

ADDENDUM NO. 1

Date: 8/1/2025

Project Name: 9466.00 DOC 3JD CBC New Backup Generator

DAS RFB #: 946600-01

DAS Project #: 9466.00

BIDS DUE: 08/07/2025

The original Project Manual and Drawings for the project noted above are amended as noted in this Addendum. Included in this Addendum are Specification, Architectural, & Engineering items.

Please review all sheets and incorporate them into your set of Contract Documents.

The receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

This Addendum consists of:

1. See attached meeting minutes from the Pre-Bid Meeting.
2. Specification Items:
 - a. Spec Section 00 1113 – Update “RFB #946600-01”
 - b. Spec Section 00 0107 – Replace with new section which is attached.
 - c. Spec Section 01 1200 Paragraph 1.09 #26 – Remove “Earthwork”. Prime Contractor to provide removal of spoils
 - d. Spec Section 01 1200 Paragraph 1.09 #34 – Expanding UNO to “Unless Noted Otherwise”
 - e. Spec Section 01 7700 – Insert spec section which is attached.
 - f. Spec Section 26 3213 – Engine Generators
 - i. **ADD** paragraph J. to 3.03 Quality Control
 1. J. Inspection and testing to include, at a minimum:
 - a. Verify compliance with starting and load acceptance requirements
 - b. Verify voltage and frequency; make required adjustments as necessary
 - c. Verify phase sequence
 - d. Verify control system operation, including safety shutdowns

- e. Verify operation of auxiliary equipment and accessories (e.g. battery charger, heaters, etc.)
 - f. Perform load tests in accordance with NFPA 110 (2-hour full load test)
3. Drawings
 - a. Drawing E101 – Electrical Power
 - i. **Add** indicator light for generator running. Provide label at location for “Generator running” and install light directly adjacent to existing meter.
 - ii. Refer to attached full size sheet E101
 - b. Drawing E401 – Electrical one-line diagram
 - i. **Modify** “COMPLETE – ONE-LINE DIAGRAM” detail to match previous phases of the installation
 - ii. Refer to attached full size sheet E401.
4. Questions received by Procurement Office.
 - a. Q: Do you already have a plan for what happens to the older generator that is being replaced? Will it be sold off? Or should we be in touch about it with whoever ends up as the GC on the project?
 - i. A: There is no Existing Generator.
 - b. Q: Is the MidAmerican Energy going to require a remote indicator light near the utility transformer?
 - i. A: Yes, it will be required, reference drawing note on E101

End of Addendum

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open

Description

The Iowa Department of Administrative Services will be receiving bids for procurement and installation of a backup generator for electrical systems at DOC 3JD CBC in Sioux City, IA 51103.

- Base bid - Bid Package 01: Generator Installation and Associated Work Required
- Alternates - Alternate 01: Provide pricing for removal of three (3) set of abandoned conductors. Contractor is able to salvage copper

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open

Description

- NOI: August 11, 2025
- Submittals Approval: September 5, 2025
- Construction Commencement: March 16, 2026
- Substantial Completion: July 10, 2026

A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.

State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open

Description

- Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.
- Contractors shall provide daily logs for each day they are on site.
- Construction progress meeting will be established once construction starts.
- It is of the utmost importance to show respect and courtesy to all staff at all times.
- Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area.
- No smoking, vaping or smokeless tobacco use onsite.
- Temporary facilities
- Demolished equipment/material
- Tool control
- Cell phones
- Background checks
- Work hours
- View Specification 01 1200 - Contract Summary for more information.

Official Documented Meeting Minutes

Owner is OK with workers utilizing the Public Restroom on the 2nd level. Contractors can bring a temporary toilet in and place towards the courtyard where the generator will be going. The temporary toilet will need to be locked outside of normal working hours.

There is a "smoking area" that is available for workers if needed.

Work Hours: Typical hours are Monday thru Friday 8:00-5:00 PM. If work needs done outside of these hours requests need to be made to the CM and will be approved with input from the facility.

