

RFB947600-01 ADDENDUM #02

DATE: November 10, 2025

PROJECT: 9476.00 HHS STS New Garage Building

BID DUE DATE: November 13, 2025 @ 2:00 pm

TO: All Contract Document Holders of Record.

This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated October 10, 2025, with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

1. QUESTIONS/CLARIFICATIONS

- a. Clarifications
 - i. A bullet point has been added to Section 26 2813 2.01 for a pre-approved equivalent. See the sheet below.
 - ii. The sign-in sheet and meeting minutes from the pre-bid meeting held on November 5, 2025 can be found below.

Q1. Checking on the 3' wide standing seam roof panel, where did you get the specs on this item? Not sure of a standing seam panel that wide that will span your roof layout.

A1. The standing seam (SS) roof panel falls under the delegated design scope. The 36" dimension noted in the specifications represents a maximum allowable width — a non-prescriptive upper limit. The final panel width, profile, and gauge will be determined by the delegated design engineer or manufacturer in accordance with their standard system, which typically uses panels between 12" and 24" wide.

Q2. Will a building permit be required?

A2. The project has been reviewed and approved by DIAL. Because the building will be owned by the State of Iowa, it is exempt from reporting to Hardin County and does not require a local building permit, but it will require a state inspection.

Q3. We have engineers licensed in the State of Iowa on staff. Is it acceptable to use their engineer-stamped drawings?

A3. Yes, engineer-stamped drawings from your in-house, Iowa-licensed engineers are acceptable as long as they meet the delegated design requirements.

Q4. How many years back do background checks go?

A4. Background checks cover the individual's entire lifetime.

Q5. Is there going to be a need for dirt to be brought in?

A5. There will be approximately 600 CY of fill needed. The quantities provided are for order of magnitude purposes only. All quantities are to be verified by the awarded contractor.

- 25 CY Cut
- 620 CY Fill (includes 1.25 fill-factor)
- 595 CY Borrow

Q6. Will there be a secure storage area? Is the outside laydown area fenced?

A6. The outside laydown area will not be fenced but the facility can find other storage areas for items that need to be secured.

Q7. Is there an option to store material inside at STS if we have to pivot and go with Alternate 03 and start construction in the Spring?

A7. No, there is no indoor storage at STS.

Q8. Do you have any specific preferences or requirements regarding seeding? Please note that certain seeding methods may require adjustments or delays to the overall project schedule.

A8. The STS facility does not have any specific preferences regarding seeding. Following contractor selection, the State and McGough will collaborate with the awarded contractor to develop a comprehensive construction schedule that accounts for all project elements, including seeding considerations.



DATE ISSUED November 7, 2025

ADDENDUM # 2

ENGINEER Engineering Technologies, Inc.
1101 North 13th Street
Omaha, NE 68102

ETI PROJECT # 2025-132

PROJECT HHS STS New Garage – Eldora, IA

The Architect issues this Addendum to all known bidders before receipt of proposals. Bidder shall acknowledge the receipt of this addendum on their proposal sheet and all information contained herein shall become a part of the contract documents.

ADDENDUM:

PRIOR APPROVAL – MECHANICAL

- 1. The following manufacturers have received prior approval for bidding purposes subject to shop drawing review:
A. Gas Detection System Honeywell
B. Exhausters Jenco Fan

PRIOR APPROVAL – ELECTRICAL

- 1. The following manufacturers have received prior approval for bidding purposes subject to shop drawing review:
A. Light Fixture Type 1 Daybrite
B. Light Fixture Type 2 Gardco
C. Light Fixture Type 3 Mule Lighting, HE Williams
D. Light Fixture Type EM1 Mule Lighting
E. Light Fixture Type EX1 Mule Lighting, HE Williams
F. Lighting Control System Sensorworx, Lutron

SPECIFICATIONS – ELECTRICAL

- 1. Section 26 2813 - Fuses
A. Paragraph 2.01: Add item D. Or engineer pre-approved equivalent.

