

RFB945000-01 ADDENDUM #01

DATE: May 12, 2025

PROJECT: 9450.00 DOC MPCF North Parking Lot Replacement

BID DUE DATE: May 22, 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. MPCF has asked that the awarded contractor provide their own temporary facilities.
 - ii. See attached meeting minutes and sign-in sheet below from the pre-bid meeting held on May 8, 2025.

Q1. What are the work hours?

A1. The typical hours of operation are 6:00 am to 4:00 pm. MPCF understands that the weather can cause irregular working hours. If the contractor thinks they will need to perform work outside of these hours, they should get prior approval from MPCF.

Q2. What color would you like the cast iron ADA Detectable Warning pad?

A2. Please match the existing ADA Detectable Warning pads. See the photo below for reference.

Q3. Would you like the clean out poured in the concrete or boxed out?

A3. Clean out casting to be poured integral to the parking lot pavement and include #4 rebar per Detail 6/B.01.

Q4. Do we know the depth of the utilities around the parking lot?

A4. No.

Q5. Can you provide an engineered estimate for the project?

A5. The 100% engineered bid day total estimate was \$244,610.

Q6. Does the form in section 00 4116.02 – Targeted Small Business Information need to be filled out and entered with the bid submission?

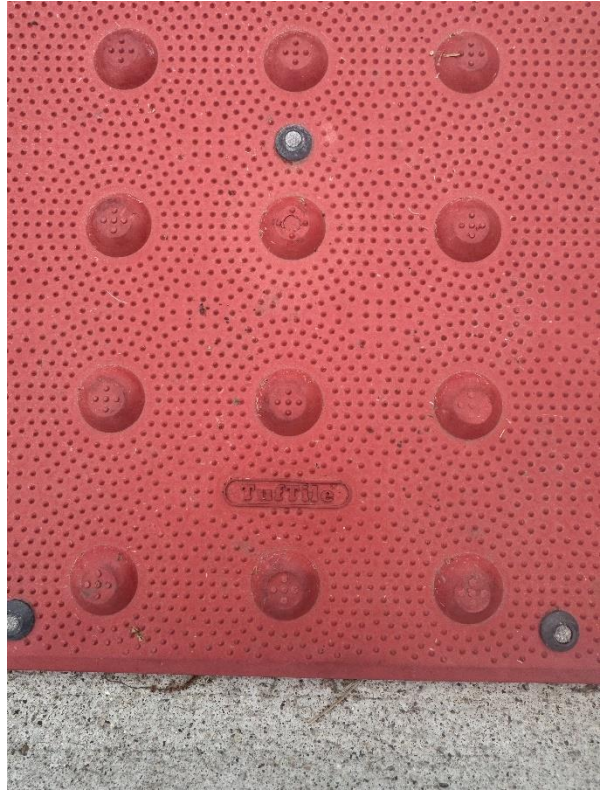
A6. No, the TSB form is **not** required to be submitted with your bid. The State of Iowa Department of Administrative Services (DAS) encourages contractors that are using subcontractors to utilize TSB, but it is **not** required.

Q7. Will this project utilize Davis Bacon Wages.

A7. This project is exempt from Iowa Sales Tax. Davis Bacon Wages **will not** apply to this project.

Q8. Would conventional seeding be acceptable in lieu of Hydroseeding?

A8. Conventional seeding is acceptable, but MPCF would prefer Hydroseeding.



RFB Pre-Bid Minutes: Meeting #1

Meeting Date	May 8, 2025	Meeting Time	01:30 pm - 02:30 pm Central Time (US & Canada)
Meeting Location	1200 E Washington St. Mount Pleasant, Iowa 52641	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzhjNjMxOWItMmE2MS00ODRmLTk3ZDA1ZmlxMTMxNDZkZDA1%40thread.v2%3fcontext=%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 [RFB945000-01_Project Manual_FINAL.pdf](#), [RFB945000-01_Bid Drawings_FINAL.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Forrest Martinson	Bolton & Menk, Inc	P: (507) 625-4171	forrest.martinson@bolton-menk.com	Conference
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Absent
Jeremy Howk	Mount Pleasant Correctional Facility	P: (319) 385-9511	jeremy.howk@iowa.gov	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	Conference

