

ADDENDUM 3

1.1 NOTICE TO BIDDERS

- A. This Addendum clarifies, revises, and supersedes the Procurement Manual, Drawings, and prior Addenda. Portions affecting the Contract Documents are incorporated by enumeration in the Owner/Contractor Agreement.
- B. Acknowledge receipt on the Bid Form.
- C. Date, time, and location for receipt of bids are unchanged unless stated below.

1.2 REVISIONS TO THE PROCUREMENT AND CONTRACTING DOCUMENTS

- A. Late-Bidder Approval Process: The Owner will allow additional bidders by prior approval only. Requests shall be submitted to the Architect (who forwards them to the Owner) no later than Friday, 14 August 2026; approved bidders will be identified by subsequent Addendum. Due to site-access constraints and the Iowa State Fair schedule, approved bidders will not be granted site access; in lieu of a site visit, they may request the Matterport Model per the procedure in the attached MEP Addendum and Matterport Model Release Form. This amends all prior correspondence requiring approved bidders to have attended the Pre-Bid Meeting.
- B. Approved Bidders: The following party is approved by the Owner and added to the approved bidders list:
 - 1. Trinity Construction Group, West Des Moines, Iowa.

1.3 REVISIONS TO THE DRAWINGS

- A. Sheet A103 – Reflected Ceiling Plan (RCP), Lighting Layout: The RCP lighting layout does not match the Electrical Drawings. Fixtures on the RCP are for information only; adjustments to the ceiling grid must be coordinated with the lighting plan on the Electrical Drawings, which govern.
- B. Sheets K101 and K102 – Equipment Item No. 14: Bidders shall show and quote two (2) units with standard casters and two (2) units with shorter casters, for a total of four (4) units. The height of the shorter casters shall be coordinated with and confirmed by the Architect.

1.4 ATTACHMENTS

- A. The following documents, distributed at the 11 August 2026 Pre-Bid Meeting, are attached to and made part of this Addendum:
 - 1. Pre-Bid Meeting Agenda, Project No. CVI 2500 (5 pages).
 - 2. Plan Holders List, ISF – Varied Industries Building Concessions & Kitchen Remodeling, updated 10 August 2026 (5 pages).
 - 3. Pre-Bid Meeting Attendance / Sign-In Sheet, 11 August 2026 (2 pages).
- B. The following documents are issued with and made part of this Addendum:
 - 1. MEP Addendum (KEDbluestone Addendum #3), including Matterport Model Release Form (4 pages).
 - 2. Structural Addendum No. 3 (Korpela Engineering Structural Services Company) (1 page).
- C. The current Plan Holders List is maintained at the Iowa Reprographics plan room website (www.iowarepro.com) and is updated periodically; bidders should refer there for the latest information.

END OF ADDENDUM 3

PRE-BID MEETING AGENDA

Date / Time: Tuesday, 11 August 2026, 3:30 p.m. local time

Location: Maintenance Building conference room, first floor, Iowa State Fairgrounds

Access: Enter through the North Gate at East 33rd Street; tell the gate attendant you are attending the pre-bid meeting.

1.1 WELCOME AND INTRODUCTIONS

- A. Sign in on the attendance sheet. Attendance is mandatory for prime bidders only; subcontractors need not attend (per Addendum No. 1).
- B. Introductions:
 - 1. Owner / Project Coordinator: Iowa State Fair Board — Scott Worth (sworth@iowastatefair.org, 515-262-3111 x200).
 - 2. Architect: CONNECT Architecture PC — Dan Hunt (dan@connect-arch.com, 515-276-4454).
 - 3. Structural Engineering: Korpela Engineering (515-271-0655).
 - 4. Mechanical / Electrical Engineering: KEDbluestone Engineering (515-727-0700).

1.2 PROJECT OVERVIEW

- A. A 2,214 SF interior renovation of the existing concessions and kitchen area in the Varied Industries Building.
- B. The Work is arranged under separate prime contracts, procured and coordinated by the Owner as Project Coordinator. General Construction (CVI 2500-2) prepares and maintains the Master Project Schedule.
- C. Estimated total cost of construction: \$2,000,000. Cost estimates for each Contract will be as follows including allowances are:
 - 1. CVI 2500-1 – Kitchen Equipment \$220,000
 - 2. CVI 2500-2 – General Construction \$850,000
 - 3. CVI 2500-3 – Mechanical and Plumbing \$745,000
 - 4. CVI 2500-4 – Electrical / Data / Telephone \$300,000

1.3 BID PACKAGES

- A. Per Addendum No. 1, Contracts CVI 2500-5 (Sectional and Coiling Doors) and CVI 2500-6 (Floor Finishes) are deleted and completed by the Owner under separate contract.
- B. Bidders may bid one or more Contracts; submit a separate Bid Form and Bid Guarantee for each and do not combine Contracts on a single form.

