



Addendum 01

Date: 05-12-2026
Project: 22011 – Spin Lofts
521 21st Ave
Council Bluffs, IA

This addendum is issued by the Owner to all known bidders prior to receipt of Proposal. Bidders shall acknowledge receipt of this Addendum by indicating so on the Proposal Form. All information and instruction given herein shall become a part of the Contract Documents.

This addendum contains the following information:

Addendum Narrative	<u>1</u>	8.5" x 11"
Project Manual	<u>2</u>	8.5" x 11"
Drawing Sheets	<u>1</u>	30" x 42"
Total Sheets:	<u>4</u>	

If this addendum appears incomplete, notify the Architect immediately.

DRAWINGS

Architectural Drawings

1. Sheet GO.0: COVER SHEET
 - a. Professional Stamps: Update the renewal date of Albert Macchietto's Stamp to June 30, 2027.

PROJECT MANUAL

1. Revised Cover Page
 - a. Remove reference to Nebraska Certificate of Authorization below APMA Project No:
 - b. Update APMA Project No: to 22011.
2. Revised Section 01 1000 - Summary
 - a. 1.2.A Change Project Name to "Spin Lofts, 22011".
 - b. 1.2.A.1. Change Project Location to "521 21st Street, Council Bluffs, Iowa 51501".

END OF ADDENDUM 01

Spin Lofts

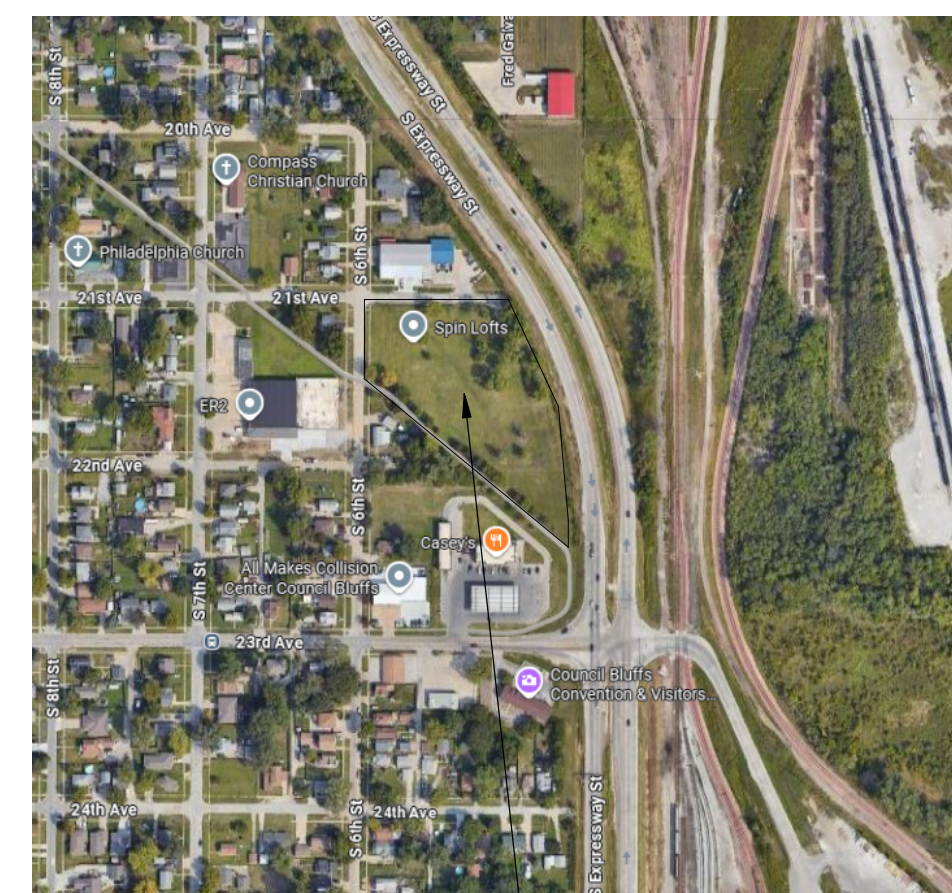
CONSTRUCTION DOCUMENTS

May 1, 2026



NOTE: IMAGE PROVIDED TO COMMUNICATE GENERAL DESIGN INTENT ONLY. REFER TO DOCUMENTS FOR FINAL DESIGN AND SCOPE OF WORK.

