

ADDENDUM #1

DATE: 05/07/2026

PROJECT

Union CSD Parking Lot Replacement
Union Community School District
92240031.000

ENGINEER

Larson Engineering, Inc.
1820 NW 118th Street, Suite 230
Clive, IA 50325

This addendum shall be made part of the bidding documents and is issued to modify and/or clarify the bidding documents. Please attach this addendum to the project specification manual and indicate the number of this addendum in the space provided on the Bid Form.

PROJECT MANUAL

1. Section 00 11 13 – Notice to Bidders
 - a. Replace Notice to Bidders to delete reference to another project

DRAWINGS

1. SHEET T – TITLE SHEET
 - a. Replace sheet in its entirety with attached revised sheet T TITLE SHEET
2. SHEET C100 – EX. CONDITIONS & DEMO PLAN – NORTH
 - a. Replace sheet in its entirety with attached revised sheet C100 EX. CONDITIONS & DEMO PLAN – NORTH.
3. SHEET C200 – SITE PLAN – NORTH
 - a. Replace sheet in its entirety with attached revised sheet C200 SITE PLAN – NORTH.
4. SHEET C201 – SITE PLAN – SOUTH
 - a. Replace sheet in its entirety with attached revised sheet C201 SITE PLAN – SOUTH
5. SHEET C301 – GRADING & EROSION CONTROL PLAN – SOUTH.
 - a. Replace sheet in its entirety with attached revised sheet C301 GRADING & EROSION CONTROL PLAN – SOUTH.
6. SHEET C400 – UTILITY PLAN – NORTH
 - a. Remove sheet in its entirety.
7. SHEET C401 – UTILTIY PLAN – SOUTH
 - a. Remove sheet in its entirety.
8. SHEET C500 – DETAILS
 - a. Replace sheet in its entirety with attached revised sheet C500 DETAILS.

END OF ADDENDUM

**SECTION 00 11 13
NOTICE TO BIDDERS**

PART 1 GENERAL

1.01 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
 - 1. Regulatory Requirements: Chapter 26 of the Iowa Code 'Iowa Construction Bidding Procedures' shall govern submittal, opening, and award of bids.
- B. Project Identification: High School Parking Lot Replacement
 - 1. Project Location: 200 Adams Street, La Porte City, IA 50651
- C. Owner: Union Community School District
 - 1. Owner's Representative: John Howard, Superintendent
- D. Design Professionals: Larson Engineering
- E. Construction Manager: Denovo
- F. Project Description: Parking Lot Replacements.
- G. Construction Contract: Single prime contract will be issued for this scope of work.

1.02 BID SUBMITTAL

- A. Owner will receive lump sum bids until the bid deadline listed below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by the Owner, and delivered as follows:
 - 1. Bid Date: May 14, 2026
 - 2. Bid Submission Deadline: 1:00 PM CST
 - 3. Location: Union District Office – 200 Adams Street, La Porte City, IA 50651
 - 4. Bid Format – see 002113 – Instructions to Bidders.

1.03 BID SECURITY (MATERIAL & LABOR AND LABOR-ONLY BIDS)

- A. Each bid must be accompanied, in a separate envelope, by a bid bond for 5% of the bid amount or with a certified check or cashier's check. Performance and payment bonds in the amount of 100% of the contract amount will also be required, guaranteeing faithful performance of the Contractor. No bids may be withdrawn for a period of forty-five (45) days after the bid submission deadline. The Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.04 PRE-BID MEETING

- A. A Pre-Bid Meeting for all bidders will be held on May 5, 2026, at 1:00 PM at the Union High School Office – 200 Adams Street, La Porte City, IA 50651. Prospective bidders are encouraged but not required to attend.
 - 1. Bidders Questions: For additional bidding information, contact Todd Majeres at Denovo – tmajeres@teamenovo.com.
 - 2. Construction Manager and Engineer will provide responses to bidders' questions at the Pre-Bid Meeting and minutes from the meeting will be published via addendum.

1.05 DOCUMENTS

- A. Printed or Online Procurement and Viewing of Contract Documents: View or obtain construction documents on or after April 27, 2026, by contacting Beeline & Blue, 2507 Ingersoll Avenue, Des Moines, Iowa 50312 – www.beelineandblue.com. Only complete sets of construction documents will be issued.

1.06 TIME OF COMPLETION

- A. Successful bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.07 TAXES

- A. Contractors shall **EXCLUDE** all applicable taxes in their bid as the Union Community School District is tax exempt. Tax exempt certificates will be supplied for all prime contractors and subcontractors, as requested.

1.08 BIDDERS QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of each successful Bidder for Material & Labor and Labor-Only work packages.
- B. Bidders may be required to provide evidence of experience with similar projects. Before submitting a bid, every Bidder must carefully review the Project Manual and Drawings. The Union Community School District reserves the right to conduct such investigations as it deems necessary to assist in the evaluation of any bid and to establish the responsibility, qualifications, and financial ability of the Bidders, proposed subcontractors, and other organizations to perform the Work in accordance with the Contract Documents to the Owner's satisfaction with in the prescribed time.

1.09 NOTIFICATION

- A. This Notice to Bidders document is issued by the Union Community School District.

