

## **Addendum #01 for RFB #942600-01**

Project Name: DAS CC IDALS Hoover 5th Floor Renovation (SLFRF)

DAS RFB #: 942600-01

DAS Project #: 9426.00

Date: February 04, 2025

Addendum #1:

The original Project Manual and Drawings for the project noted above are amended as noted in this Addendum. Included in this Addendum are Specification, Architectural, & Engineering items.

Please review all sheets and incorporate them into your set of Contract Documents.

The receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

### **This Addendum consists of:**

#### General Items:

1. Addendum Pages (3 Pages)
2. Meeting Minutes: RFB Prebid Meeting held on 01/29/2025 (5 Page)
3. Attendance list from RFB Prebid Meeting (1 Page)
4. Drawings Sheets A1-21 (1 Page)
5. Hoover 5<sup>th</sup> Floor 360 Photos Link -  
[https://www.dronedeploy.com/app2/sites/671908723a8e8aa99011411a?jwt\\_token=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzUxMiJ9.eyJpZCI6IjY3MmWI5YjQ1YzYxNWM1NDhhZDIOTyOSIsInR5cGUiOiJQdWJsaWNTaGFyZVYyIiwiaWF0Ij0iYWNzX3R5cGUiOiJwcm9qZWNOIn0.I1uRpfP2zrc86tVRkPNsuT7CpLeGYS3TO57uL8qvaYZQ\\_27XgUIRBag\\_bXKvj3iO3YMvuBivvHG1AkCWD--pnA](https://www.dronedeploy.com/app2/sites/671908723a8e8aa99011411a?jwt_token=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzUxMiJ9.eyJpZCI6IjY3MmWI5YjQ1YzYxNWM1NDhhZDIOTyOSIsInR5cGUiOiJQdWJsaWNTaGFyZVYyIiwiaWF0Ij0iYWNzX3R5cGUiOiJwcm9qZWNOIn0.I1uRpfP2zrc86tVRkPNsuT7CpLeGYS3TO57uL8qvaYZQ_27XgUIRBag_bXKvj3iO3YMvuBivvHG1AkCWD--pnA)

#### Changes to Specifications:

1. 01 1200 Contract Summary
  - a. Revise 1.09, A, 7, a –
    - i. The contractor shall be responsible for accepting and installing all doors, frames, and hardware. Material to be provided by Owner through Doors Inc. Contractor shall coordinate with the **Doors Inc.** contact for any requirements. Michael Milliken 515-979-9645 [mmilliken@doorsinciowa.com](mailto:mmilliken@doorsinciowa.com).
  - b. Add 1.09, D, 2, o –
    - i. The contractor shall be responsible for providing and maintaining filter media at mechanical exhaust. It will be required to be replaced as needed but at a minimum weekly and removed at the end of the project.
  - c. Add 1.09, C, 5, f –
    - i. The contractor shall be responsible for wiping down / cleaning of the light fixture lenses.

#### Changes to Drawings:

1. Refer to Plan Sheet A1-21 – Level 5 Floor Plan
  - a. Revised Door Schedule columns "Door Material," "Frame Type," and "Frame Material."

**Condition of the wall after stone base has been removed**



**Photo of prep work for ceiling painting on past project**



**Photo of ceiling painting on past project**



## RFB 942600-01 Pre-Bid Meeting Minutes: Meeting #1

<b>Meeting Date</b>	Jan 29, 2025	<b>Meeting Time</b>	9:00 AM - 10:00 AM Central Time (US & Canada)
<b>Meeting Location</b>	1305 East Walnut Street Des Moines, Iowa 50319		
<b>Overview</b>	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
<b>Notes</b>			
<b>Attachments</b>	<a href="#">Sharp Copier_20061014_030749.pdf</a> , <a href="#">Hoover Parking.pdf</a>		