1.4 BIDDING AND ADDENDA

- A. Sealed bids are due at 2:00 p.m. local time on Thursday, 20 August 2026, at KEDbluestone Engineering, 5518 NW 88th St, Johnston, Iowa.
- B. Submit Requests for Interpretation (RFIs) by email to the Architect and design consultants at the Procurement Manual cover addresses. Responses are issued by Addendum only.

- C. Addenda are issued no later than 48 hours before bid receipt, except an Addendum postponing or withdrawing the bid may issue at any time. Acknowledge all Addenda on the Bid Form.
- D. Bidding documents: Iowa Reprographics, 3 College Ave, Des Moines (515-244-5705, www.iowarepro.com); printed sets require a \$200 deposit or current MBI Plan Deposit Card.

1.5 BID FORM REQUIREMENTS

- A. Base Bid: stipulated lump sum, including all scheduled allowances that apply to the Contract bid.
- B. Bid Guarantee: five percent (5%) of the Base Bid — cash, cashier's check, certified check, U.S. money order, or bid bond — with each bid.
- C. Allowances (included in the Base Bid of the applicable Contract):
 - 1. Allowance No. 1 – Underground Plumbing, Unforeseen Conditions – \$10,000 (CVI 2500-3).
 - 2. Allowance No. 2 – Fluted Porcelain Wall Tile, Material – \$12,000 (CVI 2500-2).
 - 3. Allowance No. 3 – Telecommunications Pathways – \$15,000 (CVI 2500-4).
 - 4. Allowance No. 4 – Roofing Tear-Off, Unforeseen Deterioration – \$12,000 (CVI 2500-2).
- D. Alternate No. 1 — Alternate Makeup Air Unit, MAU-1 (ALT.), and associated structural framing and supports: revised by Addendum No. 2. Applies to CVI 2500-2 (S103 structural framing and supports), CVI 2500-3, and CVI 2500-4 (MAU-1 (ALT.) and associated work); shown on Drawings M102 and S103. Each of these Contracts states its ADD/DEDUCT amount on its Bid Form. Other Contracts state no Alternate amount.
- E. Unit Prices: apply to CVI 2500-2 only — roof insulation, coverboard, and roof deck replacement, in kind, per square foot. Other Contracts state no unit prices.
- F. Include the Bidder's Iowa Contractor Registration or License Number on the face of the sealed bid envelope, and complete all blanks on the Bid Form.

1.6 BONDS AND INSURANCE

- A. Performance Bond and Payment Bond, each equal to 100% of the Contract Sum, delivered no later than 10 days after the Notice of Intent to Award.
- B. Insurance minimums: Commercial General Liability \$1,000,000 each occurrence / \$2,000,000 aggregate; Automobile Liability \$1,000,000; Workers' Compensation statutory with Employer's Liability \$1,000,000; Umbrella / Excess \$2,000,000.
- C. Name the State of Iowa, the Iowa State Fair Board, and the Consultant Team as additional insureds, primary and non-contributory, with waiver of subrogation.

1.7 CONTRACT TIME

- A. The Work commences on the Notice to Proceed date, no earlier than 15 September 2026, and completes no later than 15 April 2027.
- B. No liquidated damages apply.

1.8 COORDINATION AND TEMPORARY FACILITIES

- A. The Owner serves as Project Coordinator. Each Contractor coordinates with the other primes and reports conflicts to the Coordinator.
- B. General Construction (CVI 2500-2) provides the Master Project Schedule, the site safety program, temporary water, portable toilets, temporary heating / cooling / ventilation, dust control and temporary barriers, the shared waste container, and final cleaning.
- C. Electrical (CVI 2500-4) provides temporary power and lighting for all Contracts.
- D. Each Contractor provides, for its own work: field office, storage, staging and scaffolding, hoisting, task lighting, daily cleanup, and legal disposal of its own hazardous waste.

1.9 WORK BY OWNER

- A. Furnished and installed by the Owner (not in any Contract): countertops and support brackets; point-of-sale installation; menu boards and display mounts; cash register drawers; washer and dryer; portable fire extinguishers and cabinets; removal of existing unattached equipment before construction; sneeze guards; employee lockers; seeding and landscaping; and signage, excluding illuminated exit signage.
- B. Each Contractor provides the blocking, backing, rough-in, and utility connections indicated to receive Owner work.

1.10 CODES, PERMITS, AND INSPECTIONS

- A. Applicable codes, as amended by the AHJ: 2024 IBC, 2024 IFC, 2012 IECC, 2023 NEC, 2024 UPC, and IMC / IPC; NFPA 13, 96, 17A, 54, and 10; ICC A117.1 and the 2010 ADA Standards; and the FDA Food Code and NSF / ANSI standards.
- B. Each Contractor obtains and pays for its own permits and inspections. The Owner obtains the Building Permit (filed with the State Fire Marshal's Office) and pays for testing and special inspections.

