

ADDENDUM #1

Project Name: DOC IMCC Fire Alarm System Replacement

DAS#9445.00

RFP944500-01

Addendum #1

Dated: January 15, 2025

This Addendum forms a part of the Request For Bids documents. This Addendum supersedes and supplements all portions of the original Request For Bids with which it conflicts.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE REQUEST FOR PROPOSAL. FAILURE TO DO SO MAY SUBJECT TO DISQUALIFICATION.

1. Questions:

- Q1. What is the square footage for each building?
 - A1. See table 1.
- Q2. Are there floor plans showing the existing fire alarm system?
 - A2. See table 1.
- Q3. Is the new system to be networked between all buildings?
 - A3. Yes, the fire alarm system should be networked between all applicable buildings.
- Q4. What prompted replacement of the system?
 - A4. The existing fire alarm system is approximately 20 years old and is no longer supported. Replacement parts are difficult to find even second-hand.
- Q5. Are all buildings currently on the same system by the same manufacturer?
 - A5. Yes, all are on a Siemens system.
- Q6. Do you anticipate any architectural work? Are there hard lid ceilings?
 - A6. There are hard lid ceilings, but most have access through light fixtures or other access panels. There are also areas with ACT which may require some ceiling tile replacement.
- Q7. Are you specifically looking to replace the wiring in addition to the devices/system?
 - A7. Yes, the wiring should be replaced, but the conduit may be reused if possible. There may be some areas where conduit will need to be added, specifically when connecting the new fire alarm panels to newly installed electrical panels (which will be installed under a different project) and in areas that do not have an existing fire alarm system.
- Q8. Are there CADD floor plans for all the buildings?
 - A8. There are CADD floor plans for most of the buildings, but they must be verified by the successful proposer. The buildings with CADD drawings are indicated on table 1.

- Q9. Will there need to be a code plan review for the AHJ?
 - A9. Yes, as with all state projects, the new fire alarm plans will need to be submitted for review by the AHJ.
- Q10. Do any areas require vandal resistant devices?
 - A10. Not at this time, but some pull stations may need to have plastic guards to protect from carts and other traffic.

2. Drawings:

- a. None.

3. Attachments:

- a. Pre-proposal Meeting Sign In Sheet
- b. Pre-proposal Meeting Agenda
- c. Table 1

END OF ADDENDUM



Design
Construct
Furnish

PROJECT NAME: DOC IMCC FIRE ALARM SYSTEM REPLACEMENT PRE PROPOSAL

MEETING LOCATION: IMCC

MEETING TYPE: PRE PROPOSAL SITE MEETING

DATE AND TIME: 01/14/25 AT 10:00 AM

Contact Person	Company Name	Phone Number	Email Address
Jennifer Kieene	DAS	515-822-8197	Jennifer.kieene@iowa.gov
Grant Gobush	IMCC	319-626-4569	Daniel.Gobush@iowa.gov
STEVE Bickford	Imcc	319 626-4219	Steve.Bickford@iowa.gov
Jason McLendon	TSG	515-724-3361	jmcclendon@samuelsgroup.net

RFP 944500-01 DOC IMCC Fire Alarm System Replacement Pre Proposal Conference Minutes: Meeting #1

Meeting Date Jan 14, 2025 **Meeting Time** 10:00 AM - 12:00 PM Central Time (US & Canada)

Meeting Location IMCC

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
Steve Bickford	Iowa Medical Classification Center		steve.bickford@iowa.gov	Conference
Craig Gobush	Iowa Medical Classification Center		daniel.gobush@iowa.gov	Conference
Jason McLendon	Samuels Group, Inc.		jmclendon@samuelsgroup.net	Conference
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: (515) 725-0454	jennifer.kleene@iowa.gov	Conference

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendance				
		Official Documented Meeting Minutes Online Attendees: Mac McKeever - Samuels Group Brian Polzin - Samuels Group Alex Gregor- ISG Engineers Michael Lortz - KCL Enginnering James Deeds - Resource Engineering Mohammed Abuhasan - Innovatieve Enginners Inc Isaac Stoll - IMEG				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
		Description Construction Manager The Samuels Group has been engaged for this Project to serve as advisor to DAS and to provide assistance in administrating the Contract for Design between DAS and the Designer according to separate contract between DAS and Construction				

