

ADDENDUM No. 1**RFB 936700-01****DAS No. 9367.00**

PROJECT: **DOE IPBS JOH 6535 Corporate Dr Roof Replacement**
Iowa PBS, 6535 Corporate Drive, Johnston, IA 50131

ISSUE DATE: **April 3, 2024**

BIDS TO BE RECEIVED: **Tuesday, April 16, 2024**

TIME: **2:00 P.M. Central Time**

To All Bidders:

Please make the following corrections or changes to the bidding documents. These items shall supersede, modify and/or change all statements or drawings to the contrary in the plans and specifications and shall take precedence over these documents. Bidders shall base their bid on the plans and specifications as modified by the changes herein specified.

REFER TO THE SPECIFICATIONS:

- ITEM 1. Section 01 1200 – Contract Summary.** Paragraph 1.05.A Work Hour Restrictions: Work hours changed from 5:00am to 8:00pm to 6:00am to 8:00pm, with no noise producing work prior to 7:00am.
- ITEM 2. Section 07 5323 – Ethylene Propylene Diene Monomer Roofing (EPDM).** Paragraph 2.1.B.2. Clarification: Note that the roof design is based on Very Severe Hail requirements and is intended to match VSH system detailing, but is not intended to meet specific FM Global requirements.

REFER TO THE DRAWINGS

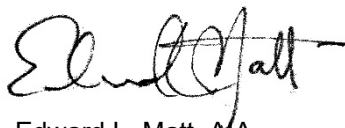
- ITEM 3. Sheet A0.1– Site Staging Map.** Clarification for roof demolition. The owner prefers not having any dumpsters set up next to the building. Suggest using ballast buggies or carts run to a lift basket to transfer demolition materials off the roof to the dumpster location indicated on the map.
- ITEM 4. Sheet A2.0 – Detail 5/A2.0.** Delete the note to remove and reattach the rooftop units. Delete the note to add continuous 1 inch strip of butyl tape to the top of the curbs and reset units. Add note to provide manufacturer's approved metal flashing termination up under existing RTU curb caps. RTU curb flashing terminations are to meet the 25-year warranty requirements.

If there are questions regarding the specific content of this addendum, please contact construction.procurement@iowa.gov.

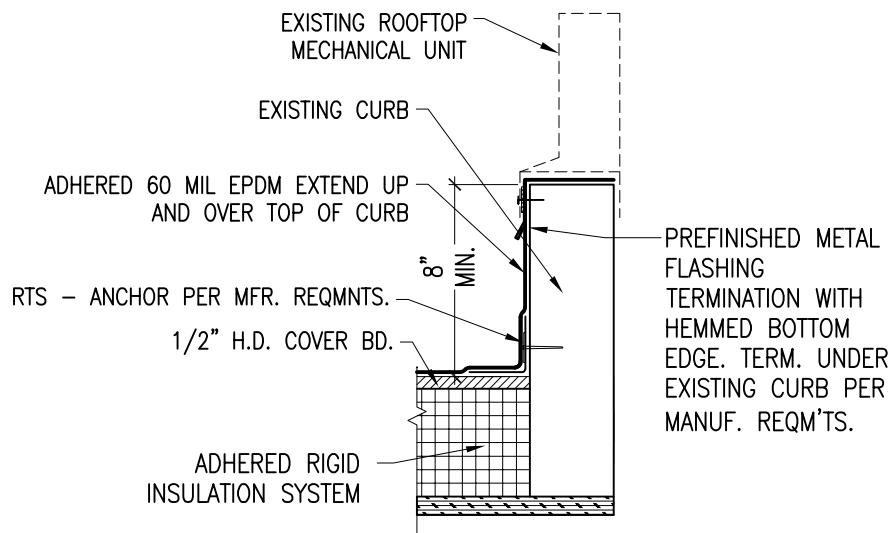
The following is a list of pages in this Addendum, including attachments.

Addendum Pages:	2 Pages- GENESIS Architectural Design
Addendum Pages:	6 Pages- Sign-In Sheet & Pre-Bid Meeting Minutes
Total Addendum No.1:	8 Pages

Sincerely,



Edward L. Matt, AIA
GENESIS Architectural Design



MECH. CURB DETAIL

REVISED

5

A2.0

SCALE: 1 1/2" = 1'-0"

REFER TO SHEETA2.0



939 OFFICE PARK RD # 101
WEST DES MOINES, IA 50265
TEL: 515-440-1681
FAX: 515-440-1687

DOE IPBS JOH 6535 CORP. DR. ROOF
6535 CORPORATE DRIVE
JOHNSTON, IA 50131

PROJECT NO.
2401
DAS NO.
9367.00
DATE
04/01/2024

REVISED DRAWING

R1



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**IPBS 6535 Corporate Dr Roof Replacement
Pre-Bid Meeting – 03/26/2024**

