

RFB944200-01 ADDENDUM #01

DATE: April 21, 2025

PROJECT: 9442.00 DOC MPCF South Core & East/West Staircase Tuckpointing

BID DUE DATE: April 25, 2025 @ 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 January 17, 2025, 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

a. Clarifications

- i. While in the pre-bid meeting walkthrough, it was agreed that there would be a change to Unit Cost 01. This will be tracked by L.F., not S.F. See the updated statement below:
 1. Unit Price 01: Additional Smooth Faced Limestone Tuckpointing: In areas not identified on the drawings (strike old grout and re-point) – Per L.F.
 2. The updated bid form can be found attached below.
- ii. During the walkthrough it was decided to add a Unit Price 05 for patching, see description below:
 1. Assumptions for patching:
 - a. West Façade – Approximately (125) 1” diameter, or smaller, holes
 - b. East Façade – Approximately (80) 1” diameter, or smaller, holes
 - c. East Façade – Remove and dispose of approximately (35) anchors/brackets
 2. Provide unit costs for patching (per hole). Unit cost will be an add/deduct depending on actual number of patches required.
 3. The updated bid form can be found attached below.
- iii. The drawing on plan sheet A-202 is referencing the southern half of the West Façade.
- iv. The contractor should allow for extra time entering and exiting the secure perimeter each day. Equipment & lifts are to be hauled in and out of the secure perimeter gates each day.
- v. If the contractor would like to schedule an additional pre-bid site visit, they should get in touch with Tony Kemper at (319) 931-9460.
- vi. Below, please see the attached meeting minutes and sign-in sheet from the pre-bid meeting held on April 11th, 2025.

Q1. Where will the contractor staging area be located?

A1. This will be coordinated with MPCF during the pre-construction kickoff meeting / mobilization, but the general area will be on the south end of the campus on the other side of the secured gated area.

Q2. Will the contractors be allowed to have a job trailer?

A2. Yes, the contractor will be allowed to have a job trailer. MPCF will request to have an inventory of tools and other materials in the trailer that will be left on site.

Q3. Can the contractors run generators inside the facility?

A3. Yes, but any gas-powered equipment will need to be removed outside the secure perimeter each day.

Q4. Is there temporary power available?

A4. Yes, there are some 110-volt outlets available. MPCF does not have room in their panels to add a dedicated 50-amp service.

Q5. Will the contractor be able to run water to the courtyard?

A5. Yes, there will be a couple of different options to get water to the courtyard area. This will be addressed more in-depth with the awarded contractor at the pre-construction kickoff meeting.

Q6. What color shirts should the contractors wear to distinguish themselves from the inmates?

A6. The inmates wear Sapphire Blue, avoid wearing this color or any similar color. The standard high-visibility lime green color should suffice for the contractors.

Q7. Will the contractors be permitted to leave scaffolding in place within the East courtyard?

A7. Yes, MPCF will permit the scaffolding to remain in place within the East courtyard for the duration of the project. In discussions with MPCF, there is a strong preference for the contractor to utilize a Hydro-Mobile (or similar) scaffold system rather than a standard frame-and-brace system. MPCF has expressed concerns regarding the extended presence of standard scaffolding, citing the potential security risk it poses; specifically, it may be easier for an inmate to scale and access the roof should they gain unauthorized entry into the courtyard.

For work being performed on the West and South façades, MPCF prefers that contractors use aerial lifts in lieu of scaffolding.

Q8. What are the extents of cleaning and waterproofing?

A8. The project scope calls out a 100% cleaning and waterproofing in the area of work.

Q9. Does the state have an overall budget identified?

A9. \$640,000.00

SECTION 00 4116

BID FORM

The Bid Form must be submitted online through the State's [IMPACS Electronic Procurement System](#).

RFB #944200-01

BID FORM for CONSTRUCTION CONTRACT
for
Mount Pleasant Correctional Facility
1200 E Washington Street, Mount Pleasant, Iowa
Project 9442.00

Iowa Department of Administrative Services
Hoover State Office Building, Level 3
1305 East Walnut Street
Des Moines, Iowa 50319-0105

The following information is to be completed and submitted with your bid.

