

## **Addendum 1 for RFP931700-02**

Project Name: DOC MPCF Interlocking Door Replacements

RFP #: 931700-02

DAS Project #: 9317.00

Date: 4/7/2023

This Addendum forms a part of the contract documents and modifies the original bidding documents as noted below. Acknowledge receipt of this Addendum in the RFP response. Failure to do so may subject the bidder to disqualification.

### **QUESTIONS, ANSWERS, & CLARIFICATIONS:**

1. See Meeting Minutes from the Design Pre-Proposal Meeting that was held on 4/4/2023. The attachments in the meeting minutes include photos and videos of the existing doors.
2. See attached pictures of existing doors at Mount Pleasant Correctional Facility.



State of Iowa - Department of Administrative Services  
 109 SE 13th St.  
 Des Moines, Iowa 50319  
 P: (515) 281-7260

Project: 9317.00 DOC MPCF Interlocking Door Replacements  
 1200 East Washington Street  
 Mount Pleasant, Iowa 52641  
 P: 319-385-9511

## RFP Pre-Proposal 4/4/23 Minutes: Meeting #1

<b>Meeting Date</b>	Apr 4, 2023	<b>Meeting Time</b>	11:00 AM - 12:30 PM Central Time (US & Canada)
<b>Meeting Location</b>	Teams/MPCF	<b>Video Conferencing Link</b>	<a href="https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWNkNDYzM2UitNzAzMC00YWU1LTlmMGEtZWm3NzAyZTM5ZTI5%40thread.v2/0?context=%7b%22id%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22oid%22%3a%2268b50b72-69be-4702-b867-64b92d76e44f%22%7d">https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWNkNDYzM2UitNzAzMC00YWU1LTlmMGEtZWm3NzAyZTM5ZTI5%40thread.v2/0?context=%7b%22id%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22oid%22%3a%2268b50b72-69be-4702-b867-64b92d76e44f%22%7d</a>

**Overview** Meeting to allow prospective design firms to visit the project site, when possible, and learn more about the scope.

**Notes**

**Attachments** [RFP931700-02 DOC MPCF Interlocking Doors Replacements.pdf](#), [RFP931700-02 - DOC MPCF Interlocking Doors Replacement - Building\(s\) Map.pdf](#)

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Amy Fetters	McGough Construction	P: (515) 639-3853	amy.fetters@mcgough.com	Present
Leilani Hammel	McGough Construction	P: (515) 344-8980	leilani.hammel@mcgough.com	Present
Jeremy Howk	Mount Pleasant Correctional Facility	P: (319) 385-9511	jeremy.howk@iowa.gov	Present
Tony Kempker	Mount Pleasant Correctional Facility	P: (319) 385-9511 ext. 2536	anthony.kempker@iowa.gov	Present
James Trower	State of Iowa - Department of Administrative Services	P: (515) 725-4150	james.trower@iowa.gov	Present

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
<b>Description</b> DAS - Owner Representative <ul style="list-style-type: none"> <li>James Trower</li> </ul> McGough Construction - Construction Manager <ul style="list-style-type: none"> <li>Amy Fetters</li> <li>Leilani Hammel</li> </ul> MPCF <ul style="list-style-type: none"> <li>Jeremy Howk</li> <li>Tony Kempker</li> </ul>						

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Kristi Perry, MPCF  
 Phil, Shive-Hattery  
 Mohammed, Innovative Engineering  
 Lena Michalek, Horizon  
 Sasha, Farnsworth Group

**Project Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open

**Description**

- Replace six (6) interlocking sliding doors located at the Northcore Building.
  - Review options to replace the sliding doors with new sliding doors or hinged doors.
  - Designer shall include a site visit to Newton Correctional Facility to review the hinged interlocking doors used there.
  - The 10 Cell Vestibule door can be demoed and replaced without any additional security. Designer to include temporary measures for security/egress path.
  - All doors run off of 110V power, designer to verify.
  - Creative Technologies runs all controls to the doors. Designer to work with Rob Johnson from Creative Technologies for design integration of the new doors. Contact Rob at 618.664.4292 or rob.johnson@securedstate.com.
- Replace six (6) interior fire-rated corridor doors located at the Northcore Building.
  - Each door has a mag hold open connected to FA and a security position switch which allows for reading open or close status but can't remote control open or close the door.
- Replace three (3) exterior doors located at the Northcore Building.
- Evaluation only of ten (10) exterior doors at the Appliance Shop and Powerhouse Buildings. Provide an evaluation report that includes recommendations for repair/replacement and a cost opinion.
  - Additional design fee(s) for design, bidding, and construction administration services will be negotiated based on recommendations from the evaluation.
- Designer shall include review of current security and electrical requirements needed for new doors.