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description						
<ul style="list-style-type: none"> • Bids are due August 7, 2025 by 2:00 PM • The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> ◦ Link and information is in the project manual ◦ Contractors will need to register prior to bidding ◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa. ◦ Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date. ◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. • Bid Opening will be held via conference call on https://meet.google.com/icc-cpbr-nfg • Contractor shall reference section 00 0116 for the bid submittal checklist <ul style="list-style-type: none"> ◦ Bid Proposal Information ◦ Non Discrimination Clause Information ◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information ◦ Bid Security – 5% of total Bid amount • Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening 						
Official Documented Meeting Minutes						
Bid Opening to take place at 2:30 on 8/7/25 via the Google Meet link.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description						
<ul style="list-style-type: none"> • Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: • Final Addendum Issued: No later than August 5, 2025 • Bids Due: August 7, 2025 • Tentative NOI Issued: August 11, 2025 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description						
<ul style="list-style-type: none"> • Contractors will sign a modified ConsensusDocs 802. Example in the project manual. • Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802. • Project-specific P&P bonds must be provided prior to contract execution. • Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid. • DAS will provide tax exempt certificates upon request. • Procure will be used for all project management, at no cost to the trade contractor. <ul style="list-style-type: none"> ◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs ◦ Contracts, Change Orders and Certificates of Substantial and Final Completion will also use Docusign • Contractor Schedule of Values shall be broken out as specified in the project manual. 						

- SOV must contain a closeout line item for at least 1% of the total contract value.
- This line item can only be invoiced once the certificate of final completion has been signed by all parties.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description Date: July 30, 2025 at 11:00 AM Contractors will be available to walk the site with facility personnel.						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description Submit all questions in writing to construction.procurement@iowa.gov . Last Day to submit questions is August 1, 2025.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Open Discussion				Open

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
 Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.

Project Name:	DOC 3JD New Backup Generator	Project #:	9466.00	Bid #:	1	Meeting Type:	Pre-Bid
Meeting Date:	July 30, 2025	Meeting Time:	11:00 am	Meeting Location:	515 Water Street, Sioux City, IA 1103		

MEETING ATTENDEES – SIGN IN SHEET

NAME:	COMPANY:	PHONE #:	EMAIL:	Attended Virtual / On Site	Attended Site Walk
NAME: Rob Greiner	COMPANY: Boyd Jones	PHONE #: 515-650-7777	EMAIL: rgreiner@boydjones.biz		
NAME: Rick Proefrock	COMPANY: Thompson	PHONE #:	EMAIL:		
NAME: Ben Wamann	COMPANY: Thompson	PHONE #: 712-898-5619	EMAIL:		
NAME: Joe Wya	COMPANY: Nystrom Electric	PHONE #: 712-552-7146	EMAIL: <u> </u>		
NAME: Kruis Rouge	COMPANY: Nystrom Electric	PHONE: 712-389-1531	EMAIL: Kruis@NystromElectric.net		
NAME: Eric Heynen	COMPANY: KCL Engineering	PHONE: 515-300-8072	EMAIL: eheynen@kclengineering.com		
NAME:	COMPANY:	PHONE:	EMAIL:		
NAME:	COMPANY:	PHONE:	EMAIL:		
NAME:	COMPANY:	PHONE:	EMAIL:		
NAME:	COMPANY:	PHONE:	EMAIL:		

SECTION 00 0107

SEALS PAGE

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge.

Discipline: Electrical

Stamp:

Company Name: KCL Engineering



Address: 300 4th Street

Telephone: 515-300-8092

Responsibility: Eric Heynen
Div. 03 and 26

Name: Eric Heynen

License#: P24706

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge.

Discipline: _____

Stamp:

Company Name: _____

Address: _____

Telephone: _____

Name: _____

Responsibility: _____

License#: _____

END OF SECTION

SECTION 01 7700

CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Inspections
- B. Substantial Completion
- C. Project Record Documents
- D. Warranties
- E. Operations and Maintenance Manuals
- F. Operations and Maintenance Data for Materials and Finishes
- G. Operations and Maintenance Data for Equipment and Systems
- H. Training
- I. Final Completion
- J. Maintenance

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.01 INSPECTIONS

- A. Ensure all state inspections have been completed by the authority having jurisdiction.
- B. Upload documentation of all test/inspections to Procore.
- C. Submit a written request for inspection of Substantial Completion. On receipt of request, The Design Professional will either proceed with inspection or notify contractor of unfulfilled requirements. The Design Professional will prepare the Certificate of Substantial Completion after inspection or will notify contractor of items, either on contractor's list or additional items identified by architect that must be completed or corrected before certificate will be issued.
 - 1. Re-inspection: Request re inspection when the work identified in previous inspections as incomplete is completed or corrected.
 - 2. Results of completed inspection will form the basis of requirements for Final Completion.

