

ADDENDUM #1

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. 00 22 13 – Supplementary Instructions to Bidders, dated June 2, 2025, new, 3 pages.
 - 2. 00 41 10 – Qualifications Statement, dated June 2, 2025, new, 2 pages.
 - a. Bidders shall provide a completed copy of this document with their bid proposals.

1.3 REVISIONS TO PREVIOUS ISSUED

- A. This Addendum includes the following revisions:
 - 1. 00 12 00 – Multiple Contract Summary, dated May 20, 2025
 - a. Page 5 – Omit Contract C8 – Casework and Countertops; work will be completed by Owner.
 - b. Page 3 – Omit Contract C1 – Interior Painting and Acoustical Ceilings; work will be completed by Owner.

END OF ADD1

00 22 13 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

1.1 INSTRUCTIONS TO BIDDERS

- A. Instructions to Bidders for the Project consist of the following:
 - 1. The following Supplementary Instructions to Bidders modify and add to the requirements of the AIA Document A701- 2018, Instructions to Bidders.

1.2 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS, GENERAL

- A. The following supplements modify AIA Document A701, "Instructions to Bidders." Where a portion of the Instructions to Bidders is altered or deleted by these Supplementary Instructions to Bidders, unaltered portions of the Instructions to Bidders shall remain in effect.

1.3 ARTICLE 2 - BIDDER'S REPRESENTATIONS

- A. Add Section 2.1.3.1:
 - 1. 2.1.3.1 - The Bidder has investigated all required fees, permits, and regulatory requirements of authorities having jurisdiction and has properly included in the submitted bid the cost of such fees, permits, and requirements not otherwise indicated as provided by Owner.
- B. Add Section 2.1.7:
 - 1. 2.1.7 - The Bidder is a properly licensed Contractor according to the laws and regulations of Iowa and meets the qualifications indicated in the Procurement and Contracting Documents.
- C. Add Section 2.1.8:
 - 1. 2.1.8 - The Bidder has incorporated into the Bid adequate sums for work performed by installers whose qualifications meet those indicated in the Procurement and Contracting Documents.

1.4 ARTICLE 3 - BIDDING DOCUMENTS

- A. 3.4 - Addenda:
 - 1. Delete Section 3.4.3 and replace it with the following:
 - a. 3.4.3 - Addenda may be issued at any time before the receipt of bids.
 - 2. Add Section 3.4.4.1:
 - a. 3.4.4.1 - Owner may elect to waive the requirement for acknowledging receipt of 3.4.4 Addenda as follows:
 - 1) 3.4.4.1.1 - Information received as part of the Bid indicates that the Bid, as submitted, reflects modifications to the Procurement and Contracting Documents included in an unacknowledged Addendum.
 - 2) 3.4.4.1.2 - Modifications to the Procurement and Contracting Documents in an unacknowledged Addendum do not, in the opinion of the Owner, affect the Contract Sum or Contract Time.

1.5 ARTICLE 4 - BIDDING PROCEDURES

A. 4.1 - Preparation of Bids:

1. Add Section 4.1.9:

- a. 4.1.9 - Owner may elect to disqualify a bid due to failure to submit a bid in the form requested, failure to bid requested alternates or unit prices, failure to complete entries in all blanks in the Bid Form, or inclusion by the Bidder of any alternates, conditions, limitations or provisions not called for.

2. Add Section 4.1.10:

- a. 4.1.10—Bids shall not include sales and use taxes. The owner is a non-profit entity and will provide a tax-exempt sales tax certificate for contractors to secure materials.

B. 4.4 - Modification or Withdrawal of Bids:

1. Add the following sections to 4.4.2:

- a. 4.4.2.1 - Such modifications to or withdrawal of a bid may only be made by persons authorized to act on behalf of the Bidder. Authorized persons are those so identified in the Bidder's corporate bylaws, specifically empowered by the Bidder's charter or similar legally binding document acceptable to Owner, or by a power of attorney, signed and dated, describing the scope and limitations of the power of attorney. Make such documentation available to Owner at the time of seeking modifications or withdrawal of the Bid.
- b. 4.4.2.2 - Owner will consider modifications to a bid written on the sealed bid envelope by authorized persons when such modifications comply with the following: the modification is indicated by a percent or stated amount to be added to or deducted from the Bid; the amount of the Bid itself is not made known by the modification; a signature of the authorized person, along with the time and date of the modification, accompanies the modification. Completion of an unsealed bid form, awaiting final figures from the Bidder, does not require power of attorney due to the evidenced authorization of the Bidder implied by the circumstance of the completion and delivery of the Bid.