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brad Meister	Capitol Complex Maintenance		brad.meister@iowa.gov	Present
Barbara Bendon	DAS Space Management & Leasing Division	P: (515) 281-8887	barbara.bendon@iowa.gov	Present
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	Present
Kurt Fisher	DCI Group	P: (515) 244-5043	kurtf@dcigroup-us.com	Present
Michael Steen	DCI Group	P: (515) 244-5043	michaels@dcigroup-us.com	Present
Heather Culbertson	I&S Group Inc.	P: (515) 243-9143	heather.culbertson@isginc.com	Absent
Pylar Eaton	I&S Group Inc.		pylar.eaton@isginc.com	Present
Alex Gregor	I&S Group Inc.	P: (515) 243-9143	alex.gregor@isginc.com	Present
Tiffany Kruienza	I&S Group Inc.	P: (515) 243-9143	tiffany.kruienza@isginc.com	Present
Julia Shoger	I&S Group Inc.	P: (515) 243-9143	julia.shoger@isginc.com	Present
Kelsey Tully	I&S Group Inc.	P: (515) 243-9143	kelsey.tully@isginc.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		<b>Description</b> Department of Administrative Services (DAS) <ul style="list-style-type: none"> <li>Jennie Elliott - Owners Rep.</li> <li>Barb Bendon - Bureau Chief, Space Management &amp; Leasing</li> </ul> Construction Manager - DCI Group <ul style="list-style-type: none"> <li>Michael Steen - VP</li> </ul>				

- Jarrad Boever - Project Manager
- Kurt Fisher - Superintendent
- Trevor Diederichs - Project Engineer

Designer - ISG

- Heather Culbertson
- Tiffany Kruizenga
- Alex Gregor
- Erica Schaefer
- Adam Puls
- Brett Walker
- Kelsey Tully
- Julia Shoger

#### Official Documented Meeting Minutes

See attached Prebid sign in sheet.

## Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
<b>Description</b> <b>BID PACKAGES:</b> BP 01 - Description: General Construction BP 02 - Description: Flooring BP 03 - Description: Electrical, Low Voltage, and Fire Alarm BP 04 - Description: Mechanical and Plumbing BP 05 - Description: Fire Sprinkler  <b>ALTERNATES:</b> ALT 01 - Description: Sound Masking ALT 02 - Description: Thermostat Replacement						
<b>Official Documented Meeting Minutes</b>  <ul style="list-style-type: none"> <li>• BP 04 - to include temp filters for dust control. Further details will be provided via addendum.</li> <li>• Upcoming change to SW Quad. Further details will be provided via addendum.</li> <li>• BP 03 - Will be responsible for cleaning of the light lenses after the replacement of bulbs.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<b>Description</b>  <ul style="list-style-type: none"> <li>• Contract(s) Issued: <b>February 25, 2025</b></li> <li>• Submittals: <b>March 12, 2025</b></li> <li>• Construction: <b>February 27, 2025</b></li> <li>• Closeout: <b>June 26, 2025</b></li> </ul> 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
2.3	1	Site Rules				Open
<b>Description</b> <ul style="list-style-type: none"> <li>Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.</li> <li>Contractors shall provide daily logs for each day they are on site.</li> <li>Construction progress meeting will be established once construction starts.</li> <li>It is of the utmost importance to show respect and courtesy to all staff at all times.</li> <li>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.</li> <li>No smoking, vaping or smokeless tobacco use onsite.</li> <li>Background checks - All construction workers must have a background check completed prior to entering the campus to perform work. Name, birth date, gender, and social security numbers will be required for these background checks. Contractors will be responsible for the cost associated with the background checks which is \$15.00 per request.</li> <li>Contractors will have use of the freight elevator during construction for material and equipment transport.</li> <li>Contractor parking at Lot 3 - across East Court Ave. (see attached) Loading dock area is not for contractor parking but can be used for loading / unloading.</li> <li>Dumpster will be staged in back dock area.</li> <li>Restrooms <ul style="list-style-type: none"> <li>Contractors may use building facilities. Facilities shall be respected and kept clean from construction debris.</li> </ul> </li> <li>Work hours <ul style="list-style-type: none"> <li>7 AM - 5 PM Monday - Friday</li> <li>Additional hours and weekends can be coordinated</li> </ul> </li> <li>View Specification 01 1200 - Contract Summary for more information.</li> </ul>						

## RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<b>Description</b> <ul style="list-style-type: none"> <li>Bids are due <b>2:00 pm, Tuesday, February 11, 2025</b></li> <li>The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> <li>Link and information is in the project manual</li> <li>Contractors will need to register prior to bidding</li> <li>Bidders will need to register regardless of whether it has already done business with the State of Iowa.</li> <li>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.</li> <li>Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.</li> </ul> </li> <li>Bid Opening will be held via conference call on <b>3:00 pm on February 11, 2025</b></li> <li>Contractor shall reference section 00 0116 for the bid submittal checklist <ul style="list-style-type: none"> <li>Bid Proposal Information</li> <li>Non Discrimination Clause Information</li> <li>Contractor Targeted Small Business Enterprise Pre-Bid Contract Information</li> <li>Bid Security – 5% of total Bid amount</li> </ul> </li> <li>Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</li> </ul>						



