

ADDENDUM #3

1.1 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is unchanged by this Addendum.

1.2 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
 - 1. Prebid Meeting Attendance Sheet, dated June 10, 2025, 1 page; (new).
 - 2. Prebid Meeting Agenda, dated June 10, 2025, 2 pages; (new).
 - 3. Sheet A106 – Exterior Elevations; dated 6.10.25; (reissued).

1.3 REVISIONS TO DRAWING SHEETS

- A. Sheet C300 – Utility Plan
 - 1. Omit Note 5E for the new fire hydrant at the southwest corner of the building.
 - a. Per Fire Department comments, an additional fire hydrant is not required west of the building addition. Addendum No. 3 will eliminate the new hydrant location on the west side of the building and any pavement removal/replacement associated with the installation of the hydrant.
 - b. Gas to exterior RTU1/RTU2 units.
 - 1) Install a gas service to the north RTU units. Confirm with the utility company location, pressure, and metering requirements.
- B. Sheet G101 – Code Plan
 - 1. Per the city building official, revise the actual occupancy of the main level of the building to a maximum of 275 persons.

1.4 REVISIONS TO DIVISIONS 02 - 49 SPECIFICATION SECTIONS

- A. Specification Section 08 80 00 - Glazing (not reissued).
 - 1. Paragraph 3.2, A, 3; Revise as:
 - a. Swinging doors storefront:
 - 1) U value: 0.37
 - 2) SHGC: 0.40
 - b. Storefront window systems:
 - 1) U value: 0.26
 - 2) SHGC: 0.30
- B. Specification Section 20 00 00 - Mechanical (not reissued).
 - 1. Paragraph 2.2, A ; Revise as:
 - a. RTU units shall be gas/electric.

1.5 DISCUSSION FROM PREBID MEETING ON JUNE 10, 2025

1. Question: Please clarify the earthwork preparation for the slab floor.
 - a. Answer: Bidders shall excavate down to -20" from finished floor elevation. Slabs shall be supported by a minimum of 12 inches of low-plasticity structural fill. This structural fill thickness can be achieved by combining scarification and recompacting of site soils or structural fill placed to raise site grades. Review structural drawings for additional requirements.
2. Question: Can mezzanine ductwork be the flexible type?
 - a. Answer: No. Provide rigid as shown on the drawings.
3. Question: Are secondary branches and diffusers required at the duct layouts?
 - a. Answer: No. Provide layout as shown on the drawings.
4. Question: Is Carrier an acceptable alternate Basis of Design for the RTUs?
 - a. Answer: The Owner's existing units are Trane, and they would like to stay with a Trane system.
5. Question: What kind of controls should be included with the HVAC system?
 - a. Answer: The existing building is controlled by a Trane web-based system. The Owner prefers to have the new building tied into the existing Trane controls system.
6. Question: Does the City require certified engineered drawings for MEP designs?
 - a. Answer: No. However, the City has requested they review the MEP shop drawing and submittals before installation. The subcontractors will be responsible for obtaining approvals from the City before submitting them to the Owner and Architect for review and approval.

1.6 SUBSTITUTIONS

- A. Preliminary approvals of equipment and materials indicate the product's general acceptability based on the manufacturer's quality, the representative's integrity, local availability, and similar considerations. Final approval will be contingent upon compliance with the detailed specifications.

<u>Specification / Material</u>	<u>Manufacturer/Product</u>
Div 8 – Polycarbonate Panels	Solutions in Polycarbonate, LLC
Div 9 – Acoustical Ceilings	USG
Div 11 – Athletic Equipment	Draper

END OF ADD3

PREBID MEETING AGENDA
Newton Church of the Way
6/10/25, 3:30 PM

PURPOSE:

- Understand the scope of work and familiarize bidders with the project site conditions.
- To recognize and eliminate any issues that may cause delays, cost increases, and claims.
- Assignment of unclear responsibilities that, if left unassigned, may cause future discrepancies.
- Generation of beneficial addenda information.

CONTACTS:

Project Coordinator:	Tracy Cross, Church of the Way, 641.521.3155
Civil:	Korey Marsh, Snyder and Associates, 515.314.2824
Architectural:	Dan Hunt, CONNECT Architecture, 515.783.6570
Structural:	Ben Head, Tometich Engineering, 515.280.8022

DOCUMENTS

Iowa Reprographics Inc., 3 College Ave., Des Moines, Iowa, phone 515-244-5705.
plans@iowarepro.com.

PROJECT SCOPE

The Work of this Project is described as the construction of a new 9,632 square foot multi-purpose facility for The Newton Church of the Way, located at 2306 South 3rd Ave, Newton, Iowa.

CONTRACTS

Proposals will be accepted for individual multiple prime contracts consisting of each of the following contract packages. ***Proposals may not be combined.***

Contract		Arch's Est
A	Sitework	\$140,000
B	Concrete	\$230,000
C2	Gypsum Board	\$30,000
C3	Alum Storefront & Entrances	\$130,000
C4	Interior WD Doors and HM Frames	\$70,000
C5	Polycarbonate Panels	\$80,000
C6	Specialties	\$40,000
C7	Flooring	\$50,000
C9	Int Painting and ACT	\$60,000
C10	Athletic Equipment	\$80,000
D	Plumbing	\$200,000
E	Fire Sprinkler	\$100,000
F	HVAC	\$300,000
G	Electrical	\$260,000
Total		\$1,770,000

WORK BY OTHERS:

1. Pre-Engineered Metal Building. The building has been ordered.

WORK BY OWNER:

1. Framing and Insulation (C1) See Add2.
2. Casework and Countertops (C8)

OWNER FURNISHED PRODUCTS:

1. Kitchen equipment and appliances.

ALTERNATES: None.

LUMP SUM ALLOWANCES: None.

UNIT PRICES: None.

BID DUE:

Receipt of Bids: Owner will receive Bids at the Owner's office, 2306 S 3rd Ave E, Newton, IA 50208, on June 17, 2025, by 2:00 PM local time. ***Bids may also be emailed to bids@theway146.com.***

BID OPENING: Hand-delivered bids will be opened publicly at this time. Emailed and mailed bids will be read aloud at this time.

SCHEDULE:

Action on Bids / Contracts:	Mid-June 2025
Mobilize:	July 2025
PEMB Deliver:	August 2025
Completion:	Winter 2026

PERMITS:

The Owner **has** obtained the building permit from the City of Newton.

Subcontractors shall obtain permits for their work **as required**. Include costs for permits and inspections in your proposal.

BID SUBMITTAL PROCEDURE:

1. Use Form in 00 41 00. Fill out all sections. If not applicable, write in "does not apply" or "n/a." **See Add2 for revised bid form.**
2. A Bid Guarantee is not required.
3. Acknowledge receipt of all issued addenda.
4. Provide percentage markups for Changes to the Work.
5. Attach completed 00 41 10 - Qualifications Statement and submit with proposals. (Add1)

MISC

1. AIA 701 Instructions to Bidders incorporated with modifications (00 22 13 – Supplementary Instructions to Bidders issued with Add1).
2. Both a Performance and a Payment Bond are required. See 00 80 00. Include costs for bonding in proposals; however, the Owner reserves the right to negotiate the removal of the bonding requirement at contract execution.
3. No liquidated damages apply.
4. Bids are irrevocable for 60 days.
5. Form of agreement: AIA A101- Standard Owner/Contractor for a stipulated sum.
6. Insurance requirements are in 00 80 00; Article 11.
7. The Owner will carry the builder's risk insurance. (00 80 00, 11.2)
8. The Owner will provide testing services. (01 41 00)
9. Do not include sales tax. The owner will provide certificates for the contractor's use.

ADD1: Issued on June 2, 2025

ADD2: Issued on June 4, 2025

ADD3: Forthcoming. To be issued on June 11, 2025.

ADD4: Will be issued no later than Monday morning, June 16, 2025, 10 am.

QUESTIONS: Contact the architect **via email** at dan@connect-arch.com.

SITE VISIT

ADJOURN

PREBID #2 MEETING SIGN IN SHEET
Newton Church of the Way
June 10, 2025, 3:30 PM

PRINT NAME	COMPANY	PHONE	EMAIL
1. Scott Hoffman	Cunningham inc	641-673-8474	Bids@Cunningham-INC.com
2. Jack Reeves	Reeves Heat/Wigand Co. Inc	641-417-0175	Jack@ReevesHeatWigandCo. Inc
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Phase 1 - Multi Purpose
Newton Church of The Way
2306 S 3rd Ave E, Newton, IA 50208



PROJECT NUMBER:		2418
DATE PRINTED:		6/11/2025
02	6/10/2025	ADD3
01	5/29/2025	BID AND PERMIT SET

SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO

A106