END OF ADDENDUM

PRE-BID SIGN IN SHEET
HHS STS New Garage Building
Wednesday, November 5, 2025

	Name	Company	Phone	Email Address
1	Pater Badding	McGough	712-790-1370	pater.badding@mcgough.com
2	Scott Burkson	Randall	641-295-3996	skburkson@randallbuilding.com
3	ERIC HAMMER	R.H. GRABAU	515-432-6935	erhammer564@YAHOO.COM
4	Ryan Hendrshot	Hennings Electric	319-240-6252	ryanh@henningselectric.com
5	Jared Knott	King Construction	641-648-5464	jared@kingconstruction.biz
6	Brett Kueker	Steege Const.	319 269 9372	brett@steegeco.com
7	Mike Whitman	McGough	651-363-2226	
8	Jennifer Kleere	DAS		
9	Scott Fredin	Cleary Building Corp.	507-271-2255	sfredin@clearybuilding.com
10				
11				
12				
13				
14				
15				

RFB Pre-Bid Minutes: Meeting #1

Meeting Date Nov 5, 2025 **Meeting Time** 10:30 am - 11:30 am Central Time (US & Canada)
Meeting Location 3211 Edgington Avenue, Eldora, Iowa 50627 **Video Conferencing** [Join Meeting Link](#)

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
Michael Anderson	HGM Associates	P: (712) 323-0530	manderson@hgmonline.com	Conference
Amanda Liermann	HGM Associates	P: (712) 323-0530	aliermann@hgmonline.com	Absent
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Conference
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Conference
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: (515) 725-0454	jennifer.kleene@iowa.gov	Present
Christopher Olson	State Training School	P: (515) 321-5471	colson2@dhs.state.ia.us	
Ryan Schrage	State Training School	P: (614) 858-7402 ext. 4103	ryan.schrage@hhs.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"> Attendees 				
		Official Documented Meeting Minutes				
		<ul style="list-style-type: none"> The list of contractors at the meeting can be found in Addendum 02. 				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
<p>Description</p> <ul style="list-style-type: none"> • Base Bid <ul style="list-style-type: none"> ◦ All material, labor, and equipment associated with all work shown on the contract documents complete, including the plans and specifications. • Alternates <ul style="list-style-type: none"> ◦ Alternate 01 <ul style="list-style-type: none"> ▪ Furnish and install pre-finished aluminum gutters and downspouts as well as precast concrete splash pads as referenced on the construction documents and specification section 07 7123 - Manufactured Gutters and Downspouts. ◦ Alternate 02 <ul style="list-style-type: none"> ▪ Seeding of any and all lawn areas disturbed during the construction process and as indicated on the construction documents and referenced in specification section 32 9219 - Seeding. ◦ Alternate 03 <ul style="list-style-type: none"> ▪ Deduct to extend the project schedule to a spring start, establishing Substantial Completion in early June 2026 and Final Completion in July 2026, as outlined in the preliminary schedule under specification section 00 3113, Preliminary Schedule - ALTERNATE 03. • Unit Prices <ul style="list-style-type: none"> ◦ Unit Price 01 <ul style="list-style-type: none"> ▪ Provide all labor, materials, tools, equipment, and supervision necessary to backfill any areas not identified on the drawings, in accordance with the drawings and specifications (per cubic yard). • Addendum 01 						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • All scope contained in the plans and specifications will be the responsibility of the awarded contractor. This project contains one (1) bid package for all scope. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<p>Description</p> <ul style="list-style-type: none"> • Contract(s) Issued: Week of November 24th • Upload Submittals: November 21st to December 15th • Review and Approve Submittals: December 9th to December 22nd • Construction: December 9th, 2025 to March 13th, 2026 • Construction (Alternate 03): March 23rd, 2026 to June 19, 2026 • Closeout: March, 2026 to April, 2026 • Closeout (Alternate 03): June, 2026 to July, 2026 <ul style="list-style-type: none"> • 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
		Official Documented Meeting Minutes				
		<ul style="list-style-type: none"> N/A 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
		Description <ul style="list-style-type: none"> On site 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. McGough will establish construction progress meetings once construction starts. Please show respect and courtesy to all staff of the State Training School 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. 				
		Site Specific Rules: <ul style="list-style-type: none"> Temporary facilities - Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager. Tool control - Secure all tools at the end of each day. Never leave tools unattended. All tools shall be checked in at the beginning of the day and checked out at the end of the day. If security officers find loose tools, they are under orders to turn them in to their supervisor. Cell phone use will be allowed while on site. Pictures of anything taken not involving the construction project is strictly prohibited. Background checks will need to be submitted for every contractor who will be onsite. Contractors will be required to check in and out at the Administration building switchboard each time entering and existing the STS campus. Work hours - 7:00 AM to 5:00 PM View specification section 01 1200 - Contract Summary for more information. 				
		Official Documented Meeting Minutes <ul style="list-style-type: none"> N/A 				

