

ADDENDUM 4

1.1 NOTICE TO BIDDERS

- A. This Addendum clarifies, revises, and supersedes the Procurement Manual, Drawings, and prior Addenda, and is incorporated into the Owner/Contractor Agreement.
- B. Acknowledge receipt of this Addendum on the Bid Form.
- C. The date, time, and location for receipt of bids are unchanged.

1.2 REVISIONS TO THE PROCUREMENT AND CONTRACTING DOCUMENTS

- A. Document 00 41 13 – Bid Form: Revised and reissued with this Addendum. Single-Contract bidders shall use the reissued Bid Form. Article 1.4 is conformed to Addendum 2 — Alternate No. 1 applies to CVI 2500-2, CVI 2500-3, and CVI 2500-4, each stating its ADD/DEDUCT amount.
- B. Combined Bid Form (Document 00 41 13-C): Issued with this Addendum for a single combined stipulated-sum offer covering two or more Contracts. It supersedes Addendum 2, Response to Question 3, where in conflict. A bidder may submit an individual bid, a combined bid, or both.

1.3 REVISIONS TO THE DRAWINGS

- A. Structural (Korpela Engineering): Add the Housekeeping Pad detail (ref. Sheet S101): 8-inch air-entrained concrete slab reinforced with #5 bars at 12 inches on center each way, centered and chaired, over a 4-inch compacted granular sub-base; top of concrete set +2 inches above finished grade. Coordinate pad location and size with the transformer served under CVI 2500-4.

1.4 RESPONSES TO BIDDER QUESTIONS

- A. Responses to written Bidder questions follow and are binding; verbal interpretations are not (00 22 13-3.2.2.1; 00 73 00, Supp. 3.2.2.1). Where a response conflicts with a prior Addendum or the Procurement Manual, this Addendum governs. “BP” = Contract number (BP #2 = CVI 2500-2).
- B. Question 1 — Temporary Facilities (Temporary Heat and Temporary Water).
 - 1. Temporary Heat: The Owner will keep the existing rooftop HVAC units operating for temporary heat until changeover to the new units; bidders may rely on them. The General Construction Contract (CVI 2500-2) shall include up to three (3) weeks of temporary heat to accommodate changeover, including roof curbs, resetting units, and firing units if required. Under 01 12 00-1.5.D, CVI 2500-2 remains responsible for coordinating the changeover sequence with CVI 2500-3 and the Project Coordinator and for supplemental temporary heating, cooling, and ventilation during and after changeover.
 - 2. Temporary Water: The existing building water service remains available for construction use. Per 01 12 00-1.5.E, CVI 2500-2 shall provide temporary water for all Contracts, including connections, meters, distribution, and utility-use charges.
- C. Question 2 — Is the Project tax exempt?
 - 1. Response: No, the Project is not tax exempt. Per Supplementary Conditions 3.6, each Contractor and Subcontractor shall pay Iowa Retail Sales and Use Tax on all materials, maintain an itemized record of supplier and tax paid, and submit it with the final payment request for the Owner’s tax recovery. Include applicable taxes in the Base Bid.
- D. Question 3 — Addendum 03: May a combined bid be submitted, and will a revised Bid Form be issued?
 - 1. Response: Yes. A Combined Bid Form (00 41 13-C) is issued and the single-Contract Bid Form is reissued (see Article 1.2). This supersedes Addendum 2, Response to Question

3, where in conflict. Each combined bid requires a Bid Guarantee equal to five percent (5%) of the combined Base Bid.

