

RFP ADDENDUM NO. 2

Date: 11-01-2024

Project Name: DOC NCF LU B, C, & D Roof Replacements

DAS RFP #: 946000-01

DAS Project #: 9460.00

PROPOSALS DUE: November 7, 2024

The receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

This Addendum consists of:

General Items:

Pre-Proposal Meeting Minutes

Attached to this Addendum #2

Questions Submitted through Procurement:

1. Question: What is the construction / Project budget?
 - a. **Answer: See Pre-Proposal Meeting Minutes 4.1-10.1 Approximately \$1.4 million +/-**
2. Question: Lump Sum pricing indicates Schedule of Values as Follows: Design services and Schedule do not have any mention for SD and DD documents. Please Clarify.
 - a. **Answer: Schematic Design and Design Development can be combined into a singular deliverable.**
 - 1.3.28.1 Schematic Design Documents (SD)
 - 1.3.28.2 Design Development Documents (DD)
 - 1.3.28.3 Construction Documents
 - 1.3.28.4 Bidding of Negotiation Assistance
 - 1.3.28.5 Construction Phase
3. Question: Can we combine the SD phase into the DD phase and delete the SD phase from the Schedule of Values and deliverables?
 - a. **Answer: Schematic Design and Design Development can be combined into a singular deliverable.**



4. Question: There was not mention during the pre-proposal meeting of some wall joints that may need re-worked. The only location where this is a wall is the elevation change and that is covered by EPDM. Please Clarify. (See Photo)
 - a. **Answer: The entire roof is to be designed to current code(s) and standards which includes but not limited R-Value, equipment curbs, exhaust(s) proper height above finished roof to not compromise equipment manufacturers recommendations, ladders and other life safety equipment per present OSHA, etc. Elimination of any joints for longevity / less maintenance would be preferred design approach.**



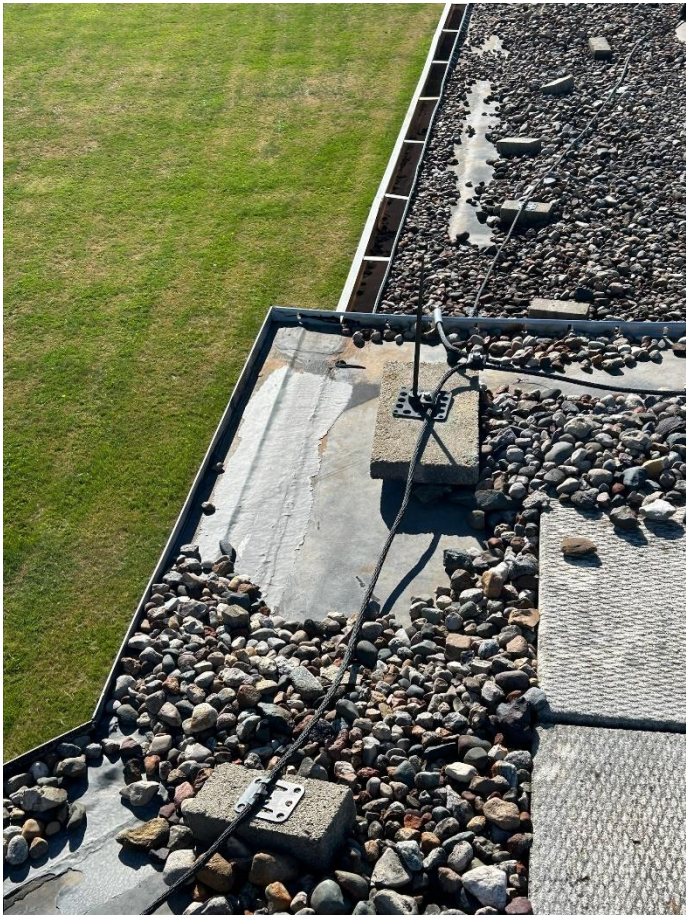
Pre-Proposal Meeting Site Walk Photos:





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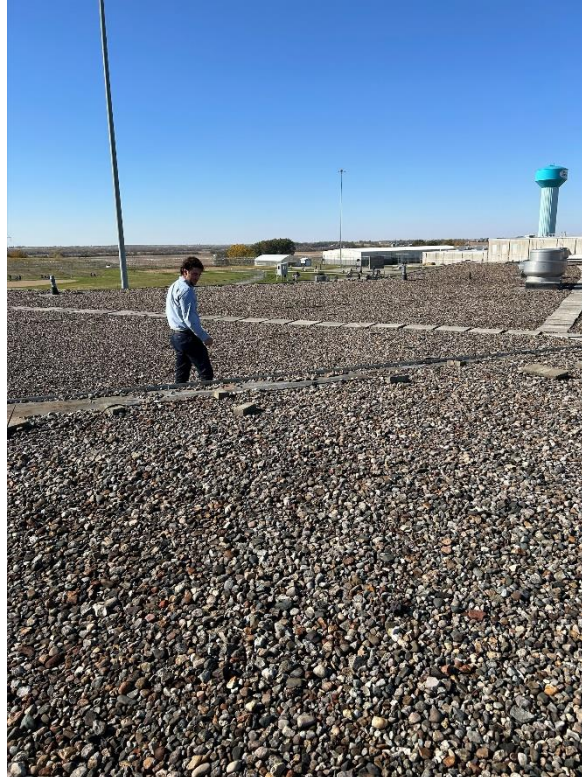
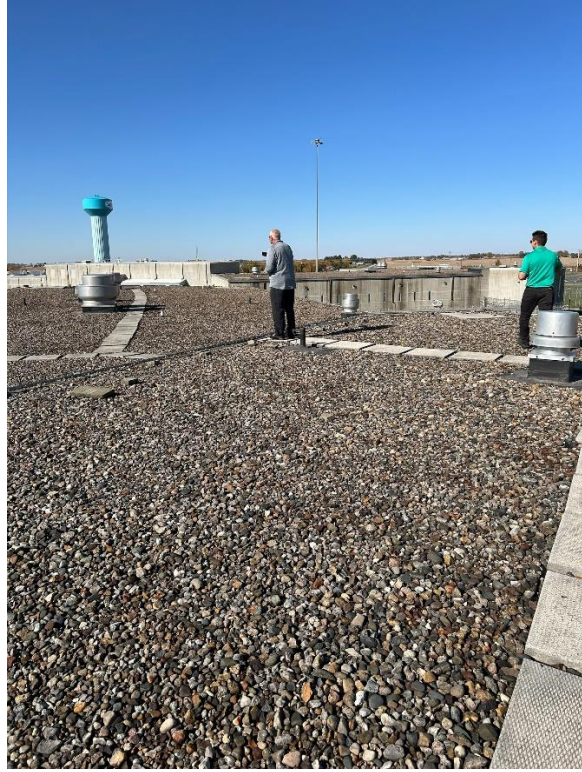
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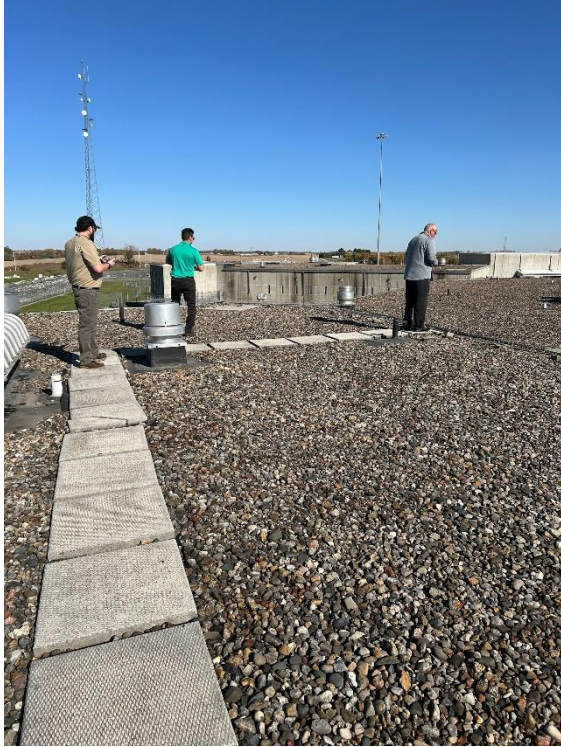
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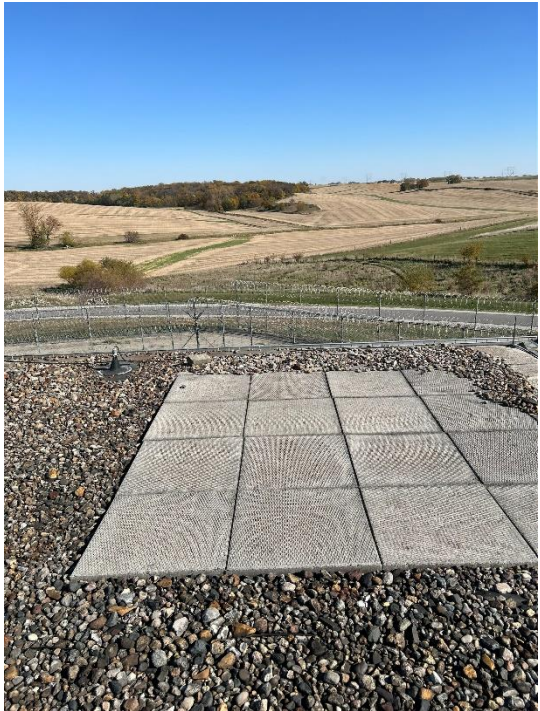
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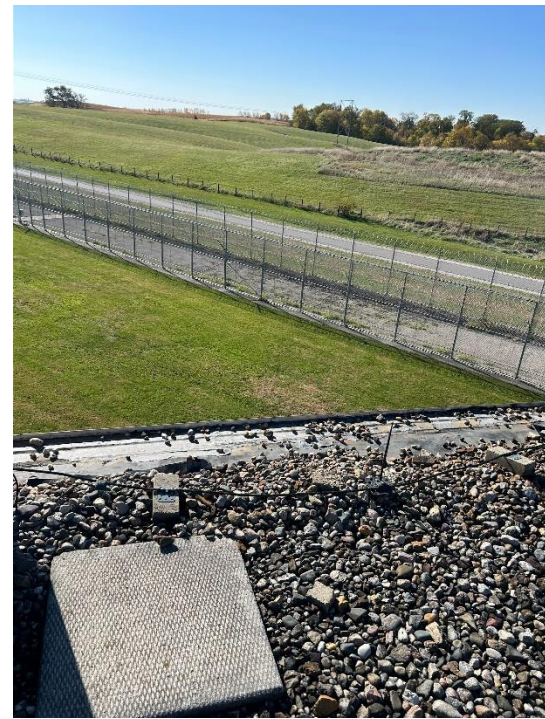
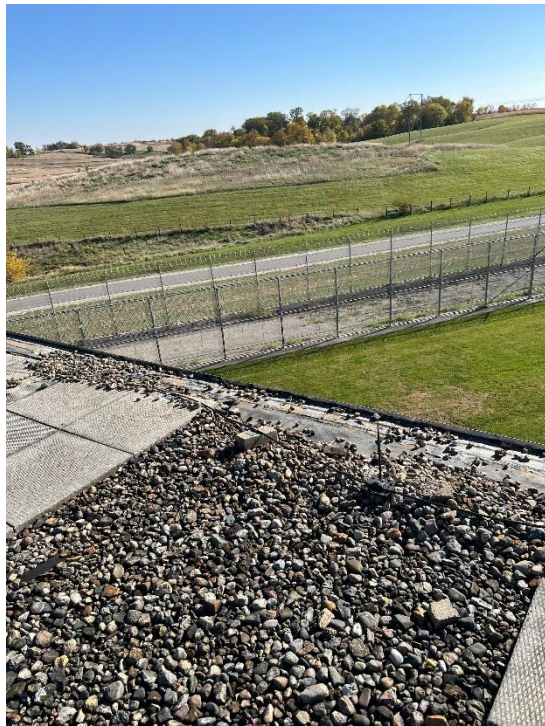
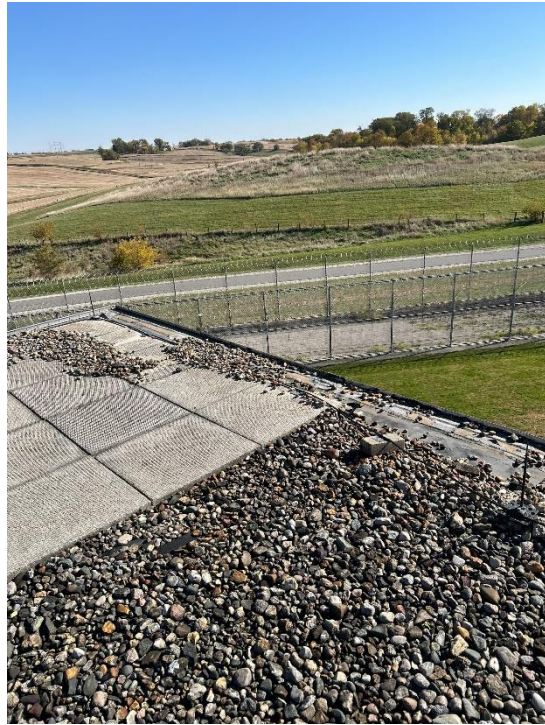
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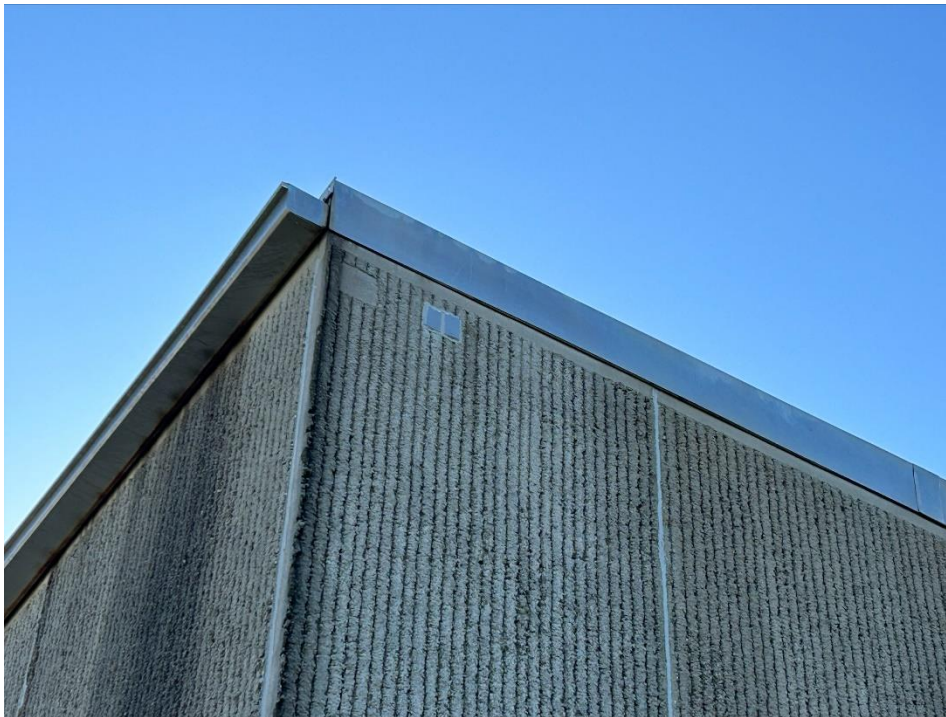
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No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
Description DAS is currently seeking design services from qualified firms for a project consisting of roof replacements at Newton Correctional Facility Buildings B, C, and D (approximately 17,500 sqft each building).						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
Description <i>The following are tentative projected dates listed in the RFP.</i> <ul style="list-style-type: none"> • Questions Due to construction.procurement@iowa.gov: October 30, 2024 at 2:00 PM • Addendum Issued: November 1, 2024 • Proposals Due: November 7, 2024 at 2:00 pm • Selection of Designer/Issue NOI: Week of November 11, 2024 • Execution of 803 Contract: Week of November 11, 2024 • Tentative Design Kickoff Meeting: Week of November 11, 2024 • 100% DD: Week of November 25, 2024 • 50% CD and budget: December 16, 2024 • 95% CD: January 06, 2025 • 100% CD and budget: January 20, 2025 • Contractor Bidding: February 2025 • Execution of Contractor's Contract(s): March 2025 • Submittals, Procurement and Construction: March - April 2025 • Closeout: September - October 2025 Official Documented Meeting Minutes Mike H - In this meeting agenda the 50% CD and budget date was corrected from the type error on the RFP document. RFP to be updated per Addendum #2. Brad T - Goal is to RFB during this coming winter. Designers are to identify recommended design schedules if the dates listed in this agenda are too aggressive to provide concise bid documents. Submit through Procurement for Addendum change.						

