

ADDENDUM NO. 2

Date: 12/16/24

Project Name: 9404.00 DOC NCF CRC Boiler Replacement

DAS RFB #: 940400-02

DAS Project #: 9404.00

BIDS DUE: 01/07/2025

The original Project Manual and Drawings for the project noted above are amended as noted in this Addendum. Included in this Addendum are Specification, Architectural, & Engineering items.

Please review all sheets and incorporate them into your set of Contract Documents.

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. Bid Date: Change the bid date to Tuesday January 07, 2025 at 2:00 PM
2. Pre-Bid Meeting Minutes: See attached
3. Below are contacts for qualified vendors for supply and installation of the propane tank for prime contractors to utilize to get bids from.
 - A. Alternate vendors must be qualified and experienced in the design, installation, and supply of complete liquid propane utility systems.
 - I. Heartland Co-op
Adam Gardiner
Cell: 515-371-9032
E-mail: agardiner@heartlandcoop.com
13733 University Ave, Clive, IA 50325
 - II. New Century FS Inc.
Jay Christie
Cell: 641-990-0249
E-mail: jchristie@newcenturyfs.com
253 Hwy S-52, Newton, IA 50208
 - III. Dibble Enterprises
Ph: 815-237-2247

- S. 113 IL-53, Gardner, IL 60424
- IV. Rocket Supply
Ph: 800-252-6871
E-mail: rocketinfo@rocketsupply.com
404 N. Rte 115, Roberts, IL 60962
- V. B&B Gas Piping
Ph: 507-235-2608
E-mail: info@bandbpiping.com
1210 E. 12th St., Fairmont, MN 56031
- VI. Gas Equipment Co.
Ph: 816-746-9555
224 NW Plaza Dr, Kansas City, MO 64150
4. Propane Tank to be a 12,000 gallon that is re-furbished including sandblasting, priming, and painting. Contractors are OK to utilize a new tank in lieu of re-furbished if that provides a more favorable schedule/cost for the owner.
5. Prime Contractor to include filling the propane tank with 2,000 gallons of liquid propane to be used for testing as part of the bid.
6. DOC NCF will self-perform scope of work for landscaping after Contractor finish grades all disturbed areas from this contracted work. Finish grade equals matching existing grade.
7. Schedule:
- A. See updated preliminary project schedule
 - i. Schedule to be updated with awarded contractor
 - B. **The boiler replacement may take place during non-heating season so phasing of boiler replacements may not be required.** This directive supersedes any reference of 2 phase scope of work for boiler replacements, including attached RFB Re-Bid Meeting Minutes.
 - C. Boiler replacement work preliminary planned to start May 1, 2025 with Substantial Completion by June 30th, 2025.
 - D. Project Final Completion by September 1, 2025

Drawing Revisions:

1. Sheet G00: Remove "REMOVE AND INSTALL ONE BOILER AT THE TIME" from note.
2. Sheet M01:
 - A. General Mechanical Demolition Note #5:
 - I. Revise to read: WHEN BOILERS ARE NOT IN USE (WARMER MONTHS) BOTH BOILERS CAN BE DEMOLISHED AT THE SAME TIME. COORDINATE WITH FACILITY AND CM FOR SCHEDULING / PHASING PRIOR TO START OF WORK.
3. Sheet M02:
 - A. Mechanical Keyed Note #1:
 - I. Revise 3,500 PSI to 4,000 PSI COMPRESSIVE STRENGTH CONCRETE

4. Sheet M02:

A. General Mechanical Note #4:

- I. Revise to read as follows: OWNER TO REPLACE BUILDING MANAGEMENT SYSTEM IN THE FUTURE UNDER SEPARATE CONTRACT. LIMITS OF CURRENT CONTROLS WORK ON THIS CONTRACT IS TO PROVIDE STAND ALONE CONTROLLERS ON THE BOILERS. PROVIDE INTERFACE ON BOILER CONTROLLERS TO BE COMPATIBAL WITH BACNET, LONWORKS, N2, OR OTHER OPEN PROTOCOLS IN ORDER TO BE ABLE TO INTERGRATE WITH FUTURE BMS.