1.11 WHERE TO FIND INFORMATION

- A. No separately bound specification volume is issued. The Specifications are the general notes and outline specifications on Drawings G101 and G102 and the specifications and schedules on the discipline (structural, mechanical, plumbing, electrical, fire-protection) Drawings.
- B. Division 00 and Division 01 provisions are in the Procurement Manual. The responsibility matrices in Section 01 12 00 govern furnishing and installing responsibility.

1.12 SITE ACCESS AND FAIR CONSTRAINTS

- A. Site access is limited during Iowa State Fair operations; the Fair opens Friday, 14 August 2026. Comply with all Owner site rules, security requirements, and event-related access restrictions. Contractor signage is not permitted on the fairgrounds.

1.13 SITE WALK-THROUGH

- A. After the meeting, attendees travel as a group to the Varied Industries Building to walk the site. Note existing conditions, including the automatic fire-sprinkler system, which will be modified and extended under the Work.

1.14 QUESTIONS AND CLOSING

- A. Verbal responses at this meeting are not binding. Submit all questions in writing (RFI) per Article 1.4; binding responses issue by Addendum only.

1.15 BIDDER'S QUICK REFERENCE

- A. The following summarizes the questions bidders most often ask. It is abbreviated — the referenced documents govern.

Topic	Short answer	Where to confirm
Specifications	On Drawings G101 & G102 (general notes / outline specs) plus the discipline sheets. No separately bound spec book.	00 73 00-1.1.C; G101, G102
Bids due	2:00 p.m., Thu 20 Aug 2026, at KEDbluestone Engineering, 5518 NW 88th St, Johnston.	00 11 13
Contracts	Four prime contracts (-1, -2, -3, -4). Packages -5 and -6 deleted by Addendum 1. Bid one or more; separate Bid Form + Bid Guarantee for each.	00 11 13; Addendum 1
Bid security	5% of Base Bid — cash, cashier's / certified check, money order, or bid bond.	00 41 13-1.6
Bonds	Performance + Payment, each 100% of Contract Sum, within 10 days of Notice of Intent to Award.	00 22 13-1.7; 00 73 00-11.1.2
Insurance	CGL \$1M / \$2M; Auto \$1M; WC statutory + EL \$1M; Umbrella \$2M. Additional insureds: State of Iowa, Fair Board, Consultant Team; waiver of subrogation.	00 73 00-11.1.5, 11.1.6
Allowances	No. 1 \$10k (-3); No. 2 \$12k (-2); No. 3 \$15k (-4); No. 4 \$12k (-2). Included in the applicable Contract's Base Bid.	00 41 13-1.3; 00 73 00-1.7
Alternate	Alternate No. 1 — CVI 2500-2 (S103 structural framing/supports) + CVI 2500-3 and CVI 2500-4 (MAU-1 (ALT.)); Drawings M102, S103. Revised by Addendum 2.	00 41 13-1.4; 00 73 00-1.8; Addendum 2
Unit prices	CVI 2500-2 only — roof insulation, coverboard, and deck replacement, in kind, per SF.	00 41 13-1.5
Schedule	Start no earlier than 15 Sep 2026; complete no later than 15 Apr 2027. NTP-based; no liquidated damages.	00 41 13-1.7; 00 73 00-8.3.4
RFIs	Email the Architect + consultants; answered by Addendum only. Final Addendum issued ≥ 48 hr before bids.	00 22 13-3.2.2.1, 3.4.3
Substitutions	"Or approved equal" per Division 01; Architect's written approval required before ordering.	Notes E.3; 00 73 00-3.4.4
Permits	Each Contractor pulls and pays for its own permits and inspections. Owner obtains the Building Permit; Owner pays testing / special inspections.	00 73 00-3.7.6
Codes	2024 IBC / IFC, 2012 IECC, 2023 NEC, 2024 UPC; NFPA 13/96/17A/54/10; ICC A117.1 / 2010 ADA; FDA Food Code, NSF/ANSI.	Gen. Notes C
Coordination	Owner is Project Coordinator. GC (-2) provides Master Schedule, safety program, temp water / toilets / HVAC, dust barriers, waste container, final cleaning.	01 12 00-1.2–1.5
Temp power	Electrical (-4) provides temporary power and lighting for all Contracts.	01 12 00-1.5.F

Topic	Short answer	Where to confirm
Work by Owner	Countertops, POS install, menu boards / mounts, cash drawers, washer/dryer, portable extinguishers, pre-construction equipment removal, sneeze guards, lockers, landscaping, signage (excl. exit signs).	01 12 00-1.7
Fair access	Access limited during Fair operations (Fair opens 14 Aug 2026). No contractor signage; follow Owner site rules and security.	Cover Notes 12; Addendum 1
Documents	Iowa Reprographics, 3 College Ave, Des Moines, 515-244-5705. \$200 deposit or MBI Plan Deposit Card.	00 11 13

Document references: "00 XX XX" = Procurement Manual Section; "Gen. Notes" = General Notes & Outline Specifications on G101/G102; letter/number suffixes are the Article and Paragraph.

