

RFP950200-01 ADDENDUM #01

DATE: October 31, 2025
PROJECT: 9502.00 DOC MPCF Hot & Cold Water Main Replacement
RFP DUE DATE: November 14, 2025 @ 2:00 pm

1. QUESTIONS/CLARIFICATIONS

- a. Clarifications
 - i. Below, please see the meeting minutes and sign in sheet from the pre-proposal meeting held on October 29, 2025.

Q1. Please advise on the extents of the existing conditions assessment. Where would you like the engineering firms to start and stop?

A1. Quantity of fixtures that are being fed by these mains will be provided. It is the intent that the investigation is only to verify the size of the mains are adequate based on information provided and a full investigation of the branch lines is not required.

Q2. Are there any architectural background drawings for the tunnels?

A2. The facility was unable to locate existing drawings depicting the tunnel layout. A schematic sketch has been provided below to illustrate the approximate routing of the lines scheduled for replacement. The sketch provided is strictly for rough idea purposes.

Q3. Are there any site plans that shows the power running from the Powerhouse to the main building?

A3. Existing site utility drawings showing electrical distribution from the Powerhouse to the main building are available in the facility's archived documentation. These will be shared with the selected engineering firm following contract award for coordination purposes.

Q4. Will there need to be a hazardous material survey performed?

A4. A hazardous materials survey will be coordinated by the State of Iowa if it is determined that demolition or disturbance of existing piping insulation, tunnel materials, or related components may occur. Per the RFP, the designer shall provide minor drawing work to assist the Construction Manager in the development of the hazardous materials bid package. This should include providing PDF background drawings for use by others in identifying areas of hazardous materials removal.

Q5. Will there be work inside the enclosed perimeter?

A5. Roughly 50% of the work will occur outside the secure perimeter, primarily within the underground tunnel system extending from the Powerhouse to the main facility. However, once the lines "T-off" and head East and West, the lines are located overhead in miscellaneous storage and mechanical rooms inside the secure perimeter. All work inside the secure perimeter shall be coordinated with facility staff, and all personnel must comply with MPCF security clearance and escort requirements.

Q6. What is the overall budget?

A6. The estimated total project budget is approximately \$505,000, including design, construction, and contingency. This figure is provided for reference to guide scope development and should not be considered a guaranteed construction cost.

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date Oct 29, 2025 **Meeting Time** 10:30 am - 11:30 am Central Time (US & Canada)

Meeting Location 1200 East Washington Street, Mount Pleasant, Iowa 52641 **Video Conferencing Link** [Join Meeting Link](#)

Overview Meeting to allow prospective design firms to visit the project site, when possible, and learn more about the scope.