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- Corridor Doors
  - The scope is to replace the doors, door hardware, frames and hold opens. The doors have e-locks that are controlled by Control Center.
  - If the building and/or door opening is a contributing factor, and needs to be modified, this can be presented during design, though the intent is to replace the door and frame.
- Exterior Doors
  - Door 13 and 26 have opening operators. These doors are difficult to open.
  - They have no lock bodies, only a mag lock.
- Powerhouse and Appliance Shop
  - These doors do not have electric functions or operators, some do have closures.
  - MPCF noted that many of the doors stick and do not shut completely. Tony at MPCF noted if they were to close the doors all of the way, they would not be able to open them.
- Creative Technologies
  - Designers to provide details of the project and changes to Rob at Creative Technologies and he will provide a budget.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Questions Due to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a>: April 10 @ 12 pm</li> <li>• Addendum Issued: April 12 if needed</li> <li>• Proposals Due: April 18 @ 2pm</li> <li>• Selection of Designer/Issue NOI: April 21</li> <li>• Execution of 803 Contract: Week of April 24th</li> <li>• Tentative Design Kickoff Meeting: Week of May 1st</li> <li>• 100% DD: Design professional to propose in RFP Schedule</li> <li>• 50% CD and budget: Design professional to propose in RFP Schedule</li> <li>• 95% CD: Design professional to propose in RFP Schedule</li> <li>• 100% CD and budget: July 14, 2023</li> <li>• Contractor Bidding: July to August 2023</li> <li>• Execution of Contractor's Contract(s): August 2023</li> <li>• Submittals, Procurement and Construction: September 2023 to April 2024</li> <li>• Closeout: May 2024 to June 2024</li> </ul>						

**RFP Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• All questions to be directed to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a></li> <li>• DAS uses Procore online project management system for all projects, at no cost to the designer.</li> <li>• DAS uses a modified ConsensusDocs 803 Form of Agreement</li> <li>• DAS requires a project-specific Certificate of Insurance and specifies a Professional Liability policy of \$2,000,000 with a deductible of \$25,000                             <ul style="list-style-type: none"> <li>◦ Must note in proposal if deductible is different and provide a letter of financial stability from bank</li> <li>◦ Must provide COI prior to contract execution</li> </ul> </li> <li>• Ensure the following items are included in the proposal:                             <ul style="list-style-type: none"> <li>◦ Project-specific schedule</li> <li>◦ Resumes for all technical staff that will be assigned to the project</li> <li>◦ Anticipated hours and rates for each person on the design team</li> <li>◦ Lump sum broken down by schedule of values</li> </ul> </li> </ul>						