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. • 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)**.
 - 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
Description						
Any questions?						
Official Documented Meeting Minutes						
<ol style="list-style-type: none"> 1. RFP calls out tuck pointing (carried over notes from previous site roofing projects). Will tuck pointing need performed on this project? <ol style="list-style-type: none"> 1. Tuck pointing will not be a scope of this project. 2. Will precast joint caulking and roofing edge sealants need replaced? <ol style="list-style-type: none"> 1. Remove and renew precast and other existing sealants involved with this scope of work. <ol style="list-style-type: none"> 1. Make general notes in drawings and joint sealant spec section. 3. How and who to determine acceptable insulation for reuse? <ol style="list-style-type: none"> 1. Possible allowance in bid documents for unsuitable insulation. 2. Make general note in bid documents <ol style="list-style-type: none"> 1. Identifying what is defined as unusable insulation. 4. Add insulation to bring roofs to present energy code. 5. Verify curb heights of Roof Mounted Units and added insulation for energy code do not impact unit warranties or effective operations. 6. Prior to bid document completion identify present damages to roof, roof assemblies, gutters, etc. 7. All ladders and safety protections found to be not complying to present regulatory standards shall be <ol style="list-style-type: none"> 1. Identified 2. Facility will replace and recertify 3. Roof around safety protections that meet present regulatory standards (do not remove to perform roofing) 8. Are documents available to identify existing precast. <ol style="list-style-type: none"> 1. Brad T will download documents into Procore for awarded designer to reference. 2. Drawings of existing conditions to be downloaded to Procore. 9. Are there hazardous materials concerns? <ol style="list-style-type: none"> 1. Brad T noted from previous project reports no hazardous materials concerns with existing materials. 2. Brad H noted the age of the existing roofs poses no hazardous materials concerns. 10. What is the proposed project construction budget 						

1. Rob G - 1.4 million +/-

11. Re-certification of fall protection system will be addresses/handled by the Facility

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.