1. Bid Form - Completed and Signed (to be uploaded with bid submission)
2. Non-Discrimination Clause Information
3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
4. Bid Security – 5% of total Bid amount (to be uploaded with bid submission)

Authorized Representative:

The undersigned Bidder, in response to your Request for Bid for construction of the above project, having examined the Drawings, Specifications, and other Bidding Documents dated March 29, 2025, and Addenda issued and acknowledged below as received and being familiar with all the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, equipment and supplies to perform all work to construct the project in strict accordance with the proposed Contract Documents, within the time and at the prices stated below. Prices are to cover all expenses incurred in performing the work required under the proposed Contract Documents, of which this bid is a part.

Bidder acknowledges receipt of the following Addenda which are a part of the Bidding Documents and for which any effect on cost of the Work is included in the bid amounts indicated:

Number _____
Dated _____

Note that the State of Iowa is exempt from State and Local sales and use taxes (including local option and school option) for this project. Taxes on construction materials shall NOT be included in the bid amounts.

Amounts shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.

BID PACKAGES:

BP 01

Description: All material, labor, and equipment associated with all work shown on the contract documents complete, including the plans and specifications.

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

Dollars
(\$_____).

UNIT PRICES:

UNIT 01

Description: Additional Smooth Faced Limestone Tuckpointing: In areas not identified on the drawings (strike old grout and re-point) – Per L.F.

Dollars
(\$_____).

UNIT PRICES:

UNIT 02

Description: Additional Tooled Faced Limestone Tuckpointing: In areas not identified on the drawings (strike old grout and re-point) – Per S.F.

Dollars
(\$_____).

(See next page for additional Unit Price information)

UNIT PRICES:

UNIT 03

Description: Unit Cost to Patch & Repair Limestone: In areas not identified on the drawings (fill voids with restoration mortar) – Per S.F.

Dollars

(\$_____).

UNIT PRICES:

UNIT 04

Description: Additional Sealant Installation (strike old sealant and install new backer & sealant) – Per L.F.

Dollars

(\$_____).

UNIT PRICES:

UNIT 05

Description: Patching (per hole). Unit cost will be an add/deduct depending on actual number of patches required. Assumptions for patching:

- a. West Façade – Approximately (125) 1" diameter, or smaller, holes
- b. East Façade – Approximately (80) 1" diameter, or smaller, holes
- c. East Façade – Remove and dispose of approximately (35) anchors/brackets.

Dollars

(\$_____).

Bidder hereby certifies that:

- 1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm or corporation.
- 2. Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain any advantage over any other bidder or over the Owner.
- 3. Bidder hereby certifies that the Bidder is registered with the Iowa Labor Commissioner as a Contractor as required by Chapter 91C, Code of Iowa.

4. Bidder agrees to comply with all Federal and State Affirmative Action/Equal Employment Opportunity requirements concerning fair employment and will not discriminate between or among them by reason of race, color, religion, sex, national origin or physical handicap.
5. All construction under this Contract shall conform to the requirements of the *Iowa State Building Code*.
6. Bidder agrees that this bid shall remain valid and shall not be withdrawn for a period of thirty (30) calendar days after the date for receipt of bids.
7. Bidder agrees that if written notice of acceptance of this bid is mailed, emailed, or delivered to the undersigned within thirty (30) days after the date in which bids are due, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement, prepared in accord with the Bidding Documents and this bid as accepted; and will also provide proof of insurance coverage and required surety bonds.
8. Bidder understands that the Owner reserves the right to reject any and all bids, and to waive irregularities or informalities and enter into a contract for the work, as the Owner deems to be in the best interest of the State.
9. Bidder understands that the Owner reserves the right to accept any, or no, Alternate Bid, if requested, and that the Alternate Bids may be considered in any order or combination, and the low Bidder shall be determined on the basis of the sum of the base bid and any Alternate(s) accepted.

Subcontractors:

The Trade Contractor must identify all Subcontractors and Suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

Enforcement of Reciprocal Resident Bidder Preference, per Iowa Code 73A.21.