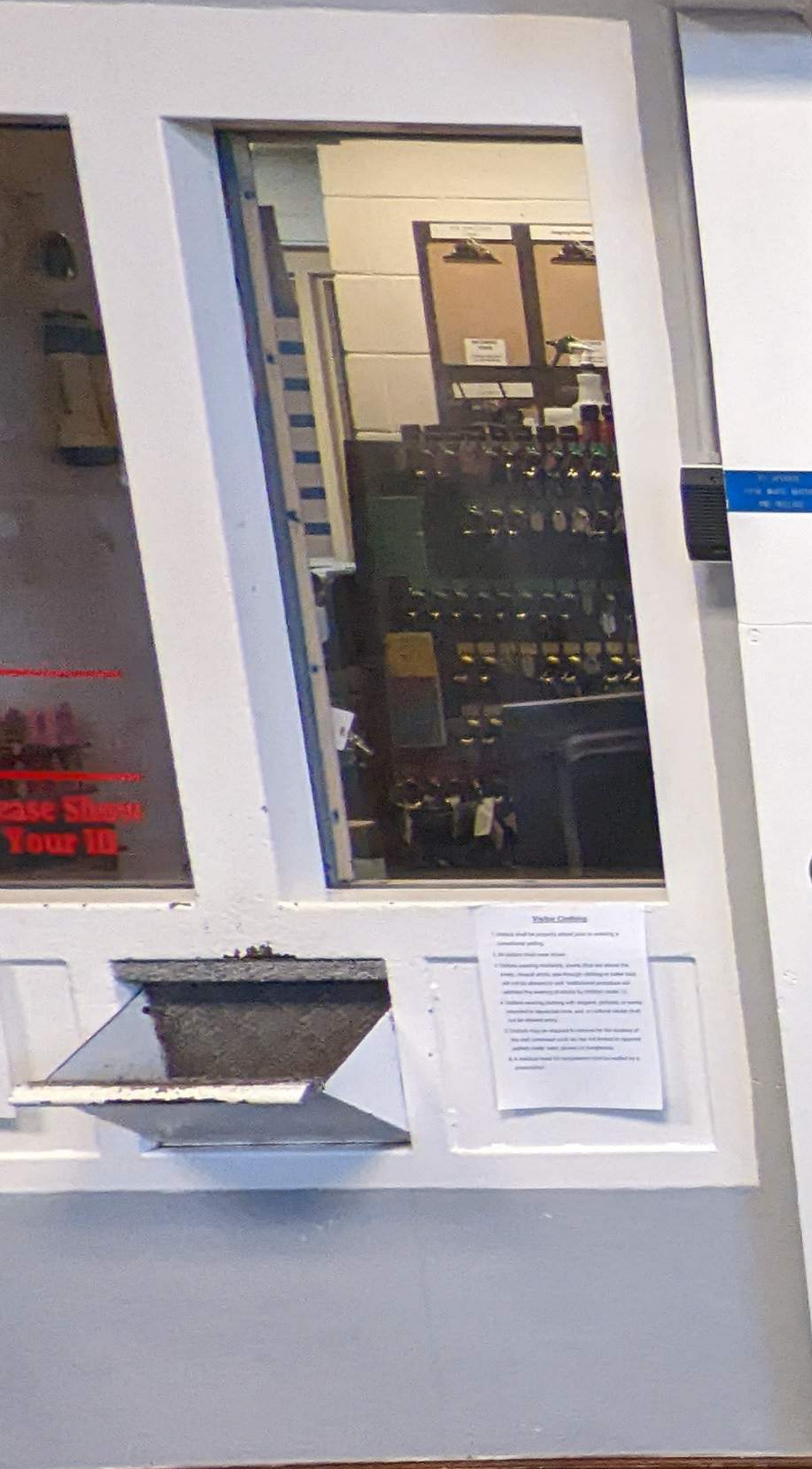
**Conclusion**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
<p><b>Description</b> Any questions?</p>						
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• What is the reason for replacing the interlocking doors?</li> </ul>						

- The controls are working fine on the doors, however the mechanism in the sliders needs replaced.
- Does MPCF want to change all of the sliding doors to hinged doors?
  - The intent is to present both a hinged option and sliding door option to MPCF and they will select which to move forward with.
- What is the reason for replacing the 6 corridor doors?
  - The existing doors are not closing shut which is requiring the facility to grind both the door and the frame.
- Will the existing egress width be grandfathered in?
  - Designer is responsible to coordinate with the State Fire Marshall.
- What is the estimated budget?
  - The construction budget is \$550,000. This excludes the construction contingency and the Powerhouse and Appliance Shop doors.
- To coordinate site visits please reach out to [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov).

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.




 A windowed door on the left side of the image. A sign on the window reads "Please Show Your ID". Below the window, a white notice is posted on the door frame.




 A large white metal detector with five horizontal panels. Signs on the detector include:
 

- ATTENTION: ALL CARRY THROUGH MATERIALS & EQUIPMENT WILL BE INSPECTED BY TARIFF OFFICER
- STAND CLEAR OF GATE UNTIL OFFICER
- NOTICE TO PARENTS: KEEP CHILDREN AWAY FROM SLIDING DOORS