END OF SECTION

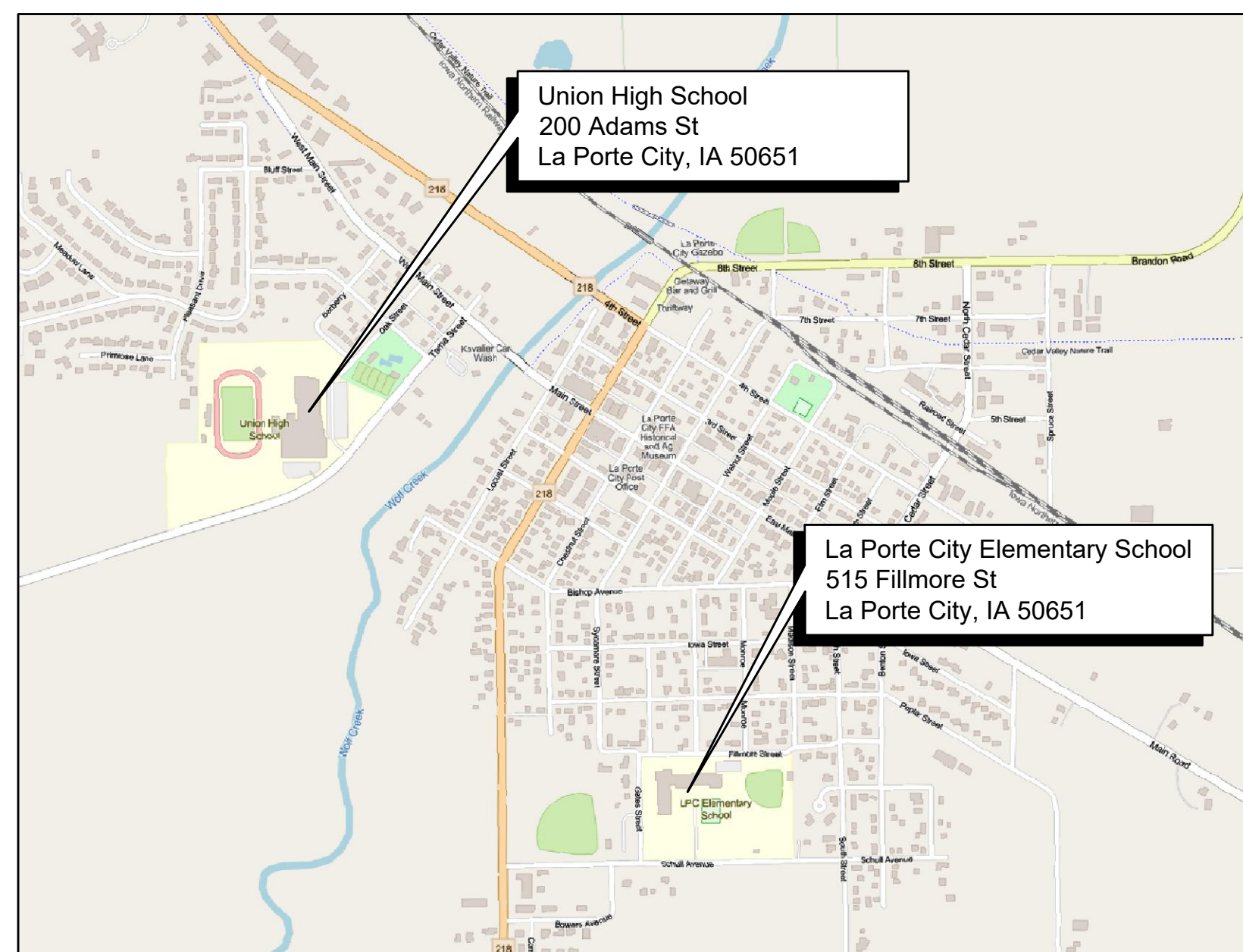
PROJECT: UNION CSD PARKING LOT REPLACEMENT



UNION COMMUNITY SCHOOL DISTRICT

200 ADAMS STREET
LA PORTE CITY, IA 50651

VICINITY MAP



INDEX OF DRAWINGS

T	Title Sheet
C001	Stormwater Pollution Prevention Plan
C002	Stormwater Pollution Prevention Plan
C100	Ex. Conditions & Demo Plan - North
C101	Ex. Conditions & Demo Plan - South
C102	Elem School Ex. Conditions & Demo Plan (Alternate #1)
C200	Site Plan - North
C201	Site Plan - South
C202	Elem School Site Plan (Alternate #1)
C300	Grading Plan & Erosion Control Plan - North
C301	Grading Plan & Erosion Control Plan - South
C500	Details
C501	Details

Note: All work performed shall meet the standards outlined in the enclosed plans and specifications, as well as the 2026 Statewide Urban Design and Specifications (SUDAS) standard specifications unless noted otherwise.

PROJECT CONTACTS

Construction Manager:
Todd Majeres
Denovo Construction Solutions
300 4th Street
West Des Moines, IA 50265
515.491.1068

Civil Engineer:
Jeremiah Curley, P.E.
Larson Engineering, Inc.
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300 4TH STREET
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UNION CSD PARKING LOT REPLACEMENT
LA PORTE CITY, IA

Project Title:

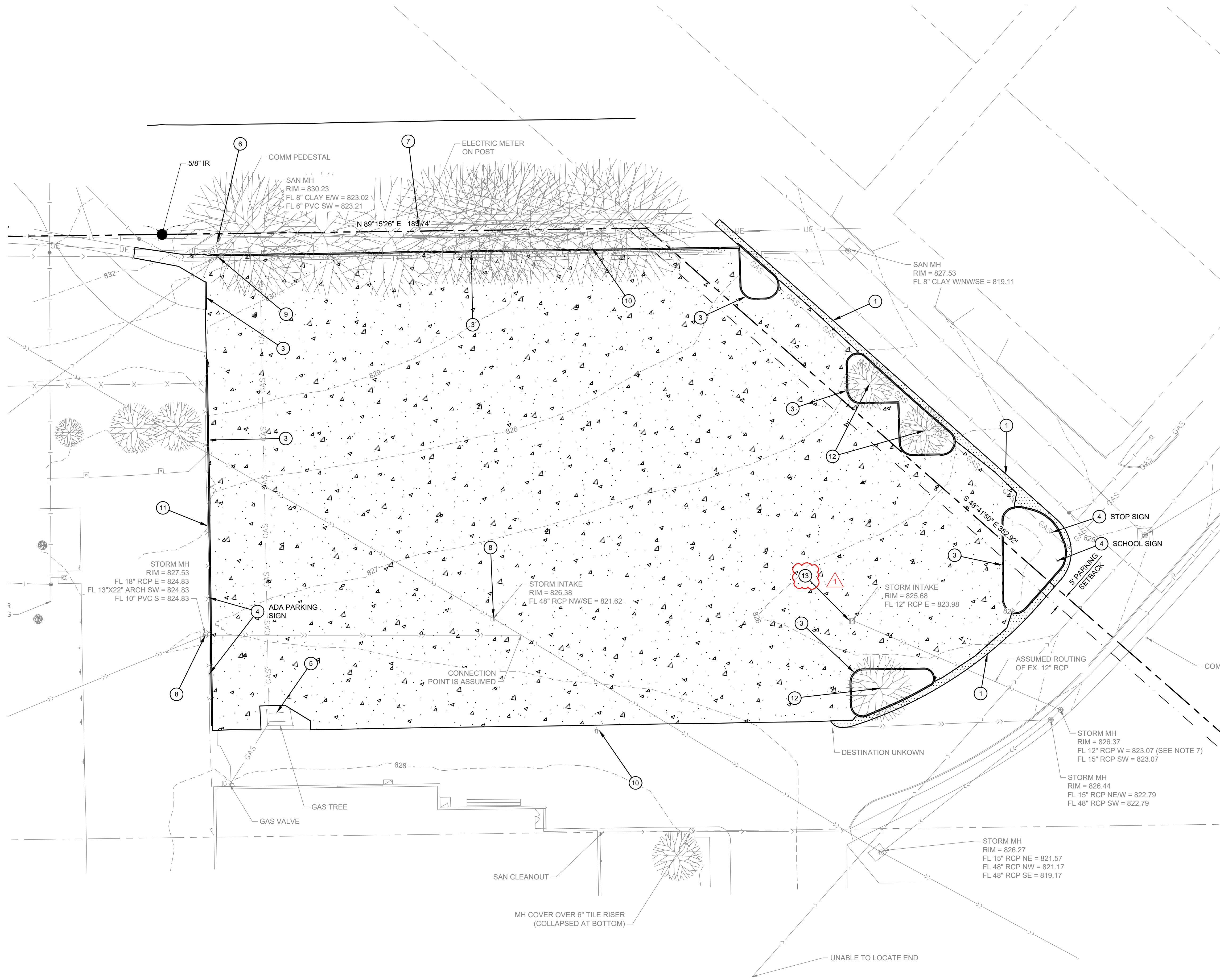
Rev.	Date	Description
△	05.07.26	Addendum #1

Project #: 92260017.000
Drawn By: CSV
Checked By: JSC
Issue Date: 04.24.26
Sheet Title:

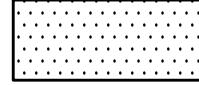

TITLE SHEET

Sheet:
T





SYMBOL LEGEND

-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION.
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.
7. The surveyed storm pipe to this manhole from the west was labeled as an 18" RCP from the NE/W, and was routed from the nearest west intake structure within the demolition extents. No pipe was shown connected to the east intake structure within the demolition extents; therefore, the actual routing and size of the pipe are assumed to be as shown and labeled on this plan.