5. Sheet M03:

A. Detail D/M03:

- I. Replace detail with the attached drawing M03-ADD2

Specification Revisions:

1. Section 00 4116 – Bid Form, Bid Package #01

A. Underground Storage Tank (UST) Removal:

- I. #5 **ADD** the word “structural” between words “compacted” and “backfill”.

B. Propane Tank:

- I. #2 **Delete** “minimum 20 year” warranty.
- II. #2 **Add** “tank system and tank paint” warranty.
- III. #5 **Revise** “5,000” to “2,000” gallons.

C. Bid Alternate #01 – Removal of Control Systems from base bid:

- I. **Remove** this Bid Alternate from bid documents.

D. Bid Alternate #02 – Liquid Propane Tank Size:

- I. **Change** from Bid Alternate #02 to Bid Alternate #01

E. Unit Price #03 – Structural Backfill

- I. **Remove** Unit Price #03 from bid documents. Make Structural Backfill part of base bid.
- II. **Change** (re-number) Removal of Contaminated Excavated Material to Unit Price #03.

F. Unit Price #05 – Liquid Propane

- I. **Remove** Unit Price #05 from bid documents.

2. Section 01 1200 – CONTRACT SUMMARY

- A. 1.03.A.1 – **Revise** to “The boiler replacement may take place during non-heating season so Phasing of boiler replacements may not be required. Boiler replacement work preliminary planned to start May 1, 2025 with Substantial Completion by June 30th, 2025.”

- B. 1.03.A.4 – **Change** substantial completion date to “June 30th, 2025”.

- C. 1.03.A - **Add** #5: "Exclude Third Party Testing from base bid. Owner to provide Third Party Testing at Owners cost. Construction Manager to coordinate with the Contractor for necessary testing services (concrete strength, soil compaction, soil bearing, necessary observations, etc.)"
- D. 1.09.A.1.a – **Replace** entire statement with "Boiler replacement scope to commence when existing boiler system is not in use due to seasonal changes".
- E. 1.09.A.1.b – **Remove** this sub-section.
- F. 1.09.A.1.c – **Change** sub-section numbering from "c" to "b"
- G. 10 – Change title to "Equipment Testing General Inclusions".
- H. 12.n.7.a – **Remove** "See Unit Price #03"
- I. 13.b – **Change** "minimum 20-year warranty" to "tank system and tank paint warranty".
- J. 13.d – **Change** "5,000" to "2,000" gallons.
- K. 13.e. – Remove this sub section as Unit Price #05 is eliminated from bid documents.
- L. 13.f – **Change** to 13.e
- M. 13.e.6 – **Change** "Tank Warranty – Minimum 20 year" to "Tank System and Tank Paint Warranty".
- N. B. – **Remove** Alternate #01 – Removal of Control Systems from base bid.
- O. C. – **Change** "C. Alternate #02" to "B. Alternate #01"
- P. E. – **Remove** Structural Backfill from Unit Price and include in base bid.
- Q. F. – **Change** "F. Unit Price #04 - Removal of Contaminated Excavated Materials" to "E. Unit Price #03 - Removal of Contaminated Excavated Materials".
- R. G. – **Remove** Unit Price #05 – Liquid Propane
- 3. Section 01 3100 – Project Management and Coordination
 - A. Insert missing pages 1, 2, and 3.
- 4. Section 23 52 00 – CONDENSING HOT WATER BOILERS
 - A. Paragraph 2.2.B.7 – EMS Communication:
 - I. **DELETE** the last two sentences of the paragraph.

7. EMS Communication
Control and monitor the boiler via communication RS485 Modbus or direct wiring. The control shall allow for simultaneous communication for boiler peer-to-peer communication and EMS communication interfaces. Loss of EMS communication shall automatically transfer the boiler control to local operation. Boiler operation shall not be lost due to corrupt or loss of EMS communication. The boiler control system shall allow individual boiler limits, lockout, boiler and system temperatures and firing rate status to be readable and water setpoint, boiler firing rate, and start/stop command to be readable and writable. The control shall provide easy parameter selection and options for the following: Modulation Source 4-20ma or Modbus; Setpoint Source 4-20ma or Modbus; and Enable/Disable (contact wired or Modbus). The control shall allow a real time, live & convenient list of all interface signals to allow for quick interface verification. ~~OPTION: The boiler control system shall network with a communication gateway to connect with BACnet, LonWorks, or Johnson Controls Metasys N2 communication protocol. Contractor to coordinate with Owner to determine exact control protocol required to interface with BMS.~~

a.