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<b>Description</b> <ul style="list-style-type: none"> <li>Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>: 4:00 pm, February 04, 2025</li> <li>Addendum Issued: <b>No addendums have been issued yet.</b></li> <li>Bids Due: <b>2:00 pm, Tuesday, February 11, 2025</b></li> <li>Tentative NOI Issued: <b>February 12, 2025</b></li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<b>Description</b> <ul style="list-style-type: none"> <li>Contractors will sign a modified ConsensusDocs 802. Example in the project manual.</li> <li>Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.</li> <li>Project-specific P&amp;P bonds must be provided prior to contract execution.</li> <li>Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.</li> <li>DAS will provide tax exempt certificates upon request.</li> <li>Procure will be used for all project management, at no cost to the trade contractor. <ul style="list-style-type: none"> <li>Submittals, Invoicing, RFIs, ASIs, PRs, RFQs</li> <li>Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign</li> </ul> </li> <li>Contractor Schedule of Values shall be broken out as specified in the project manual. <ul style="list-style-type: none"> <li>SOV must contain a closeout line item for at least 1% of the total contract value.</li> <li>This line item can only be invoiced once the certificate of final completion has been signed by all parties.</li> </ul> </li> </ul>						
<b>Official Documented Meeting Minutes</b> <ul style="list-style-type: none"> <li>Contractors working on 4th floor will need to go through IDR Confidentiality Training. This training will be virtual and takes approximately 15 to 30 minutes. Further details to be provided to the awarded contractor.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<b>Description</b> <i>Site tour will be conducted after Prebid meeting.</i>						

## Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
<b>Description</b> Submit all questions in writing to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a> .						
<b>Official Documented Meeting Minutes</b> Q1. Doors Inc. and Walsh Door are both mentioned as the door frame supply. Which is correct? A1. Doors Inc. is the correct contractor.  Q2. Will the owner be responsible for mounting of tombstones and pulling low voltage cabling? A2. Yes, this will be on the owner.						

Q3. Who is responsible for the ceiling demo required to complete the scope on 4th floor.

A4. Bid Package 4 will solely be responsible for all scope required on 4th floor as stated in the Contract Summary under section 1.09, D, 5, e

- **This contractor will be responsible for the removal and reinstallation of ceiling panels on 4th floor to accommodate the new plumbing installations. All work on 4th floor will need to be conducted during off hours and all existing furniture, finishes, equipment, and personal belonging protected in the area. The area shall be put back to existing conditions before each workday.**

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.





Date: Jan 29, 2025

[illegible]

