

ADDENDUM #1

Project Name:
Newton Correctional IPI Homes for Iowa Phase II
A/E Project # 02401959.001
DAS# 9239.02 & 9239.03
RFB 923902-02
Addendum #1
Dated: September 25, 2025

This Addendum forms a part of the bidding and contract documents. This Addendum supersedes and supplements all portions of the original bidding and contract documents dated July 18, 2025 with which it conflicts.

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

1. CLARIFICATIONS

- A. Bid Package #01 – General Construction and Bid Package #03 – MEP, along with any associated Alternates, were previously awarded for this project and are not part of this bid solicitation. Alternate #04 – Electrical is not part of this bid solicitation.
- B. Sallyport, sallyport paving, gates, security fence, and gravel maintenance strip are not in contract (NIC). See drawings for clarification.

2. PLANS

- A. See attached C3.1 Grading Plan for existing spoils pile at north site.

3. SPECIFICATIONS

- A. Section 00 3113 Preliminary Schedule, revise Part 1 – General, 1.03 Schedule Durations H., to Substantial Completion by – 04/30/26 – Final Site Grading

4. QUESTIONS AND CLARIFICATIONS

- A. Can you tell me the Valuation for the Packages? I need this for Bonding purposes. **A> Opinion of Probable Cost provided by Farnsworth Group for Civil Package: Base Bid - \$378,800, Alternate #1 - \$1,500, Alternate #2A - \$197,385, Alternate #2B - \$26,800, Alternate #3 - \$205,900, and Alternate #4 – Not applicable.**
- B. I do not see the list of plantings. Did I miss something? **A> There are no new plantings for this project.**
- C. Who is responsible for Division 2, Site Selective Demo? **A> Bid Package #02 - Civil, See Section 01 1200 Contract Summary for additional information.**
- D. I am an estimator, and I had a question. On the base bid there is an export of material of just over 5,000 cy and on ALT #2A there is an import of 11,500 cy. Will we be able to put the material from the base bid on the North half of the property? **A> Yes** Or do we need to plan on

exporting it? A> If ALT #2A is not awarded, materials from the Base Bid (South site) should be stocked piled on the North Site for future use by the facility. Coordinate location of stocked piled material with owner.

- E. Does the base bid include any construction at the North Site? A> No, Alt. #2A, Alt. #2B, and Alt. #3 are for the north site. Base bid (BP-02) and Alt. #1 are for the south site. See drawing C2.0 for division of North to South and Section 01-1200 Contract Summary for additional information on bid package and alternates.

5. SUBSTITUTION REQUESTS

- A. No items.

6. ATTACHMENTS

- A. Pre-bid Meeting (4 pages)
B. C3.1 Grading Plan (1 page)]

END OF ADDENDUM

RFB923902-02 Pre-Bid (Re-Bid BP-02 Civil) Agenda: Meeting #2

Meeting Date	Sep 18, 2025	Meeting Time	10:00 am - 11:00 am UTC
Meeting Location	VIRTUAL ONLY		
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Attachments			

Scheduled Attendees

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
Description <ul style="list-style-type: none"> • Attendees • Sign in - email jdehnke@samuelsgroup.net 						

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 bids: Bid Package #01 – General Construction (Previously Awarded) Bid Package #02 – Civil Bid Package #03 – MEP (Previously Awarded) • Alternates: Alternate #01 – General Construction: Extend Overall Length of Building (Previously Awarded) Alternate #01 – Civil: Extend Overall Length of Building Alternate #01 – MEP: Extend Overall Length of Building (Previously Awarded) Alternate #02A Civil: All Grading and Earthwork for North Region of Site as Noted Alternate #02B – Civil: Respread Topsoil and Seed All Graded Areas as Noted Alternate #03 – Civil: Civil Work for the "Gravel Surface Add including Electrical Work as Noted" Alternate #03 – Electrical: Electrical Work for the "Gravel Surface Add including Electrical Work as Noted" - (Previously Awarded) Alternate #04 – Electrical: Electrical Service and Distribution Re-work at the North end of the Site - Not part of this bid process • Unit prices: Unit Price #01 - Grading Berm Material - per cubic yd Unit Price #02 - Over-Excavation & Replacement of Unsuitable Fill - per cubic yd Unit Price #03 - Additional Crushed Rock Surface - per cubic yd 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<p>Description</p> <ul style="list-style-type: none"> A. Anticipated Notice of Intent to Award (BP-02) <input type="checkbox"/> 10/02/25 B. Anticipated Date of Commencement (BP-02) <input type="checkbox"/> 10/17/25 C. Substantial Completion by <input type="checkbox"/> 03/26/26 <input type="checkbox"/> Post Frame Structure D. Substantial Completion by <input type="checkbox"/> 03/26/26 <input type="checkbox"/> Alternate 01 <input type="checkbox"/> Extend Overall Length of Building E. Substantial Completion by <input type="checkbox"/> 11/25/25 <input type="checkbox"/> Alternate 02A <input type="checkbox"/> North Region F. Substantial Completion by <input type="checkbox"/> 11/25/25 <input type="checkbox"/> Alternate 02B <input type="checkbox"/> North Region G. Substantial Completion by <input type="checkbox"/> 11/25/25 <input type="checkbox"/> Alternate 03 <input type="checkbox"/> North Region H. Substantial Completion by <input type="checkbox"/> 04/30/26 <input type="checkbox"/> Final Site Grading Closeout: 05-31-26 <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>Description</p> <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. Do not interact with residents/offenders. Temporary facilities - Dumpsters and Portable Toilets By Owner Demolished equipment Tool control Cell phones Background checks Work hours 7:00 AM to 3:30 PM, Monday through Friday View Specification 01 1200 - Contract Summary for more information. Secure all tools at end of day or at end of shift Contractors are responsible for clean up of their own work. 						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<p>Description</p> <ul style="list-style-type: none"> Bids are due <u>Wednesday, October 1st, 2025 by 2:00 pm</u> 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 Wednesday, October 1st, 2025 at 3:00 pm. See Notice to Bidders
- 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