END OF AGENDA

Plan Holders

ISF - Varied Industries Building Concessions & Kitchen Remodeling

Project:

Owner: Iowa State Fair

Project Number: CVI 2500

Owner& Design Team

Bids Due Date: **Thursday, August 20, 2026 - 2 PM**

Plan Rooms

Deposit Amount: \$200.00 check or builder's association deposit card

Plan Holders

Addenda Dates: Addendum # 1 - issued 8/10/26

Set #.		Recipient		Date		Addenda			
						1	2	3	4
Owner 1 full dwg 3 1/2 dwg 4 Specs	Name:	Iowa State Fair Board				X			
	Attn:	Scott Worth							
	Address:	3000 E Grand Ave Des Moines, IA 50317							
	Phone:	515-262-3111 x200							
	E-mail:	sworth@iowastatefair.org							
Architect 1 1/2 dwg 1 spec	Name:	CONNECT Architecture PC				X			
	Attn:	Dan Hunt							
	Address:	901 Thomas Beck Rd, Ste 301 Des Moines, IA 50315							
	Phone:	515-276-4454							
	E-mail:	dan@connect-arch.com							
Structural Engineer	Name:	Korpela Engineering				X			
	Attn:	Tim Korpela							
	Address:	1239 73 rd Street, Studio C Windsor Heights, IA 50324							
	Phone:	515-271-0655							
	E-mail:	tim@korpelaengineering.com							
MEP Engineer	Name:	KED Bluestone				X			
	Attn:	Matthew Jahnke / Cory Jacobs							
	Address:	5518 NW 88th St Johnston, IA 50131							
	Phone:	515-727-0700							
	E-mail:	matthew.jahnke@kedbluestone.com cory.jacobs@kedbluestone.com							
PlanRoom	Name:	Constrction Update Online Plan Room	Received	8/5/2026		X x			
	Attn:	Master Builders/Construct Connect/iSqFt							
	Address:	4100 Westown Pkwy West Des Moines, Iowa 50266							
	Phone/Fax:	(515) 288-8904							
	website	http://www.mbi.build							
	website	www.isqft.com							
	website	www.constructconnect.com							
PlanRoom	Name:	Dodge Data & Analytics	Received	8/5/2026		X			
	Attn:	4300 Beltway Place, Ste# 180							
	Address:	Arlington, TX 76018							
	Phone:	1-877-784-9556							
	website	www.construction.com							

PlanRoom	Name: Omaha Builders Exchange Address: 4159 South 94th St Omaha, Ne 68127 Phone: 402-991-6906 website: http://www.omahaplanroom.com	Received	8/5/2026	X x			
PlanRoom	Name: Bid+Builders Exchange Address: 4814 E Broadway Madison, WI Phone: 608-221-3148 website: https://www.agcwi.org/bid.html	Received	8/5/2026	X x			
Mechanical	Name: Air-Con Mechanical Corp Attn: Brad Meyer Address: 1380 S Pleasant Hill Blvd Pleasant Hill, IA 50327 Phone: 515-243-5500 E-mail: bmeyer@airconmechanical.com	Received Received MBI	8/5/2026 8/6/2026 Set # 1	X			
Other Sub Supplier urethane flooring polished concrete	Name: Concrete Expressions, LLC Attn: Dawn Plowman Address: 291 E Glenn Miller Dr Clarinda, IA 51632 Phone: 712-542-3415 E-mail: dawn@concreteexpressionsllc.com	Received 	8/5/2026 	X			
General Contractor	Name: Munro Construction Co Attn: Michael Munro Address: 5530 NW Beaver Drive Ste 100 Johnston, IA 50131 Phone: 515-277-9460 E-mail: michael@munroconstruction.com	Received Received MBI	8/6/2026 8/7/2026 Set # 2	X x			
Mechanical	Name: Cunningham Inc. Attn: Conan Mackey Address: 808 South Market Oskaloosa, IA 52577 Phone: 641-673-8479 E-mail: Bids@cunninghaminc.com	Received 	8/5/2026 	X x			
Electrical	Name: Air-Con Electrical Attn: Doug Ketcham Address: 1380 S Pleasant Hill Blvd Pleasant Hill, IA 50327 Phone: 515-243-5500 E-mail: dketcham@airconelec.com	Received Received MBI	8/6/2026 8/7/2026 Set # 3	X			
Other Sub Supplier	Name: Jarnagin Painting, Inc. Attn: Bob Willson Address: 6395 NW Beaver Dr., PO Box 408 Johnston, IA 50131 Phone: 515-276-8532 E-mail: BWillson@JarnaginPainting.com	Received Received MBI	8/6/2026 8/6/2026 Set # 4	X x			
General Contractor	Name: LEJAS CORPORATION Attn: Randy H Ringleb Address: 6202 S Maple Avenue Suite 127 Tempe, Arizona 85283 Phone: 480-775-1152 E-mail: rringleb@lejascorp.com	Received 	8/5/2026 	X x			