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 Thursday, November 13th, 2025 at 2:00 PM CT 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 Thursday, November 13th, 2025 at 4:00 PM CT Contractor shall reference section 00 0116 for the Bid Submittal Checklist 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<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 <ul style="list-style-type: none"> • Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening 			
			<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • N/A 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
		<p>Description</p> <ul style="list-style-type: none"> • Questions/Substitutions due in writing to Construction.Procurement@iowa.gov: Thursday, November 6th, 2025 @ 3:00 PM CT • Addendum Issued: Monday, November 10th, 2025 by 12:00 PM CT • Bids Due: Thursday, November 13th, 2025 at 2:00 PM CT • Tentative NOI Issued: November 17th, 2025 				
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • N/A 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
		<p>Description</p> <ul style="list-style-type: none"> • Contractors will sign a modified ConsensusDocs 802 form of contract. 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 bid opening • DAS will provide tax exempt certificates upon request. This will allow the awarded contractor to purchase material tax exempt. • 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 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. 				
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • N/A 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description						
<ul style="list-style-type: none"> To schedule an additional visit, please contact Ryan Schrage at (319) 404-7110. 						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description						
<ul style="list-style-type: none"> Submit all questions in writing to construction.procurement@iowa.gov by November 6th, 2025 at 3:00 PM CT 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Open Discussion				Open
Description						
<ul style="list-style-type: none"> Comments, questions, or concerns. 						
Official Documented Meeting Minutes						
<ul style="list-style-type: none"> The following questions will be answered via addendum: <ul style="list-style-type: none"> Will there be a need for a building permit? Engineered stamped plans are acceptable? How many years back do background checks go? 						

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 Contact Details

State Building Code

If you have any questions regarding this form or the plan review process, please contact our office by phone at (515) 725-6145 or email buildingcode@dia.iowa.gov

Information on [current adopted building codes](#).

Site Name

Eldora State Training School

Street

3211 W Edgington Ave

City

Eldora

County

Hardin

Submitting Firm Contact

Please provide your contact information below. Plans examiners will use this information to contact you if they have questions regarding your project submittal.

*Project Site Owner Name and Contact Phone Number

Jennifer Kleene (Iowa DAS) / O: (515) 725-0454, M: (515) 822-8197

*Submitter Name

Sheryl Renfeld

*Submitting Firm Name

HGM Associates Inc.

*Submitter Position/Job Title

Project Assistant

*Submitter Email

srenfeld@hgmonline.com

*Submitter Phone Number

712 - 318 - 5107

Project Site Contractor Name and Contact Phone Number (if known)

Adam Douglas (Construction Manager, McGough Construction) / M: (515) 822-4229

Project Building Site Details

Plan Review

*Is this a University of Iowa Hospitals & Clinics or University of Iowa project?

Yes No

Project Name (if different from Site Name)

Health & Human Services State Training School New Garage Building - Eldora

If project is located at a large facility, please provide details of floor #, suite #, room #, department name, etc. to help identify the specific site location.

Project Number/Identifier

106025

*Are you requesting an exemption from full plan review?

Yes No

*Is this project ONLY a generator upgrade or replacement? Yes No

Preliminary Review

A preliminary review is required prior to bid letting for building projects that are required to comply with the [State Building Code per 661-300.4\(1\)](#).