- E. Question 4 — Allowance No. 4 (Roofing): Is the allowance in addition to the roofing shown on A001, and how is it allocated?
1. Response: Allowance No. 4 (\$12,000, in the CVI 2500-2 Base Bid) is a contingency for wet or deteriorated roof conditions — insulation, coverboard, and deck — discovered during the course of construction (00 73 00-1.7.E). Because this work is unforeseen, it is not depicted on Sheet A001. Work drawn against the allowance is valued at Unit Price Nos. 1–3 (per square foot); quantities exceeding the allowance are authorized by Change Order at those same unit prices, and such Change Orders may include markup as provided in Document 00 73 00 “Supplementary Contract Conditions.” Any unexpended balance is credited to the Owner.
- F. Question 5 — Allowance No. 2 (Wall Tile): Is this a material-only allowance, what does it cover, and is there a basis of design for installation cost?
1. Response: Yes. Allowance No. 2 (\$12,000, 800 SF at \$15.00/SF) is material-only (00 73 00-1.7.C), covering the Owner-selected fluted porcelain tile, trim, accessories, shipping, and taxes only. Setting materials, labor, and installation are Base Bid and shall not be charged against it. No basis-of-design product is provided; the Owner selects the tile after award. Base installed cost on the Finishes spec (“Fluted Porcelain Wall Tile”): thin-set to gypsum board in dry locations per TCNA W243, back-buttered to ≥80% coverage, movement joints per TCNA EJ171, and Schluter-Systems (or approved equal) edge and corner profiles, at 800 SF.
- G. Question 6 — Temporary Barriers: Is poly for dust control sufficient, and is a doorway required?
1. Response: No. Polyethylene sheeting alone is not sufficient. The temporary barriers separate active construction from adjacent occupied and public areas — comparable to storefront construction in a mall — and shall be framed partitions (wood or metal studs) faced with drywall or plywood, full height as required to isolate the work, braced, and finished and painted on the public-facing side. Provide temporary openings — functional, lockable access doors or gates with dust-tight closures — for construction access and egress. Because events will occur in nearby spaces during construction, the Contractor shall also: (a) keep the public-facing side clean and presentable during events; (b) maintain all required exits, egress paths, and life-safety provisions for event occupants at all times, with openings sited so as not to obstruct them; and (c) coordinate loud or disruptive work around the event schedule with the Owner and Project Coordinator. CVI 2500-2 shall maintain dust control to prevent migration of dust and debris into adjacent occupied or operating areas per 01 12 00-1.5.G.
- H. Question 7 — Alternate No. 1 affects the Electrical Contractor, but the Bid Form states it applies to Mechanical and Plumbing only. Will the Bid Form be re-issued?
1. Response: Yes, the Bid Form is reissued with this Addendum. As revised by Addendum 2 and confirmed here, Alternate No. 1 applies to CVI 2500-2 (S103 framing and supports), CVI 2500-3 (MAU-1 (ALT.) and associated mechanical work), and CVI 2500-4 (associated electrical service and connections), each stating its own ADD/DEDUCT amount. The prior “CVI 2500-3 only” language is superseded.
- I. Question 8 — Per Sheet M601 the Alternate consists of RTU-1 and MAU-1; per Addendum 2 only MAU-1 is in the Alternate. Which is correct?
1. Response: The Base Bid includes Makeup Air Unit MAU-1 and Rooftop Unit RTU-1, as shown on Sheet M101. The Alternate includes MAU-1 (ALT.) and RTU-1 (ALT.), as shown on Sheet M102. Refer to Sheet M601 for the models and makes of each unit for both the Base Bid and the Alternate.

1.5 ATTACHMENTS

- A. Bid Form, Revised – Addendum 4 (Document 00 41 13).

- B. Combined Bid Form (Document 00 41 13-C).

END OF ADDENDUM 4

SECTION 00 41 13 – BID FORM (REVISED – ADDENDUM 4)

1.1 PROJECT and PARTIES:

- A. Project: Concessions and Kitchen Remodeling, Varied Industries Building, Project No: CVI 2500.
- B. Owner: Iowa State Fair Board of Directors, Iowa State Fairgrounds, Des Moines, Iowa.
- C. Bidder:
 - 1. Date: _____.
 - 2. Bidder: _____.
 - 3. Contract For: _____ (state Contract number).

1.2 BASE BID OFFER

- A. The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by the Consultant Team, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the project named above, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - 1. _____ Dollars
(\$_____).

1.3 ALLOWANCES

- A. The Base Bid stated above includes the allowances specified in Document 00 73 00 "Supplementary Contract Conditions" that apply to the Contract bid:
 - 1. Contract CVI 2500-3, Mechanical and Plumbing - Allowance No. 1, Underground Plumbing, Unforeseen Conditions: Ten Thousand Dollars (\$10,000) lump sum.
 - 2. Contract CVI 2500-2, General Construction - Allowance No. 2, Fluted Porcelain Wall Tile, Material: Twelve Thousand Dollars (\$12,000), based on 800 square feet at Fifteen Dollars (\$15.00) per square foot.
 - 3. Contract CVI 2500-4, Electrical / Data / Telephone - Allowance No. 3, Telecommunications Pathways: Fifteen Thousand Dollars (\$15,000) lump sum.
 - 4. Contract CVI 2500-2, General Construction - Allowance No. 4, Roofing Tear-Off, Unforeseen Deterioration: Twelve Thousand Dollars (\$12,000) lump sum.
- B. Bidders on Contracts other than those listed above carry no allowance in the Base Bid.

