

Addendum #01 for RFB #938800-02

Project Name: DPS P08 Water Infiltration Mitigation

DAS RFB #: 938800-02

DAS Project #: 9388.00

Date: March 03, 2025

Addendum #01:

This addendum is issued to modify, clarify, or amend the original Project Drawings and Specifications and is hereby made part of the Contract Documents. The Contractor shall be responsible for incorporating items in this Addendum to the Work. The following shall take precedence over anything to the contrary in the Drawings or Specifications. **This addendum shall also supersede any previous addenda.**

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. General Items

- a. Questions Received from contractors (2 Page)
- b. Meeting Minutes: RFP Pre-Proposal Meeting held on 2/26/2025 (5 Pages)

2. Questions and Responses

Q1. For the removal of the old insulation. Will a dumpster be onsite or will the contractor need to supply a dumpster for the disposal of the insulation?

A1. The contractor will be responsible for the removal and hauling away all demoed material.

Q2. There is nothing in the spec. for depth required of the spray in foam insulation. Can this be specified?

A2. Insulation thickness is not called out because different types/manufacturers have different R-values per inch. They will need to provide an insulation depth that achieves an R-30. Spec calls for an R-7 per inch, and the drawings (general note I on A2.03 & A4.00) call for an R-30.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Foamed-In-Place Insulation: Low-density, flexible, closed cell, water vapor permeable polyurethane foam; foamed on-site, using blowing agent of water or non-ozone-depleting gas.
1. Aged Thermal Resistance: R-value (RSI-value) of 7 minimum, per 1" thickness at 75 degrees F (24 degrees C) mean temperature when tested in accordance with ASTM C518. after aging for 180 days at 41 degrees F.
 2. Water Vapor Permeance: Vapor retarder; 2 perm, maximum, when tested at intended thickness in accordance with ASTM E96/E96M, desiccant method.
 3. Water Absorption: Less than 2 percent by volume, maximum, when tested in accordance with ASTM D242.
 4. Air Permeance: 0.04 cfm per square foot (0.2 L/(s/sq m)), maximum, when tested at intended thickness in accordance with ASTM E2178 at 1.57 psf (75 Pa).
 5. Closed Cell Content: At least 90 percent.
 6. Surface Burning Characteristics: Flame spread/smoke developed index of 25/450, maximum, when tested in accordance with ASTM E84.
 7. Manufacturers
 - a. BASF Corporation; WALLTITE US: www.spf.basf.com
 - b. Carlisle Spray Foam Insulation; SealTite PRO Open Cell: www.carlislefsi.com/#sle.
 - c. Demilec LLC; HEATLOK HFO High Lift: www.demilec.com.
 - d. Henry Company; PERMAX 2.0: www.henry.com.
 - e. Or pre-approved architectural equal.
 8. Substitutions: See Section 016000 - Product Requirements.

GENERAL NOTES

- A** ALL INTERIOR WALL ASSEMBLIES TO EXTEND TO DECK UNLESS NOTED OTHERWISE.
- B** CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE AFFECTED WORK.
- C** DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS.
- D** PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, ETC., THAT ARE SHOWN TO REMAIN BUT ARE DAMAGED DUE TO CONSTRUCTION WORK.
- E** REMOVE CEILING AS NEEDED TO ACCESS AREAS HIGHLIGHTED IN DRAWINGS
- F** OWNER WILL REMOVE ALL WALL HUNG ITEMS
- G** ALL SPRAYFOAM NEEDS A INTUMESCENT FIRE-RETARDANT COATING
- H** IF ANY MECHANICAL VENTING IS DISCOVERED EXHAUSTING AIR OR TAKING IN AIR INTO THE ATTIC SPACE THIS WILL NEED TO BE EXTENDED TO ABOVE THE ROOF.
- I** SPRAY INSULATION ON ROOF DECK TO HAVE A MINIMUM R-VALUE OF 30

RFB 938800-02 Pre-Bid Meeting Minutes: Meeting #1

| | | | |
|-------------------------|--|--------------------------------|---|
| Meeting Date | Feb 26, 2025 | Meeting Time | 10:30 AM - 11:30 AM Central Time (US & Canada) |
| Meeting Location | 4225 S Washington Mason City, Iowa 50401 | Video Conferencing Link | https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzQ5NWE3MjQyZjE0Ni00YW M4LTg2MjgtN2FiYTUyMWUxYzZM3%40thread.v2/0?context=%7b%22Tid%22%3a%2253f2f9ee-ba23-4c21-ac85-5776fb004a49%22%2c%22Oid%22%3a%2225d7c00d-f30a-4397-acfe-752a9c17700b%22%7d |