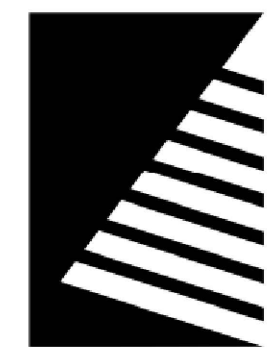
No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description						
<ul style="list-style-type: none"> • Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov by 2:00 pm on September 23rd, 2025 • Addendum Issued: Tuesday, September 25th, 2025 • Bids Due: <u>Wednesday, October 1st, 2025 by 2:00 pm</u> • Tentative NOI Issued: Thursday, Oct. 2nd 						

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 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. <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. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description						
<ul style="list-style-type: none"> • Submit pre-bid site visits in writing to construction.procurement@iowa.gov • Do not contact Newton Correctional Facility or Iowa Prison Industries for additional site visits. 						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
<p>Description Submit all questions in writing to construction.procurement@iowa.gov Questions must be submitted by 2:00 pm, Tuesday, September 23rd, 2025, to the Issuing Officer.</p> <p>Bidding documents may stipulate a specific product. <u>Substitute product will be considered if a written request is received by 2:00 pm, Tuesday, September 23rd, 2025, prior to bid opening.</u> Substitution requests will be considered for all products per Section 01 2500 Substitution Procedures, even if the specification does not include a statement such as "or equal," "equal to," "equivalent to," or "basis of design," unless otherwise noted.</p>						



Farnsworth GROUP

14225 UNIVERSITY AVENUE, SUITE 110
WAUKEE, IOWA 50263
(515) 225-3469 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:
2 08/20/2025 ADDENDUM #2

100% Bid Documents
07/18/2025

PROJECT:
State of Iowa

Newton Correctional Facility Iowa Prison Industries Phase II

DATE: 07/18/2025

DESIGNED: BISHOP

DRAWN: LCR

REVIEWED: APPROVER

DAS NO.:

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

C3.1

PROJECT NO.: 02401959.001

NORTH SITE

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FINISHED GROUND ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- EDGE OF WALK ELEVATION
- TOP OF STAIR ELEVATION
- BOTTOM OF STAIR ELEVATION

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

TOPSOIL NOTES:

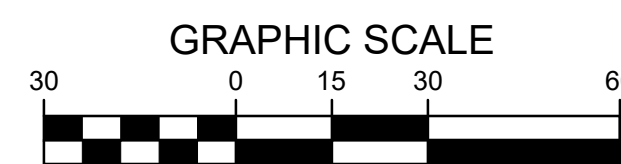
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EARTHWORK VOLUME:

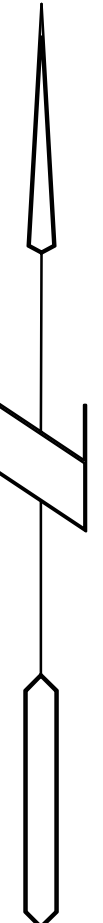
CUT VOLUME: 850 CY
FILL VOLUME: 17,131 CY
NET: 16,281 CY (FILL)

- EARTHWORK NOTES:**
1. CONTRACTOR TO RESPREAD EXISTING STOCK PILE (APPROX. 20' x 50' x 8' - PER CONTRACTOR FINDINGS) DURING CONSTRUCTION OF THE NORTHERN SITE IMPROVEMENTS.
 2. CONTRACTOR IS RESPONSIBLE FOR ANY IMPORT/EXPORT OF SOIL TO SITE. COST IS CONSIDERED TO BE INCIDENTAL.

9/23/2025 1:50:59 PM L:\LAND PROJECTS\2023\20091-1 NEWTON CORRECTIONS DRIVE IMPROVEMENTS\DWG\C3.1 GRADING.DWG
L:\Land Projects\2023\20091-1 Newton Corrections Drive Improvements\DWG\C3.1 GRADING.dwg | 9/18/2025 2:01 PM |



PROPERTY LINE
PER JASPER
COUNTY GIS MAP



EX POWER POLE
HEIGHT = 28'

PUBLIC ACCESS RD
EX POWER POLE
HEIGHT = 28'

EX 9,000 SF
WAREHOUSE
FF = 774.00

EX CONCRETE
EX BUILDING
FF = 777.54

APPROX. LOCATION
OF EX STOCKPILE

EX GRAVEL DRIVE

EX GRAVEL

75' OVERHEAD ELEC & SETBACK

OVERHEAD ELEC & SETBACK

75' OVERHEAD ELEC & SETBACK

1/4 SEC 28-179-R19

NW 1/4 NE

EX POWER POLE
HEIGHT = 28'

EX 772.94a

EX 772.73a

EX 771.90a

EX 771.73a

EX 772.00a

EX 772.52a

EX 774.00a

EX 776.50a

EX 777.08a

EX 779.00a

EX 778.14

EX 778.89

EX 778.93

EX 778.72

EX 778.77

EX 778.71

EX 778.50

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