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
Description Attendees <ul style="list-style-type: none"> McGough - Parker Badding, Greg Evans DAS - Brandon Adams MPCF - Jeremy Howk, Tony Kempker Bolton & Menk - Forrest Martinson 						
Official Documented Meeting Minutes <u>Official Meeting Attendance</u> <ul style="list-style-type: none"> McGough Construction: Construction Manager 						

- Parker Badding
- Mt. Pleasant Correctional Facility
 - Tony Kempker
 - Jeremy Howk
- Jones Contracting
 - Jennifer Wilcox
- Graystone Construction
 - Reed Chicken
- Mike Kilbride Construction
 - Mike Kilbride
 - Chadley Kilbride
- Bolton & Menk: Engineer
 - Forrest Martinson - Virtual
- DAS: Owner's Rep
 - Brandon Adams - Virtual

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: Removal and replacement of the existing north parking lot at Mount Pleasant Correctional Facility, Mount Pleasant, Iowa, 52641. • Alternates: N/A • Unit Prices: See Bid Form on Project Manual for unit pricing. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • No questions or concerns. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • Contractor Bidding: 04/28 - 05/22 • Bids Due: 05/22 at 2:00 pm • Contractor NOI to Award: 05/27 • Prepare & Execute Contracts: 05/28 - 06/10 • Submittals: 06/11 - 07/01 • Construction: 07/02 - 08/15 • Substantial Completion: 08/22 • Closeout: 08/25 - 09/22 <p>If needed, a pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p>						

State Holidays: Memorial Day, 4th of July, and Labor Day

Official Documented Meeting Minutes

- No questions or concerns with 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. Site Specific Rules <ul style="list-style-type: none"> • Temporary Facilities - MPCF to advise • Tool Control • Cell Phones • Background Checks / PREA Training • Work Hours - MPCF to advise • View Specification 01 1200 - Contract Summary for more information. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • Contractors to provide their own temporary restroom facilities. 						

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 at 2:00 pm, Thursday, May 22, 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 at 3:00 pm, Thursday, May 22, 2025. <ul style="list-style-type: none"> ◦ More information regarding the Bid Opening can be found in the Project Manual in section 00 1113 - Notice to Bidders. • 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

- DAS encourages contractors that are using subcontractors to utilize TSB, but it is not required. The TSB form in the Project Manual is not required to be filled out with the bid submission.

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, May 12, 2025. • Addendum Issued: On or before Wednesday, May 14, 2025. • Bids Due: 2:00 pm, Thursday, May 22, 2025. • Tentative NOI Issued: Tuesday, May 27, 2025. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • No questions or concerns. 						

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. • 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"> • No questions or concerns. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description <ul style="list-style-type: none"> If you would like to schedule an additional pre-bid site visit please contact Tony Kempker at (319) 931-9460 or Jeremy Howk at (319) 201-0552. 						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description <ul style="list-style-type: none"> Reminder: Submit all questions in writing to construction.procurement@iowa.gov. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> All questions that were asked during open discussion and site walkthrough to 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-BID SIGN IN SHEET

DOC MPCF North Parking Lot Replacement

Thursday, May 8, 2025

	Name	Company	Phone	Email Address
1	Parker Badding	McGough	712-790-1370	parker.badding@mcgough.com
2	Jeremy Hawk	MPCF	319-201-0552	jeremy.hawk@iowa.gov
3	Jennifer Wilcox	Jones Contracting Corp.	319-931-8619	jwilcox@jonescontractingcorp.com
4	Reed Chicken	Graystone Construction	319-209-0133	rchicken@graystoneconst.com
5	Tony Kempke	MPCF	319-931-9460	Anthony.Kempke@Iowa.gov
6	Mike Kilbride	Mike Kilbride Const.	319-572-9597	Mike@MikeKilbride.com
7	CHADLEY KILBRIDE	MIKE KILBRIDE CONST	319 850 0893	CHADLEY@MIKEKILBRIDECONSTRUCTION.COM
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