3.02 SUBSTANTIAL COMPLETION

- A. A substantial completion checklist is attached for reference following this specification section.
- B. Make submittals that are required by governing or other authorities.
 - 1. Provide copies to the Construction Manager through upload to Procore.
- C. Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
 - 1. Submit written certification that contract documents have been reviewed, work has been inspected, and that work is completed in accordance with contract documents and ready for review
 - 2. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the work has not been completed.
 - 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 - 4. Make final changeover of permanent locks and deliver key to the owner. Advise owner's personnel of changeover in security provisions.
 - 5. Complete startup testing of systems.
 - 6. Submit test/adjust, balance records.
 - 7. Terminate and remove temporary facilities from project site, along with mockups, construction tools, and similar elements.

8. Advise owner of changeover in heat and other utilities.
9. Submit changeover information related to owner's occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements, including touch up painting.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

3.03 PROJECT RECORD DOCUMENTS

- A. Maintain on site one set of the following record documents; record actual revisions to the work:
 1. Drawings
 2. Specifications
 3. Addenda
 4. Change orders and other modifications to the contract
 5. Reviewed shop drawings, product data, and samples
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress, not less than weekly.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
 1. Manufacturer's name and product model and number.
 2. Product substitutions or alterations utilized.
 3. Changes made by Addenda and modifications.
- F. Record Drawings:
 1. Measured depths of foundations in relation to finish first floor datum.
 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the work.
 4. Field changes of dimension and detail.
 5. Details not on original contract drawings.
- G. Record Drawings shall be uploaded to Procore in pdf format.

3.04 WARRANTIES

- A. Submit written warranties for designated portions of the work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Submit properly executed warranties in Procore prior to Final Completion.
- C. Verify that documents are in proper form, contain full information, and are notarized.
- D. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
- E. Include warranties in operation and maintenance manuals.
- F. Items of work delayed beyond date of Substantial Completion, provide updated submittal after acceptance by Owner, listing date of acceptance as start of warranty period

3.05 OPERATIONS AND MAINTENANCE MANUALS

- A. Format: Submit operations and maintenance manuals in the following format:
 1. Portable Document Format (PDF) electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Owner and upload to Procore.
 - a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.

2. Assemble with data arranged in the same sequence as, and identified by the specification sections. Where systems involve more than one specification section, provide separate index for each system.
3. Include project directory listing title and address of project, names, addresses, and telephone numbers of Architect, Consultants, Contractor and subcontractors, with names of responsible parties.
4. Include Table of Contents listing every item separated by index and specification section.

B. Source Data: For each product or system, list names, addresses, and telephone numbers of subcontractors and suppliers, including local source of supplies and replacement parts.

C. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

D. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use project record documents as maintenance drawings.

E. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.06 OPERATIONS AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. For each product, applied material, and finish:

1. Product data, with catalog number, size, composition, and color and texture designations.
2. Information for re-ordering custom manufactured products.

B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

C. Moisture protection and weather-exposed products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.

D. Additional information as specified in individual product specification sections.

E. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specified products.

3.07 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For each item of equipment and each system:

1. Description of unit or system, and component parts
2. Identify function, normal operating characteristics, and limiting conditions
3. Include performance curves, with engineering data and tests
4. Complete nomenclature and model number of replacement parts.

B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specified products.

C. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.

D. Include color coded wiring diagrams as installed.

E. Operating procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.

F. Maintenance requirements: Include routine procedure and guide for preventative maintenance and troubleshooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

G. Provide servicing and lubrication schedule and list of lubricants required.

H. Include manufacturer's printed operation and maintenance instructions.

I. Include sequence of operation by controls manufacturer.

- J. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- K. Provide control diagrams by controls manufacturer as installed.
- L. Provide contractor's coordination drawings, with color coded piping diagrams as installed.
- M. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
- N. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- O. Include test and balancing reports.
- P. Additional requirements: As specified in individual specification sections.