KEY NOTES

- 1 SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 2 SAWCUT, REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
- 3 SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- 4 PROTECT EXISTING SIGN.
- 5 PROTECT EXISTING GAS TREE AND ENCLOSURE.
- 6 PROTECT EXISTING COMM PEDESTAL.
- 7 PROTECT EXISTING ELECTRIC METER.
- 8 PROTECT EXISTING STORM STRUCTURE.
- 9 PROTECT EXISTING SANITARY SEWER MANHOLE.
- 10 PROTECT EXISTING LIGHT POLE.
- 11 PROTECT EXISTING FENCE.
- 12 PROTECT EXISTING TREE.

13 CLEAN DEBRIS FROM EXISTING STORM STRUCTURE. VERIFY ROUTING OF OUTLET PIPE TO NEXT DOWNSTREAM STRUCTURE PRIOR TO ROUGH GRADING. NOTIFY ENGINEER IF EXISTING CONDITION DIFFERS FROM PLANS. PROTECT EXISTING STORM STRUCTURE.

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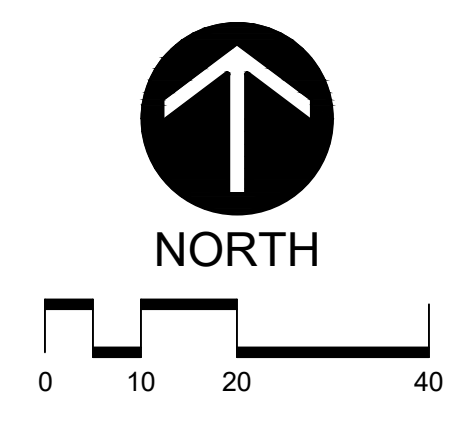
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 WEST DES MOINES, IA 50265

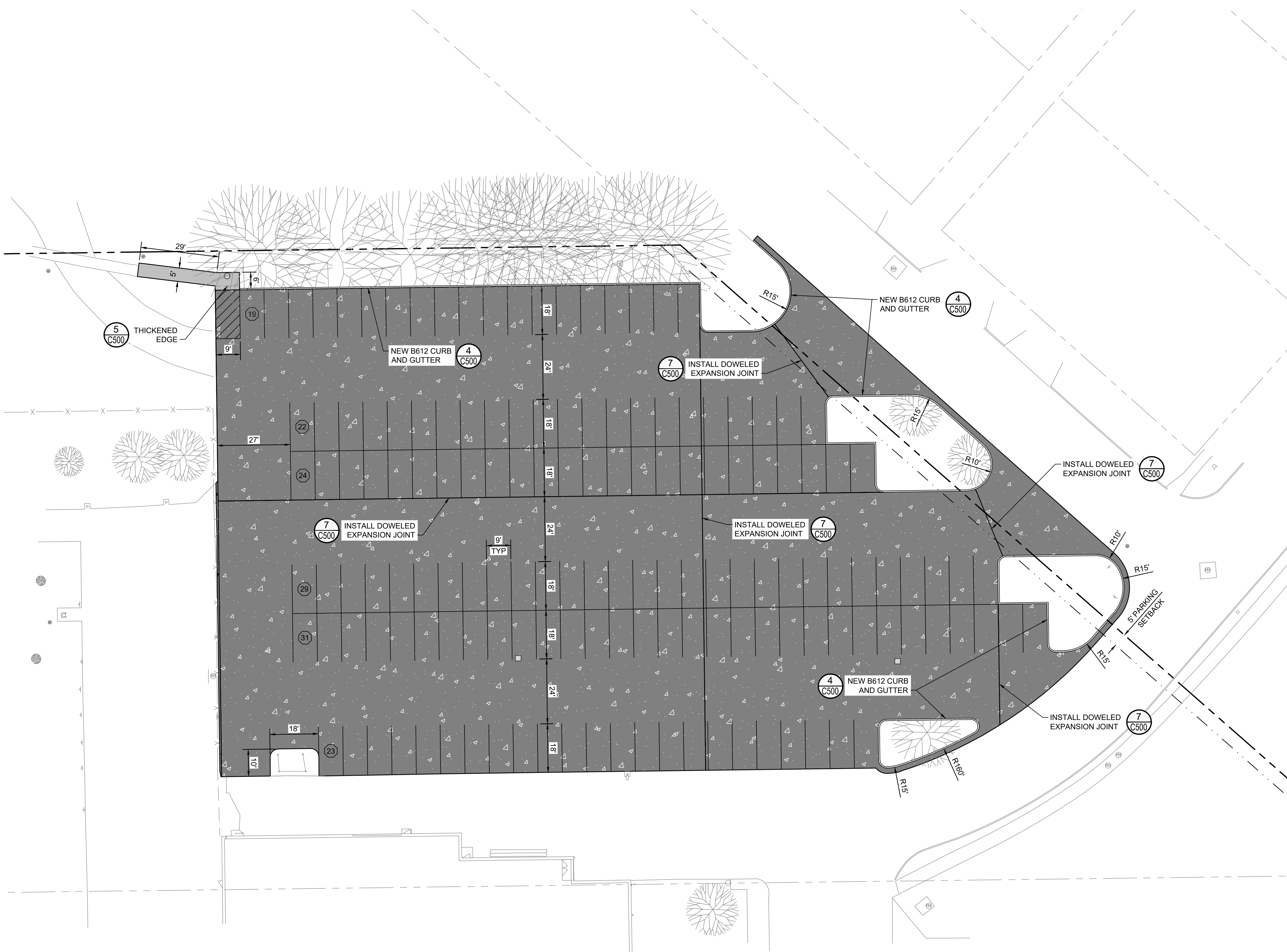
UNION CSD PARKING LOT REPLACEMENT
 LA PORTE CITY, IA

Rev.	Date	Description
1	05.07.26	Addendum #1



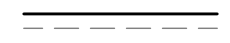
Project #:	92260017.000
Drawn By:	CSV
Checked By:	JSC
Issue Date:	04.24.26
Sheet Title:	EX. CONDITIONS & DEMO PLAN - NORTH

Sheet:
C100





SYMBOL LEGEND

-  NEW 5" CONCRETE OVER 6" BASE AGGREGATE OVER COMPACTED SUBGRADE. SEE DETAIL 1/C500.
-  NEW 7" CONCRETE OVER 6" BASE AGGREGATE OVER COMPACTED SUBGRADE. SEE DETAIL 3/C500.
-  THICKENED EDGE. SEE DETAIL 5/C500.

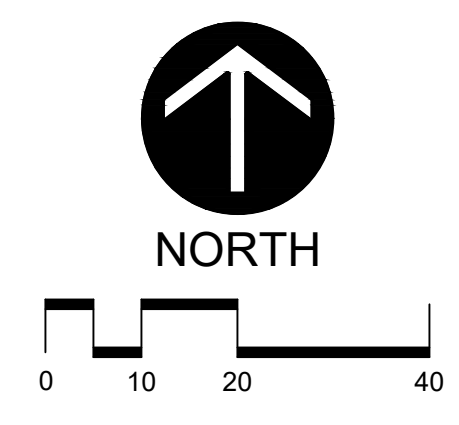
WHERE APPLICABLE, DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB OR FACE OF CURB TO END OF STALL LINE.