General Contractor	Name: Accurate Commercial	Received	8/6/2026	X				
	Attn: Todd Heuermann							
	Address: 9500 University Ave, Suite 2112 West Des Moines, IA 50266 Phone: 515-447-8122 E-mail: theuermann@accurate-commercial.com							
Electrical	Name: PAR Industries LLC	Received	8/6/2026	X				
	Attn: Eric Broekemier							
	Address: 28 Clark Street Des Moines IA 50314 Phone: 515-468-5869 E-mail: eric@parindustriesllc.com							
Other Sub Supplier	Name: Trane	Received	8/6/2026	X				
	Attn: Justin Block							
	Address: 1400 SE 19th St, Ste. 100 Grimes, IA 50111 563-214-4964 E-mail: justin.block@trane.com							
Mechanical	Name: Excel Mechanical	Received	8/6/2026	X				
	Attn: Kelly Armstrong			x				
	Address: 5613 NE 22nd St Des Moines, IA 50313 Phone: 515-577-8814 E-mail: karmstrong@excelmechanical.net							
Other Sub Supplier	Name: Dickerson Mechanical	Received	8/6/2026	X				
	Attn: Chad Muck							
	Address: 129 N West St Colfax, IA 50054 Phone: 515-250-8507 E-mail: chadm@dickersonmechanical.com							
Mechanical	Name: All Iowa Mechanical	Received	8/6/2026	X				
	Attn: James Vigon							
	Address: 2317 Dixon St Des Moines, IA 50316 Phone: 515-829-0285 E-mail: james@alliwamech.com							
Mechanical	Name: Plumb Tech Mechanical	Received	8/6/2026	X				
	Attn: Rod Harding							
	Address: 213 West Pleasant Knoxville, Iowa 50138 Phone: 641-891-3196 E-mail: rod@plumbtechmech.com							
General Contractor	Name: Eick & Day Construction	Received	8/6/2026	X				
	Attn: Jacob Triplett							
	Address: 4705 NW 59th Ave Johnston, IA 50131 Phone: 515-644-3100 E-mail: estimating@eick-day.com							
Mechanical	Name: Manning Seivert Mechanical Contractors	Received	8/6/2026	X				
	Attn: Doug Pontious			x				
	Address: 1801 Sycamore Granger, Iowa 50109 Phone: (515) 999-2597 E-mail: doug@manningseivert.com	MBI	Set # 8	#				

Other Sub Supplier	Name: M&M Masonry Inc.	Received	8/6/2026	X				
	Attn: Zak Banks							
	Address: 2936 Raccoon St Des Moines, IA 50317 Phone: 515-238-6876 E-mail: zakbanksmasonryinc@gmail.com							
General Contractor	Name: Ball Team, LLC	Received	8/6/2026	X				
	Attn: Bob Soddors / Matthew Karns	Received	8/7/2026	x				
	Address: 10550 New York Avenue, Suite 100 Urbandale, IA 50322 Phone: 515.440.4544 bsoddors@buildwithball.com E-mail: mkarns@buildwithball.com	MBI	Set # 5					
Electrical	Name: 8x8 Electrical Contracting	Received	8/6/2026	X				
	Attn: Adam Parton	Received	8/10/2026	x				
	Address: 1506 Garfield St SW Bondurant, IA 50035 Phone: 515-208-7643 E-mail: 8x8contracting.llc@gmail.com	ABC	Set # 6	#				
Mechanical	Name: Winger Companies	Received	8/7/2026	X				
	Attn: TJ Bishop							
	Address: 1525 Ave O Fort Dodge, IA 50501 Phone: 515-269-7148 E-mail: tjbishop@wingercompanies.com							
General Contractor	Name: Neumann Brothers, Inc.	Received	8/7/2026	X				
	Attn: Joey Raines							
	Address: 1435 Ohio St Des Moines, IA 50314 Phone: 515-243-0156 E-mail: bid@neumannbros.com							
Electrical	Name: Van Maanen Electric	Received	8/8/2026	X				
	Attn: Josh Hetzler			x				
	Address: 500 Iowa Speedway Dr Newton, IA Phone: 641-780-6154 E-mail: jhetzler@vanmaanenelectric.com							
Other Sub Supplier	Name: Home & Business Solutions - Plumbing	Received	8/10/2026	X				
	Attn: Robert Palmer							
	Address: 7580 Hickman Rd. Ste C Windsor Heights, IA 50324 Phone: 515-208-2166 E-mail: hbsplumb@gmail.com							
General Contractor	Name: Larson Construction Co., Inc.	Received	8/10/2026	X				
	Attn: Allie Borgerding							
	Address: 600 17th St SE Independence, IA 50644 Phone: 319-334-7061 E-mail: bids@larsonconst.com							
Other Sub Supplier	Name: CK Fairco Inc.	Received	8/10/2026	E				
	Attn: Chris Fairholm							
	Address: 405 E. Madison St. Winterset, Iowa. 50273 Phone: 515-462-9032 E-mail: office@ckfairco.com							

