

Addendum 1 for RFP 935400-01

Project Name: DOC Anamosa Living Unit Plumbing Repairs

RFP #: 935400-01

DAS Project #: 9354.00

Date: 10/23/2023

Bids Due: October 26, 2023 at 2:00 p.m.

Pre-Bid Meeting Minutes and Sign-In Sheet Included

General Notes:

- The budget for the project will vary depending on the phasing of the construction. The budget will range from \$3,794,170(13 Week Construction Period) to \$5,322,023(45 Week Construction Period).
- A hazardous material survey will be conducted to determine if abatement will be needed to perform the base bid scope.

Project Scope

- The replacement of the hot water supply lines will need to be separated from the rest of the project and treated as an add alternate.

Appendix 1

- Photos from Living Unit C taken during the site walkthrough.

END OF ADDENDUM



State of Iowa - Department of Administrative Services
 109 SE 13th St.
 Des Moines, Iowa 50319
 P: (515) 281-7260

Project: 9354.00 DOC ASP LUC Plumbing Repairs
 406 N High Street
 Anamosa, Iowa 52205
 P: 319-462-3504

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date Oct 12, 2023 **Meeting Time** 10:00 AM - 11:00 AM Central Time (US & Canada)

Meeting Location **Video Conferencing Link** https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmE1NjBIYzUtYzk3ZC00NjcxLTgzMjgtYUkyOGQyYzgwZDVk%40thread.v2/0?content=%7b%22id%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22oid%22%3a%221429a54b-41d5-46ef-82bc-8260ef04c509%22%7d

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
Jon Day	Anamosa State Penitentiary	P: (319) 462-3504	jon.day@iowa.gov	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Conference
Jon Handley	McGough Construction	P: (515) 805-3987	jon.handley@mcgough.com	Present
Jonathan Peters	McGough Construction		jon.peters@mcgough.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendance				
		Official Documented Meeting Minutes Attendees(Designers): Innovative Engineers ISG Bluestone MODUS Shive-Hattery				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
<p>Description Living Unit C Plumbing Replacement The existing pipe chase and supply/waste/vent piping will be demoed and replaced in all 320 units. The existing toilets and lavatories will also be removed and replaced with a combination toilet/lavatory in each unit. The hot water supply piping will be replaced up to 100 feet away from the cells. The new pipe chase will be constructed steel studs and sheeting and include an access panel.</p> <p>The selected design firm shall provide drawings and specifications detailing the extent of the piping replacement, details of the pipe chase and plumbing equipment, and specify new plumbing equipment and associated architectural items.</p>						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> The new hot water supply lines will need to be treated as an alternate. All other scope will be included in the base bid. The schedule and budget of the project will be dependent on the construction phasing of the project. Budget Range(Includes Construction and Indirect Costs): \$3,794,170(13 Week Construction Duration) to \$5,322,023(45 Week Construction Duration) A hazardous material survey will be conducted to determine if there will need to be abatement work before the base bid work begins. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
<p>Description</p> <ul style="list-style-type: none"> Questions Due to construction.procurement@iowa.gov: 10/19/23 at 2:00 PM Addendum Issued: Tentatively 10/20/23 Proposals Due: 10/26/23 at 2:00 PM Selection of Designer/Issue NOI: Week of October 30th Execution of 803 Contract: Week of October 30th <ul style="list-style-type: none"> Tentative Design Kickoff Meeting: Week of November 6th 100% DD: Design professional to coordinate with Construction Manager 50% CD and budget: Design professional to coordinate with Construction Manager 95% CD: Design professional to coordinate with Construction Manager 100% CD and budget: January 8th, 2024 Contractor Bidding: January 2024 Execution of Contractor's Contract(s): February 2024 Submittals and Procurement: February 2024 to April 2024 Construction Partial Takeover: April 2024 to April 2025 Construction Complete Takeover: April 2024 to July 2024 Closeout: July 2024 or April 2025 						
<p>Official Documented Meeting Minutes Jon Day with Anamosa stated that they would have the capacity to empty out half of Living Unit C during the construction period and would be the preferred method of phasing.</p>						

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
 - 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:
 - 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 broken down by schedule of values

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
Description Any questions?						
Official Documented Meeting Minutes It was asked if there may be additional architectural repair work that will need to be added to the scope. No exploratory demo has been performed, so any additional work should be handled on the allowance basis.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Site Visit				Open
Description Walkthrough						
<ul style="list-style-type: none"> • Is the amount of people present acceptable to be inside of Living Unit C? • Please do not take any photographs with your personal cell phones. If there is something you wish to photograph, please have Jon Day with the facility photograph them. Photos can be shared via email/addendum. • Any other questions or concerns? 						

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.

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