



Addendum #02 for RFB #939100-01

Project Name: DOC 1JD DPP Tuckpointing and Roof Replacement

DAS RFB #: 939100-01

DAS Project #: 9391.00

Date: December 17, 2024

Addendum #02:

This addendum is issued to modify, clarify, or amend the original Project Drawings and Specifications and is hereby made part of the Contract Documents. The Contractor shall be responsible for incorporating items in this Addendum to the Work. The following shall take precedence over anything to the contrary in the Drawings or Specifications. **This addendum shall also supersede any previous addenda.**

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:

1. Revised bid due date/time: **Tuesday January 14, 2025, by 2:00pm**
2. Revised bid opening date/time: Tuesday January 14, 2025, at 3:00pm
3. Meeting minutes from Prebid held on December 03, 2024 (8 pages)

RFB 939100-01 Pre-Bid Minutes: Meeting #1

Meeting Date	Dec 3, 2024	Meeting Time	1:00 PM - 2:00 PM Central Time (US & Canada)
Meeting Location	745 Main St Dubuque, Iowa 52001	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmVmYjVhMGQ0OGQ0Ny00NmE0LTgyY2ltZjZhODUyZWYzZTg1%40thread.v2/0?context=%7b%22Tid%22%3a%2253f2f9ee-ba23-4c21-ac85-5776fb004a49%22%2c%22Oid%22%3a%2225d7c00d-f30a-4397-acfe-752a9c17700b%22%7d

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

Notes

Attachments [9391.00 Sign In Sheet 12-3.pdf](#), [9390.00-9391.00 Schedule 11.18.24.pdf](#), [Addendum #01 for RFB 939100-01.pdf](#), [Project Manual 9391.00 - DOC 1JD DPP Tuckpointing and Roof Replacement.pdf](#), [9391.00 Drawings.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	Present
Johnny Hill	DOC CBC #1	P: (319) 291-2087	johnny.hill@iowa.gov	Present
Christopher Matlock	DOC CBC #1	P: (563) 585-5274	christopher.matlock@iowa.gov	Present
Edward Matt	Genesis Architectural Design	P: (515) 440-1681	ematt@gendsn.com	Present
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 Representative - Jennifer Kleene DCI Group - Construction Manager - Jarrad Boever - Project Manager Design Team - Edward Matt - GENESIS Architectural Design DOC 1JD DPP - Johnny Hill - Facilities Manager - Christopher Matlock - Maintenance				

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Jim Giese Commercial Roofing - Logan Flanagan
 Giese Roofing Co. - Danny Sparks
 R&W Restorations - Randy Williams
 Renaissance Restoration Inc. - Jerry Cole
 Fred Jackson Tuckpointing - Kelly Jackson
 E&H Restoration - Mark Emde

See attached Prebid sign in sheet.

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
Description Bid Package #01 – Roof Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:						
1. Include Specifications: 1. Division 00 – Procurement and Contracting Requirements 2. Division 01 – General Requirements 3. Division 02 – Existing Conditions ▪ 02 4119 – Selective Structure Demolition 4. Division 06 – Wood, Plastics, and Composites ▪ 06 1600 – Sheathing 5. Division 07 – Thermal and Moisture Protection ▪ 07 0150 – Preparation for Re-Roofing ▪ 07 5323 – Ethylene-Propylene-Diene-Monomer (EPDM) Roofing ▪ 07 6200 – Sheet Metal Flashing and Trim ▪ 07 7100 – Roof Specialties ▪ 07 7200 – Roof Accessories ▪ 07 9200 – Joint Sealants 6. Include Drawings: A0.0, A0.1, A2.0, A2.1. 7. General 1. The contractor must be lead-certified to work in any areas with lead containing or lead based paints. It is the contractor's responsibility to review the hazardous materials report along with any notations in the drawings regarding these areas. 2. Contractor is responsible for the complete roof replacement scope including but not limited to, demo and haul away of old roof, installation of new EPDM roof, gutter & downspouts, roof curbs, flashing/caps, boots, crickets, and heat trace installation. 3. The contractor will be responsible for verifying roof slopes, dimensions, measurements and quantities. Report any discrepancies to DCI Group. 4. This Contractor shall, in cooperation with the Construction Manager, fully inspect and record existing conditions of existing construction to remain BEFORE demolition or removal begins. Documentation of existing conditions shall be submitted to the construction manager prior to the						

start of work. Any damage not previously identified and recorded will be replaced and/or repaired by this contractor at this contractor's expense.