II. **ADD** the following sentence

- a. "OPTION: The boiler control system shall have the capability to network in the future to a digital BMS via a communication gateway compatible with BACnet, Lonworks, Metasys, N2 or other open controls protocol."

Approved Alternate Manufacturers:

1. VFD's
 - A. Danfoss
 - B. Invertek
2. Expansion Tanks
 - A. Grundfoss
 - B. Armstrong
3. Air Eliminators
 - A. Grundfoss
4. Air Separators
 - A. Armstrong
6. Boiler and Burners
 - A. Veissman
7. Boiler Controls
 - A. Veissman
8. System Accessories
 - A. Veissman

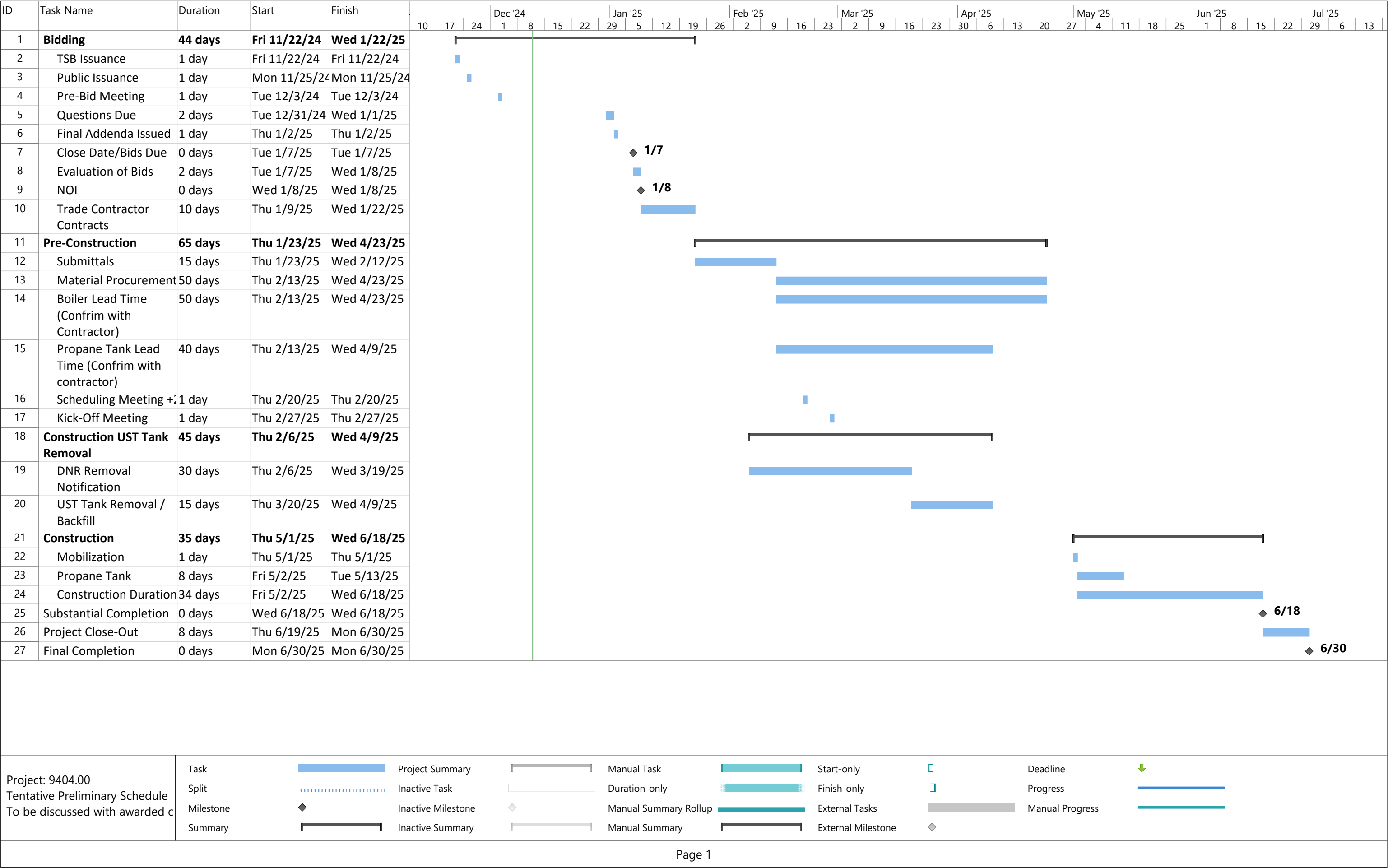


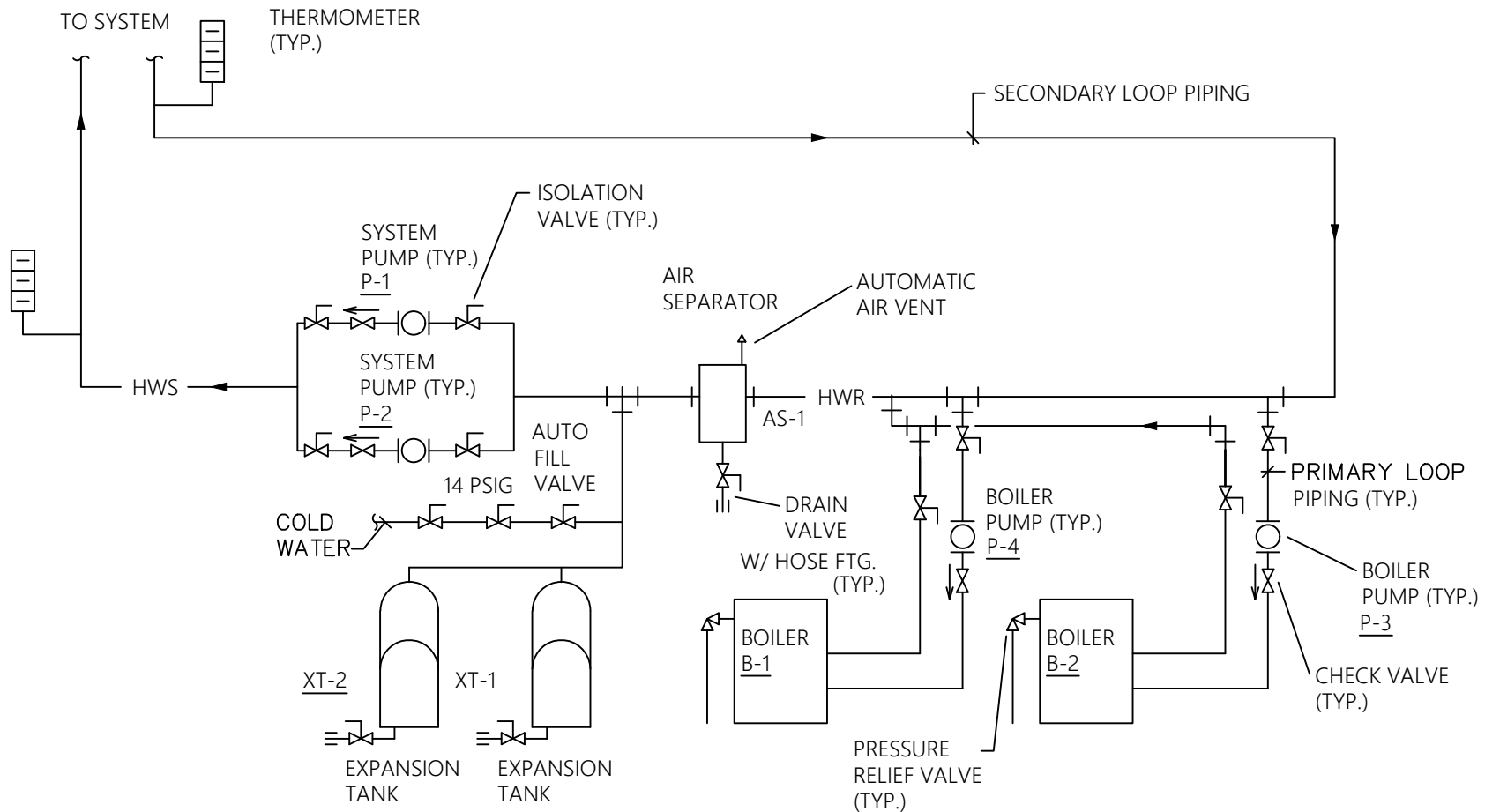
Attachments Within This Addendum 2:

1. Revised Preliminary Project Schedule
2. MO3-ADD2 A – Revised Detail
3. Re-Bid RFB Meeting Minutes

Separate Attachment as part of Addendum 2 and Distributed by Construction Procurement:

1. Revised Project Manual





HEATING HOT WATER SCHEMATIC

NOT TO SCALE

IEI INNOVATIVE ENGINEERS, INC.
 2871 Heinz Rd. Suite B, Iowa City, IA 52240
 T 319.855.4115 F 319.393.6858
www.innovativeengineersinc.com

DESIGNED BY: JJH
 DRAWN BY: JJH
 CHECKED BY: MAH
 DOCUMENT DATE: 12-11-24
 PROJECT NO.: 101323

NEWTON CORRECTIONAL
 FACILITY
 9404.00 DOC NCF CRC BOILER
 REPLACEMENT

307 S 60TH AVE W
 NEWTON, IA 50208

SHEET:
M03-ADD2

REV:
A



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
Description Attendees						
Attachments 9404.00 - Re-Bid Pre-Bid Sign-in Sheet.pdf						
Official Documented Meeting Minutes See attached sign-in sheet						

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 includes: <ul style="list-style-type: none"> ◦ One (1) Bid Package ◦ Replacement of two (2) boilers in two (2) phases. (See Project Phases in section 2.3 of this Agenda). <ul style="list-style-type: none"> ▪ Includes <ul style="list-style-type: none"> ▪ All plumbing, electrical, and mechanical scopes for complete systems ▪ All mechanical pads demolition, disposal, new reinforced concrete pads ◦ Removal of existing Underground Storage Tank per DNR requirements <ul style="list-style-type: none"> ▪ Includes <ul style="list-style-type: none"> ▪ Removal of approximately 8,600 gallons of existing diesel ▪ Removal of existing Underground Storage Tank per DNR requirement ▪ File all DNR required documentation, permits, and applications ▪ Compacted backfill of imported materials to match existing grade and contours ◦ Liquid Propane Tank <ul style="list-style-type: none"> ▪ Includes <ul style="list-style-type: none"> ▪ Propane tank - 12K gallon used (reconditioned and warrantied) tank ▪ Supports and all scopes included to install tank supports ▪ Fill station and all piping, fittings, safety devices, electrical, etc to provide a complete system connected to new boilers ▪ Follow/Meet all NFPA, NEC, or other regulatory requirements for a functional system. ▪ All ground / water testing • Alternates: <ul style="list-style-type: none"> ◦ Alternate 1 - Removal of Control Systems from base bid <ul style="list-style-type: none"> ▪ Clarification of scope of Controls will be issued via addenda ◦ Alternate 2 - Liquid Propane Tank size and new or used 						

- Clarification of Propoane Tank specs will be issued via addenda

- Unit Prices

- Unit Price #01 - Replacement Valves
- Unit Price #02 - Bollard
- Unit Price #03 - Structural Backfill of Underground Storage Tank Removal
- Unit Price #04 - Removal of Contaminated Excavated Materials - From Underground Storage Tank Removal
- Unit Price #05 - Liquid Propane - Start-Up and Testing Propane

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • NOI: Tentatively by 12-20-2024 • Submittals: Procore > Submittals • Schedule: Proposed preliminary schedule is included in bid documents. • Construction Work Hours: 7:00 am - 3:00 pm Monday - Friday (No Exceptions) Afterhours must be approved & Coordinated with DAS/NCF prior if adjusted. • Substantial Completion on or before: June 06, 2025 • Closeout: Within two (2) weeks after substantial completion. <p>A pull-plan (scheduling) 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> <p>A schedule update will be issued via addenda clarifying that the boiler replacements can be done sequentially during non-heating season (summer 2025).</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Project Phases				Open
Description PHASE 1: <ul style="list-style-type: none"> • Water Heater Boiler 1 - Removal • Disconnect Diesel Fuel connection(s) from Boiler 1 and Boiler 2 <ul style="list-style-type: none"> ◦ Underground Storage Tank removal ◦ Scope of work to be complete prior to liquid propane tank scope starting • Water Heater Boiler 1 - Mechanical Pad Removal • Water Heater Boiler 1 - Removal of associated not to be reused electrical, plumbing, and mechanical systems/components <ul style="list-style-type: none"> ◦ Keep Water Heater Boiler 2 in Operation until new Water Heater Boiler 1 is commissioned and operating. • New Water Heater Boiler 1 Mechanical Pad - Prep/Pour • Patching unused penetrations <ul style="list-style-type: none"> ◦ Weather protect penetrations to be used with new water heater boilers. • Prep new systems/components in preparation for new water heater boilers (electrical, plumbing, mechanical) • Propane Storage Tank 						