Project Location



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CONTRACTOR
Lutheran Family Services	Alley Poyner Macchietto Architecture	TD2	TD2	Morrissey Engineering Inc.	Morrissey Engineering Inc.	Arch Icon Construction
7929 West Center Road Omaha, NE 68124 402-342-7038	1516 Cuming Street Omaha, NE 68102 (T) 402.341.1544 www.alleypoyner.com	10836 Old Mill Road Omaha, NE 68154 402-330-8860	10836 Old Mill Road Omaha, NE 68154 402-330-8860	4940 North 118th Street Omaha, NE 68164 402-491-4144	4940 North 118th Street Omaha, NE 68164 402-491-4144	509 Walker Street Woodbine, IA 51579 712-647-3355
Project Contact Abby Johnson	Project Contact Jennifer Honebrink	Project Contact Joe Dethiefs	Project Contact Kelley Clouse	Project Contact Chris Reed	Project Contact Nick Manning	Project Contact Dustin Crook

PROJECT NOTES

Spin Lofts is a new multi-family residential building on a suburban site. The project is to be built in a single phase. The site is currently being surcharged and the grade will be redistributed to provide a level building pad and parking area for this project. The building construction is four levels of wood construction above a concrete foundation. The lowest level is slab-on-grade. The exterior is finished in a combination of brick, metal panel and hard-panel siding. The flat roof is structurally sloped to one side and finished in EPDM. A series of scuppers collect the rainwater into downspouts, which connect to underground pipes leading to a bio-swale in the south corner of the site.

There are 45 apartments with the following breakdown:
 a. 6 Fully Accessible Units
 b. 1 Hearing/Vision Impaired Units
 c. 15 Type A Units
 d. 24 Type B Units

Below is the unit mix:
 (12) One bedrooms
 (29) Two bedrooms
 (4) Three bedrooms
 45 total units

The lowest level contains utility entrances, a combination storm shelter / community room, supportive service spaces and resident amenities, in addition to apartment units. The upper levels are residential only. An elevator and two stair towers connect all four levels.

The project is funded in part from the Iowa Finance Authority (IFA) and instructions given in these documents are an integral part of that application. Any adjustments made to the work shown herein shall not be made without prior consent given by the Owner and Architect.

Lutheran Family Services is the Owner. Arch Icon is the project developer and general contractor. Other project partners include the City of Council Bluffs, Iowa West Foundation, New Visions Homeless Services, Common Spirit, Front Porch Investments and Burlington Capital.

Tax Status: Subcontractors must pay sales tax on this project. Materials are tax exempt.

This project is subject to the Build America Buy America Act. See spec for further details.

BIDDING INFORMATION

THE GENERAL CONTRACTOR FOR THIS PROJECT WILL BE:

Arch Icon Construction
 509 Walker Street
 Woodbine, IA 51579
 Point of Contact: Dustin Crook
 712-692-1360
 dcrook@arch-icon.com

BID ALTERNATES

ALT #1: BASE BID TO INCLUDE SWINGING SHUTTERS OVER STORM SHELTER WINDOW OPENINGS. ALTERNATE IS FOR INCLUDING OVERHEAD COILING STORM DOORS OVER THE WINDOW OPENINGS IN THE STORM SHELTER IN LIEU OF THE SWINGING SHUTTERS.
 ALT #2: SOLAR READY - BASE BID TO INCLUDE ALL PV PATHWAYS FOR INSTALLATION OF ROOF MOUNTED PV ARRAY (EXCLUDES PV ARRAYS). THE ALTERNATE IS FOR THE PRICE OF THE PV ARRAYS.
 ALT #3: IN ALL UNIT BEDROOMS, BASE BID TO BE CPT-3. ALTERNATE TO BE LVT-1.

ALLOWANCES

- ALLOWANCE 1: \$5,000 FOR CODE REQUIRED SIGNAGE
- ALLOWANCE 2: \$30,000 FOR EXTERIOR BUILDING SIGNAGE
- ALLOWANCE 3: \$55,000 FOR OUTDOOR AMENITY AREA AND ONE IN-GROUND BASKETBALL HOOP

SHEET INDEX

.GENERAL.

- G0.0 COVER SHEET
- G0.1 GENERAL INFORMATION
- G0.2 FUNDING REQUIREMENTS

.CIVIL.