PAVING NOTES

1. IN ADDITION TO THE LOCATIONS SHOWN ON THIS PLAN, DOWELED EXPANSION JOINTS SHALL BE INSTALLED WHERE ADJACENT POURS CANNOT BE COMPLETED IN THE SAME DAY. CONTRACTOR SHALL SUBMIT A PHASING PLAN SHOWING PROPOSED LOCATIONS OF DOWELED EXPANSION JOINTS TO ENGINEER FOR APPROVAL PRIOR TO PAVING.
2. ALL JOINTS SHALL BE FILLED WITH ELASTOMERIC JOINT SEALANT.
3. RECYCLED AGGREGATES MEETING THE REQUIREMENTS OF SPECIFICATION SECTION 32 05 00 PART 2.01.B MAY BE SUBSTITUTED FOR VIRGIN AGGREGATES.
4. A PAVING MACHINE IS NOT REQUIRED TO PERFORM THE PROPOSED WORK.

PARKING SUMMARY:

EXISTING PARKING STALLS:	146 STALLS
TOTAL PROPOSED PARKING STALLS:	148 STALLS



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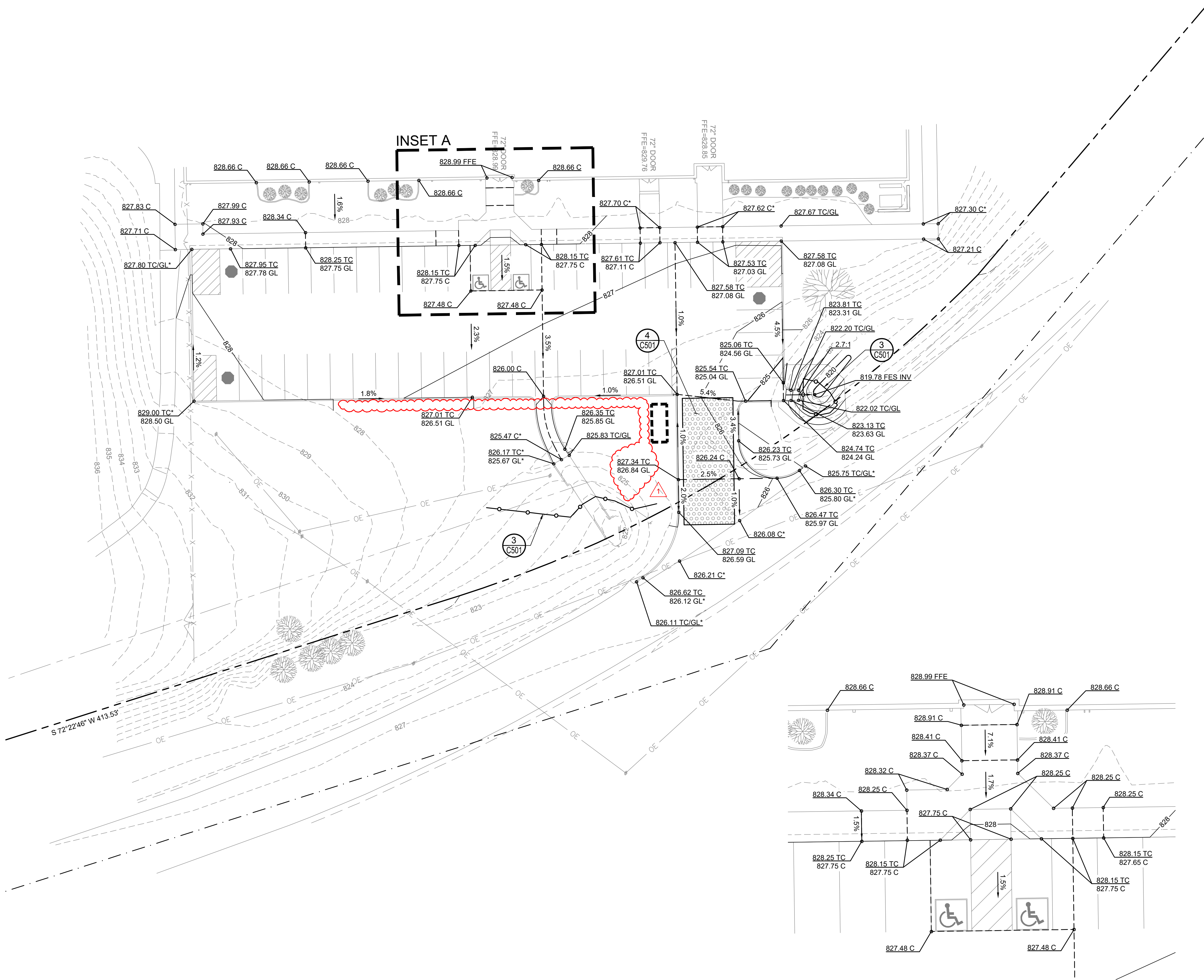
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 LA PORTE CITY, IA

Rev.	Date	Description
△	05.07.26	Addendum #1

Project #:	92260017.000
Drawn By:	CSV
Checked By:	JSC
Issue Date:	04.24.26
Sheet Title:	