3.08 TRAINING

- A. Demonstrate operations of systems, subsystems, and equipment.
- B. Train in operation and maintenance of systems, subsystems, and equipment
- C. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.
- D. Submit written agenda to Construction Manager for approval prior to scheduling training.
- E. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.

3.09 FINAL COMPLETION

- A. A final completion checklist is attached for reference following this specification section.
- B. Before requesting final inspection for determining date of Final Completion, complete the following:
 1. Complete punch list items.
 2. Prepare and submit project record documents, operation and maintenance manuals, damage or settlement surveys, and similar final record information.
 3. Deliver tools, spare parts, extra materials, and similar items to location designated by owner. Label with manufacturer's name and model number where applicable.
 4. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
 5. All trailers, construction signs, unused, broken or demolition materials have been removed from the site and the premises returned to the original condition in the opinion of the Owner and Design Professional.
 6. Submit a final Application for Payment (retainage).
- C. Upon receipt of final payment complete final completion certificate in Procore.

END OF SECTION

Substantial Completion Project Checklist

Date: _____

DAS Project Number: _____

Project Title: _____

Location: _____

Contractor: _____

In order to process the 99% payment (100% pay app less closeout and retainage) on a Capital Project, the Department of Administrative Services needs the following information. Please complete this form and obtain the necessary documents.

Have all state inspections been completed and documentation uploaded to Procore?
(Including but not limited to the following inspections)

Boiler Inspection Yes No N/A

Water Heater Inspection Yes No N/A

Energy Code Inspection Yes No N/A

Building Code Inspection Yes No N/A

Electrical Inspection Yes No N/A

Elevator Inspection Yes No N/A

Other: _____ Yes No N/A

Occupancy Permit if applicable

Test and Balance has been performed

Certificate of Substantial Completion in Procore (Consensus Docs 814)

Are there any disputes with the above mentioned vendor which need resolution?

Yes (provide description below) No

Can payment (less closeout and retainage) be released? Yes No

Final Completion Project Checklist

Date: _____

DAS Project Number: _____

Project Title: _____

Location: _____

Contractor: _____

In order to process the 100% payment and Retainage payment on a Capital Project, the Department of Administrative Services needs the following information. Please complete this form and obtain the necessary documents.

Have all Warranties been received? Yes No

Have the Operations and Maintenance Manuals been received? Yes No

Who is in possession of the O & M Manuals? _____

Has all training been completed? Yes No

Have all as-built drawings been scanned and uploaded into Procore? Yes No

Have electronic drawing/specification files been transferred to DAS? Yes No

Have all Test & Balance reports been received? Yes No

Have all punchlist items been corrected? Yes No

573 Notification (*To be obtained from the general contractor*): Copy of general contractor's notification of application for retainage to all subcontractors and suppliers. General contractor must follow IAC 26 section 23.13.2.

AIA Form G706 – Contractor's Affidavit of Payment of Debts and Claims

AIA Form G706A – Contractor's Affidavit of Release of Liens

AIA Form G707 – Consent of Surety Company to Final Payment

Certificate of Final Completion in Procore (Consensus Docs 815)

Are there any disputes with the above mentioned vendor which need resolution?