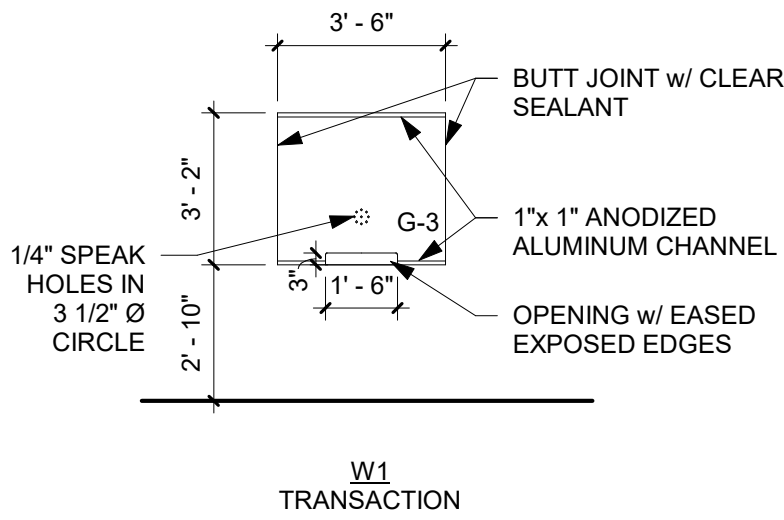


DOOR SCHEDULE													
MARK	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	FIRE RATING	POWER REQUIRED	ACCESS CONTROL	AUTO OPERATOR (ADA)	HOLD OPEN	EGRESS EXIT
H510A	OPEN OFFICE	3'-0"	7'-0"	FL	WOOD	1	HOLLOW METAL						7.0
H512	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H514	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H516A	LARGE CONFERENCE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						3.1
H516B	LARGE CONFERENCE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						3.1
H518	CONFERENCE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						3.0
H540	OFFICE	3'-0"	7'-0"	FL	WOOD	5	ALUMINUM						1.1
H542	OFFICE	3'-0"	7'-0"	FL	WOOD	3	ALUMINUM						1.0
H544	RR	3'-0"	7'-0"	FL	WOOD	1	HOLLOW METAL						2.0
H545	KITCHENETTE	3'-0"	7'-0"	FL	WOOD	1	HOLLOW METAL						4.0
H546	CONFERENCE	3'-0"	7'-0"	FL	WOOD	4	ALUMINUM						3.0
H548	OFFICE	3'-0"	7'-0"	FL	WOOD	4	ALUMINUM						1.0
H550	OFFICE	3'-0"	7'-0"	FL	WOOD	6	ALUMINUM						1.0
H552	OFFICE	3'-0"	7'-0"	FL	WOOD	6	ALUMINUM						1.0
H554	OFFICE	3'-0"	7'-0"	FL	WOOD	1	ALUMINUM						1.0
H558	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H560	CONFERENCE	3'-0"	7'-0"	NL	WOOD	1	HOLLOW METAL						6.1
H560A	CONFERENCE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						6.0
H562	CONFERENCE	3'-0"	7'-0"	NL	WOOD	1	HOLLOW METAL						6.0
H562A	CONFERENCE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						6.0
H568	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H569	STORAGE	3'-0"	6'-9 3/4"	FL	WOOD	1	HOLLOW METAL						5.0
H574	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H576	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H578	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H584	OFFICE	3'-0"	7'-0"	FL	WOOD	2	HOLLOW METAL						1.0
H586	CONFIDENTIAL ROOM	3'-0"	7'-0"	NL	WOOD	1	HOLLOW METAL						1.0

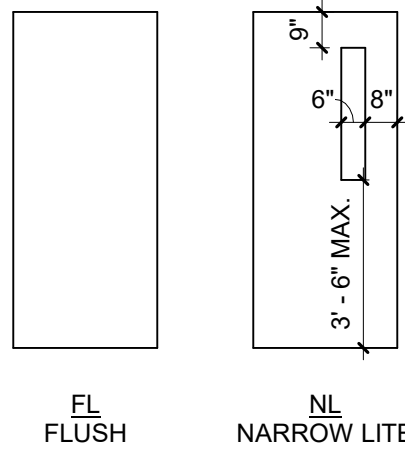
DOOR SCHEDULE GENERAL NOTES:  
1. CARD READER PROVIDED AND INSTALLED BY OWNER. ROUGH IN FOR CARD READER BY CONTRACTOR.  
2. DOOR HARDWARE STYLE AND FINISH TO MATCH EXISTING HARDWARE TO REMAIN. COORDINATE WITH SPEC AND OWNER.

GLAZING SCHEDULE			
MARK	MATERIAL	THICKNESS	COMMENTS
NON-INSULATED			
G-1	GLAZING UNIT	1/4"	
G-2	GLAZING UNIT, TEMPERED	1/4"	
G-3	GLAZING UNIT, TEMPERED	3/8"	