- C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.0 GRADING AND EROSION CONTROL PLAN
- C2.1 CUT / FILL PLAN
- C2.2 EROSION CONTROL NOTES AND SPECIFICATIONS
- C3.0 UTILITY PLAN
- C3.1 UTILITY DETAILS
- C3.2 FIRE ACCESS PLAN
- C4.0 SITE PLAN
- C4.1 SITE DETAILS
- C4.2 SITE DIMENSIONS
- C4.3 SITE DIMENSIONS
- C4.4 SPOT ELEVATIONS
- C4.5 SPOT ELEVATIONS
- C5.0 POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
- C6.0 SPECIFICATIONS

.LANDSCAPE.

- L1.0 TREE PRESERVATION PLAN
- L2.0 LANDSCAPE PLAN
- L3.0 LANDSCAPE NOTES & DETAILS

.CODE ANALYSIS.

- CP0.0 CODE ANALYSIS
- CP1.1 CODE PLAN - LEVEL 01 & 02
- CP1.2 CODE PLAN - LEVEL 03 & 04

.ARCHITECTURAL.

- AS1.1 ARCHITECTURAL SITE PLAN
- AS1.2 ARCHITECTURE SITE DETAILS
- A0.0 BUILDING ASSEMBLIES
- A0.1 PARTITION TYPES & NOTES
- A1.1 FLOOR PLAN - LEVEL 01 & 02
- A1.2 FLOOR PLAN - LEVEL 03 & 04
- A1.3 ROOF PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS
- A3.2 WALL SECTIONS
- A3.3 WALL SECTIONS
- A3.4 WALL SECTIONS
- A4.1 VERTICAL CIRCULATION - ELEVATOR
- A4.2 VERTICAL CIRCULATION - STAIR A
- A4.3 VERTICAL CIRCULATION - STAIR B
- A4.4 VERTICAL CIRCULATION - DETAILS
- A5.1 BUILDING DETAILS
- A5.2 BUILDING DETAILS
- A5.3 BUILDING DETAILS
- A5.4 BUILDING DETAILS
- A6.1 DOOR AND FRAME SCHEDULE
- A6.2 DOOR AND FRAME DETAILS
- A6.3 WINDOW DETAILS
- A7.1 REFLECTED CEILING PLAN - LEVEL 01 & 02
- A7.2 REFLECTED CEILING PLAN - LEVEL 03 & 04
- A7.3 REFLECTED CEILING PLAN - DETAILS
- A8.0 ENLARGED PLAN - COMMONS
- A8.0AL COMMONS - BID ALT. #1
- A8.1 ENLARGED PLANS & ELEVATIONS - UNIT 1A
- A8.2 ENLARGED PLANS & ELEVATIONS - UNIT 1B
- A8.3 ENLARGED PLANS & ELEVATIONS - UNIT 1C
- A8.4 ENLARGED PLANS & ELEVATIONS - UNIT 2A
- A8.5 ENLARGED PLANS & ELEVATIONS - UNIT 2A.1
- A8.6 ENLARGED PLANS & ELEVATIONS - UNIT 2B
- A8.7 ENLARGED PLANS & ELEVATIONS - UNIT 2B.1
- A8.8 ENLARGED PLANS & ELEVATIONS - UNIT 2B.2
- A8.9 ENLARGED PLANS & ELEVATIONS - UNIT 2C
- A8.10 ENLARGED PLANS & ELEVATIONS - UNIT 2C.1
- A8.11 ENLARGED PLANS & ELEVATIONS - UNIT 3A
- A8.12 ENLARGED PLANS & ELEVATIONS - UNIT 3A
- A9.0 UNIT DETAILS
- A9.1 SCHEDULES
- A9.1 FINISH PLANS
- A9.2 FURNITURE PLAN

.STRUCTURAL.