SITE PLAN - NORTH

Sheet: **C200**



SYMBOL LEGEND

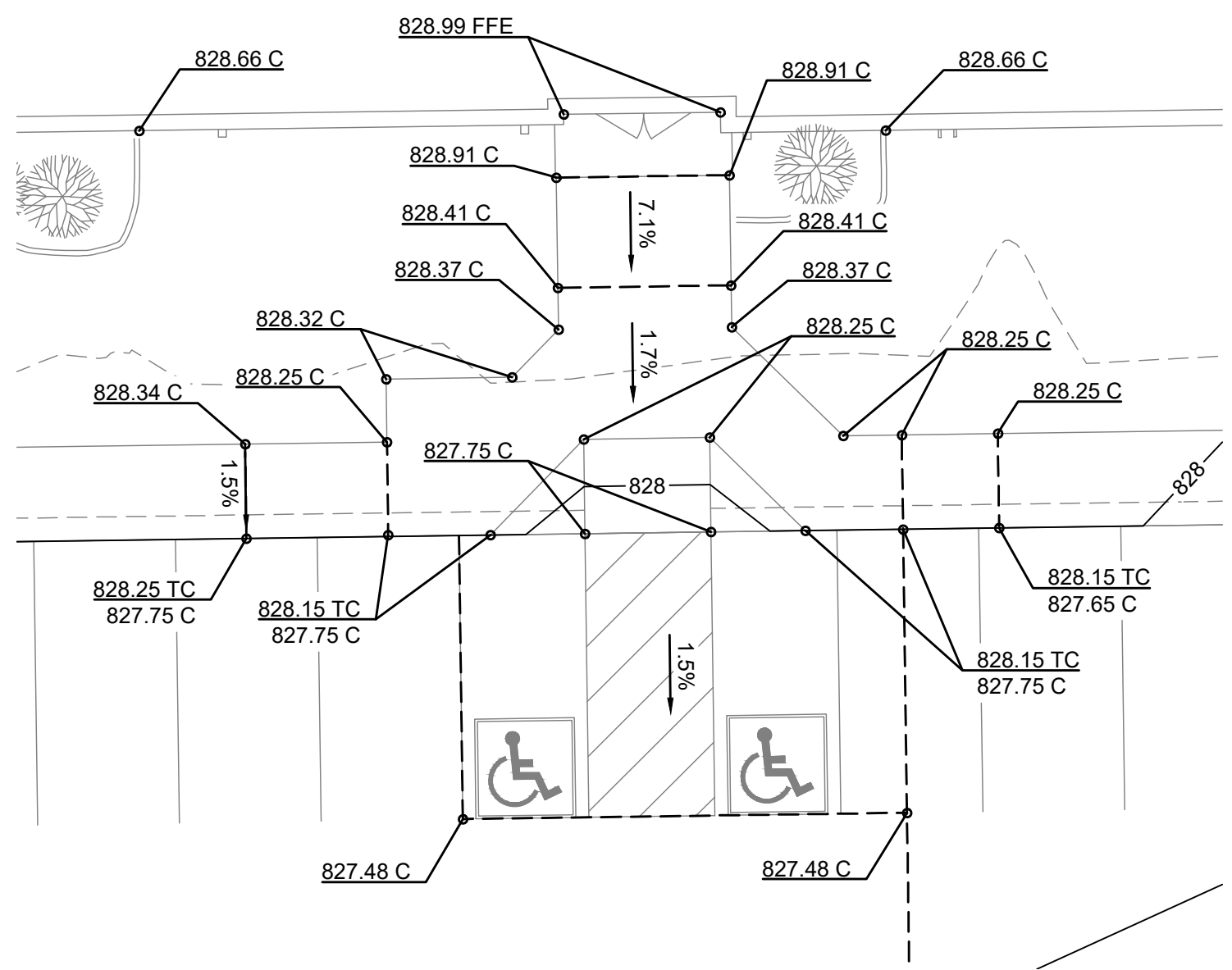
- 950 --- EXISTING CONTOURS
 - 950 --- PROPOSED CONTOURS - MAJOR INTERVAL
 - 949 --- PROPOSED CONTOURS - MINOR INTERVAL
 - - - GRADE BREAK LINE
 - 2.0% GRADE SLOPE
 - SILT FENCE
 - SEDIMENT LOG
 - RIP-RAP / ROCK CONST. ENTRANCE
 - INLET PROTECTION
 - CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
 - GL - GUTTER LINE
 - B - BITUMUNOUS
 - C - CONCRETE
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (F/G)
 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

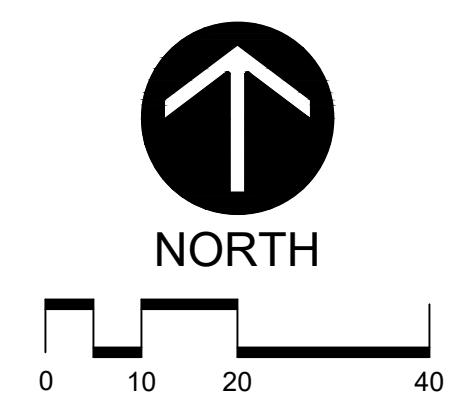
1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

See sheet C001-C002 Stormwater Pollution Prevention Plan (SWPPP) for Erosion Control Notes



INSET A
SCALE: 1" = 10'



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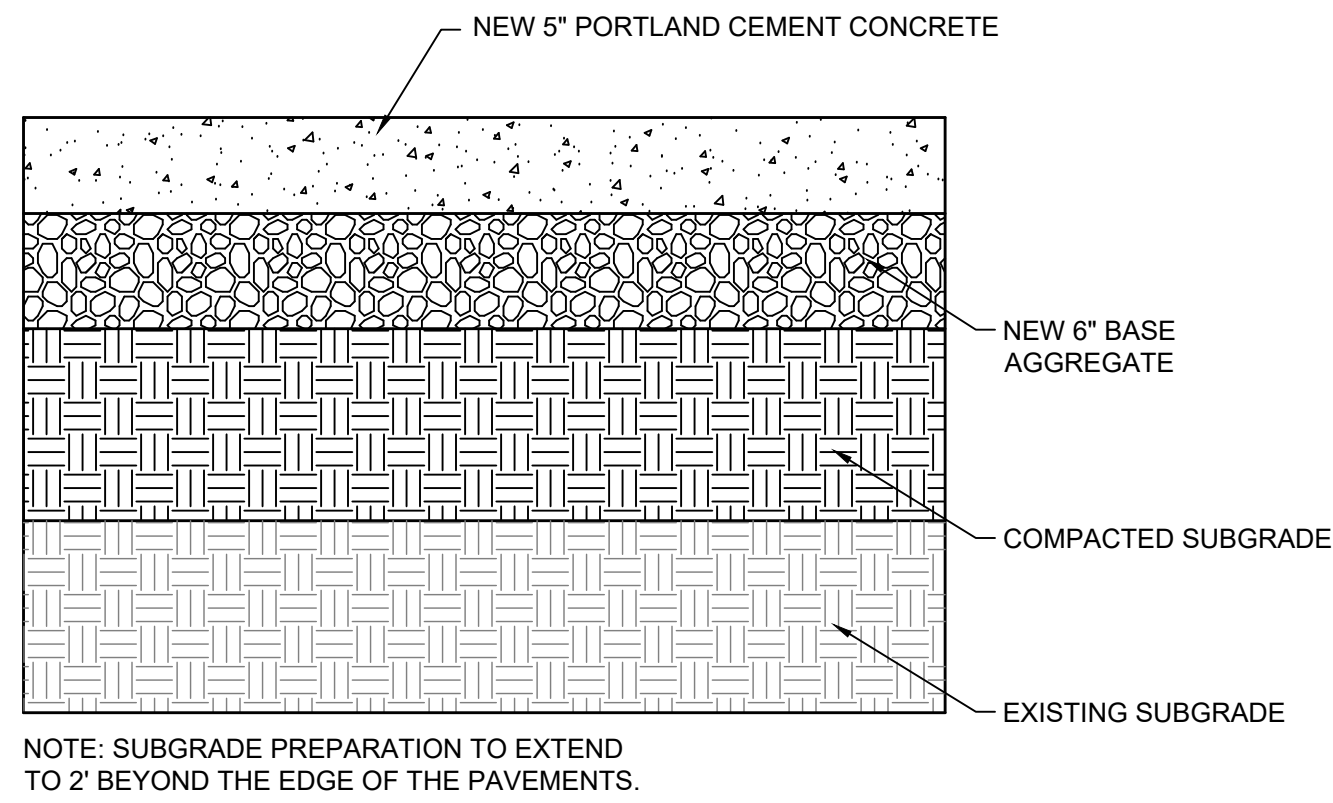
UNION CSD PARKING LOT REPLACEMENT
 LA PORTE CITY, IA

