



To: Prospective Bidders

Date: April 7th, 2024

From: Michael Bradbury, Issuing Officer

Iowa Department of Administrative Services-Central Procurement

Phone 515-823-9327: e-mail: construction.procurement@iowa.gov

RE: **Addendum No. 2**, to Construction RFP946700-01, HHS IMHI Soil Remediation

The following additions, changes, and clarifications are hereby made by this Addendum.

Questions and Answers:

Q: Will the excavation contractor be responsible for sampling and analysis cost for imported fill, waste disposal, and excavation confirmation sampling?

A: Atlas will take care of these items under a separate contract with the State. Once the source of the imported fill is known, Atlas will collect samples and analyze for the specified parameters.

Q: Assuming acceptable confirmation sample results are required prior to backfill, can the State provide an estimated timeframe for sample analysis?

A: Atlas will request 72-hour rush laboratory analysis from the base of excavation confirmation samples.

Q: Will the Atlas On-site Manager be responsible for obtaining final waste profile approvals?

A: Atlas is responsible for the waste profile approvals

Q: Section 10.2 states that graded areas shall be restored with a minimum of six inches of high quality, field or pasture loam containing a sufficient supply of humus and a high degree of fertility per the Iowa DOT Special Provisions for Soil Quality Restoration (SP-151099) standard specifications (Appendix V). Source materials shall be tested by a geotechnical engineer to verify the properties of the soil comply with SP-151099. Will the contractor be responsible for the cost for testing by a geotechnical engineer?

A: Atlas will perform the test under a separate contract with the State.

Q: Section 10.7 states If potentially hazardous materials are identified during the excavation, the fill materials shall be segregated, and stockpiled in an onsite, heavy duty plastic lined dumpster and securely covered until hazardous waste determinations are complete. If required, will the transportation and rental of the heavy-duty plastic lined dumpster be the responsibility of the contractor?

A: Yes, this will be the responsibility of the contractor. If necessary, this will be handled as a change order to the contract during construction.

Q: Can the contractor utilize a disposal site other than the Black Hawk County Landfill?

A: It has come to our attention that Black Hawk County is charging twice the normal amount for special waste disposal as we are outside of their service area. At this time, Black Hawk County is the only

approved disposal site. For bidding purposes, please utilize Black Hawk County Landfill at a rate of \$80/ton.

Q: Will the State consider providing an extension to the due date for proposals?

A: No extension will be granted as there are time constraints on the completion of this project.

Attachments:

- 1) RFB Pre-Bid Agenda: Meeting #1

Please acknowledge this Addendum #2 in your proposals. Thank You

End of Addendum

RFB Pre-Bid Agenda: Meeting #1

Meeting Date	Mar 27, 2025	Meeting Time	11:00 AM - 12:00 PM Central Time (US & Canada)
Meeting Location	VIRTUAL		
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Attachments	RFB946700-01_HHS IMHI Soil Remediation .pdf		

Scheduled Attendees

Name	Company	Phone Number	Email
James Goodrich	ATC Group Services LLC	P: (319) 233-0441	james.goodrich@oneatlas.com
Mike Cook	Independence Mental Health Institution		mcook@dhs.state.ia.us
Kevin Jimmerson	Independence Mental Health Institution	P: (319) 334-5221	kevin.jimmerson@hhs.iowa.gov
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
Description PURCHASING AGENT: Michael Bradbury, Issuing Officer, State of Iowa, Department of Administrative Services, Hoover State Office Building, 3rd floor, 1305 East Walnut Street, Des Moines, IA 50319-0105, Phone: 515-823-9327; email: construction.procurement@iowa.gov OWNER REPRESENTATIVE: Jennie Elliott, State of Iowa, Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319, Phone: 515-745-3244; email: jennie.elliott@iowa.gov ON-SITE COORDINATOR: Mike Cook, State of Iowa, IMHI Plant Operations Manager, 2277 Iowa Ave, Independence, Iowa 50644, Phone: 563-608-6633; email: mike.cook@hhs.iowa.gov RESPONSIBLE ONSITE MANAGER: James Goodrich, Atlas Technical Consultants, 328 LaPorte Road, Waterloo, Iowa 50702, Phone: 319-855-2843; email: james.goodrich@oneatlas.com DESIGN ENGINEER CONTACT: Scott Hanson, Atlas Technical Consultants, 328 LaPorte Road, Waterloo, Iowa 50702; email: scott.hanson@oneatlas.com Please send an email with your contact information to jennie.elliott@iowa.gov following the meeting so you may be added to the contact list for addendums, etc.						

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
Description The Iowa Department of Administrative Services will be receiving bids for soil excavation for the removal of onsite landfill located on the northwest side of the Independence Mental Health Institute (IMHI) located at 2277 Iowa Ave, Independence, Iowa 50644. MHI Independence Landfill Excavation: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. Bid Package Includes ALL Scope as Identified in the Soil Excavation Operational Plan prepared by Altas Technical Consultants dated 3-19-2025. This includes but is not limited to the following items: <ul style="list-style-type: none"> • Site Access Road • Construction Fencing • SWPP • Clearing and Grubbing • Brush and Rubble Disposal • Soil Excavation and Offsite Disposal • Decontamination and Tracking Pad • Dust Control • Post Excavation Grading and Soil Restoration 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description A. Anticipated Notice of Intent to Award - 04/11/2025 B. Execution of Contracts - 04/25/2025 C. Commencement of On-Site Work - 04/28/2025 D. Completion of On-Site Work - 05/16/2025 (Includes two weeks for completion of Work with one additional week accounting for weather delays) E. Results of Final Testing - 05/23/2025 F. Substantial Completion by - 05/23/2025 G. Final Report Submission to DNR - 05/30/2025 H. Approval of No Further Action Certificate or Site Closure - 06/15/2025 I. Final Completion by - 06/23/2025 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
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.
- No smoking, vaping or smokeless tobacco use onsite.
- 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 Onsite. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Onsite.
- Contractor is responsible for providing on site temporary sanitary facilities
- View Specification 01 5000 for Temporary Facilities and Controls for more information.
- Demolished equipment - Secure equipment at the end of the day
- Tool control - Maintain control of all tools; Secure tools at the end of the day
- Cell phones - Are allowed On Site
- Background checks - Not Required for this Project
- Work hours - 6AM to 6PM Monday thru Friday; unless otherwise arranged with On Site Personnel
- View Specification 01 1200 - Contract Summary for more information.

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 April 10, 2025, no later than 1:00PM • 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 April 10, 2025 at 2:00PM • 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 						

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: April 3, 2025 at 2:00PM • Addendum Issued: April 7, 2025 • Bids Due: April 10, 2025 at 1:00PM • Tentative NOI Issued: April 11, 2025 						

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. Procore 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. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description Access for site visits may be coordinated by contacting Mike Cook at (563)-608-6633.						

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 .						