

Addendum 1 for RFB934500-01

Project Name: WRC Medical Center North Façade Window Replacement
DAS RFB #: 934500-01
DAS Project #: 9345.00
Date: 10/13/2023

CONTRACTOR QUESTIONS

- Q1. Are Contractors supposed to supply their own lifts?
A1. Yes, contractors are responsible for all costs associated with lifts and equipment needed to complete the job.
- Q2. Would it be acceptable to reduce the warranty period for exterior clad finishes from 20 years to 10 years?
Our manufacturer only supplies 10 years.
A2. Please provide exterior clad that has a 20-year warranty as stated in the specifications.
- Q3. When would site work start?
A3. The intent is to start in Spring 2024 when the windows are available in order to minimize the duration of the temporary infills. Ideally, the windows would be removed and replaced in the same day.
- Q4. Who is responsible for removing the screens and/or storm windows?
A4. The contractor is responsible for all removal and re-installation of any screen or storm window needed to complete the work.
- Q5. What color should be painted between the storm/screen and the outside window?
A5. Contractor can use the off-white color which matches most rooms for all locations.
- Q6. Does the contractor need to provide their own dumpsters?
A6. Since BP#01 will be removing hazardous materials, they will need to coordinate their own removal.
BP#02 may use the existing dumpsters from the decentralization project on-site for their waste material.

ATTACHMENTS

1. Pre-Bid Meeting Minutes.
2. Sign-In Sheet from Pre-Bid Meeting on Thursday October 5th, 2023.

END OF ADDENDUM



AGENDA PRE-BID MEETING

HHS WRC MEDICAL CENTER NORTH FAÇADE WINDOW REPLACEMENTS

DAS Project No. 9345

Woodward, Iowa

10:00 am on October 5, 2023

I. Introductions

- a. Please register your attendance on the sign-in sheet.

II. Provide an Explanation of the Overall Program

- a. Removing and replacing windows on the North Façade of the WRC Medical Center.

III. Bid Packages

- a. Bid Package #01 – Demolition and Abatement
 - i. Includes all drawings titled HHS WRC Medical Center North Façade Window Replacements dated 09/19/2023.
 - ii. Specifications:
 - 1. Division 00 – Procurement and Contracting Requirements
 - 2. Division 01 – General Requirements
 - 3. Division 02 – Existing Conditions
 - a. Complete
 - iii. Scope of work includes demolition of windows and abatement of hazardous materials.
- a. Bid Package #02 – Window Replacement
 - i. Includes all drawings titled HHS WRC Medical Center North Façade Window Replacements dated 09/19/2023.
 - ii. Specifications:
 - 1. Division 00 – Procurement and Contracting Requirements
 - 2. Division 01 – General Requirements
 - 3. Division 04 – Masonry
 - a. Complete.
 - 4. Division 06 – Woods, Plastics, and Composites
 - a. Section: 06 1053 Miscellaneous Rough Carpentry
 - i. Blocking for new windows only
 - 5. Division 07 – Thermal and Moisture Protection
 - a. Complete.
 - 6. Division 08 – Openings
 - a. Complete.
 - 7. Division 09 – Finishes
 - a. Complete.

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- iii. Clarifications: During window installation use plastic barriers to protect rooms from dust. Remove temporary in-fills for window installation and give the wood back to the facility.

IV. Alternates

- a. Bid Package #01 Alternate #01 – Painting of Lintel Sills
 - i. Scrape lead-based paints and priming of 65 steel lintels in masonry openings where windows are being replaced. Assume 3-inch exposure of steel lintel in existing masonry openings. - [Scrape paint off 100%](#)
- b. Bid Package #01 Alternate #02 – Temporary Openings Infills
 - i. Labor and material for installing temporary openings after window demolition. Include 2x4 perimeter framing and ½" thick exterior plywood for all windows that will be removed.
- c. Bid Package #01 Alternate #03 – Painting of Steel Sills
 - i. Abatement/lead removal at the existing interior steel sill plates at window radiator locations. The scope includes scraping and priming of 34 steel sill plates. Assume a 10-inch exposure between the inside face of the new windows and the interior storm screens. – [Scrape paint off 100%](#)
- d. Bid Package #02 Alternate #01 – Painting of Lintel Sills
 - i. Painting of 65 steel lintels in masonry openings where windows are being replaced. Assume a 3-inch exposure of steel lintel in existing masonry openings.
- e. Bid Package #02 Alternate #03 – Painting of Steel Sills
 - i. Painting the existing interior steel sill plates at window radiator locations. The scope includes painting of 34 steel sill plates. Assume 10-inch exposure between the inside face of the new windows and the interior storm screens.