Manager. DAS is currently seeking design services from qualified firms for a project consisting of the replacement of existing fire alarm system for the entire facility, including the following buildings:

- Administrative Building
- North Addition
- Main Building
- Powerhouse
- Pump House
- R/S
- T/V
- SNU
- East/West

DAS is also looking for design services to review and design new fire alarm systems (to be connected to the new facility system) as needed for the following buildings:

- Warehouse
- Any other necessary outbuildings that are not on the existing fire alarm system

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
Description						
State Posts Notice of RFP on TSB website				12/31/2024		
State Issues RFP				01/02/2025		
Pre-Proposal Conference				01/14/2025 10:00 AM DOC IMCC 2700 Coral Ridge Ave., Coralville, IA 52241		
Questions, requests for clarification, and suggested changes from Respondents due to Construction Procurement				01/17/2025/2:00 PM		
Proposals Due				01/23/2025/2:00 PM		
Execution of Designer's Contract			Week of February 07, 2025			
Tentative Design Kick-Off Meeting			Week of February 10, 2025			
100% Design Development Documents and Cost Opinion By			To Be Coordinated			
50% Construction Documents and Cost Opinion By			To Be Coordinated			
95% Construction Documents and Cost Opinion By			To Be Coordinated			
100% Construction Documents and Cost Opinion By			April 25, 2025			
Contractor Bidding			May 2025			
Execution of Contractor's Contract(s)			June 2025			
Submittals, Procurement and Construction			July 2025 to August 2026			
Close out			September 2026 to November 2026			

RFP Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open
Description						
<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
- Proposals shall be uploaded through the IMPACS Electronic Procurement System (do not email to Procurement).
 - 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.

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
Description Any questions?						
Official Documented Meeting Minutes What is the square footage for each building? Are there floor plans showing the existing fire alarm system? Is the new system to be networked between all buildings? What prompted replacement of the system? Are all buildings currently on the same system by the same manufacturer? Do you anticipate any architectural work? Are there hard lid ceilings? Are you specifically looking to replace the wiring in addition to the devices/system? Are there CADD floor plans for all the buildings? Will there need to be a code plan review for the AHJ? Do any areas require vandal resistant devices? Answers to questions will be provided in an addendum.						

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.

Table 1

Building Name	CurrentUse	# of Floors	Gross Area SF	Year Built	Existing Fire Alarm System?	Fire Alarm Floor Plans?	CADD Floor Plans?
Admin	Administration	3	18,900	1966	Yes	Yes, 2004	Yes
Main Building	Admin/Dietary/ Gym/ Residential	3	48,905	1966	Yes	Yes, 2004	Yes
East	Residential	1	17,100	1966	Yes	Yes, 2004	Yes
West	Residential	1	17,100	1966	Yes	Yes, 2004	Yes
North Addition	Residential	3	60,990	1968	Yes	Yes, 2004	Yes
R	Residential	1	12,110	1990	Yes	Yes, 2004	Yes
S	Residential	1	12,110	1990	Yes	Yes, 2004	Yes
T	Residential	2	21,450	1990	Yes	Yes, 2004	Yes
V	Residential	2	21,450	1990	Yes	Yes, 2004	Yes
SNU Behavioral	Residential	3	59,635	2006	Yes	No	Yes
SNU Medical	Residential	3	75,543	2006	Yes	No	Yes
Powerhouse	Utility	2	36,687	2006	Yes	No	Yes
Sewage Bar Screen Station	Bar Screen	1	80	1968?	No	No	No
Storage	Storage	1	1,200	1969	No	No	No
West Guard Tower	Guard Tower	1	975	1990	No	No	No
Green House	Greenhouse	1	4,000	1997	No	No	No
Maintenance Garage	Shop	1	15,000	1997	No	No	No