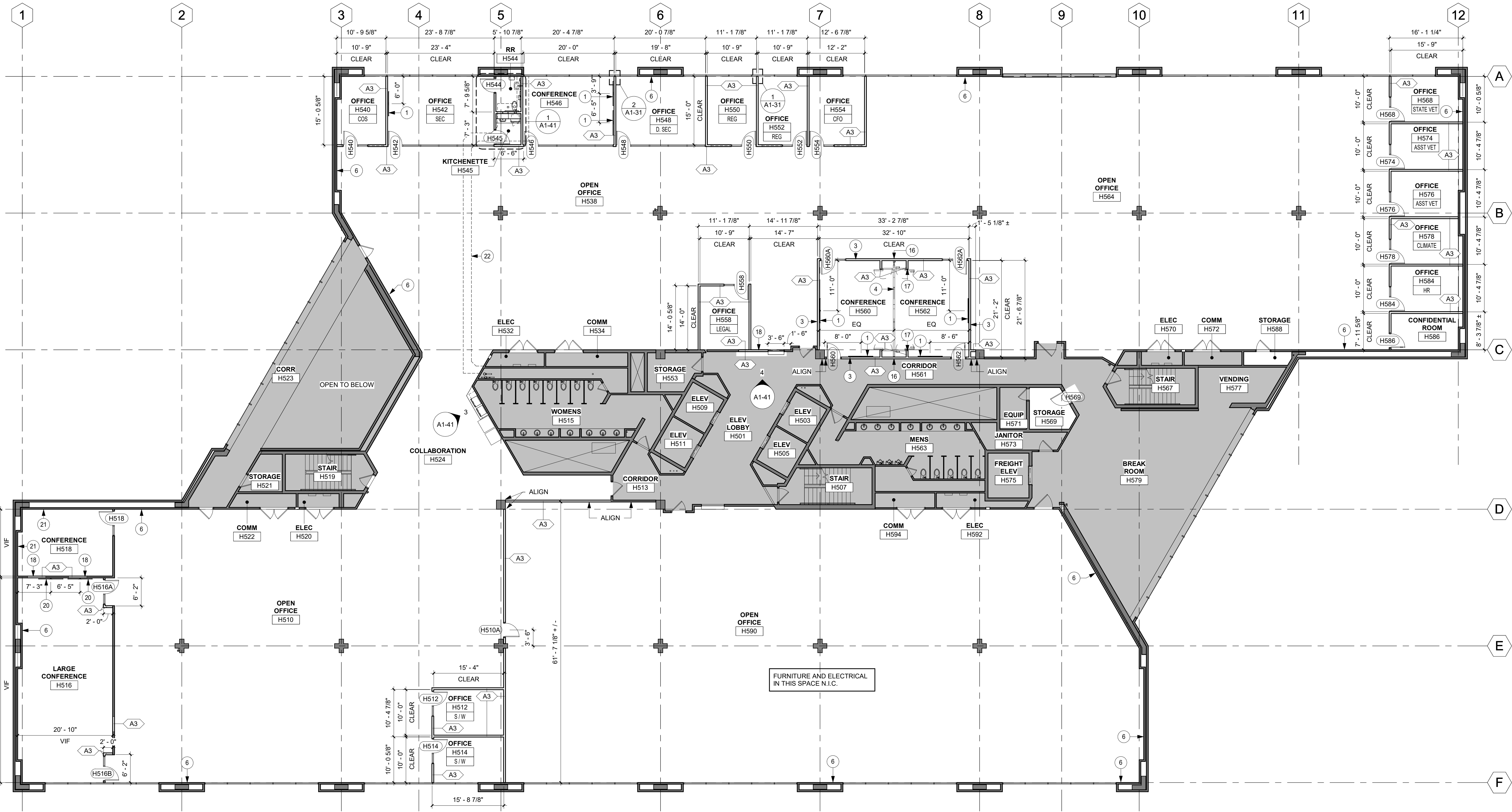
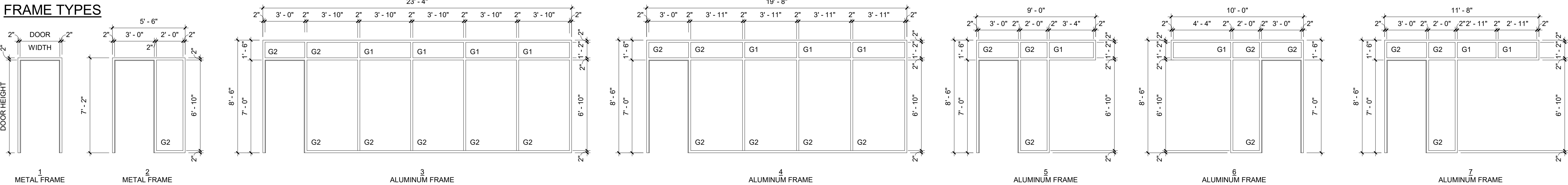
#### WINDOW TYPES