Yes (provide description below) No

Can 100% payment and retainage payment be released? Yes No

**IOWA DAS
DOC 3JD CBC NEW BACKUP GENERATOR**

515 Water St,
Sioux City, IA 51103

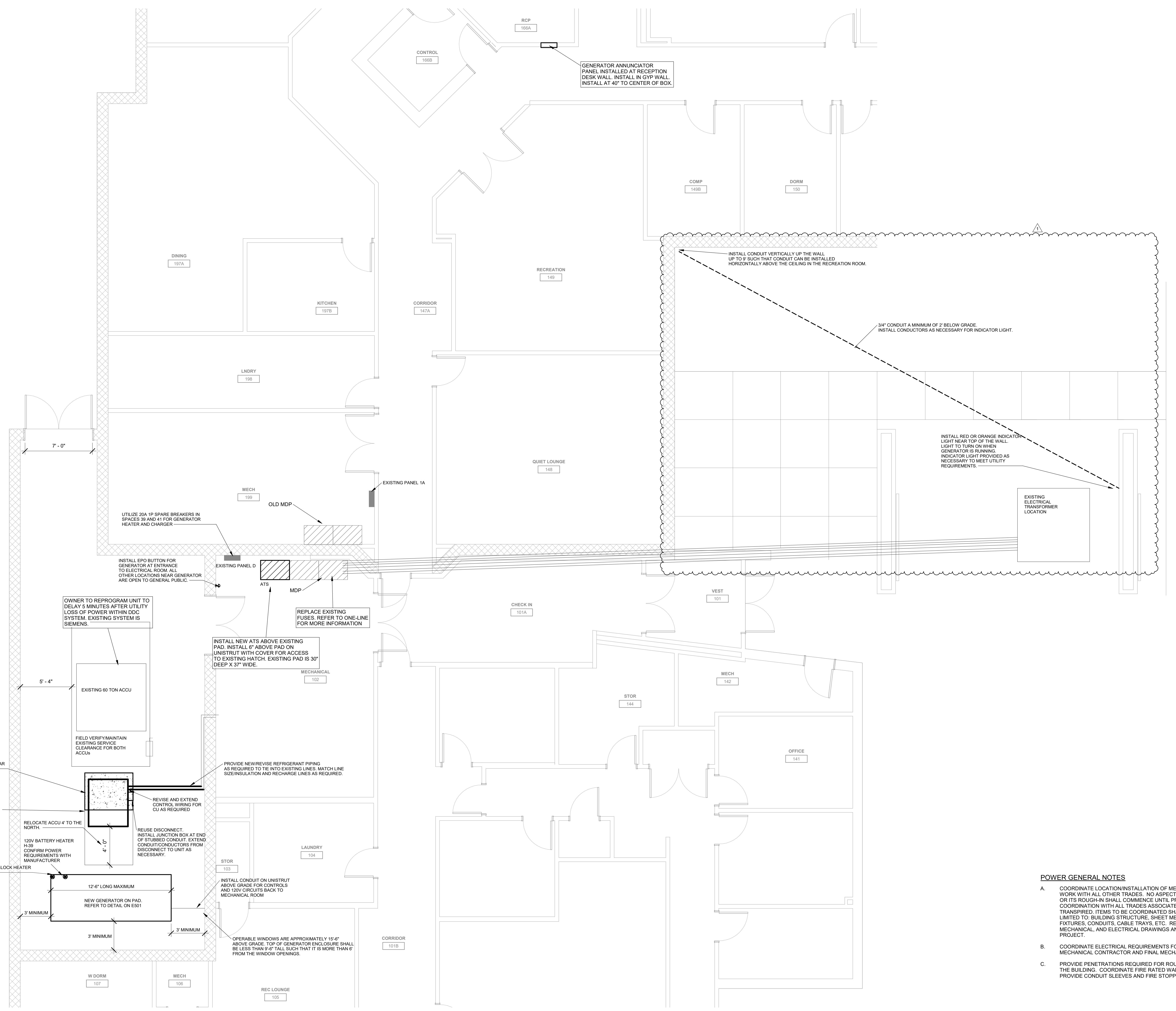
Project No: 9466.00
Date: 07/18/25

100% CD

Revision 1 ADDENDUM #1 Date 08/01/2025

Drawing Name: ELECTRICAL POWER

Drawing #: E101



**IOWA DAS
DOC 3JD CBC NEW BACKUP GENERATOR**