5. The contractor will be responsible for any permitting and fees associated with the temporary closures of any sidewalks / drives pertaining to this bid package.

8. Demolition

1. The contractor will be responsible for the removal and hauling away of debris associated with this bid package. Contractor is urged to use dump trailer / dump truck for debris over a dumpster due to limited space. A dumpster will still be accepted pending coordination of dumpster location with construction manager and city. The contractor will be responsible for any permitting and fees required.
2. The contractor will be responsible for the removal of an existing roof curb and infill the deck opening with $\frac{3}{4}$ " plywood on a 2x6 perimeter & 24" on center.
3. The contractor will be responsible for ensuring that the roof is dried in at the end of each day, and drainage systems are clear and functioning.
4. The contractor will be responsible for inspecting the roof deck condition after the existing roof has been removed. The contractor is to include in their estimate the tearing off and replacement of 4 sheets of plywood.

9. Temporary Construction

1. This contractor shall install, maintain, and remove any temporary partition separating the construction area from the general public. Temporary partitions shall include means for egress.
2. Contractor is responsible for signage as needed to maintain life safety while temporary partitions are in place.

10. Heat Tape System

1. The contractor will be responsible for the complete installation of the heat tape system including but not limited to, 120V controller unit, weatherproof J-box, and heat cable.
2. The contractor to connect to the exterior weatherproof power supply J-Box that was installed by others.

Deductive Alternate #01 – Roof Replacement Delayed Start Date: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Contractor to provide a deductive alternate cost to commence the roof replacement after September 01, 2025, and to be completed by September 30, 2025. All other specifications as noted above to remain the same.

Bid Package #02 – Tuckpointing and Masonry Repair: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Include Specifications:
 1. Division 00 – Procurement and Contracting Requirements
 2. Division 01 – General Requirements
 3. Division 02 – Existing Conditions

- 02 4119 – Selective Structure Demolition
- 4. Division 03 – Concrete
 - 03 0137 – Rehabilitation of Cast-In-Place Concrete
- 5. Division 04 – Masonry
 - 04 0322 – Historic Brick Unit Masonry Repair
 - 04 0323 – Historic Brick Unit Masonry Repointing
 - 04 0326 – Terra Cotta Unit Masonry Repair
- 6. Division 07 – Thermal and Moisture Protection
 - 07 1900 – Water Repellents
- 7. Division 09 – Finishes
 - 09 9113 – Exterior Painting
- 8. Include Drawings: A0.0, A0.1, A1.0, A1.1, A1.2.
- 9. General
 - 1. The contractor must be lead-certified to work in any areas with lead containing or lead based paints. It is the contractor's responsibility to review the hazardous materials report along with any notations in the drawings regarding these areas.
 - 2. This Contractor shall, in cooperation with the Construction Manager, fully inspect and record existing conditions of existing construction to remain BEFORE demolition or removal begins. Documentation of existing conditions shall be submitted to the construction manager prior to the start of work. Any damage not previously identified and recorded will be replaced and/or repaired by this contractor at this contractor's expense.
 - 3. The contractor will be responsible for any permitting and fees associated with the temporary closures of any sidewalks / drives pertaining to this bid package.
 - 4. The contractor will be responsible for the removal and hauling away of debris associated with this bid package. Coordinate the location of dumpster with construction manager and city. The contractor will be responsible for any permitting and fees required.
 - 5. The Contractor is responsible for the complete tuckpointing and masonry scope including but not limited to, concrete repairs, steel reinforcement bar repairs, brick pointing, structural concrete, clay tile, terracotta and concrete parge. The contractor is to review, understand and follow all tuckpointing notes as stated in the drawings.
- 10. Temporary Needs
 - 1. This contractor shall install, maintain, and remove any temporary partition separating the construction area from the general public. Temporary partitions shall include means for egress.
 - 2. Contractor is responsible for signage as needed to maintain life safety while temporary partitions are in place.
 - 3. This contractor will be responsible for supplying, installing, inspecting, maintaining and removal of any scaffolding required for the completion of this bid package.
 - 4. The contractor will be responsible for the removal & reinstallation of all lights, cameras and equipment for new cementitious waterproofing wall coating. Coordinate with owner & CM to limit down time.