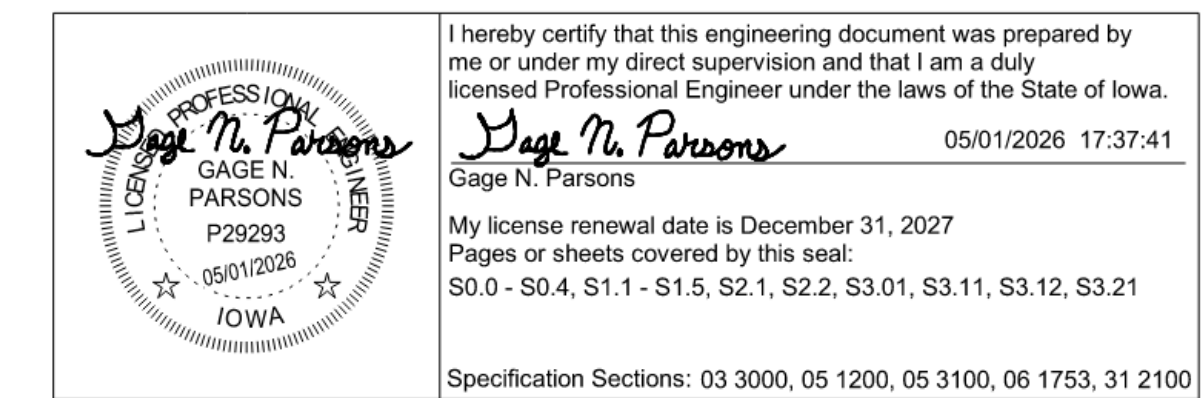
- S0.0 STRUCTURAL NOTES
- S0.1 SPECIAL INSPECTION
- S0.2 SCHEDULES AND DETAILS
- S0.3 SHEAR WALL ELEVATION AND DETAILS
- S0.4 BUILDING X-SECTION & STEEL FRAMING DETAILS
- S1.1 FOUNDATION PLAN
- S1.2 SECOND FLOOR FRAMING PLAN
- S1.3 THIRD FLOOR FRAMING PLAN
- S1.4 FOURTH FLOOR FRAMING PLAN
- S1.5 ROOF FRAMING PLAN
- S2.1 VENEER SUPPORT
- S2.2 VENEER SUPPORT
- S3.01 STRUCTURAL FOUNDATION SECTION
- S3.11 STRUCTURAL SECTIONS
- S3.12 STRUCTURAL SECTIONS
- S3.21 STRUCTURAL SECTIONS

.MECHANICAL.

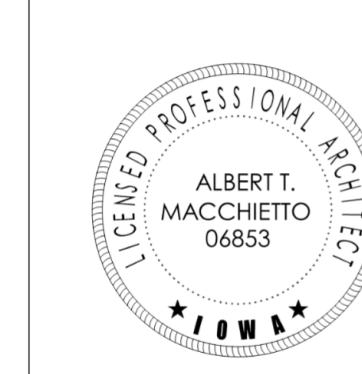
- M1.1 FIRST AND SECOND FLOOR PLANS - HVAC
- M1.2 THIRD AND FOURTH FLOOR PLANS - HVAC
- M1.3 ROOF PLAN - MECHANICAL
- M2.1 FIRST AND SECOND FLOOR PLANS - PLUMBING
- M2.2 THIRD AND FOURTH FLOOR PLANS - PLUMBING
- M3.1 ENLARGED UNIT PLANS - HVAC
- M3.2 ENLARGED UNIT PLANS - HVAC
- M3.3 ENLARGED UNIT PLANS - PLUMBING
- M3.4 ENLARGED UNIT PLANS - PLUMBING
- M4.1 MECHANICAL DETAILS
- M4.2 MECHANICAL DETAILS
- M5.1 MECHANICAL SCHEDULES
- M5.2 MECHANICAL SCHEDULES

.ELECTRICAL.

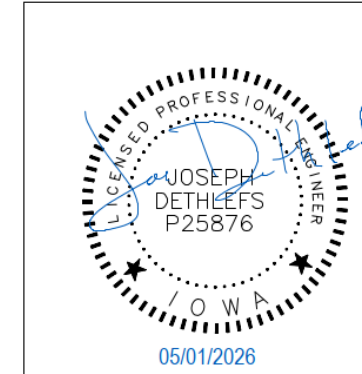
- E0.1 SITE PLAN - ELECTRICAL
- E1.1 FLOOR PLANS - LEVELS 01 & 02 - ELECTRICAL
- E1.2 FLOOR PLANS - LEVELS 03 & 04 - ELECTRICAL
- E1.3 ROOF PLAN - ELECTRICAL
- E2.1 ENLARGED FLOOR PLANS - ELECTRICAL
- E3.1 ENLARGED UNIT PLANS - ELECTRICAL
- E3.2 ENLARGED UNIT PLANS - ELECTRICAL
- E3.3 ENLARGED UNIT PLANS - ELECTRICAL
- E4.1 POWER RISER DIAGRAM
- E4.2 PANEL SCHEDULES
- E5.1 ELECTRICAL DETAILS
- E5.2 ELECTRICAL DETAILS
- E6.1 ELECTRICAL SCHEDULES
- E7.1 SPECIAL SYSTEMS DETAILS



