

RFB947601-01 ADDENDUM #01

DATE: May 20, 2026

PROJECT: 9476.01 HHS STS New Garage Building – Phase 2

BID DUE DATE: May 28, 2026 @ 2:00 pm

TO: All Contract Document Holders of Record.

This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated April 29, 2026, with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

1. QUESTIONS/CLARIFICATIONS

Q1. The table of contents includes reference to section 13 3418. However, we are not able to find that section included in the project manual provided. The building appears to be mostly structurally designed and certified in the project drawings. Can you please provide details clarification regarding how much delegated design (if any) is required to be included in the bid price?

A1. Addendum No.1 includes Section 13 34 18 – Post-Frame Building Systems.

Delegated design scope is limited to the post-frame building system components furnished by the manufacturer/supplier, including sealed shop drawings and calculations for framing, bracing, connections, and associated metal panel support systems.

The Contract Documents establish the overall building configuration and design intent. Redesign of the overall building or foundation system is not required.

Q2. Drawing sheet C3.0 indicates estimates for cut, fill, and borrow. Are these quantities to be included in the base bid, or is this entirely reflected in the unit pricing? Is there a borrow site identified and available?

A2. These quantities are to be included in base bid. As for unit pricing, this is for additional areas not identified on the drawings. Unit prices are to include all necessary material, cost to deliver, install, insurance, overhead and profit per cubic yard. 595CY of fill is needed and there is no designated borrow.

Q3. Is staking paid for by the owner or the contractor?

A3. Staking is by the contractor and to be included in base bid.

Q4. Who supplies the gas detection system? There are no specs for it.

A4. Prime contractor is to supply the system. Honeywell E3 point shall be the base of design.

Q5. I attended the pre bid meeting yesterday and I asked the question in regards to the building design and finish, our building supplier is questioning whether we can provide not only the structural engineering for the walls, roof and footing based on our design that if it meets and exceeds the

current code that it would be approved if issued a contract and was told it would be, I did not see an addendum today that relates to that question, prior to submitting my bid I want to make sure that it is still the case?

A5. The building system is being provided under a delegated design. As such, the contractor's design professional shall be responsible for the structural design of the system, including walls, roof, and foundation, and shall ensure compliance with the Contract Documents and all applicable codes.

Submittals will be reviewed for general conformance with the design intent and specified performance criteria; however, review and approval of submittals does not relieve the contractor or their design professional of responsibility for the completeness and adequacy of the design. Any proposed system shall meet or exceed the performance requirements indicated in the drawings and specifications.

Q6. There is a little confusion as to what building code we are to be using, it states 2018 IBC and on another page under the mechanical plan it notes IBC 2024 I would just ask for clarification

A6. The applicable building code for this project is the 2024 International Building Code (IBC), as indicated on Sheets G1.3 and MG0.0. The mechanical systems shall comply with the 2024 International Mechanical Code (IMC). Any perceived discrepancies should be clarified accordingly.

2. PRE-BID MEETING MINUTES & SIGN IN SHEET

- a. See attached for meeting minutes and attendance sheet.

3. CHANGES TO PROJECT MANUAL

- a. Add spec section 133418 - Post-Frame Building System (Delegated Design), attached (already included in the Table of Contents).

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	May 13, 2026	Meeting Time	10:00 am - 11:00 am Central Time (US & Canada)
Meeting Location	3211 Edgington Avenue, Eldora, Iowa 50627	Video Conferencing Link	Join Meeting
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments	003113R.01 - Preliminary Bid Schedule_04.29.2026_FINAL.pdf , RFB947601-01 Project Manual - FINAL.pdf , 106025 IDAS HHS STS Garage REBID Drawings.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Amanda Liermann	HGM Associates	P: (712) 323-0530	aliermann@hgmonline.com	Conference
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Conference
Noah Thelen	McGough Construction	P: (515) 639-3853	noah.thelen@mcgough.com	Absent
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: (515) 725-0454	jennifer.kleene@das.iowa.gov	Conference
Ryan Schrage	State Training School	P: (614) 858-7402 ext. 4103	ryan.schrage@hhs.iowa.gov	Absent

