

Addendum 1 for RFB928300-01

Project Name: CHMHI Voldeng Building Remodel
DAS RFB #: 928300-01
DAS Project #: 9283.00
Date: 11/13/2023

CONTRACTOR QUESTIONS

Q1. Can you please tell me the budget so I can give that to our bonding company?

A1.

- Bid Package 01 -\$ 80,000.00
- Bid Package 02 -\$ 2,876,974.00
- Bid Package 03 -\$ 682,880.00
- Bid Package 04 -\$ 1,023,146.00

Q2. Per the contract, the owner is carrying the Builder's Risk insurance. If there should be a claim, what is the deductible amount that the contractor would be responsible for?

A2. As the owner holds the builders risk insurance. The owner would pay any deductible should an incident arise under the scope of that policy.

Q3. Who is removing the trees?

A3. The facility will remove the trees and Bid Package #01 General Contractor will remove stumps.

Q4. When will the Bid package for abatement be able to start?

A4. Abatement package will be able to start as soon as their contract has been executed and their work has been planned with the construction manager.

ATTACHMENTS

1. Pre-bid meeting minutes.
2. Sign-In sheet for pre-bid meeting on 11/8/2023 at the Voldeng Building.

END OF ADDENDUM



AGENDA PRE-BID MEETING

CHMHI Voldeng Building Remodel

DAS Project No. 9283.00

Cherokee, Iowa

10:00 am on November 8, 2023

I. Introductions

- a. Please register your attendance on the sign-in sheet.

II. Project Overview

- a. Project Description: Renovate an existing unoccupied building including an elevator addition, exterior security fencing, and parking lot at the Cherokee Mental Health Institute.
- b. Bid Packages
 - i. Bid Package #01 – Abatement
 1. Includes all drawings titled “DHS CHMHI VOLDENG BUILDING REMODEL (das #9283.00)” and dated 09/01/2023.
 - a. Drawing Sheets Labeled: AB110, AB111, AB112.
 2. Specifications:
 - a. Division 00 – Procurement and Contracting Requirements
 - b. Division 01 – General Requirements
 - c. Division 02 – Existing Conditions
 - i. Asbestos Abatement Specification (Prepared by Atlas)
 3. Scope of work includes abatement of hazardous materials. Lead paint will have loose paint chips removed and BP #01 will apply primer to encapsulate.
 - ii. Bid Package #02 – General Construction
 1. Includes all drawings titled “DHS CHMHI VOLDENG BUILDING REMODEL (das #9283.00)” and dated 09/01/2023.
 - a. Drawing sheet include the following: General, Civil, Architectural, and Structural.
 2. Specifications:
 - a. Division 00 – Procurement and Contracting Requirements
 - b. Division 01 – General Requirements
 - c. Division 02 – Existing Conditions
 - i. Specification 02 41 19 Selective Demolition, Complete all demo work associated with work corresponding with BP #02
 - d. Division 03 – Concrete
 - i. Complete
 - e. Division 04 – Masonry
 - i. Complete.
 - f. Division 05 – Metals
 - i. Complete

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- g. Division 06 – Woods, Plastics, and Composites
 - i. Complete
 - h. Division 07 – Thermal and Moisture Protection
 - i. Specifications 07 1326 Self-Adhering Sheet Waterproofing
 - 1. Complete
 - ii. Specification 07 2100 Thermal Insulation
 - 1. Complete
 - iii. Specification 07 2726 Fluid-Applied Membrane Air Barriers
 - 1. Complete
 - iv. Specification 07 3113 Asphalt Shingles
 - 1. Complete
 - v. Specification 07 6200 Sheet Metal Flashing and Trim
 - 1. Complete
 - vi. Specification 07 8413 Penetration Firestopping
 - 1. For Adjacent work completed by BP#02
 - vii. Specification 07 8843 Joint Firestopping
 - 1. Complete
 - viii. Specification 07 9200 Joint Sealants
 - 1. For Adjacent work completed by BP#02
 - i. Division 08 – Openings
 - i. Complete.
 - j. Division 09 – Finishes
 - i. