (5" TOTAL STARTING THICKNESS). MECHANICALLY ATTACH THE BASE LAYER OF 2.5" POLYISO TO THE TECTUM 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). 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:

“2. INSULATION: INSTALL 2 LAYERS OF 2.5" POLYISO INSULATION WITH 1/2" PER FOOT SLOPED CRICKETS AS SHOWN ON DRAWINGS (5" TOTAL STARTING THICKNESS). ALL LAYERS ARE TO BE ADHERED TO THE TECTUM DECK 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.”

At specification section 072220-1.3C ROOF DECK INSULATION – SYSTEM DESCRIPTION, revise the following text regarding Tectum Deck Roof Substrate:

“1) Mechanically attach to metal deck at a rate sufficient to meet the requirements of FM1-90 but not less than sixteen (16) fasteners and plates per 4’x8’ insulation board. See Drawings for additional fasteners.”

And replace it with the following text:

“All layers are to be adhered to the tectum deck using manufacturer’s 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.”

For Roof Section ‘A,’ the design intent is to remove the vapor barrier and replace the previously required mechanically attached base insulation layer with a fully adhered assembly. All insulation layers shall be adhered directly to the existing tectum deck using the manufacturer’s approved low-rise foam adhesive.

End of Architectural Addendum