NAME	COMPANY	PHONE	EMAIL
Chase Alderman	Wood Roofing Co.	515-447-6661	Chase.Alderman@woodroofing.com
Troy Thornton	Drake Roofing Inc.	(515) 243-5719	Troy@DrakeRoofing.us
Jamie Aye	Iowa PBS		
Andrew Pritchard	Academy Roofing	(515) 689-1225	apritchard@academyroofing.com
Dylan Tuttle	Right Roofing	641-569-3696	dylan@rightroofing.com
Jeremy Wilson	For Sure Roofing	515-214-4688	Jwilson@ForSureRoofing.com
Edward Matt	GENESIS	515-238-2146	ematt@genesis.com
Jennifer Kleene	PAS	515-822-8197	Jennifer.kleene@iaw.gov
Dustin Fitzgerald	Recon Roofing	515-371-4725	dustin@reconroof.com
Mike Gettany	Recon Roofing	641-751-1457	gettany@reconroof.com

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	Mar 26, 2024	Meeting Time	2:00 PM - 3:00 PM Central Time (US & Canada)
Meeting Location	IPBS 6535 West Conference Room	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2ZkYjc4ODItYjRhYi00OTA0LTkwZDktMzYxNDgwYTU3M2Zl%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22Oid%22%3a%2268b50b72-69be-4702-b867-64b92d76e44f%22%7d

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

Notes

Attachments [Attendee List.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Edward Matt	Genesis Architectural Design	P: (515) 440-1681	ematt@gendsn.com	Present
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
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Conference
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@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	Absent
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: (515) 725-0454	jennifer.kleene@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description DAS - Owner's Representative <ul style="list-style-type: none">• Brandon Adams McGough Construction - CM <ul style="list-style-type: none">• Adam Douglas• Leilani Hammel				

Iowa PBS
<ul style="list-style-type: none"> Michelle Wendel Jamie Dye Mike Downey
Genesis
<ul style="list-style-type: none"> Ed Matt
Official Documented Meeting Minutes See attached attendee list.

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: All material, labor and equipment associated with all work shown on the contract documents complete including the plans and specifications. Alternate 01: (ADD) State the lump sum price to remove and replace all vertical downspouts and discharge elbows. Replace with same size downspouts and install with new wall straps. Existing conductor heads will not be replaced and are to remain. Unit price 01: State the square foot cost to remove and replace existing water damaged or dry rotted roof sheathing on the roof deck. Provide ¾" thick board sheathing nailed to the existing wood roof trusses. Verify and match thickness and width of existing sheathing. Cut out damaged sections of sheathing from center to center of wood framing. Unit of measurement: 4 Square Feet Unit Price 02: State the square foot cost to remove and replace existing water damaged or perimeter wood blocking. Provide fasteners for attachment to the top of the existing walls. Verify and match width of existing wood blocking. Pricing based on a standard 2x12. Unit of measurement: 4 Lineal Feet. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> The alternate 01 pricing is to replace the downspouts that have been damaged. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> Contract(s) Issued: 4/17/24 Submittals: May 2024 Construction: Aug 2024* - Oct 2024 *Construction can start as early as bidder's schedules allow, but the schedule offers flexibility throughout the summer. Closeout: Oct 2024 - Nov 2024 <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>						
Official Documented Meeting Minutes <ul style="list-style-type: none"> Construction can start as early as June depending on bidder's schedules. The pull session will help finalize that schedule. 						

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. Temporary facilities Background checks will not be needed. Work hours - 5:00am to 8:00 pm, Monday through Friday, unless arrangements are made in advance. View Specification 01 1200 - Contract Summary for more information. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> Work hours will be from 6:00 am to 8:00 pm, Monday through Friday to be respectful of the surrounding neighbors. Contractors can start at 6:00 am as long as there's no noise producing work until 7:00 am. There shouldn't be any Iowa PBS events as they are usually held in the main building. If there's any event that would prohibit work, Iowa PBS will let the project team know in advance. 						

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 <i>April 16, 2024 @ 2pm.</i> 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 <u>April 16, 2024 @ 3pm.</u> 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 						

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: April 4, 2024 by 12 pm. Addendum Issued: Bids Due: April 16, 2024 @ 2 pm Tentative NOI Issued: April 17, 2024 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> The addendum will be posted in IMPACS and the Rapids Reproduction plan room. Contractors do not need to be registered in IMPACS to be able to view the addendum, but do need to register before bidding. 						

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 <i>Review Roof Area</i> <i>Review Staging Area</i>						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description Submit all questions in writing to construction.procurement@iowa.gov .						
Official Documented Meeting Minutes <ul style="list-style-type: none"> The 25-year warranty for the EPDM roof is more important than meeting the Very Severe Hail requirements. The roof system is based on VSH but is not required to meet the FM Global requirements since the state is self-insured. 						

- Debris nets should be used as needed above any doors or openings.
- If a rock vacuum will be used, the contractor needs to make sure to coordinate with the facility if there will be loud noise.
- Any ruts in the yard will need to be repaired, the facility will water and maintain afterwards.
- The facility will prep the areas that are to receive rock ballast prior to the ballast removal.
- No material can be left on the roof except what will be used/installed that day, job boxes can be left on the roof. The owner would prefer to avoid storing material on the roof for risk mitigation but they are open to suggestions.

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.