



## ADDENDUM NO. 1

Date: August 25<sup>th</sup>, 2021

Project: State Training School  
Cottage Remodel  
DAS RFP 921600-01

### QUESTIONS AND ANSWERS FROM THE PRE-PROPOSAL MEETING:

- Q1. Which cottages share a building?  
A1. Cottages 5 and Receiving share one building. Cottage 7 shares a building with Cottage 8 (Cottage 8 is not part of the project scope).
- Q2. Were the sewer mains upgraded as part of the recent decentralization project?  
A2. No.
- Q3. What plans are available in CADD vs. PDF?  
A3. CADD plans from the recent fire alarm project are available, as well as PDF bidding documents from the recent building decentralization. PDF plans from a 2000 renovation are available as well.
- Q4. Are there any original building drawings available:  
A4. Yes, there are some PDFs of original drawings from 1946 for Cottage 7. Additional hard copy plans may be available at the facility.
- Q5. Does DAS have a preference on which drawing software is used?  
A5. No, but all documents must be turned over in native format at the end of the project. CADD is acceptable and BIM is not required.
- Q6. Are there any existing cameras that need to be integrated into the new camera system?  
A6. The intention is to demolish and replace existing cameras as part of this project, not to integrate them.
- Q7. Is there any asbestos containing material (ACM) known to be present?  
A7. We do not anticipate much ACM remaining due to previous work, but plan to test any suspected materials and abate independently. If there is a large abatement scope, the designer would be responsible to provide minimal directions on the drawings for an abatement bid package.
- Q8. Is there any review or approval for schematic design needed?  
A8. No. Please remove the reference to schematic design review from bullet 1.3.17 and delete bullet 1.3.29.1 from the requested budget breakdown.

- Q9. Will security screens be required for windows in the sleeping rooms?  
A9. Yes. The level of the security screen will be determined during design.
- Q10. Should the showers be located near the security desks?  
A10. Yes.
- Q11. What is the anticipated construction budget?  
A11. \$4,115,659.02. This assumes the addition of sprinklers throughout each cottage and a new sanitary line for each cottage but does not include furniture.
- Q12. What is the age of the rooftop units?  
A12. The rooftop units were installed in 2020.
- Q13. Does the construction have to be phased?  
A13. Yes, only one cottage can be under construction at any one time, with at least one week in between phases for staff to move furniture and occupants.

**ATTACHMENTS:**

1. Attendees to pre-proposal meeting on 8/24/2021 at the State Training School.

END OF ADDENDUM

### Sign-in Sheet

Name	Company	Email Address	Telephone
Jeffrey Reams	Story Construction Co.	jreams@storycon.com	515-291-8185
Sam Vorrie	Story Construction Co.	sam.vorrie@storycon.com	515-291-4483
Jennifer Kleene	DAS	jennifer.kleene@iowa.gov	515-725-0454
Tammy Black	Delta 3	blackt@delta3eng.biz	<del>515</del> 563-542-9005 ext. 1016
Bob Bridgway	Fairbairn Group	bbridgway@f-w.com	515.225.3469
JACOB ZAGAR	Bluestone Engineering	zagar.j@bluestone.mep.com	515.681.0549
JOHN DEACY	SEH	JDEACY@SEHINC.COM	402 637-1796
HOLLIE ENGDAHL	KPE	hengdehl@kpe-inc.com	402 291 1444
Thomas Trapp	Hartman Trapp Arch Studio	ttrapp@htastudio.com	515-491-1069
ROGER LESHER	MODUS	RLESHER@MODUS-ENG.COM	515-251-7280
John Baumhover	Shive-Hattery	JBaumhover@shive-hattery.com	515-223-8104
Sean McGowan	Shive - Hattery	smcgowan@shive-hattery.com	
Joe Feldmann	OPN Architects	jfeldmann@opnarchitects.com	515-290-4588
Nate Stieler	OPN Architects	nstieler@opnarchitects.com	515-229-2766