- Including associated concrete saddles (tank supports), concrete pad, protection bollards (concrete filled) and associated piping
- Including exterior mounted LP Vaporizers (and associated mounting devices/components)
- Liquid Propane System to be complete and functional for start-up and testing of Water Heater Boiler 1.

PHASE 2:

- Water Heater Boiler 2 - Removal
 - **Only after water heater boiler 1 is commissioned and operating**
- Water Heater Boiler 2 - Mechanical Pad Removal
- Water Heater Boiler 2 - Removal of associated not to be reused electrical, plumbing, and mechanical systems/components
 - Including removal of existing expansion tanks, circulator pumps, air separator
 - Including removal of pump/expansion tank mechanical pad
 - **Keep Water Heater Boiler 1 in Operation during new Water Heater Boiler 2 installation.**
- New Water Heater Boiler 2 and Pump Mechanical Pad - Prep/Pour
- Prep new systems/components in preparation for new water heater boilers (electrical, plumbing, mechanical)
- Reuse existing flue for new system components
- Repair Louver and connect new system components

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.4	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 provided by Contractor • Demolished equipment - Owner has first rights • Tool control - Mandatory tools list and tool inspections in/out will be daily or each shift. <ul style="list-style-type: none"> ◦ Plan accordingly ahead of time to expedite this process. • Cell phones <ul style="list-style-type: none"> ◦ Only supervisors can carry cell phone when inside secured area ◦ No photos of residents or faculty • Background checks - Required prior to entering property; by all (No Exceptions) <ul style="list-style-type: none"> ◦ Allow two (2) weeks to have background checks reviewed. <ul style="list-style-type: none"> ▪ Schedule accordingly • PREA Training - Required prior to entering property; by all (No Exceptions) <ul style="list-style-type: none"> ◦ Schedule accordingly • Work hours - 7:00 am - 3:00 pm Monday - Friday • View Specification 01 1200 - Contract Summary for more information. 						

- While working on-site there will be 100% escort oversight provided by the facility.
- Best practice is for contractors to have job box and list of tools readily available to expedite check-in/out process.

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 December 12, 2024 at 2:00 pm • 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 December 12, 2024 at 3:00 pm <ul style="list-style-type: none"> ◦ Join by phone (US) +1 216-839-9536 PIN: 940 332 208# <ul style="list-style-type: none"> ▪ Bid Documents has incorrect number • 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 within 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: <ul style="list-style-type: none"> ◦ Thursday, December 05, 2024 at 2:00 pm • Addendum Issued: by December 10, 2024 • Bids Due: Thursday, December 12, 2024 • Tentative NOI Issued: by December 20, 2024 						

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.
 - 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.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description After pre-bid meeting the group will move to the boiler building location on the North side of the CRC Release Center Building.						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description <ul style="list-style-type: none"> • Questions/Substitutions Due in Writing ONLY to Construction.Procurement@iowa.gov: <ul style="list-style-type: none"> ◦ Questions Due - Thursday, December 05, 2024 at 2:00 pm • Addendum will be distributed from construction procurement on or before December 10, 2024 (depending on questions submitted) 						
Official Documented Meeting Minutes Contractors requested further clarification regarding the propane tank scope and an Addendum will be issued with additional information. Contractors suggested a clarification of the extent of the controls package and Addendum will be issued clarifying. There is a discrepancy in the strength of concrete required and will be clarified via addendum. Contractors requested who will pay for testing services for soil compaction and will be clarified 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.