WW337AA

**CORRIDOR**  
**W-3**

ASBUE 3RD FLOOR  
WW337AA









**CORRIDOR**

**W-3**



20:20

WW137AA

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DEPARTMENT  
COLLECTOR



26

FIRE

IOWA  
DEPARTMENT OF  
CORRECTIONS

FIRE EXIT #26  
WW137AA



STAIRWELL  
2W1

JANITOR

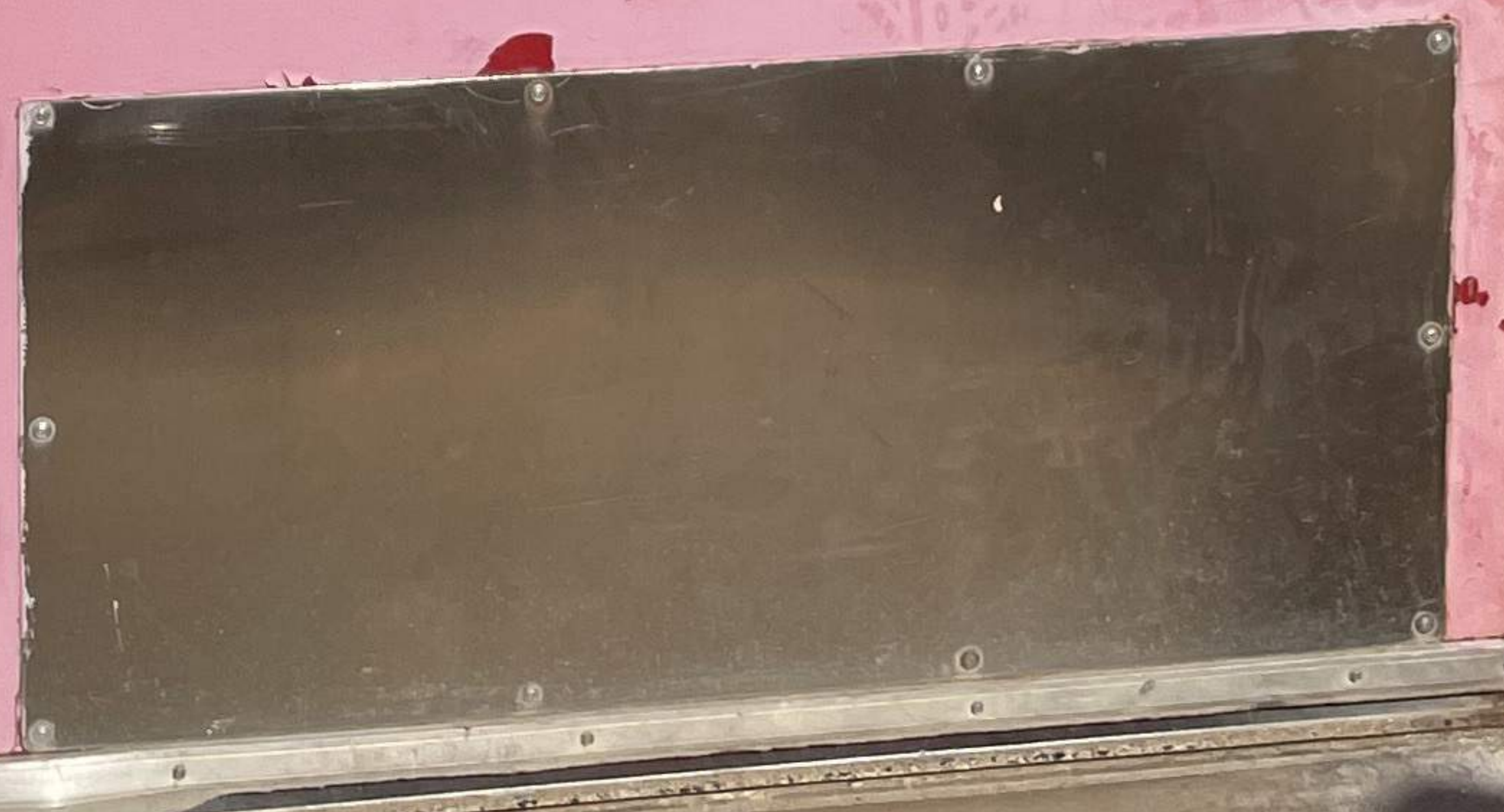


00:00  
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FIRE  
EXIT  
26





26

FIRE

IOWA  
DEPARTMENT OF  
CORRECTIONS







STOREROOM  
MB106AA



DP019AA