Rev.	Date	Description
△	05.07.26	Addendum #1

Project #: 92260017.000
 Drawn By: CSV
 Checked By: JSC
 Issue Date: 04.24.26

Sheet Title:
GRADING & EROSION CONTROL PLAN - SOUTH

Sheet:
C301

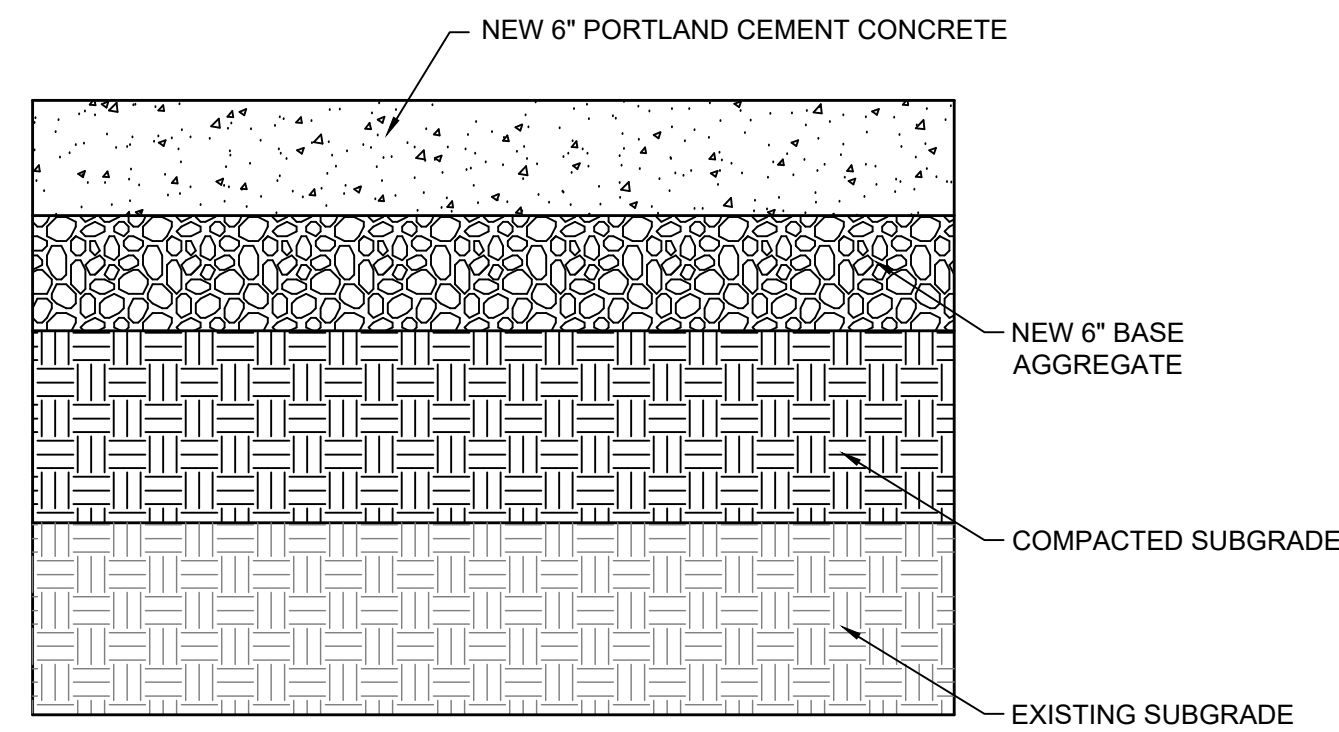


NOTE: SUBGRADE PREPARATION TO EXTEND TO 2' BEYOND THE EDGE OF THE PAVEMENTS.

LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL

1
C500

NOT TO SCALE

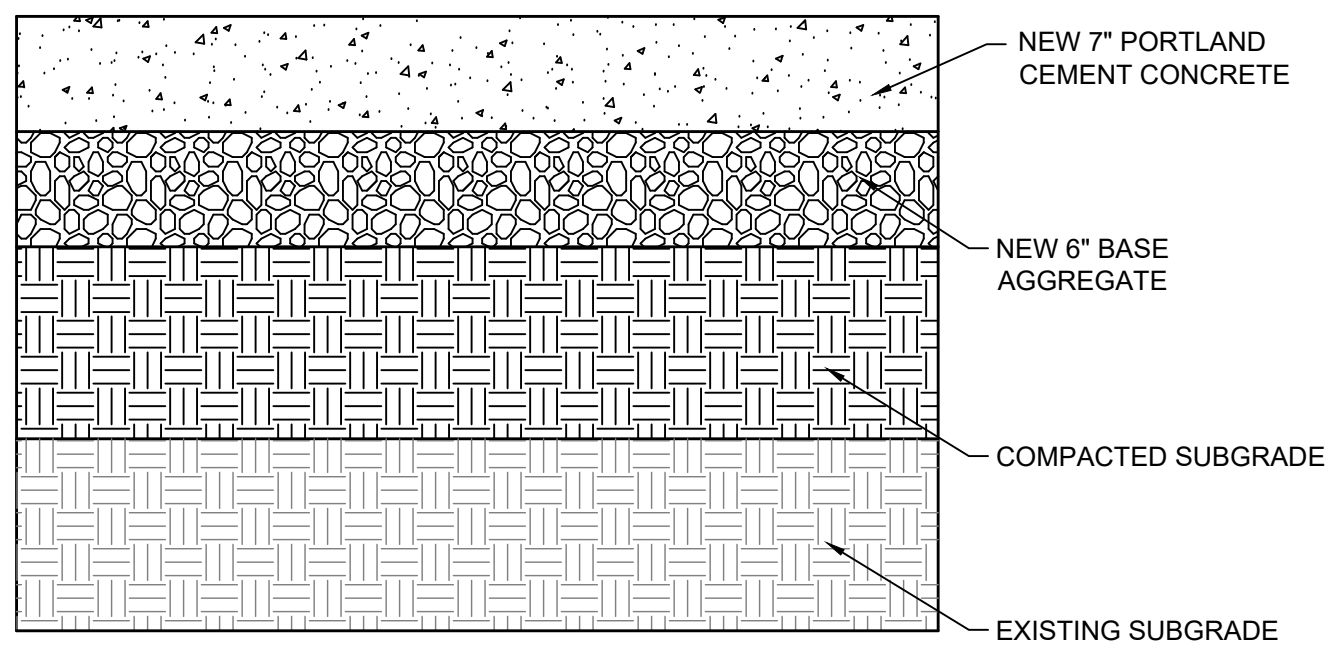


NOTE: SUBGRADE PREPARATION TO EXTEND TO 2' BEYOND THE EDGE OF THE PAVEMENTS.