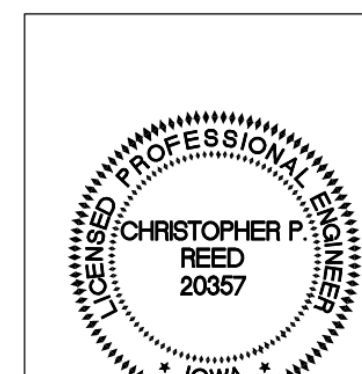
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
 Dage N. Parsons 05/01/2026 17:37:41
 My license renewal date is December 31, 2027
 Pages or sheets covered by this seal:
 S0.0 - S0.4, S1.1 - S1.5, S2.1, S2.2, S3.01, S3.11, S3.12, S3.21
 Specification Sections: 03 3000, 05 1200, 05 3100, 06 1753, 31 2100



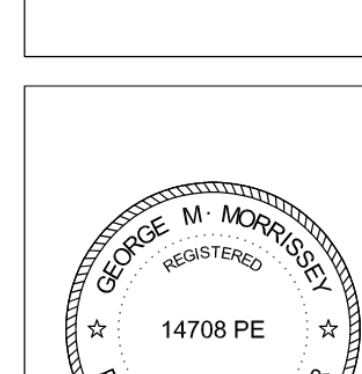
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
 Albert T. Macchietto 05-01-2026
 My license renewal date is June 30, 2027 ADM1
 PAGES OR SHEETS COVERED BY THIS SEAL:
 Specification Sections:
 All sections in Chapters 01-14 and Division 31, except where indicated as prepared by other design professionals of record.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
 Joseph P. Dethlefs 05/01/2026
 My license renewal date is December 31, 2027
 Pages or sheets covered by this seal:
 Sheets C1.0 through C6.0 & L1.0 through L3.0



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
 Christopher P. Reed 05-01-2026
 My license renewal date is December 31, 2026
 Pages or sheets covered by this seal:
 M1.1, M1.2, M1.3, M2.1, M2.2, M3.1, M3.2, M4.1, M4.2, M5.1, M5.2, M6.1



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
 George M. Morrissey 05-01-2026
 My license renewal date is December 31, 2026
 Pages or sheets covered by this seal:
 E0.1, E1.1, E1.2, E1.3, E2.1, E3.1, E4.1, E4.2, E5.1, E5.2, E6.1, E7.1

Spin Lofts

521 21st Ave
 Council Bluffs, IA
 51501

AGENCY APPROVAL

ALLEY POYNER MACCHIETTO ARCHITECTURE



ADM1 Addendum No. 1 05/12/2026

REVISION DATE

Project Number: 22011

Date: May 1, 2026

COPYRIGHT © 2026

COVER SHEET

G0.0

PROJECT MANUAL

Spin Lofts

APMA Project No: 22011

521 21ST AVENUE
COUNCIL BLUFFS, IOWA 51501

MAY 01, 2026

CONSTRUCTION DOCUMENTS

APMA

SECTION 01 1000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes:
 - 1. Project information.
 - 2. Work covered by Contract Documents.
 - 3. Phased Construction.
 - 4. Access to site.
 - 5. Coordination with occupants.
 - 6. Work restrictions.
 - 7. Specification and Drawing conventions.
- B. Related Requirements:
 - 1. Section 01 5000 - Temporary Facilities and Controls for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

ADM1

- A. Project Name: Spin Lofts, 22011.
 - 1. Project Location: 521 21st Street, Council Bluffs, Iowa 51501.
- B. Owner's Name: LLC.
 - 1. Owner's Representative: Dustin Crook.
- C. Architect: Alley Poyner Macchietto Architecture Incorporated.
- D. Web-Based Project Software: Project software administered by Construction Manager will be used for purposes of managing communication and documents during the construction stage.
 - 1. Project software packages, under current published licensing agreements, by Procore Technologies, Inc. shall be used. See Section 01 3000 - Administrative Requirements for requirements for establishing, administering, and using web-based Project software.

1.3 CONTRACT DESCRIPTION

- A. Project will be constructed under a single prime contract.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. Work as indicated in the Contract Documents including:
 - a. A new multi-family residential building with 45 units funded in part from the Iowa Finance Authority (IFA). This project is also subject to Build America Buy America Act.