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Absent
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Present
Jeremy Howk	Mount Pleasant Correctional Facility	P: (319) 385-9511	jeremy.howk@iowa.gov	Present
Tony Kempker	Mount Pleasant Correctional Facility	P: (319) 385-9511 ext. 2536	anthony.kempker@iowa.gov	Present
Brandon Adams	State of Iowa - Department of Administrative Services		brandon.adams@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description				
		<ul style="list-style-type: none"> Meeting Attendees 				
		Official Documented Meeting Minutes				
		<ul style="list-style-type: none"> See sign-in sheet 				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
<p>Description</p> <ul style="list-style-type: none"> • The following design services will be needed: <ul style="list-style-type: none"> ◦ Existing Conditions Assessment <ul style="list-style-type: none"> ▪ Perform on-site investigation and mapping of existing domestic hot and cold water distribution systems from powerhouse to main facility and into both east and west wings (including service mains, branch taps, isolation valves, and mechanical room tie-ins). ▪ Identify all connection points to existing plumbing and mechanical systems. ▪ Evaluate the existing pipe materials, sizes, and service routes. ▪ Identify areas of corrosion, leakage, or capacity limitations. ▪ Review available as-built drawings, facility infrastructure maps, and previous studies. ▪ Identify discrepancies and field-verify as needed. ▪ Confirm current and projected demand for hot and cold water based on inmate and staff population. ▪ Verify adequacy of pipe sizing, flow rates, and pressure across the facility. ◦ Creation of construction drawings and specifications indicating: <ul style="list-style-type: none"> ▪ Demolition Plans <ul style="list-style-type: none"> ▪ Show existing piping to be removed or abandoned. ▪ Include details for capping or isolating existing system. ▪ New Water Main Design <ul style="list-style-type: none"> ▪ Plan and profile drawings of new hot and cold water mains. ▪ Pipe sizes, materials, and insulation. ▪ Location of any isolation valves, backflow preventers, meters, couplings, expansion joints, and access points. ▪ Routing designed for serviceability and minimal disruption to facility operations. ▪ Tie-in and Transition Details <ul style="list-style-type: none"> ▪ Details for all tie-in connections to existing systems. ▪ Include phasing and sequencing notes for connections under live conditions if necessary. ▪ Temporary Systems and Phasing Plans <ul style="list-style-type: none"> ▪ Drawings or schematics for temporary water service routing. ▪ Narrative or drawings describing construction phasing, shutoff sequencing, and startup procedures. ▪ Specification Development <ul style="list-style-type: none"> ▪ Full technical specifications for piping materials, valves, fittings, insulation, excavation/backfill, and testing. ▪ Include requirements for disinfection, flushing, and bacteriological testing. 						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • All questions brought up during the meeting will be addressed via addendum. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
<p>Description RFP-Specific Dates</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> • Questions Due to construction.procurement@iowa.gov: 11/07/25 @ 3:00 PM • Addendum Issued: On or before 11/12/25 • Proposals Due: 11/14/25 @ 2:00 PM • Selection of Designer/Issue NOI: Week of 11/17/25 • Execution of 803 Contract: Week of 11/24/25 <ul style="list-style-type: none"> • Tentative Design Kickoff Meeting: Week of 12/01/25 • 50% CD and OPC Submission: Design professional to propose in RFP scope • 95% CD and OPC Submission: Design professional to propose in RFP scope • 100% CD and Final Budget Submission: 02/06/2026 • Contractor Bidding: February to March 2026 • Execution of Contractor's Contract(s): March 2026 • Submittals, Procurement and Construction: March 2026 to June 2026 • Closeout: June 2026 to July 2026 			
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • The overall budget will be listed in the addendum. • There are concerns that, depending on the extents of the existing conditions assessment, that the 02/26/26 date for the 100% CD submission may need to be extended. 						

RFP Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open
<p>Description</p> <ul style="list-style-type: none"> • All questions to be directed to construction.procurement@iowa.gov • DAS uses Procore online project management system for all projects, at no cost to the designer. • DAS uses a modified ConsensusDocs 803 Form of Agreement • DAS requires a project-specific Certificate of Insurance and specifies a Professional Liability policy of \$2,000,000 with a deductible of \$25,000 <ul style="list-style-type: none"> ◦ Must note in proposal if deductible is different and provide a letter of financial stability from bank ◦ Must provide COI prior to contract execution • Ensure the following items are included in the proposal: <ul style="list-style-type: none"> ◦ Project-specific schedule ◦ Resumes for all technical staff that will be assigned to the project ◦ Anticipated hours and rates for each person on the design team ◦ Lump sum fee broken down by schedule of values (see section 1.3.28 in the RFP for SOV) • Proposals shall be uploaded through the IMPACS Electronic Procurement System (do not email to Procurement) <ul style="list-style-type: none"> ◦ Link and information is in the RFP ◦ Designers will need to register prior to submission ◦ Designer should complete the registration process and ensure the ability to log in as soon as possible to ensure proposals can be submitted on the due date. ◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. 						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • N/A 						