All bidders shall either check the box next to "Resident Bidder" or check the box next to "Nonresident Bidder" and by doing so and signing thereafter certifies and attests to the same. All information requested must be provided. Seek out the advice of an attorney if you have questions.

"Resident Bidder" means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder's state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

☐

Resident Bidder

Name of Resident Bidder: _____

By: _____
Authorized Agent and Signatory of Resident Bidder

OR:



Nonresident Bidder

Name of Nonresident Bidder: _____

Name of State or Foreign Country of Nonresident Bidder: _____

Particularly identify and describe any preference, labor preference, or any other type of preferential treatment, in effect in the nonresident bidder's state or foreign country at the time of this bid:

NOTICE: Nonresident Bidders domiciled in a state or country with a resident labor force preference shall make and keep, for a period of not less than three years, accurate records of all workers employed on the public improvement. The records shall include each worker's name, address, telephone number when available, social security number, trade classification, and the starting ending time of employment.

By: _____

Authorized Agent and Signatory of Nonresident Bidder

Bid Form shall be signed by an officer of the company with authority to bind in a contract.

Notice of acceptance of this bid, or request for additional information by the Department of Administrative Services, may be addressed to the undersigned at the address set forth below:

Legal Name of Firm: _____

Date: _____

Signature of Bidder: _____

Title: _____

Typed Name of Signatory: _____

Email: _____

Business Address:

Telephone Number: _____ Fax Number: _____

Federal Tax Identification Number: _____

Iowa Contractor Registration Number: _____

Bidder Safety Manager Name: _____

For an out-of-state Bidder, Bidder certifies that the Resident Preference given by the State or

Foreign Country of Bidder's residence, _____, is _____ %.

END OF SECTION

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	Apr 17, 2025	Meeting Time	09:45 am - 10:45 am Central Time (US & Canada)
Meeting Location	1200 East Washington Street, Mount Pleasant, Iowa 52641	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTFmNDk0YzQtZjk3YS00ZjM1LWJhOTMtY2M3OTMwMGI3NjA2%40thread.v2/0?context=%7b%22id%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22oid%22%3a%2203997c13-f223-4a6b-bb97-06276296bfeb%22%7d

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

Notes

Attachments [RFB944200-01_Bid Drawings_FINAL.pdf](#), [RFB944200-01_Project Manual_FINAL.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Michael Nolan	Horizon Architecture		michael@horizon-architecture.com	Present
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Conference
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Present
Jeremy Howk	Mount Pleasant Correctional Facility	P: (319) 385-9511	jeremy.howk@iowa.gov	Absent
Tony Kempker	Mount Pleasant Correctional Facility	P: (319) 385-9511 ext. 2536	anthony.kempker@iowa.gov	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
		Description <ul style="list-style-type: none"> DAS - Owner's Rep <ul style="list-style-type: none"> Brandon Adams McGough - CM <ul style="list-style-type: none"> Parking Badding Adam Douglas Greg Evans Mt. Pleasant Correctional Facility 				

- Tony Kempker
- Jeremy Howk
- Horizon Architecture
 - Michael Nolan

Official Documented Meeting Minutes

- Bi-State Masonry
 - Mark Luebbers
- E&H Restoration
 - Mark Emde
- Midland Restoration
 - Russel Felt
- MTS Contracting
 - Randy Boatwright
 - Cody Black
- TNT Tuckpointing
 - Josh Smyser
- Miller Masonry
 - Dellis Miller

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
Description <ul style="list-style-type: none"> • Base Bid: Repointing of masonry veneer, natural stone veneer, and brick, in areas indicated on the drawings. • Alternates: N/A • Unit Prices: <ul style="list-style-type: none"> ◦ Unit Price 01: Additional Smooth Faced Limestone Tuckpointing: In areas not identified on the drawings (strike old grout and re-point) - Per S.F. ◦ Unit Price 02: Additional Tooled Faced Limestone Tuckpointing: In areas not identified on the drawings (strike old grout and re-point) - Per S.F. ◦ Unit Price 03: Unit Cost to Patch & Repair Limestone: In areas not identified on the drawings (fill voids with restoration mortar) - Per S.F. ◦ Unit Price 04: Additional Sealant Installation (strike old sealant and install new backer & sealant) - Per L.F. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • While in the pre-bid meeting walkthrough, it was agreed that there will be a change to Unit Cost 01. This will be tracked per L.F., not S.F. See statement below. 						