C. 4.5 - Break-Out Pricing Bid Supplement:

1. Add Section 4.5:

- a. 4.5 - Provide detailed cost breakdowns no later than two business days following the Architect's request.

1.6 ARTICLE 5 - CONSIDERATION OF BIDS

A. 5.2 - Rejection of Bids:

1. Add Section 5.2.1:

- a. 5.2.1 - Owner reserves the right to reject a bid based on Owner's and Architect's evaluation of qualification information submitted following opening of bids. Owner's evaluation of the Bidder's qualifications will include: status of licensure and record of compliance with licensing requirements, record of quality of completed work, record of Project completion and ability to complete, record of financial management including financial resources available to complete Project and record of timely payment of obligations, record of Project site management including compliance with requirements of authorities having jurisdiction, record of and number of current claims and disputes and the status of their resolution, and qualifications of the Bidder's proposed Project staff and proposed subcontractors.

B. 5.3 - Acceptance of Bids:

1. Add Section 5.3.3:

- a. Preference will be given to local bidders and those with positive prior responsive and responsible experience completing work at this facility, or with the Owner on previous projects.

1.7 ARTICLE 6 - POSTBID INFORMATION

A. 6.3 - Submittals:

1. Add Section 6.3.1.4:

- a. 6.3.1.4 - Submit information requested in Sections 6.3.1.1, 6.3.1.2, and 6.3.1.3 no later than two business days following the Architect's request.

1.8 ARTICLE 7 - PERFORMANCE BOND AND PAYMENT BOND

A. 7.1 - Bond Requirements:

1. Add Section 7.1.1.1:

- a. 7.1.1.1 - Both a Performance Bond and a Payment Bond will be required, each in an amount equal to 100 percent of the Contract Sum on each bid package. Owner reserves the right to negotiate the removal of bonding requirement at time of contract execution.

B. 7.2 - Time of Delivery and Form of Bonds:

1. Delete the first sentence of Section 7.2.1 and insert the following:

- a. The Bidder shall deliver the required bonds to the Owner no later than 10 days after the date of Notice of Intent to Award and no later than the date of execution of the Contract, whichever occurs first. Owner may deem the failure of the Bidder to deliver required bonds within the period of time allowed a default.

2. Delete Section 7.2.3 and insert the following:

- a. 7.2.3 - Bonds shall be executed and be in force on the date of the execution of the Contract.

END OF SECTION

SECTION 00 41 10 – QUALIFICATIONS STATEMENT

A. ORGANIZATION

1. State the full legal name of your organization:
2. What is the address of your organization's principal place of business?
3. What is the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other?
4. How many years has your organization been in business?
5. How many full-time employees work for your organization?

B. FINANCIAL

1. State your organization's total dollar value of work currently under contract:
2. Of the amount stated above, state the dollar value of work that remains to be completed:
3. State your organization's average annual dollar value of construction work performed during the last five years.

C. REFERENCES:

- a. Provide three client references:
- b. Provide one bank reference:

D. DISPUTES

1. Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000? *(If the answer is yes, explain.)*
2. In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management: *(If the answer to any of the questions below is yes, explain.)*
 - a. Failed to complete the work awarded to it?
 - b. been terminated for any reason except for an owners' convenience?
 - c. had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?
 - d. filed any lawsuits or requested arbitration regarding a construction project
3. In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2: *(If the answer to any of the questions below is yes, provide an explanation.)*
 - a. been convicted of, or indicted for, a business-related crime?
 - b. had any business or professional license subjected to disciplinary action?
 - c. been penalized or fined by a state or federal environmental agency?

END OF SECTION