Other Sub Supplier	Name: Artistic Iron Works	Received	8/10/2026	X				
	Attn: Lou Rizzuti			x				
	Address: 519 SE 4th Street Des Moines, Iowa 50309 Phone: (515)282-1866 E-mail: artisticirondsm@gmail.com	Check	Set # 7	#				
General Contractor	Name: Keystone Construction Services LLC	Received	8/10/2026	X				
	Attn: Mallorie Wookey							
	Address: 1650 NW Gettysburg Ln Waukee, IA 50263 Phone: 515-705-8749 E-mail: Mallorie.Wookey@keystone-cs.com							
General Contractor	Name: Lang Construction Group, Inc.	Received	8/10/2026	X				
	Attn: Ron Beason			x				
	Address: 9550 Hickman Road, Suite 106 Clive, IA 50325 Phone: 515-645-9683 E-mail: rbeason@lang-cg.com							
	Name:	Received						
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PRE-BID MEETING ATTENDANCE SHEET

Date / Time: Tuesday, 11 August 2026, 3:30 p.m. local time

Location: Maintenance Building conference room, first floor, Iowa State Fairgrounds

Note: Mandatory for prime bidders (per Addendum No. 1). Please print clearly.

No.	Firm / Company	Name (print)	Contract(s) Bidding	Phone	Email	Signature
1	Jaspering Electric	Brian Berger	Electrical	712-830-2898	brian@jasperingelectric.com	Brian Berger
2	Larson Const Co Inc.	See Larson	General	319-327-4307	b.d.larson@larsonconst.com	[Signature]
3	Neumann Brothers	Joey Rains	General	515-505-0141	bid@neumannbros.com	[Signature]
4	Van Maanen Electric	Rick McCarly	Electric	515-975-8199	r.mcCarthy@vanmaanenelectric.com	Rich McCarly
5	Munro Construction	Michael Munro	General	(515) 277-9460	Michael@munroconstruction.com	[Signature]
6	Excel Mechanical	Kelly Armstrong	Plumbing	515 577-8814	Karmstrong@excelmechanical.com	[Signature]
7	Giardino Construction	Ryan Giardino	General	319-215-0925	rgiardino@giardinoconstruct.com	[Signature]
8	Eick & Day	Jacob Triplett	General	515-402-7000	estimating@eick-day.com	[Signature]
9	Varied Industries Mechanical	James Vigen	Plumbing/Mech	515-828-0285	james.vigen@variedindustries.com	[Signature]
10	Winger Companies	Jason Ebelshaiser	HVAC	641-799-1609	jebelshaiser@wingerco.com	[Signature]
11	Winger Companies	Cully Spears	Plumbing	319-640-1751	cspears@wingercompanies.com	[Signature]
12	Bolton & Hay	Don Hammer	Equipment	515-988-2157	donh@boltonhay.com	[Signature]
13	Rapids	Ray Schooley	Equipment	515-451-7204	ray.schooley@rapids.com	[Signature]
14	KEYSTONE CONSTRUCTION	MALLOKIE WOOKEY	GENERAL	515-705-0749	MALLOKIE.WOOKEY@KEYSTONE-CS.COM	Mallokiew
15	The Becker Group	Devin Anderson	Electrical	515-208-2519	danderson@thebeckergrp.com	[Signature]

No.	Firm / Company	Name (print)	Contract(s) Bidding	Phone	Email	Signature
16	Ball Team LLC	Matt Olson	2, Full	515-440-4544	molsen@buildwithball.com	Matt Olson
17	Par Industries	Beau Rost	Full	406-480-9337	eric@parindustriesllc.com	Beau Rost
18	Manning - Seivent	Doug Pontious	3	816-284-5615	doug@manningseivent.com	Doug Pontious
19	Cunningham Inc	Will Roberts	3	641-673-8474	bids@cunninghaminc.com	Will Roberts
20	GrB Electrical Contract	Adam Porten	4	515-208-7643	GrBcontracting.11c@gmail.com	Adam Porten
21	Proctor Mechanical	Tom Proctor	3	515-288-2251	proctor@proctor-mech.com	Tom Proctor
22	Edge Commercial	Colby Wiederholt	Full	515-784-4704	cwiederholt@edgeco-usa.com	Colby Wiederholt
23	Amcor Mech	Robert Nobile	Mech	515-243-5500	Robert@amcor-mech.com	Robert Nobile
24	Aircon Electric	Doug Kitcham	Elect.	605-370-3040	dkitcham@airconelec.com	Doug Kitcham
25	Lark's Cast	RON BEASON	2	515-645-9680	RRB@larks-cast.com	Ron Beason
26	HBS Plumbing	Bob Palmer	3	515-208-2166	bob@hbsplumb.com	Bob Palmer

