

## **Addendum 1 for RFB936000-02**

Project Name: DOE IPBS JOH 6450 Fire Alarm Replacement

RFB #: 936000-02

DAS Project #: 9360.00

Date: 06/14/2024

### **BID DUE DATE JUNE 25, 2024 @ 2PM**

1. See attached Pre-bid Meeting Minutes from the Pre-Bid Walkthrough on June 10, 2024 @ 2:30 pm and Attendee List.

#### 2. QUESTIONS/ANSWERS

Q1. Can the start time change from 7:00 am to 6:00 am?

A1. No, the start time will stay at 7:00 am since the building is not occupied at 6:00 am.

Q2. What is the reason for rebidding this project?

A2. The original bids came in overbudget.

Q3. What is the reason for the fire alarm replacement?

A3. The current devices are becoming obsolete.

Q4. Can some of the system/devices be taken offline during the day?

A4. Yes, as long as the system is back on by the end of the day and this would have to be coordinated with Iowa PBS.

Q5. Who caps old device locations?

A5. The contractor is responsible for this.

Q6. Are mag locks on access control?

A6. Yes.

Q7. Is there an add alternate?

A7. No, there are no alternates on this project.

Q8. In the open-air areas on the 2<sup>nd</sup> floor mechanical room, does the fire alarm cable need to be in conduit?

A8. Yes, existing conduit can be reused if applicable.

Q9. Do the devices in the ceiling tile that are getting moved or are new, do those need to be in a conduit box with a grid hanger?

A9. Yes, refer to "Fire Detection & Alarm Notes" #6.

Q10. The ceiling tiles in the studio rooms are much larger than a normal tile, what material are these made of? Normal acoustical tile or more like the soft insulation type ceiling tile?

A10. They are softer than regular tile, almost like a fiberglass insulation board. The existing heads are attached to the grid.

Q11. For the AHU/RTU units I don't see any test switches on the print, do these need to be added?

A11. Yes, test switches are required per code and must be installed in an accessible location. Install on walls on open wall space.

Q12. In the hard lid ceiling areas, I see that a lot of devices are moving to a new location, are we able to cut in access hatches to run the new cable?

A12. No. Intent is to penetrate existing walls and fish new fire alarm cabling to new device locations. This is how existing devices have been installed. Access hatches should not be added.

Q13. Do you know if the current system is a 2 wire or 4 wire system to the smokes and heats?

A13. We are unsure. Please assume 2 wire. Existing wiring cannot be reused.

Q14. Does IPBS have any as-builts from the previous installer of the fire alarm system?

A14. No.

Q15. Are we able to get a lift into the areas that have taller ceilings over 12 ft?

A15. Iowa PBS has scissor lifts that can be used for all of the areas with tall ceilings. Iowa PBS will allow contractors to use these, if done so responsibly.

### 3. SPECIFICATIONS

#### A. Section 284600 – Digital, Addressable Fire Alarm System

- a. CLARIFY Sequencing and scheduling paragraph does not include an alternate. Revise line B. to the following: *Equipment Removal: After acceptance of new fire alarm system, remove existing disconnected fire-alarm equipment and wiring.*

### 4. DRAWINGS

#### A. Drawing ED103 – Fire Alarm Demo & New - Mezzanine

- a. ADD smoke detector that is in existing mezzanine space.
- b. ADD new smoke detector in mezzanine and in emergency generator room.
- c. REVISE location of access control panel to match onsite conditions.
- d. Refer to attached full size sheet ED103.

## RFB Pre-Bid Minutes: Meeting #1

**Meeting Date** Jun 10, 2024 **Meeting Time** 2:30 PM - 3:30 PM Central Time (US & Canada)

**Meeting Location** IPBS Boardroom

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

**Notes**

**Attachments**

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Mike Downey	Iowa PBS		michael.downey@iowapbs.org	Present
Jamie Dye	Iowa PBS	P: (515) 725-9829	james.dye@iowapbs.org	Present
Michelle Wendel	Iowa PBS	P: (515) 725-9828	michelle.wendel@iowapbs.org	Present
Eric Heynen	KCL Engineering	P: (515) 724-7938	eheyne@kclengineering.com	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Present
Leilani Hammel	McGough Construction	P: (515) 344-8980	leilani.hammel@mcgough.com	Present
Brandon Adams	State of Iowa - Department of Administrative Services		brandon.adams@iowa.gov	Present