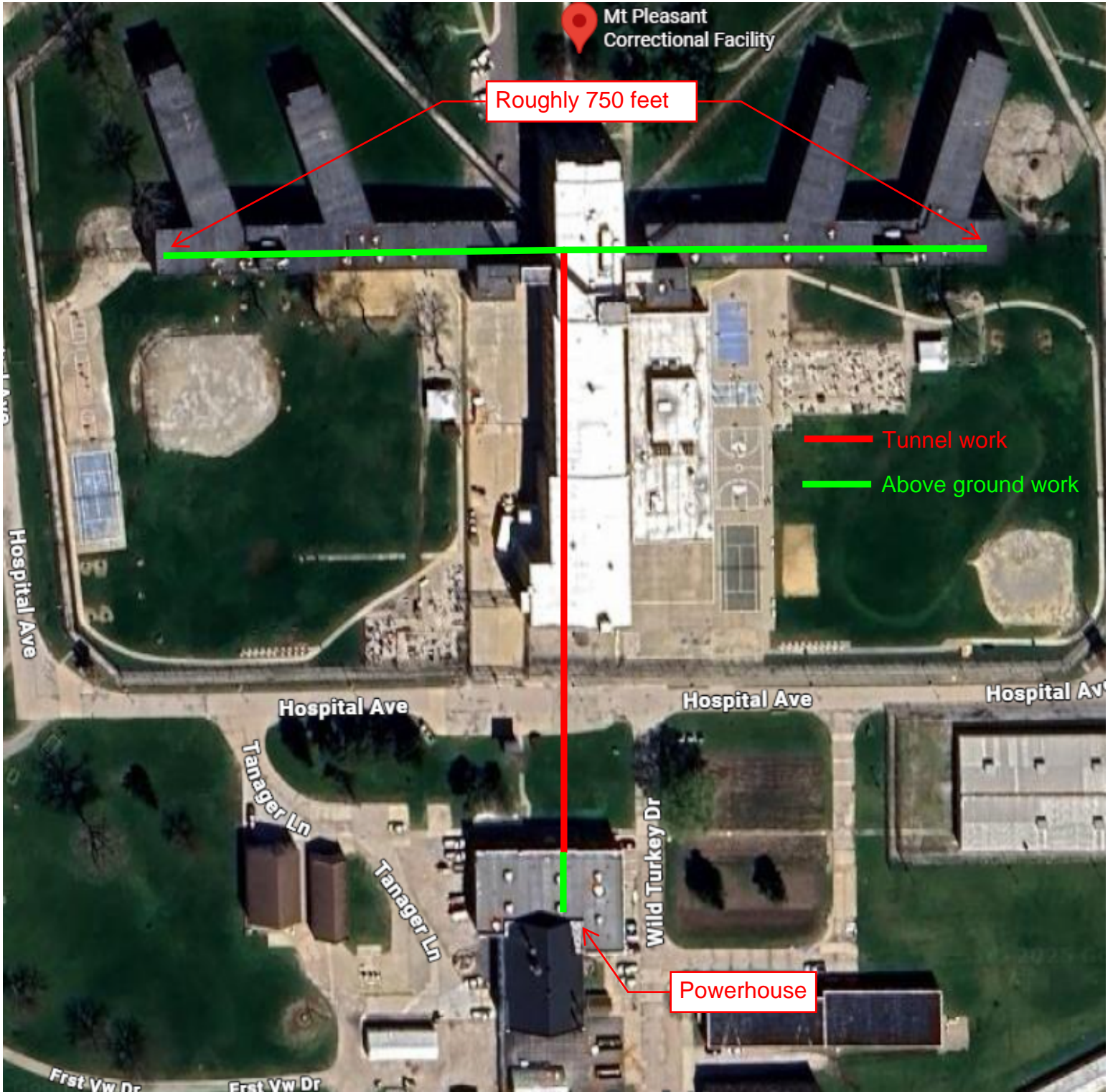
Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
<p>Description</p> <ul style="list-style-type: none"> Any questions? 						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> All questions brought up during the meeting and walkthrough will be addressed via addendum. If there are any questions that were not addressed via Addendum 01, please send your question to construction.procurement@iowa.gov prior to 11/07, and it will get addressed in Addendum 02. 						

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.

PRE-PROPOSAL SIGN IN SHEET
MPCF Hot & Cold Water Main Replacement
Wednesday, October 29, 2025

	Name	Company	Phone	Email Address
1	Brad Roeth	Watersmith Eng.	(563) 506-2673	brad@watersmithengineering.com
2	Brandon Adams	DAS	515-201-2197	brandon.adams@iowa.gov
3	ROGER LESHER	MODUS	515-250-0738	RLESHER@MODUS-ENG.COM
4	Stephen Thomas	Shire-Hutting	515-999-2679	sthenus@shire-hutting.com
5	MIKE Drakes	West Plains Engineering	(319) 693-4635	mike.drakes@westplainsengineering.com
6	Peter Baddling	McGough	712-790-1370	peter.baddling@mcgough.com
7	Eric Henderson	IMEG	630-717-2433	eric.j.henderson@imegcorp.com
8	Mohamed Ahmed	IEI		mohamed.ahmed@mcgough.com
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Mt Pleasant
Correctional Facility

Roughly 750 feet

— Tunnel work
— Above ground work

Powerhouse

Hospital Ave

Hospital Ave

Hospital Ave

Hospital Ave

Tanager Ln

Tanager Ln

Wild Turkey Dr

Frst Vw Dr

Frst Vw Dr