Unit Price #01 – Additional Tuckpointing: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Provide a Unit Cost for additional repointing of mortar joints in existing
Price the Unit Cost for cutting out existing mortar 3/4" deep at head and bed joints around existing face brick and repointing with new lime mortar according to Division 04, Section 04 0120 Maintenance of Unit Masonry.
2. Unit of Measurement: Four (4) Square Feet.

Unit Price #02 – Additional Tuck Pointing - Deep Joint Repairs: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Provide a Unit Cost for additional repointing of deep head and bed joints that are deeper than 3/4 inch deep in existing brick. Repoint with new lime mortar according to Division 04, Section 04 0120 Maintenance of Unit Masonry. Fully cure bed joints before performing final joint pointing.
2. Unit of Measurement: Two (2) Square Feet.

Unit Price #03 – Additional Brick Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Provide a Unit Cost to replace additional damaged brick units. Price the Unit Cost to cut out existing damaged face brick as identified in the Drawings and lay matching replacement brick into wall with new lime mortar according to Division 04, Section 04 0120 Maintenance of Unit Masonry
2. Unit of Measurement: One (1) Each.

Unit Price #04 – Additional Parge Coat Crack Repair: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Provide a Unit Cost to rout out and apply crack repair compound in cracks in the existing concrete parge coat on the back wall. Prepare the area and install according to Division 03, Section 03 0137 - Rehabilitation of Cast-In-Place Concrete.
2. Unit of Measurement: One (1) Lineal Foot.

1. **Unit Price #05** – Additional Sheathing Repairs: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. Provide a Unit Cost to remove and replace existing water damaged roof deck sheathing beyond that indicated in the Drawings. Provide 5/8" thick exterior grade sheathing nailed to the existing wood roof framing. Verify and match thickness of existing sheathing. Cut out damaged sections of sheathing from center to center of framing members.
2. Unit of Measurement: 4 Square Feet. (half sheet)

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description - Anticipated Notice of Intent to Award – 12/20/2024 - Anticipated Date of Commencement – 03/17/2025 - Substantial Completion by – 09/25/2025 A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule. 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 Official Documented Meeting Minutes Please note the schedule includes coordination with a separate basement waterproofing project.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description Site Rules - 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. Contractor Use of Site and Premises - Construction Operations: Limited to areas noted on Drawings. - Provide access to and from site as required by law and Owner: - Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered. - Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required. - Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site. Rules for Construction Workers - The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times. - All construction workers must have a background check completed prior to entering the campus to perform work. - Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project. - All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas. - You are permitted access only to the work site and no other area of the institution. - No drugs, alcohol, or firearms are allowed on the work site. - Do not leave money, drugs, alcohol, or firearms in your personal vehicle. - Company and personal vehicles are to be parked and locked in designated or authorized area of the work. - Secure all tools at the end of the day. - Maintain control of all tools, supplies, and debris at all times during the work.						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description - Bids are due Wednesday, December 18, 2024 by 2:00pm - The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. - 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, December 18, 2024, at 3:00pm - 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 - Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: December 10, 2024 by 2:00pm - Addendum Issued: Addendum #01 - December 02, 2024 - Bids Due: December 18, 2024, by 2:00pm. - Tentative NOI Issued: December 20, 2024						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description - 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.						

- 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.
 - 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.

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- Move Unit Cost #5 to Bid Package #1.
- Ed to provide clarifications to project scope for addendum.
 - Remove / loosen hangers on back wall for coating.
 - Sprinkler drainpipe to remain where it comes through the chute.
 - Add note to addendum to only demo what is needed for chute infill.
 - Check on code for blocking access to the back door. (ED)

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description Reach out to construction.procurement@iowa.gov						

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 Q1. What is the projects budget? A1. Team will provide project budget in a future addendum.						

END OF ADDENDUM #02

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.