V. Unit Prices

- a. Bid Package #01 Unit Price #01 – Additional Plaster Patching Repairs
 - i. The cost to remove existing loose or water damaged plaster on the head, sills, or jambs beyond the 1" wide repair included under the base bid condition. Verify extent of plaster repairs with Owner and CM prior to work. Unit of measurement: 4" wide by 3' long.
- b. Bid Package #02 Unit Price #01 – Additional Plaster Patching Repairs
 - i. The cost to repair scope will be limited to the walls of the interior window openings. Provide new plaster patching compound and paint to match. Provide 5/8" thick base and top coat plaster veneer as specified in section 09 2613 Gypsum Veneer Plastering. Verify and match thickness of existing plaster and extent of plaster repairs with Owner and CM prior to work. – [If different method is preferred, please send request to procurement.](#)

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VI. Schedule – See Section 00 3113

- a. Questions/Substitutions due in writing to Construction.Procurement@Iowa.Gov – 10/17/23 at 10:00 am
- b. Anticipated Notice of Intent to Award – 10/25/23
- c. Anticipated Date of Commencement – 11/20/23 – [Construction to start next summer](#)
- d. Substantial completion date of - 08/30/2024

VII. General Items

- a. The contract between the State of Iowa and the Contractor will be for a lump sum amount, utilizing a modified ConsensusDOCS 802 Standard Form of Agreement. An example of the contract is included in Division 00 of the specifications.
- b. The project is exempt from Sales Tax. See Section 00 2113-3.02.
- c. Davis-Bacon rules do not apply to this project.
- d. The insurance requirements are communicated in Article 10 of the example contract and a sample certificate of insurance is included in the specifications following the Instructions to Bidders.
 - i. For projects less than \$1M, the Umbrella is required to be \$2,000,000.
- e. Project-specific P&P bonds and certificate of insurance must be provided prior to contract execution.
- f. The successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.
- g. The Contractor's schedule of values must include a closeout line item for at least 1% of the total contract value. This line item can only be invoiced once the certificate of the final completion has been fully executed.
- h. The Department of Administrative Services utilizes the Procore online project management software. There is no subscription cost paid by Contractors for using it and Procore will utilize the following:
 - i. Submittals, Invoicing, RFI's, ASI's, PR's, RFQ's.
 - ii. Contracts, Change Orders, and Certificate of Substantial and Final Completion will also use Docusign.

VIII. Miscellaneous Project Parameters

- a. Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractor/suppliers is taking place.
- b. Contractor shall provide daily logs for each day they are on site.
- c. Construction progress meeting will be established once construction starts.
- d. Clean debris, materials, and bring all finishes back to existing conditions in the area they were working prior to moving to the next area.
- e. Each person must pass a State of Iowa background check prior to working at this campus. There is no cost to the Contractors. We recommend that two weeks be allowed for this process.

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- f. Each person must attend a 15-minute WRC/Story Construction orientation prior to working at this campus.
- g. Ladders and scaffolding must be taken down when not in use and at the end of each shift. Fuel cans are always to be secured.
- h. During an emergency, follow the instructions of the security staff.
- i. All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries. Provide 24-hour notice to the facility of deliveries.
- j. Secure all tools at the end of each day. Never leave tools unattended. All tools shall be checked in at the beginning of the day and checked out at the end of the day. If security officers find loose tools, they are under orders to turn them in to their supervisor.
- k. Do not give anything to residents or take anything from residents; if they offer, inform your supervisor.
- l. Never leave keys in a vehicle. If a security officer finds keys in a vehicle, they are under orders to turn them in to a security supervisor.
- m. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- n. No drugs, alcohol, or firearms are allowed on the work site.
- o. You are permitted access only to the work site and no other area of the institution.
- p. All state properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- q. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- r. Wearing hardhats, safety glasses, work boots, long pants, and shirts with sleeves are a requirement of this project.
- s. Work Hours
 - i. Work hours are not limited at the Medical Center except when working in the pharmacy rooms. Please provide the facility with one week notice before performing any work at the pharmacy, and one of two people at the facility will need to be present during work.

IX. Temporary Facilities and Controls

- a. The Contractor will be allowed to utilize existing utilities. However, the Contractor shall install, maintain, and remove temporary utilities as necessary to suit their needs. Temporary utilities shall not disrupt the Facility's need for continuous service. If using the permanent electrical and water utilities, the Owner will pay for the cost of consumption. (Section 01 5000-1.02)
- b. The Construction Manager/Owner will provide the following:
 - i. Sanitary facilities.
 - ii. Temporary gravel parking, laydown, and trailer area.
- c. Contractor to provide:
 - i. Dumpsters /waste haul-off
 - ii. Plastic barriers for dust control.

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X. Bid Time and Location

- a. October 24, 2023 by 2:00 pm
- b. Submit bids online at IMPACS Electronic Procurement System
 - i. Please log in early and register to new system to avoid any issues with submission.
- c. Bid Opening will be held at meet.google.com/isr-evdb-dzo and teleconference number +1 662-441-3074 Pin: 122 242 701# via conference call on October 24, 2024 at 3:00 pm.

XI. Due with Bid

- a. Contractor shall reference section 00 0116 Bid Submittal Checklist
 - i. Bid Form
 - ii. Non-discrimination Form
 - iii. TSB Form
 - iv. Bid Security

XII. Safety

- a. Fall protection.
- b. Hazardous materials.
- c. Silica.
- d. DNR Demolition & Asbestos Form

XIII. Questions and Comments

- a. Questions from today will be answered via addendum and questions after this meeting should be sent to Construction.Procurement@Iowa.Gov.

XIV. Walkthrough

- Contractors to supply their own lifts.
- Construction to start in approximately April.
- Contractor to provide mockup for masonry infill.
- Screens to be saved are to be pulled out by the contractor.

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STORY
CONSTRUCTION

~~<https://storyconstructionco.sharepoint.com/sites/Story/Projects/23507/PD/INTERNAL/PREDON/PREBID-MEETINGS/Sign-In-Sheet>~~