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		<p><b>Description</b></p> <p>DAS - Owner's Representative</p> <ul style="list-style-type: none"> <li>Brandon Adams</li> </ul> <p>McGough Construction - CM</p> <ul style="list-style-type: none"> <li>Adam Douglas</li> <li>Leilani Hammel</li> </ul> <p>Iowa PBS</p> <ul style="list-style-type: none"> <li>Michelle Wendel</li> <li>Jamie Dye</li> <li>Mike Downey</li> </ul> <p>KCL</p> <ul style="list-style-type: none"> <li>Eric Heynen</li> </ul>				

**Official Documented Meeting Minutes**

See attendee list in Addendum #1.

**Project Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Base bid: All material, labor, and equipment associated with all work shown on the contract documents complete including the plans and specifications.</li> <li>• Unit price 01: (Add/Deduct) Provide price to add/reduce an addressable smoke detector. Assume 30 feet of conductors, wall penetration and mounting hardware per device.</li> <li>• Unit price 02: (Add/Deduct) Provide price to add/reduce an addressable duct smoke detector. Assume 50 feet of conductors, test tube, mounting hardware and shut down relay to mechanical unit per device.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Contract(s) Issued: 6/26/24</li> <li>• Submittals: August-September 2024</li> <li>• Construction: November 2024 - February 2025</li> <li>• Closeout: February 2025-March 2025</li> </ul> <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>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</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
<p><b>Description</b></p> <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>• Temporary facilities are not needed.</li> <li>• Background checks will be needed for anyone who needs a badge, likely just foremen.</li> <li>• Work hours: 7:00am - 5:00pm Monday through Thursday. No noise producing work is permitted during filming times, typically Fridays.</li> <li>• View Specification 01 1200 - Contract Summary for more information.</li> </ul>						
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• 4-10s are allowed.</li> <li>• Michelle with IPBS usually knows about a week in advance of any filming changes and will communicate with the project team of any changes.</li> </ul>						

**RFB Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Bids are due <b>Tuesday, June 25, 2024 @ 2pm.</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 <u>Tuesday June 25, 2024 @ 3pm.</u></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>• <u>Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</u></li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<p><b>Description</b></p> <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>: June 17, 2024 @ 12pm.</li> <li>• Addendum 1 will be issued by end of the week.</li> <li>• Bids Due: June 25, 2024 @ 2pm</li> <li>• Tentative NOI Issued: June 26, 2024</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<p><b>Description</b></p> <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>• Procore 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> </ul> </li> </ul>						

- This line item can only be invoiced once the certificate of final completion has been signed by all parties.
- **The contractor will be responsible for submitting plans to the Fire Marshal for review and approval.**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<b>Description</b>						
Site Walk Through						
<b>Official Documented Meeting Minutes</b>						
<ul style="list-style-type: none"> <li>• Demo existing system after the new system is online, there will only be a few locations that will be reused. This areas may have to be coordinated with IPBS if there will be a shutdown of the system. All of these times frames to be coordinate in advance.</li> <li>• The existing devices are installed on the Ts of the grid, new devices will be installed in the new tile. Existing areas to be capped.</li> <li>• The existing system is a speaker system and the new will be a horn/strobe system.</li> <li>• All exterior doors are mag locks, run one relay for all of the doors.</li> <li>• The annunciator panels will have to have the system down when being replaced, contractor can have fire watch if needed.</li> <li>• Plan for the "Studio 3 Live Stage" to be up when installing devices in the Maytag Auditorium (Studio 3).</li> </ul>						

**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> .						

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.

## IPBS Fire Alarm Attendees

<u>Name</u>	<u>Company</u>	<u>Email / Phone #</u>
Brandon Adams	DAS	brandon.adams@Iowa.gov
Eric Heynen	KCL	eheynen@kclengineering.com
JEROME MILLER	BAKER ELECTRIC	JMILLER@BAKERELECTRIC.COM
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KEITH MARTIN	SIEMENS	martin.keith@siemens.com
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