- Unit Price 01: Additional Smooth Faced Limestone Tuckpointing: In areas not identified on the drawings (strike old grout and re-point) - Per L.F.
- After the walkthrough it was discussed that we will be adding Unit Price 05 for patching (per hole). Unit cost will be an add/deduct depending on actual number of patches required. See addendum for changes.
- Official information on these items can be found in Addendum 01.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • Contractor Bidding: 04/08 - 04/24 • Bids Due: 04/25 at 2:00 pm • Contractor NOI to Award: 04/29 • Prepare & Execute Contracts: 04/29 - 05/15 • Submittals: 05/19 - 06/03 • Mobilization: 06/04 • Construction: 06/04 - 10/03 • Punch List: 10/06 - 10/31 • Substantial Completion: 10/31 • Closeout: 10/06 - 12/05 <p>If needed, 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>						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • N/A 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Temporary facilities - MPCF to advise • Tool control • Cell phones • Background Checks / PREA Training - Will be required for all contractors that come on site • Work hours - MPCF to advise • View Specification 01 1200 - Contract Summary for more information. 						

Official Documented Meeting Minutes

- MPCF to advise on where the contractor will be allowed to stage their materials and gang boxes prior to the start of construction.
- Contractors will parking in the front parking lot and will have to enter and exit through security.
- Equipment and boom lifts (if applicable) will be hauled in and out of the gate every day.
- Allow for extra time for mobilization and daily entering and exiting.
- MPCF to advise on what is needed / permitted for scaffold assembly (if needed).

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description <ul style="list-style-type: none"> • Bids are due 2:00 pm, Friday, April 25, 2025 • The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> ◦ 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 3:00 pm, Friday, April 25, 2025 • Contractor shall reference section 00 0116 for the bid submittal checklist <ul style="list-style-type: none"> ◦ 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 <ul style="list-style-type: none"> • N/A 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description <ul style="list-style-type: none"> • Questions/Substitutions due in Writing to Construction.Procurement@iowa.gov: 3:00 pm, Monday, April 21, 2025 • Addendum Issued: On or before Wednesday April 23, 2025 • Bids Due: 2:00 pm, Friday, April 25, 2025 • Tentative NOI Issued: Tuesday, April 29, 2025 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • N/A 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description <ul style="list-style-type: none"> Contractors will sign a modified ConsensusDocs 802. Example is provided 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. Procore will be used for all project management, at no cost to the trade contractor. <ul style="list-style-type: none"> Submittals, Invoicing, RFIs, ASIs, PRs, RFQs 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. <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> N/A 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description <ul style="list-style-type: none"> Any? 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> Contractors to get in touch with Tony Kempker at (319) 931-9460 for any additional site visits. 						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Open Discussion / Questions				Open
Description <ul style="list-style-type: none"> Submit all questions in writing to construction.procurement@iowa.gov. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> Included in the project scope is 100% clean and waterproofing. Does the state have an overall budget identified? This question will be answered in the Addendum. Additional questions that were asked in the walkthrough will be answered via Addendum. 						

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.

PRE-PROPOSAL SIGN IN SHEET

DOC MPCF South Core & East/West Staircase Tuckpointing

Thursday, April 17, 2025

	Name	Company	Phone	Email Address
1	Mark Luebberts	BiSTATE Masonry	563-271-2459	MARK@BSMQC.COM
2	Mark Ende	E & H Restoration	563 349 5108	mark@ehrestoration.com
3	Russel FELT	Midland Restoration	620-223-6855	midland@midlandres.com
4	Randy Boatwright	MTS Contracting	515-499-5872	randy@mtscontracting.com
5	Cody Black	MTS	515-631-8213	codyb@mtscontracting.com
6	Josh Smyser	TNT Tuckpointing	563-381-7779	josh@tnttuckpointing.com
7	Dellis Miller	MILLER MASONRY	319-325-2773	dellismiller@gmail.com
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