

RFP950000-01 ADDENDUM #01

DATE: January 5th, 2026
PROJECT: 9500.00 DOC MPCF Spill Containment for Diesel Tanks
RFP DUE DATE: January 19, 2026 @ 2:00 pm

1. QUESTIONS/CLARIFICATIONS

- a. Clarifications
 - i. Below, please see the meeting minutes and sign in sheet from the pre-proposal meeting held on December 19, 2025.
 - ii. On the 1st page of the Design RFP the Proposals Due is to be 1/19/26 @ 2:00 PM

Q1. I was reviewing RFP950000-01 and was wondering about a control system. Is there a need for controls or automation such as level monitoring, pump controls, alarms, etc.? I didn't see any mention of that in the RFP, but often controls are required for fuel storage and aren't considered during the design and planning phase. I would like to know if there is and what the requirements are so we can generate a proposal for that portion of the work.

A1. After discussion with the facility, they advised that they do not have any controls out at the tanks currently. So, we will not need controls for this project.

Q2. At the bid meeting, there was discussion related to designing/building a concrete dike for containment. As the interstitial space between the inner and outer walls on the new double-walled tanks should qualify as secondary containment (per EPA requirements), is the State requesting tertiary containment in the form of a concrete dike? Is this due to the requested tank capacity of 25K gallons? (NFPA 30 2.3.2.3.3 Double-walled tank Requirements indicates the capacity of double-walled tanks used for diesel "shall not exceed 20,000 gallons".)

A2. Plan on providing concrete containment with RFP response. Discussions on reducing the size of the diesel tanks for double walled secondary containment can be explored during design.

Q3. While not specifically called out in the RFP, according to NFPA 30 2.3.2.3.3 Double-walled tank Requirements, level indicators, overfill alarms, and interstitial monitoring must also be installed. Each of these devices can be visually monitored (story board, site glass, etc.). Is the State anticipating a need for controls that could be remotely controlled and/or monitored?

A3. Design is to follow code requirements. No desire for controls that can be remotely controlled or monitored.

Q4. Does the State have a preferred Geotech firm?

A4. The State will hire the geotechnical firm after award of design. The design team is to identify the scope of the geotechnical survey. They should mark up on a drawing where they want the bores completed and it would be the designers responsibility to review the report and use the report to support their design.

Q5. Does the State require redlines and/or exceptions to the Standard Agreement Between Owner and Design Professional to be included with the proposal submittal?

A5. Please provide exceptions with RFP response to the expedite process of contract agreement.

Q6. Are there any other requirements not specified in the RFP of which we should be aware?

A6. Not at this time. If anything comes up, Addendums will be issued.

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date Dec 18, 2025 **Meeting Time** 10:30 am - 11:30 am Central Time (US & Canada)

Meeting Location 1200 East Washington Street Mount Pleasant, Iowa 52641 United States

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
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Aaron Ledebouer	McGough Construction		aaron.ledeboer@mcgough.com	Present
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 <u>Official Meeting Attendance</u> <ul style="list-style-type: none"> McGough Mount Pleasant Correctional Facility State of Iowa DAS 						
Attachments MPCF Diesel Tank - Pre-Proposal Sign In Sheet.pdf						
Official Documented Meeting Minutes See attached sign-in sheet						

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
Description Project Description:						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	
			<ul style="list-style-type: none"> Design services for replacing the four existing diesel tanks with two new 25,000 gallon tanks, and design necessary spill-containment. 				
		Official Documented Meeting Minutes					
			<ul style="list-style-type: none"> Design Expectations: <ul style="list-style-type: none"> Concrete retention Temporary tank for diesel requirements <ul style="list-style-type: none"> Work that occurs in summer will reduce the need for diesel for boilers MPCF will work with local supplier to coordinate the need for assistance with diesel on demand Okay with vertical tanks Stairs / platform only needed if access to top of tank is required Self off-load for fuel delivery Diesel in existing tanks to be removed & reused No controls currently, and not expectation for controls with new tanks No need for pump replacement inside coal storage Diesel supplies boilers & generator 2 out of the 4 existing tanks are leaking Earth berm containment currently 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status		
2.2	1	Schedule Review				Open		
		Description <i>{Enter RFP-specific dates below}</i> <ul style="list-style-type: none"> Questions Due to construction.procurement@iowa.gov: 12/23/25 @ 3:00 PM Addendum Issued: On or Before 1/6/2026 Proposals Due: 1/19/2026 @ 2:00 PM Selection of Designer/Issue NOI: Week of 1/19/2026 Execution of 803 Contract: Week of 1/26/2026 Tentative Design Kickoff Meeting: Week of 2/2/2026 100% DD: Design professional to propose in RFP Schedule 50% CD and budget: Design professional to propose in RFP Schedule 95% CD: Design professional to propose in RFP Schedule 100% CD and budget: April 10, 2026 Contractor Bidding: April to May 2026 Execution of Contractor's Contract(s): May, 2026 Submittals, Procurement and Construction: May 2026 to September 2026 Closeout: October 2026 to November 2026 						

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. 					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> • 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). <ul style="list-style-type: none"> ◦ 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. 			

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
<p>Description Any questions?</p>						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Will MPCF design projects be combined? <ul style="list-style-type: none"> ◦ No the fence & diesel tank projects will be separate • Any existing structural drawings? <ul style="list-style-type: none"> ◦ No structural drawings available for diesel tanks • Will bio-diesel be used? <ul style="list-style-type: none"> ◦ Will stick to No. 2 diesel 						

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.



Sign In Sheet: Pre-Proposal Walkthrough Meeting

Project Name: DOC MPCF Diesel Tank Replacement & Spill Containment			Date: 12/19/2025
Print Name	Company	Phone	Email
1. Brandon Adams	State of Iowa - DAS		
2. Aaron Ledeboer	McGough		
3. Parker Badding	McGough		
4. Tony Kempker	MPCF		
5. Dave Smith	MPCF		
6. Gage Grunst	TKDA		
7. Elise Hanneman	Shoemaker & Haaland		
8. Jacob Price	KCL Engineering		
9. Forrest Martinson	Bolton & Menk		
10. Jamie Schriever	Abaci Consulting		
11.			
12.			
13.			
14.			