

ADDENDUM NO. 2

Date: 3/7/25

Project Name: 9466.00 DOC 3JD New Backup Generator

DAS RFP #: 9466.00-01

DAS Project #: 9466.00

PROPOSALS DUE: **3/12/25**

The original Request for Proposals for the project noted above are amended as noted in this Addendum.

This Addendum consists of:

Questions Received from Procurement:

1. The original study included (3) days for the portable generator. With the scope of work required, we believe this will take 5+ days to complete. Will the budget and timeline tolerate additional days for the portable generator?
 - a. RESPONSE: The potential timeline will be fine and will be discussed/planned with the awarded contractor and owner.
2. The study includes reducing the size of the service from 2000A to 1200 A with the new Automatic transfer switch. This new size incorporates all of the existing building demands, but it does not leave much room for future capabilities. Is there any future additions, HVAC remodels, EV chargers, etc. that are planned for the building?
 - a. RESPONSE: No, there are currently no large expansions, remodels planned for the building.

Pre-Proposal Meeting:

1. See attached Pre-Proposal Meeting Minutes.

End of Addendum

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date	Feb 27, 2025	Meeting Time	1:15 PM - 2:15 PM Central Time (US & Canada)
Meeting Location	515 Water Street, Sioux City, IA 51103	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTczZTdKNTQtNmFhOC00NzlmLWI0ZjUyY2YwNDZkYzVlNTVm%40thread.v2/0?context=%7b%22Tid%22%3a%22705e7dc3-c582-4519-a026-3a1c9fd5fc88%22%2c%22Oid%22%3a%22a2b4dd17-a41d-4232-83a2-e5e67c908b61%22%7d

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

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Rob Greiner	Boyd Jones Construction Company	P: (402) 553-1804	rgreiner@boydjones.biz	Present
Mike Hoover	Boyd Jones Construction Company	P: (402) 553-1804	mhoover@boydjones.biz	
Adam Papesh	Boyd Jones Construction Company	P: (402) 553-1804	apapesh@boydjones.biz	
Jared Nobbe	DOC CBC #3	P: (712) 224-6844	jared.nobbe@iowa.gov	
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
		Description Attendance				
		Attachments 9466.00 - RFP Meeting - Sign In Sheet.pdf				
		Official Documented Meeting Minutes See sign-in sheet - Jared Nobbe is no longer part of project. Include Mark Covey on all future correspondence with the facility.				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
Description Design Services for the design of the installation of a new permanent backup generator of sufficient size to power the facility's needs in case of power disruption.						
Official Documented Meeting Minutes Facility does have Natural Gas to the building. The original building was added on to.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
Description <ul style="list-style-type: none"> • Questions Due to construction.procurement@iowa.gov: March 5, 2025 • Addendum Issued: March 7, 2025 • Proposals Due: March 12, 2025 • Selection of Designer/Issue NOI: March 14, 2025 • Execution of 803 Contract: March 21, 2025 <ul style="list-style-type: none"> • Tentative Design Kickoff Meeting: • 100% DD: April 11, 2025 • 50% CD and budget: April 23, 2025 • 95% CD: May 2, 2025 • 100% CD and budget: May 15, 2025 • Contractor Bidding: June 2025 • Execution of Contractor's Contract(s): June 2025 • Submittals, Procurement and Construction: July 2025 to TBD • Closeout: TBD (contingent on lead times of material) 						
Official Documented Meeting Minutes Construction will most likely take place in 2026 (pending confirmation of lead time of generator equipment).						

RFP Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open
Description <ul style="list-style-type: none"> • All questions to be directed to construction.procurement@iowa.gov • DAS uses Procore online project management system for all projects, at no cost to the designer. • DAS uses a modified ConsensusDocs 803 Form of Agreement • 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"> ◦ Must note in proposal if deductible is different and provide a letter of financial stability from bank ◦ Must provide COI prior to contract execution • Ensure the following items are included in the proposal: <ul style="list-style-type: none"> ◦ Project-specific schedule ◦ Resumes for all technical staff that will be assigned to the project 						

- Anticipated hours and rates for each person on the design team
- Lump sum broken down by schedule of values
- Proposals shall be uploaded through the IMPACS Electronic Procurement System (do not email to Procurement).
 - Link and information is in the RFP
 - Designers will need to register prior to submission
 - Designer should complete the registration process and ensure the ability to log in as soon as possible to ensure proposals can be submitted on the due date.
 - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.

Official Documented Meeting Minutes

There is an existing geo-thermal field to be cognizant of during design of location of generator/routing lines.

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions/Open Discussion				Open
Description Any questions?						
Official Documented Meeting Minutes Are the emergency lights/circuit to be included as part of the generator power supply? Or will they remain on battery power back-up? Owner would like the emergency lights/circuit to be included as part of the generator power supply if feasible. Is the fire alarm system to be included as part of the generator power supply? Or will they remain on battery power back-up? Owner would like the fire alarm system to be included as part of the generator power supply if feasible. Is the Access Control to be included as part of the generator power supply? Or will they remain on battery power back-up? Owner would like the access control system to be included as part of the generator power supply if feasible. During the switch over for tying the generator into the power system there will be downtime (~24-48) hours. It would be preferred for work to take place over the weekend and when temperatures are not extreme (hot) to limit the effect on the building/occupants. Designers to think about best case solutions for the owner.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Site Walk				Open

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 Name:	CBC New Backup Generator	Project #	9466.00	Bid #	Design RFP	Meeting Type:	Pre-Proposal	
Meeting Date:	2/27/25	Meeting Time:	1:15	Meeting Location:	515 Water Street, Sioux City, IA 51103			
MEETING ATTENDEES – SIGN IN SHEET							Attended Virtual / On Site	Attended Site Walk
NAME:	Dave Hunter	PHONE #:	402 830 5800				Y	X
COMPANY:	Farris Engineering	EMAIL:	dhunter@farris-usa.com					
NAME:	Eric Heynen	PHONE #:	515-300-8092				ON SITE	X
COMPANY:	KCL Engineering	EMAIL:	ehaynen@kclengineering.com					
NAME:	DAVID REPAIR	PHONE #:	(402) 218-0872				ON SITE	X
COMPANY:	RESOURCE CONSULTING	EMAIL:	DAVID.REPAIR@RESOURCE.COM					
NAME:	Jennie Elliott	PHONE #:	515 515-745-3244				ON SITE	X
COMPANY:	DAS	EMAIL:	jennie.elliott@iowa.gov					
NAME:	Mark Covey	PHONE:	712-635-7318				ON SITE	X
COMPANY:	3JD	EMAIL:	mark.covey@iowa.gov					
NAME:	Rob Greiner	PHONE:	515-650-7777				On site	X
COMPANY:	Boyd Jones	EMAIL:	rgreiner@boydjones.biz					
NAME:		PHONE:						
COMPANY:		EMAIL:						
NAME:		PHONE:						
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