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendees				
		Official Documented Meeting Minutes - McGough Construction - Parker Badding - DAS - Jennifer Kleene (online) - HGM Associates - Amanda Liermann (online) - Blue Ribbon				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ Scot Bokhoven • Performance Electric ◦ Alec Carpenter • Henninger Electric ◦ Ryan Hendershot • NB Koch GC ◦ Colin Pratt • Giardino Construction ◦ Ryan Giardino				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
Description Construction of a new garage building for vehicle storage at the Iowa State Training School for Boys at 3211 Edgington Ave, Eldora, IA 50627. • Base Bid ◦ COMPLETE - All material, labor, and equipment associated with all work shown on the contract documents complete, including the plans and specifications. • Alternates ◦ ▪ None • Unit Prices ◦ Unit Price 01 ▪ Provide all labor, materials, tools, equipment, and supervision necessary to backfill any areas not identified on the drawings, in accordance with the drawings and specifications (per cubic yard). Unit prices include all necessary material, plus cost for deliver, install, insurance overhead and profit.						
Official Documented Meeting Minutes • This is a delegated design project. Modifications or alternative methods to the contract documents are permitted, but they must be submitted in shop drawing form and approved by the design team.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description • Contract(s) Issued: Week of June 1st						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• Submittals: June 2026 -July 2026 • Construction: July 2026 - September 2026 • Substantial Completion: September 30th, 2026 • Closeout: September 2026 - October 2026 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 Official Documented Meeting Minutes • No issues or concerns with schedule at this time				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
		Description • 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. Site Specific Rules: • Temporary facilities - 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 Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager. • Tool control - Secure all tools at the end of each day. Never leave tools unattended. All tools shall be checked in at the beginning of the day and checked out at the end of the day. If security officers find loose tools, they are under orders to turn them in to their supervisor. • Cell phone use will be allowed while on site. Pictures of anything taken not involving the construction project is strictly prohibited. • Background checks will need to be submitted for every contractor who will be onsite. Contractors will be required to check in and out at the Administration building switchboard each time entering and existing the STS campus. • Work hours - 7:00 AM to 5:00 PM • View specification section 01 1200 - Contract Summary for more information. Official Documented Meeting Minutes • Temporary sanitary facilities will need to be provided by contractor.				

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
		Description • Bids are due Thursday, May 28th, 2026 by 2:00pm CT • The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ 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 Thursday, May 28th, 2026 at 3:00pm CT • Contractor shall reference section 00 0116 for the bid submittal checklist ◦ 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				
		Official Documented Meeting Minutes • No items at this time.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
		Description • Questions/Substitutions Due in Writing to Construction.Procurement@das.iowa.gov: May 20th, 2026 by 2:00pm • Addendum Issued: Following Questions Received • Bids Due: By 2:00pm, Thursday, May 28th, 2026 • Tentative NOI Issued: Week of June 1st PLEASE NOTE THAT DAS EMAILS HAVE CHANGED, PLEASE UPDATE CONTACTS TO INCLUDE NEW EMAIL. • Construction.Procurement@das.iowa.gov				
		Official Documented Meeting Minutes • No items at this time.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
		Description • 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. • Procure will be used for all project management, at no cost to the trade contractor. ◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ 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. ◦ 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.				
		Official Documented Meeting Minutes • The State needs all contracts executed prior to June 30th for accounting purposes • Getting the COI and P&P Bonds submitted and approved ASAP is imperative as we cannot execute contracts until those are received and approved.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
		Description If additional visits are needed, please contact Ryan Schrage at (319) 404-7110.				
		Official Documented Meeting Minutes • No items at this time.				

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
		Description Submit all questions in writing to construction.procurement@das.iowa.gov .				
		Official Documented Meeting Minutes • HGM to coordinate with their mechanical team on providing information in the specs for the gas detection system. • If contractors have any questions for McGough reach out to Noah Thelen at noah.thelen@mcgough.com or (515) 954-6888.				

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.



McGough

Meeting Sign-In Sheet

Project Name/#: STS Garage Building 9476.01 **Date:**

Meeting Type: Pre-Bid 2.0

Time:

Prepared By:

Location: Eldora, IA STS

Please print information below:

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**SECTION 133418
POST-FRAME BUILDING SYSTEM (DELEGATED DESIGN)**

PART 1 GENERAL**1.01 SUMMARY**

- A. Provide delegated design, engineering, fabrication, and installation of the post-frame building system, including primary and secondary framing members, connections, bracing, and associated metal panel support systems required for a complete structural system.
- B. The Contract Documents establish the overall building configuration, dimensions, roof geometry, and design intent. Delegated design scope is limited to the proprietary post-frame building system components furnished by the manufacturer/supplier.

1.02 DELEGATED DESIGN REQUIREMENTS

- A. Design Responsibility:
 - 1. Design post-frame building system components required for the manufacturer's standard system and compliance with specified loading criteria.
 - 2. Delegated design shall include framing members, trusses, purlins, girts, bracing, clips, connections, and attachment methods associated with the post-frame building system.
- B. Engineering Requirements:
 - 1. Provide signed and sealed shop drawings and structural calculations prepared by a Professional Engineer licensed in the State of Iowa.
 - 2. Calculations shall demonstrate compliance with applicable code requirements and design loads indicated in the Contract Documents.
- C. Coordination:
 - 1. Coordinate delegated design components with foundations, openings, dimensions, and architectural requirements shown in the Contract Documents.
 - 2. Delegated design scope is not intended to redesign the overall building layout, foundation system, or architectural configuration shown in the Contract Documents.

1.03 SUBMITTALS

- A. Submit signed and sealed shop drawings indicating member sizes, spacing, connection details, bracing requirements, and metal panel support framing.
- B. Submit structural calculations verifying compliance with specified loading criteria.

END OF SECTION

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