1.4 ALTERNATE (Revised per Addendum 2)

- A. Alternate No. 1 – Alternate Makeup Air Unit, MAU-1 (ALT.), and associated structural framing and supports, as described in Document 00 73 00 "Supplementary Contract Conditions" (as revised by Addendum 2). This Alternate applies to Contract CVI 2500-2 (S103 structural framing and supports), Contract CVI 2500-3 (MAU-1 (ALT.) and associated mechanical work), and Contract CVI 2500-4 (associated electrical work). If the Alternate is accepted, the Base Bid stated above shall be adjusted as follows:
 - 1. Check one: _____ ADD to the Base Bid _____ DEDUCT from the Base Bid.
 - 2. In the amount of _____ Dollars
(\$_____).
- B. Bidders on Contracts other than CVI 2500-2, CVI 2500-3, and CVI 2500-4 shall disregard this Article and state no Alternate amount.

1.5 UNIT PRICES

- A. This Article applies to Contract CVI 2500-2, General Construction, only. Bidders on other Contracts shall disregard this Article and shall state no unit prices.
- B. The undersigned Bidder states the following unit prices, which shall apply to work charged against Allowance No. 4 and to additions to and deductions from the Work, as provided in Document 00 73 00 "Supplementary Contract Conditions":
1. Unit Price No. 1 - Remove and replace wet or deteriorated roof insulation, in kind:
_____ Dollars (\$_____) per square foot.
 2. Unit Price No. 2 - Remove and replace wet or deteriorated coverboard, in kind:
_____ Dollars (\$_____) per square foot.
 3. Unit Price No. 3 - Remove and replace deteriorated roof deck, in kind:
_____ Dollars (\$_____) per square foot.

1.6 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Intent to Award, if offered within 30 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:
1. _____ Dollars
(\$_____).
- B. If the Owner does not offer a Notice of Intent to Award within the time limits stated above, the Owner will return the cash, cashier's check, certified check, U.S. money order, or bid bond to the undersigned.

1.7 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner, which date shall be no earlier than 15 September 2026, and shall fully complete the Work no later than 15 April 2027, in accordance with the Owner's Preliminary Schedule. No liquidated damages apply to the Contract.

1.8 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
1. Addendum No. 1, dated _____.
 2. Addendum No. 2, dated _____.
 3. Addendum No. 3, dated _____.
 4. Addendum No. 4, dated _____.
 5. Addendum No. 5, dated _____.
 6. Addendum No. 6, dated _____.
 7. Addendum No. 7, dated _____.

1.9 CONTRACTOR'S LICENSE OR REGISTRATION

- A. The undersigned further states that it is a duly licensed or registered contractor, as applicable, for the type of work proposed, in Iowa, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.10 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2026.
- B. Submitted By: _____ (Name of bidding firm or corporation).
- C. Authorized Signature: _____
(Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Street Address: _____.
- F. City, State, Zip: _____.
- G. Phone: _____.
- H. License / Registration No.: _____.
- I. Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT 00 41 13

SECTION 00 41 13-C – COMBINED BID FORM (ISSUED WITH ADDENDUM 4)

1.1 PROJECT and PARTIES:

- A. Project: Concessions and Kitchen Remodeling, Varied Industries Building, Project No: CVI 2500.
- B. Owner: Iowa State Fair Board of Directors, Iowa State Fairgrounds, Des Moines, Iowa.
- C. Bidder:
 - 1. Date: _____.
 - 2. Bidder: _____.

1.2 CONTRACTS INCLUDED IN COMBINED BID

- A. This Combined Bid Form is for a single, combined stipulated-sum offer covering two or more Contracts, submitted under the authority of Addendum 4. The Bidder shall indicate below each Contract included in this combined offer (check all that apply):
 - 1. _____ CVI 2500-1 – Kitchen Equipment.
 - 2. _____ CVI 2500-2 – General Construction.
 - 3. _____ CVI 2500-3 – Mechanical and Plumbing.
 - 4. _____ CVI 2500-4 – Electrical / Data / Telephone.
- B. A combined bid must include not fewer than two (2) Contracts. The Bidder must be qualified and eligible to perform each included Contract. Each combined bid is evaluated and may be awarded as a single combined offer; the Owner reserves the right to award included Contracts individually or in combination as is in the Owner's best interest.