*Has a preliminary review been completed

Yes No

***Select the Construction Type**

- New Construction or Addition Remodel/Renovation Recertification of Decertified Space

***Provide a brief description of the work**

A new garage for fleet vehicle storage of state-owned vehicles and related equipment. The building will be a single-story, post-frame (pole-barn) structure measuring approximately 80 feet by 40 feet (3,200 square feet). The facility will include six overhead doors (10' x 12'), one egress man door, and basic electrical service for lighting and door operators. No heating, cooling, or plumbing systems are proposed.

***Building Type (select all that apply)**

- 1 & 2 Family Dwelling Facility Adult Day Care Facility Assisted Living Facility Child Care Facility Child Residential Facility College/University Facility
 Correctional Facility Elder Group Home Facility Gaming Facility Healthcare Facility K-12 Educational Facility Nursing Home Facility
 Residential Care Facility State Owned Facility Other Facility Building Type (please indicate below)

Other Building Type: _____

***Building Use (state all uses in mixed use buildings)**

Fleet Vehicle Storage

***Occupancy Group (per IBC Chapter 3) select all that apply**

- A-1 A-2 A-3 A-4 A-5 B E F-1 F-2 H-1 H-2 H-3 H-4 H-5 I-1 I-2 I-3 I-4 M R-1 R-2 R-3 R-4
 S-1 S-2 U Other

***Number of Floors**

1

***Building Height**

21'-11 1/2"

***Does the building site plan include fire department access?**

- Yes No

***Are the existing means of egress affected by the project?**

- Yes No

***Is an accessible route provided throughout?**

- Yes No

***Is an energy code review (for new buildings or new additions to buildings) per Iowa Code 103A and Administrative Rule 661-303.1(3) required?:** Yes No

Construction Details

***Is this new construction, addition, or remodel/renovation or both?**

- New Construction/Addition Existing(Remodel/Renovation) Both

***New Construction Type (based on IBC):** I-A I-B II-A II-B III-A III-B IV V-A V-B

***Will the new building/addition have a fire sprinkler?:** Yes No

***Will the new building/addition have a complete NFPA 72 fire alarm system?:** Yes No

***Is an emergency voice/alarm communication system provided (voice evac)?:** Yes No

Next Steps & Authorized Signature

Next Steps Information

A preliminary review is required. Please click the Submit button below to send the required preliminary meeting request to our office. You will be notified when this request is assigned to a plans examiner. It will be your responsibility to contact that plans examiner to schedule the preliminary meeting.

If you do not receive an email with the assigned plans examiner within 5 business days, please contact our office by email at bcinfo@dps.state.ia.us or by phone at (515) 725-6145.

If you have not contacted your assigned plans examiner after 60 days from submittal, your request may be cancelled.

Authorized Signature

I hereby certify to the best of my knowledge that all information on this submittal form is accurate and true and I acknowledge that missing or incomplete information on construction documents or required fees may delay the plan review process until such time as all information is received.

***Title/Position**

Project Assistant

***Signature**

Signed on Oct 7, 2025 12:57:23 PM by Sheryl Renfeld

From: noreply@iowa.imagetrendlicense.com <noreply@iowa.imagetrendlicense.com>
Sent: Friday, October 17, 2025 9:04 AM
To: Sheryl A. Renfeld <srenfeld@hgmonline.com>
Cc: eric.neddermeyer@dia.iowa.gov; courtney.schuller@dia.iowa.gov
Subject: APPROVED: exemption request for Eldora State Training School A-25-445

Dear Sheryl,

Your request for exemption from full plan review for the Eldora State Training School project #A-25-445 has been approved. Please see the attached response for details.

A building code inspection is still required. Please return to the online system and complete the response form to provide additional information needed to calculate the inspection fee.

Thank you,

Building Code Bureau
Iowa Department of Inspections, Appeals, & Licensing
6200 Park Avenue, Suite 100, Des Moines, Iowa 50321-1270
515-725-6145 main
buildingcode@dia.iowa.gov | dial.iowa.gov