MEDIUM-DUTY CONCRETE CONSTRUCTION DETAIL

2
C500

NOT TO SCALE

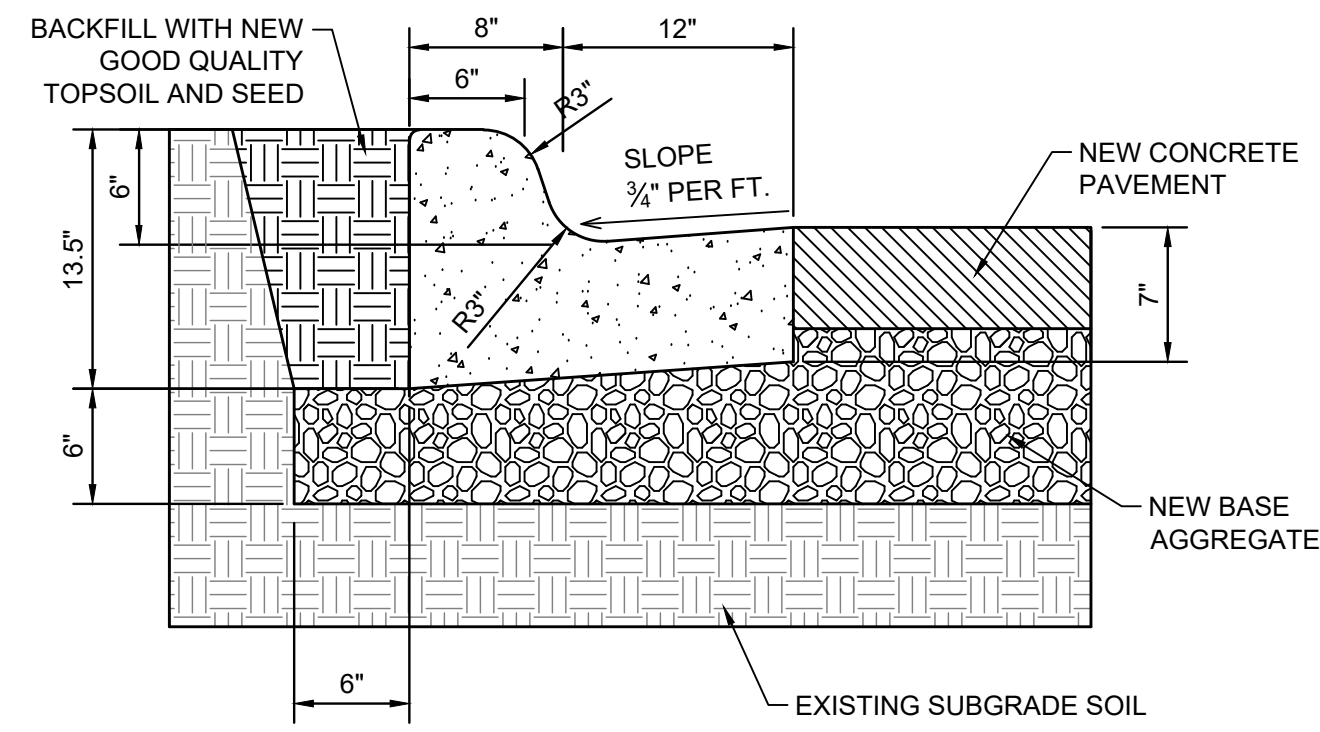


NOTE: SUBGRADE PREPARATION TO EXTEND TO 2' BEYOND THE EDGE OF THE PAVEMENTS.

HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL

3
C500

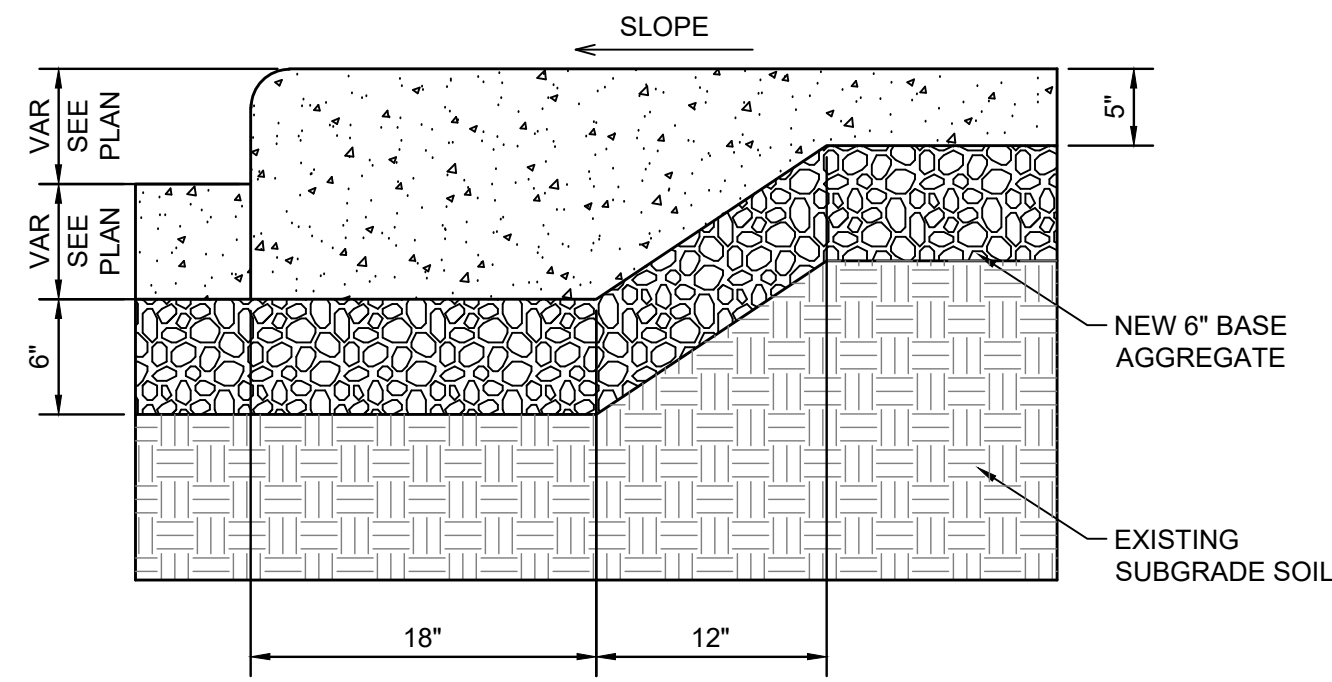
NOT TO SCALE



B612 CONCRETE CURB & GUTTER DETAIL

4
C500

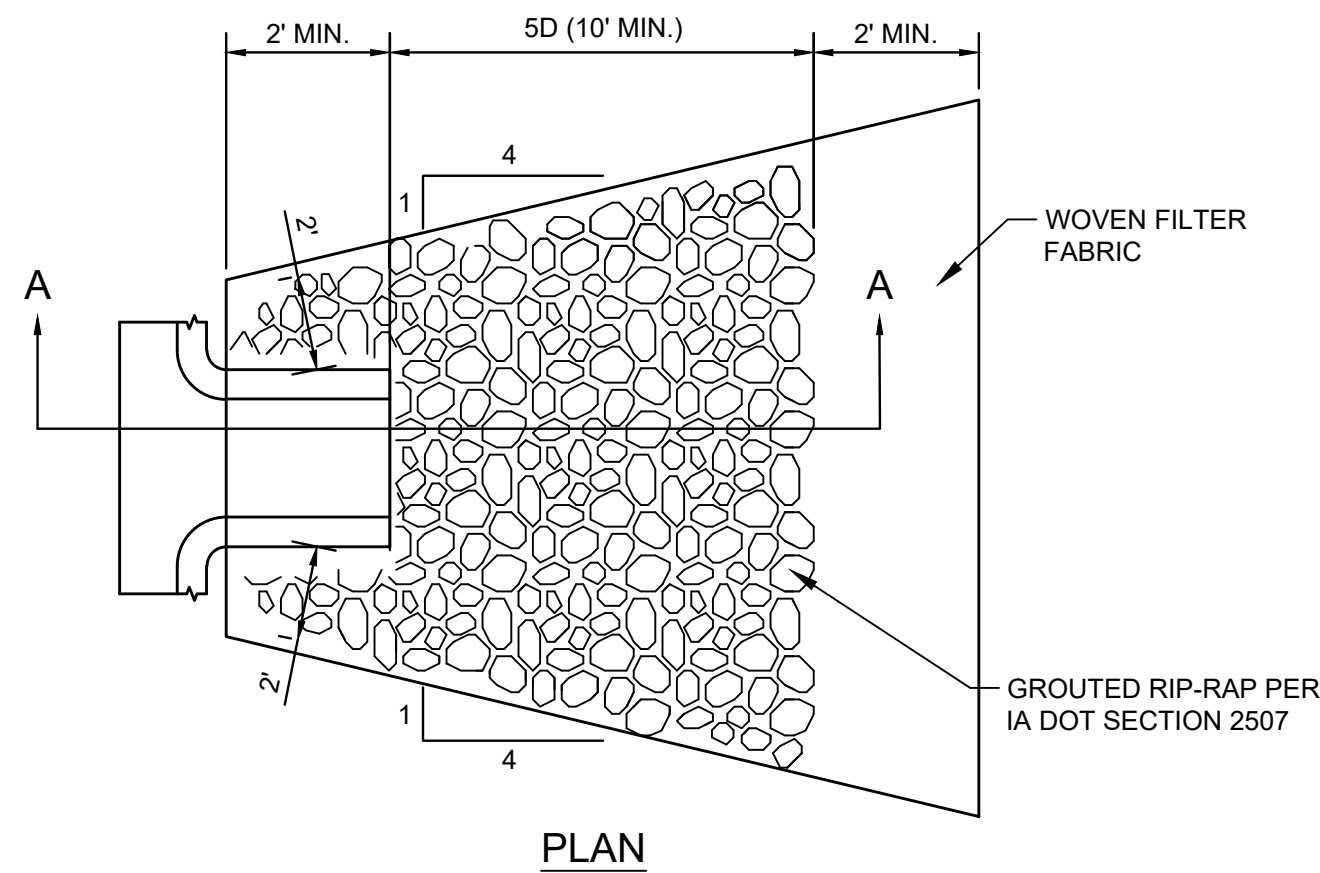
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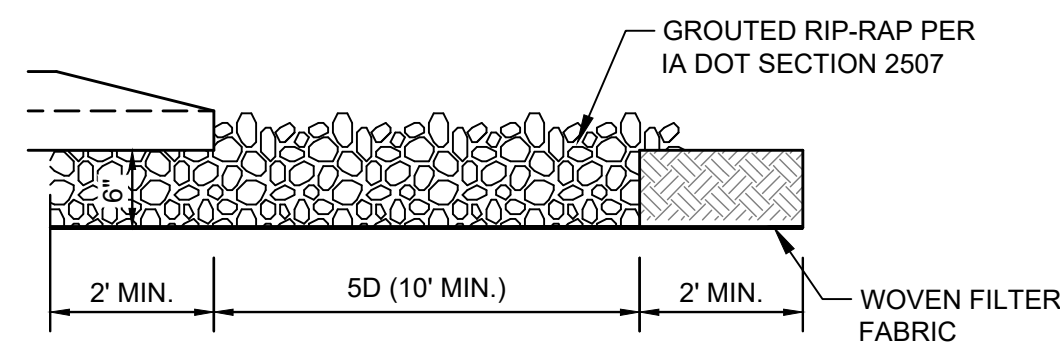
INTEGRAL CURB & SIDEWALK DETAIL

5
C500

NOT TO SCALE



PLAN



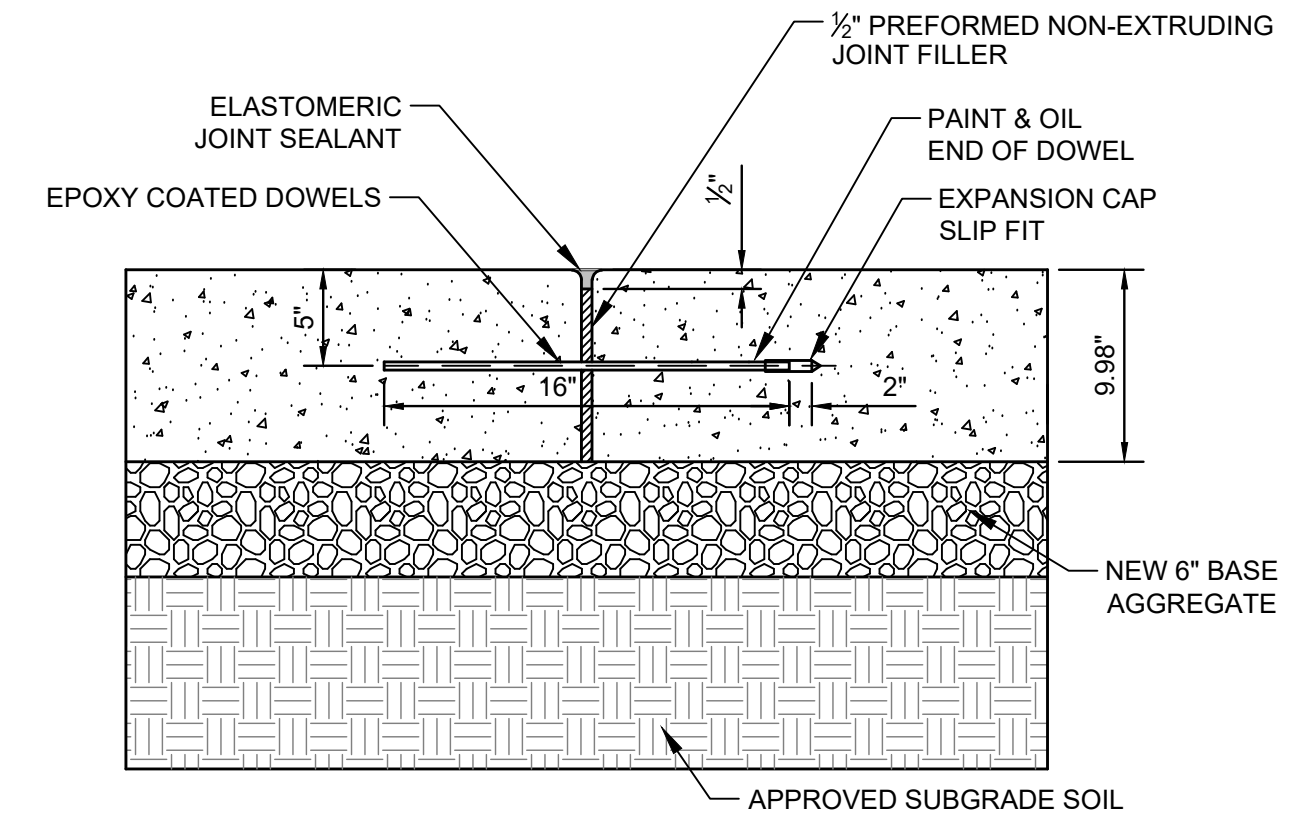
SECTION A-A

NOTE: 500X MIRAFI FABRIC OR EQUAL

CURB CUT WITH RIP-RAP DETAIL

6
C500

NOT TO SCALE



DOWELED EXPANSION JOINT

9
C500

NOT TO SCALE

8
C500

NOT USED

NOT TO SCALE

9
C500

NOT USED

NOT TO SCALE

10
C500

NOT USED

NOT TO SCALE

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