1.3 COMBINED BASE BID OFFER

- A. The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances applicable to the Contracts included above, necessary to complete the Work of the included Contracts, for the single combined stipulated sum of:
 - 1. _____ Dollars
(\$_____).
- B. For the Owner's use in evaluation and award, the Bidder shall also state the portion of the combined Base Bid attributable to each included Contract. The sum of the individual amounts shall equal the combined Base Bid stated above:
 - 1. CVI 2500-1 – Kitchen Equipment: \$_____.
 - 2. CVI 2500-2 – General Construction: \$_____.
 - 3. CVI 2500-3 – Mechanical and Plumbing: \$_____.
 - 4. CVI 2500-4 – Electrical / Data / Telephone: \$_____.

1.4 ALLOWANCES

- A. The combined Base Bid above includes the allowances specified in Document 00 73 00 that apply to each included Contract, in the amounts stated below. Allowances apply only to the Contracts included in this combined bid:
 - 1. Allowance No. 1 – Underground Plumbing, Unforeseen Conditions (CVI 2500-3): \$10,000 lump sum.

2. Allowance No. 2 – Fluted Porcelain Wall Tile, Material (CVI 2500-2): \$12,000 (800 SF at \$15.00/SF), material only.
3. Allowance No. 3 – Telecommunications Pathways (CVI 2500-4): \$15,000 lump sum.
4. Allowance No. 4 – Roofing Tear-Off, Unforeseen Deterioration (CVI 2500-2): \$12,000 lump sum.

1.5 ALTERNATE (per Addendum 2)

- A. Alternate No. 1 – Alternate Makeup Air Unit, MAU-1 (ALT.), and associated structural framing and supports. This Alternate applies to CVI 2500-2, CVI 2500-3, and CVI 2500-4. If any of these Contracts is included in the combined bid, state the net combined adjustment to the combined Base Bid if the Alternate is accepted:

1. Check one: _____ ADD to the combined Base Bid _____ DEDUCT from the combined Base Bid.
2. In the amount of _____ Dollars (\$_____).

1.6 UNIT PRICES

- A. This Article applies only if Contract CVI 2500-2 is included in the combined bid. The unit prices apply to work charged against Allowance No. 4 and to additions to and deductions from the Work:

1. Unit Price No. 1 - Remove and replace wet or deteriorated roof insulation, in kind: \$_____ per square foot.
2. Unit Price No. 2 - Remove and replace wet or deteriorated coverboard, in kind: \$_____ per square foot.
3. Unit Price No. 3 - Remove and replace deteriorated roof deck, in kind: \$_____ per square foot.

1.7 BID GUARANTEE

- A. This combined bid is accompanied by a Bid Guarantee equal to five percent (5%) of the combined Base Bid stated in Article 1.3, in the form of cash, cashier's check, certified check, U.S. money order, or bid bond. The undersigned agrees to execute contracts for the included Work and to furnish surety as specified within 10 days after a written Notice of Intent to Award, and on failure to do so agrees to forfeit the Bid Guarantee to the Owner as liquidated damages, in the amount of:

1. _____ Dollars (\$_____).

- B. Performance and Payment Bonds, each equal to 100% of the awarded Contract Sum, shall be furnished for the combined award as specified.

1.8 TIME OF COMPLETION

- A. The undersigned agrees to commence the Work on a date specified in a written Notice to Proceed, no earlier than 15 September 2026, and to fully complete the Work no later than 15 April 2027, in accordance with the Owner's Preliminary Schedule. No liquidated damages apply.

1.9 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned acknowledges receipt and use of the following Addenda in preparing this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.

4. Addendum No. 4, dated _____.
5. Addendum No. 5, dated _____.
6. Addendum No. 6, dated _____.
7. Addendum No. 7, dated _____.

1.10 CONTRACTOR'S LICENSE OR REGISTRATION

- A. The undersigned further states that it is a duly licensed or registered contractor, as applicable, for each type of work proposed, in Iowa, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.11 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2026.
- B. Submitted By: _____ (Name of bidding firm or corporation).
- C. Authorized Signature: _____
(Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Street Address: _____.
- F. City, State, Zip: _____.
- G. Phone: _____.
- H. License / Registration No.: _____.
- I. Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT 00 41 13-C