#### DOOR TYPES



#### FRAME TYPES



WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

- #### FLOOR PLAN SHEET NOTES
- ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE A3, UNLESS OTHERWISE NOTED.
  - PATCH AND REPAIR ALL WALLS PRIOR TO PAINTING, INCLUDING DAMAGE FROM REMOVAL OF EXISTING EQUIPMENT AND ACCESSORIES.
  - SKIM COAT WALL WHERE RUBBER BASE WAS REMOVED FOR SMOOTH SUBSTRATE PRIOR TO NEW BASE INSTALL.
  - INTERIOR WALL DIMENSIONS ARE FROM FACE OF EXISTING FINISH AND FACE OF STUD WALL, UNLESS NOTED OTHERWISE.
  - PAINT ALL EXPOSED METALS INCLUDING, BUT NOT LIMITED TO COLUMNS, RISERS, STRINGERS, HANDRAILS, GUARDRAILS, EXPOSED UNTELS AND FLOOR EDGES, UNLESS NOTED OTHERWISE.
  - INSTALL FIRE TREATED BLOCKING AS REQUIRED IN ALL PARTITIONS TO RECEIVE COUNTERS, SHELVING, MARKER BOARDS, TVS, ETC.
  - ALL WALL MOUNTED ITEMS TO SIT FLUSH ON A WALL SURFACE. IN INSTANCES WHERE A WALL MOUNTED ITEM IS TO BE INSTALLED ON TWO DIFFERENT FINISH THICKNESSES, PROVIDE A HARDBOARD BACKER FOR THE ITEM TO SIT FLUSH. PROVIDE SEALANT AROUND ALL EDGES OF BACKER AND PAINT TO MATCH ADJACENT SURFACE.
  - REVIEW ELECTRICAL BOXES IN WALLS THROUGHOUT WORK AREA AND INFILL ALL UNUSED BOXES. COORDINATE WITH CM AND ELECTRICAL CONTRACTOR.

- #### KEYNOTE LEGEND
- PROVIDE BLOCKING IN WALL FOR MONITOR MOUNTING.
  - NEW CONFERENCE WALLS TO DECK IN ROOMS H560 / H562. ALL OTHER WALLS TO UNDERSIDE OF EXISTING CEILING.
  - PANEL PARTITION WALL WITH INTEGRATED MARKER BOARD EACH SIDE - 21'-2"W x 8'-6"H.
  - PATCH AND REPAIR GYPSUM BOARD FROM REMOVAL OF STONE WALL BASE. FINISH TO MATCH EXISTING.
  - GYPSUM CONTROL JOINT EACH SIDE OF WALL ALIGNED WITH OPERABLE PARTITION. PROVIDE BLOCKING IN WALL PER OPERABLE PARTITION MFR REQS.
  - OPERABLE PARTITION WALL. POCKET DEPTH AND WIDTH TO BE COORDINATED WITH MFR REQUIREMENTS.
  - INFILL WINDOW OPENINGS WITH METAL STUD AND GYP TO MATCH ADJACENT WALL.
  - PROVIDE BLOCKING IN WALL FOR MONITOR MOUNTING. REMOVE GYPSUM AS REQUIRED FOR BLOCKING INSTALLATION. PATCH WALL TO MATCH ADJACENT SURFACES.
  - COORDINATE WITH OWNER FOR REINSTALLATION OF WALL-MOUNTED EQUIPMENT.
  - DASHED LINE INDICATES CEILING SCOPE ON 4TH FLOOR. REMOVE AND REINSTALL 4TH FLOOR CEILING TILES ONLY AS REQUIRED FOR NEW WORK. ENSURE TILES ARE INSTALLED PROPERLY AND LAYING FLAT WHEN WORK IS COMPLETE. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF PIPING.

## DAS CC IDALS HOOVER 5TH FLOOR RENOVATION

DES MOINES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
02/03/25	ADDENDUM #01	KKT

PROJECT NO.	24-31954
FILE NAME	
DRAWN BY	KKT
DESIGNED BY	KKT
REVIEWED BY	EMS
ORIGINAL ISSUE DATE	01/21/2025
CLIENT PROJECT NO.	9426.00

TITLE

## LEVEL 5 FLOOR PLAN

SHEET  
**A1-21**

REFERENCE SCALE  
1" = 1'-0"  
0 1/4" 1/2" 3/4" 1" 1 1/4" 1 1/2" 2"

1/31/2025 1:52:03 PM



END OF ADDENDUM #1