T. Karpant **KE** 515-321-5777 T.Karpant@engweepr.com
 MIDWEST SPRINKLER DENNIS WILSON Full 515-262-9311 DENNIS@MIDWESTFIRESPRINKLER.COM



Addendum #3

Project Name:	Varied Industries Building Concessions Kitchen Remodel	Project #:	125-017
Project Location:	Iowa State Fairgrounds - Des Moines	Date:	8/12/2026

GENERAL:

CLARIFICATION

- Item 1: Demolition
- a. Each prime contractor shall be solely responsible for demolition, removal, abandonment, disconnection, capping, protection, relocation, and reconnection of systems and equipment associated with its respective discipline. No separate demolition contractor is included in the Work. Coordination between prime contractors shall be required where demolition activities impact work of other trades.
- Item 2: Matterport Model
- a. A Matterport Model of the existing facility has been made available to assist prospective bidders in understanding apparent existing conditions within the project area. The Matterport Model is provided solely as a convenience and is not part of the Contract Documents. Access to the Matterport Model may be obtained by completing and executing the attached Matterport Model Release Form and submitting it via email to Carol Schmidt at KEDbluestone (Carol.Schmidt@kedbluestone.com). Upon receipt of a properly executed release form, access instructions will be provided.

PLUMBING:

DRAWING ITEMS

- Item 1: Drawing P000 – PLUMBING COVER SHEET
- a. DELETE note #15 from “GENERAL NOTES – PLUMBING DEMOLITION”.

FIRE PROTECTION:

CLARIFICATION

- Item 1: Refer to “GENERAL NOTES – FIRE PROTECTION DEMOLITIONS” notes on sheet F000 for information on sealing and capping requirements.

ELECTRICAL:

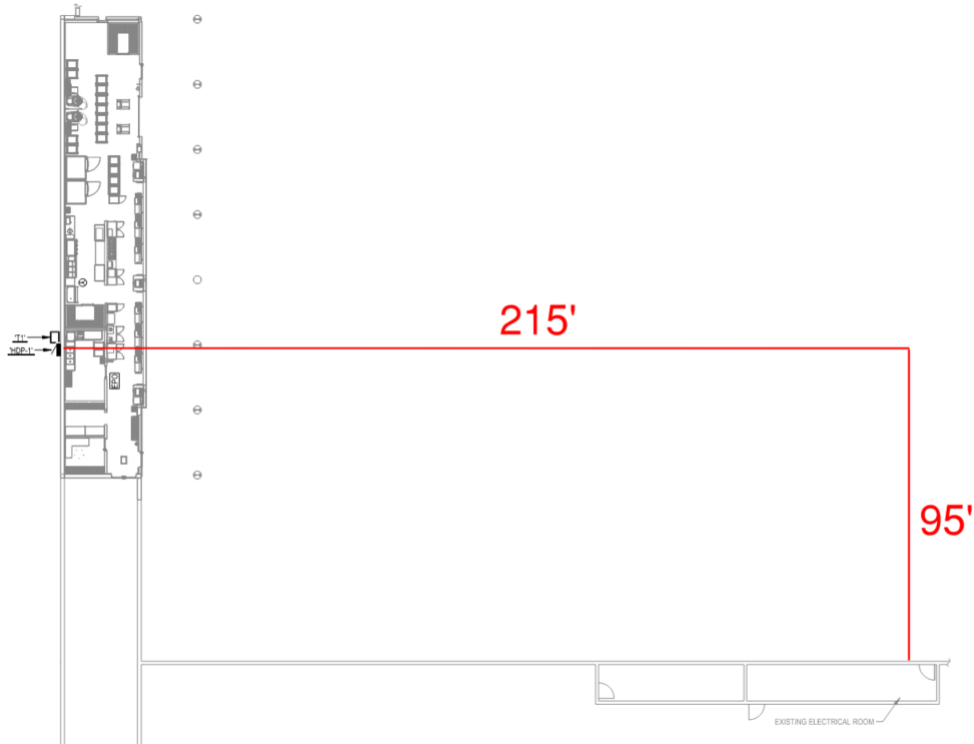
DRAWING ITEMS

Item 1: Drawing E501 ELECTRICAL DETAILS

- a. CLARIFICATION: "FDS-KITCHEN" will be owner provide and contractor installed. All other disconnects will be provided and installed by the contractor.

Item 2: Drawing E103 - ELECTRICAL ROOF PLAN

- a. ADD dimensions to electrical overall plan to indicate lateral distances from project area to main electrical room for the building. Refer to image below.



ELECTRICAL PRODUCT APPROVALS

The following materials or equipment furnished by the manufacturer listed may be substituted as equivalent, provided that each item and piece of equipment conforms to the design, size, weight, quality and requirements of the specifications and drawings. The contractor will be responsible for any modifications to utility connections resulting from alternate equipment manufacturers being used.