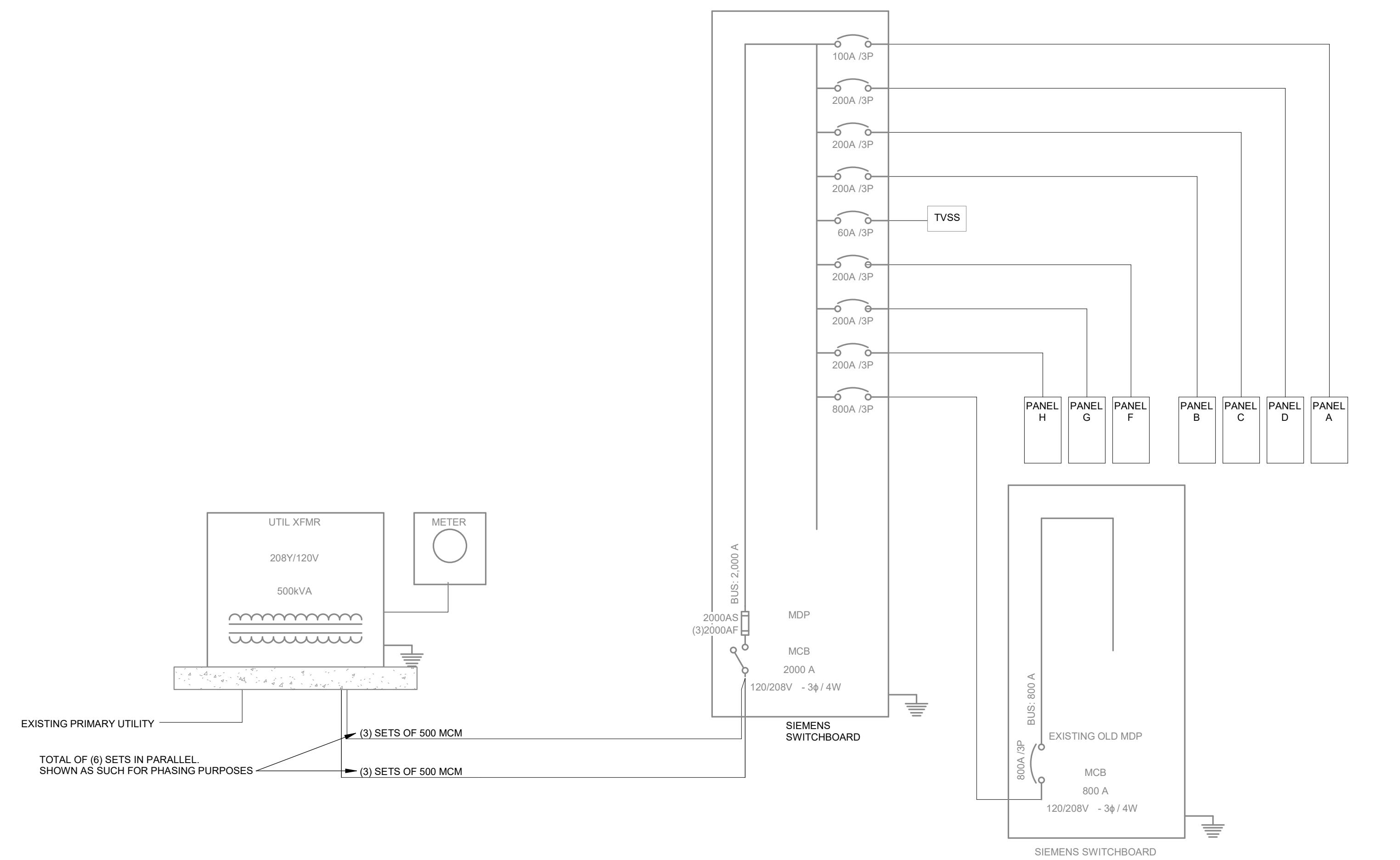
515 Water St,
Sioux City, IA 51103

Project No: 9466.00
Date: 07/18/25
100% CD

Revision 1 ADDENDUM #1 Date 08/01/2025

Drawing Name: ELECTRICAL ONE-LINE
DIAGRAM

Drawing #: E401

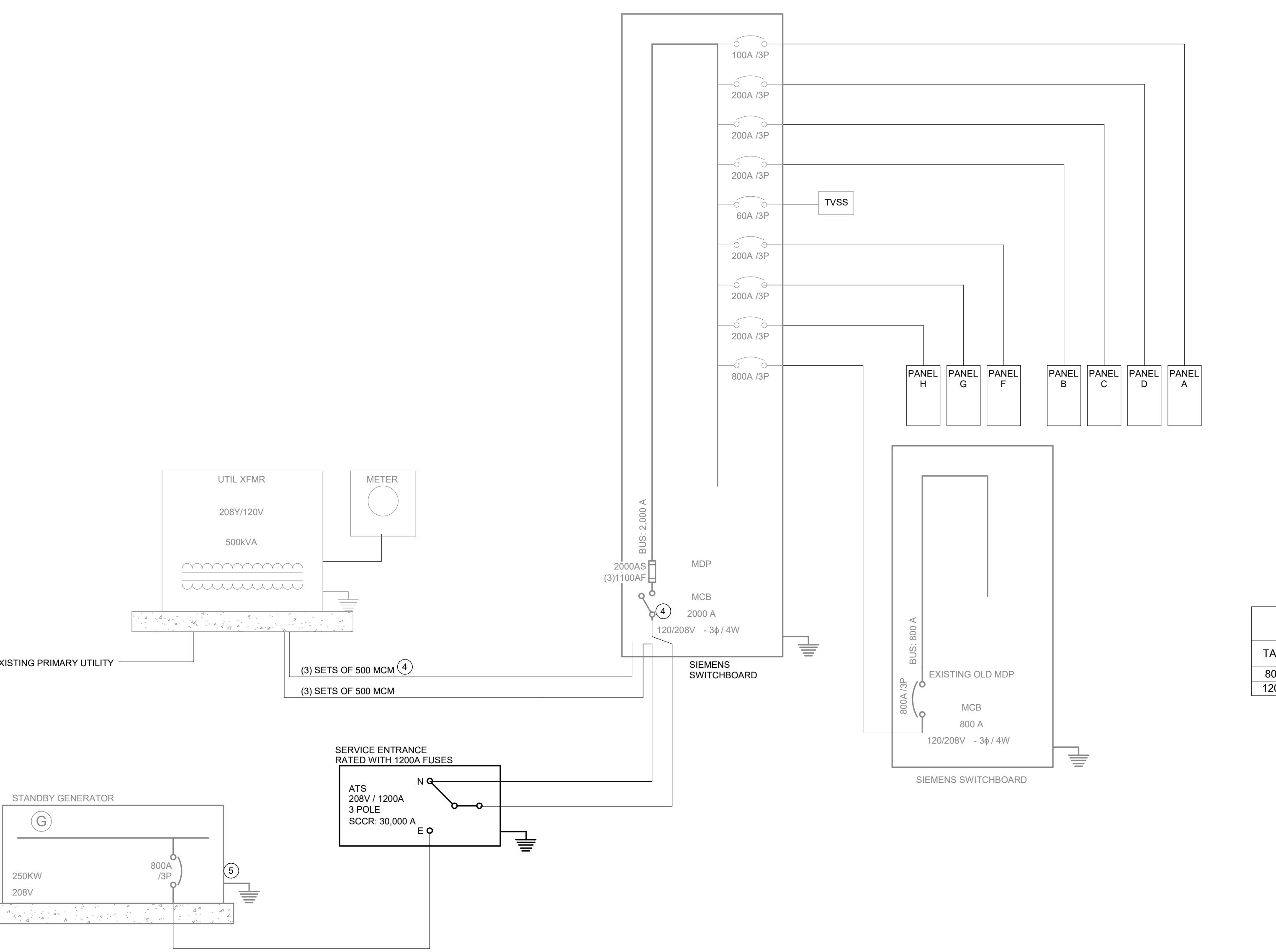


**EXISTING SERVICE LOAD SUMMARY
(PER NEC 220.87)**

EXISTING MAXIMUM DEMAND: 189kW
PEAK DEMAND CALCULATION: 189kW x 125% (NEC 220.87) = 236 kW
LOAD: 236kW / (208V/3P) = 656A



① SHUTDOWN #1 - ONE-LINE DIAGRAM
NOT TO SCALE



② ALTERNATE - SHUTDOWN #2 - ONE-LINE DIAGRAM
NOT TO SCALE

FEEDER SCHEDULE				
TAG	PHASE	GROUND	CONDUCTOR MATERIAL	CONDUIT
804	2-SETS (4) 500 MCM	1/0	COPPER	(2) 4"
1204	3-SETS (4) 600 MCM	3/0	COPPER	(3) 4"



③ COMPLETE - ONE-LINE DIAGRAM
NOT TO SCALE