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

Notes

Attachments

Scheduled Attendees

| Name | Company | Phone Number | Email | Attendance |
|-----------------|---|-------------------|--------------------------------|------------|
| Brett Salzwedel | Cannon Moss Brygger Architects | P: (712) 499-0921 | salzwedel.b@cmbaarchitects.com | Present |
| Jarrad Boever | DCI Group | P: (515) 244-5043 | jarradb@dcigroup-us.com | Present |
| Dana Knutson | Department of Public Safety - District 8 | P: (641) 424-3625 | knutson@dps.state.ia.us | Present |
| Nicki Pate | Department of Public Safety - District 8 | P: (641) 424-3625 | pate@dps.state.ia.us | 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 Department of Administrative Services (DAS) <ul style="list-style-type: none"> Jennie Elliott - Owners Rep. Construction Manager - DCI Group <ul style="list-style-type: none"> Jarrad Boever - Project Manager Designer - CMBA <ul style="list-style-type: none"> Brett Salzwedel - Architect Facility - Post 8 <ul style="list-style-type: none"> Dana Knutson - Lieutenant Nichole Pate - Secretary | | | | |

Official Documented Meeting Minutes

Contractors who attended:

- David Dominguez - Apregem Construction
- Steve Watson - Henkel Construction

Project Overview

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status |
|---|------------|---------------------|------------|----------|----------|--------|
| 2.1 | 1 | Project Description | | | | Open |
| Description Bid Package #01 – General Construction: Trade Contractor shall include all the following, but not limited to, as part of the contract: <ol style="list-style-type: none"> 1. All work on the contract documents and specifications complete; material, labor and equipment including all freight, unloading and installation for a complete scope. 2. Includes specification: ALL Unit Price #01 – Roof Sheathing Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract: <ol style="list-style-type: none"> 1. Provide a per sheet cost to remove and replace any water damaged decking. 2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit. 3. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor. Unit Price #02 – Batt Insulation Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract: <ol style="list-style-type: none"> 1. Provide a per roll cost to remove and replace any water damaged insulation. 2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit. 3. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor. | | | | | | |
| Official Documented Meeting Minutes No questions. | | | | | | |

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status |
|---|------------|------------------|------------|----------|----------|--------|
| 2.2 | 1 | Project Schedule | | | | Open |
| Description <ul style="list-style-type: none"> • Contract(s) Issued: 4/1/2025 • Submittals: 3/20/2025 • Construction: 5/05/2025 • Closeout: 5/20/2025 <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> | | | | | | |

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

Official Documented Meeting Minutes

No questions or concerns with schedule.

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status |
|---|------------|------------|------------|----------|----------|--------|
| 2.3 | 1 | Site Rules | | | | Open |
| Description <ul style="list-style-type: none"> 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. Site specific rules <ul style="list-style-type: none"> A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times. All construction workers must have a background check completed prior to entering the campus to perform work. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas. You are permitted access only to the work site and no other area of the institution. No drugs, alcohol, or firearms are allowed on the work site. Do not leave money, drugs, alcohol, or firearms in your personal vehicle. Company and personal vehicles are to be parked and locked in designated or authorized area of the work site. Secure all tools at the end of the day. Maintain control of all tools, supplies, and debris at all times during the work. Work hours - 8:00am to 4:30pm, Monday through Friday unless arrangements are made in advance. View Specification 01 1200 - Contract Summary for more information. | | | | | | |
| Official Documented Meeting Minutes No questions. | | | | | | |

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 2:00pm, Tuesday, March 11, 2025 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 3:00pm, March 11, 2025 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

No questions.

| 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: 3:00pm March 6, 2025 • Addendum Issued: None at this time. • Bids Due: 2:00pm March 11, 2025 • Tentative NOI Issued: March 12, 2025 | | | | | | |
| Official Documented Meeting Minutes No questions or concerns with the schedule. | | | | | | |

| 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. <ul style="list-style-type: none"> ◦ 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. | | | | | | |
| Official Documented Meeting Minutes No questions. | | | | | | |

| No. | Mtg Origin | Title | Assignment | Due Date | Priority | Status |
|---|------------|---------------------|------------|----------|----------|--------|
| 3.4 | 1 | Pre-Bid Site Visits | | | | Open |
| Description Reach out to construction.procurement@iowa.gov for any additional site visit requests. | | | | | | |
| Official Documented Meeting Minutes Contractors may request a site visit. | | | | | | |

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. | | | | |
| | | Official Documented Meeting Minutes Q1. Will DCI Group be submitting a bid? A1. No, DCI Group is hire on by the state to manage the project. | | | | |

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.



END OF ADDENDUM #01