Section	Item	Submitted Manufacturer
	EX1	Lithonia, Isolite
	F1	Kurtzon, Lithonia
	F2	Juno



Matterport Model Release Form

Information Requested:

Project Name:	Concessions and Kitchen Remodeling, Varied Industries Building, Iowa State Fairgrounds — Project No. CVI 2500
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Media Type:

☐ Matterport Model

Requesting Party:

Name:	Address 1:
Company:	Address 2:
Signature:	Email Address:
Date:	Phone #:

KEDbluestone Use:

Form Sent By:	Date:
KEDbluestone Project #:	

Matterport Model — Disclaimer and Terms of Use

By accessing the Matterport model, photographs, measurements, or associated electronic data (collectively, the “Matterport Model”), you agree to the following terms.

The Matterport Model is provided solely as a convenience to prospective bidders for this Project, to supplement the Contract Documents and aid in understanding apparent existing conditions. It is not a substitute for personal investigation, field verification, site visits, or review of the Contract Documents.

KEDbluestone, the Owner, the Architect, and their respective consultants, officers, directors, employees, and agents (collectively, the “Released Parties”) make no representation or warranty as to the accuracy, completeness, or suitability of the Matterport Model for any purpose. It depicts only visible conditions at the time of the scan; concealed, inaccessible, or subsequently modified conditions may not be shown, and it does not represent all existing conditions, dimensions, utilities, or site characteristics. Measurements, dimensions, elevations, and quantities taken from it are not guaranteed and shall not be relied upon for bidding, fabrication, layout, surveying, or construction. Bidders are solely responsible for their own investigations, site visits, field measurements, and verification of conditions necessary to prepare bids and perform the Work.

Any reliance, use, or reuse of the Matterport Model is at your sole risk. To the fullest extent permitted by law, you waive any claim against the Released Parties arising from your use of the Matterport Model, and you shall indemnify and hold the Released Parties harmless from all resulting damages, liabilities, and costs, including reasonable attorneys' fees.

The Matterport Model is not a construction document. Where it conflicts with the Contract Documents (drawings, specifications, addenda, field observations, or other information issued by the Owner or Design Team), the Contract Documents govern. Bidders identifying any discrepancy shall notify the Owner and Design Team before bid submission and are responsible for determining whether a conflict exists. Use of the Matterport Model does not relieve any duty to comply with the Contract Documents, including checking and coordinating all dimensions and details, taking field measurements, verifying conditions, and coordinating with other contractors.

Because the model's data can be altered, KEDbluestone reserves the right to remove all indicia of ownership or involvement from any display, image, or data. The Matterport Model and its access credentials may not be distributed, copied, reposted, or shared with third parties except to prepare a bid for this Project. Access may be revoked at any time without notice.



K O R P E L A E N G I N E E R I N G

structural services company

Iowa State Fairgrounds
Varied Industries Building
Concessions and Kitchen Remodeling
Structural Addendum – Addendum No. 3
Changes to Structural Drawings

August 12, 2026

SD101

Add: Demo existing “Trussed Purlin” between grids E and F – below the first purlin from the west wall. A similar Trussed Purlin can be observed at the dock area as well as the North overhang of the building.

S101

Plan 3: Existing footing information that is shown is assumed and may be different. Top of existing footings are assumed at -0'-8" but may be different. The following may be required:

1. Demo down top of existing footings and smoothing for proper seating of base plates.
2. Pouring concrete to raise existing top of footings for proper seating of base plates.
3. Where Anchor Bolts are at existing footings – use $\frac{3}{4}$ " all tread rods drilled and epoxied with 10 inch embedment.
4. Cleaning and preparing existing footings at interface with new footing concrete for proper bonding.

S102

Plan 1: Revise note for STEEL ROOF DECK to be 1.5B20 (not 1.5N20).

S103

Plan 1: Revise notes for STEEL ROOF DECK to be 1.5B20 (not 1.5N20).

S501

Detail 11: Add to note: - DRILL AND EPOXY WITH 10" EMBEDMENT

Detail 13: Delete “TITEN HD SCREW ANCHORS” – use same note as on Detail 11.

S504

Detail 3: add note: FIELD VERIFY SLOPE ANGLES OF EXISTING S10x25.4 BEAMS FOR FABRICATION OF W6X20 TOP AND BOTTOM BEAM ASSEMBLIES.

Detail 3: add note: WELD WEBS OF EXISITNG S10X25.4 BEAMS TOGETHER WITH $\frac{1}{4}$ " FILLET WELDS TO BRIDGING STEEL PLATE OR BAR BETWEEN – FIELD VERIFY SIZE OF BRIDGING MATERIAL.

END

Timothy J. Korpela, PE
Korpela Engineering Structural Sevices Company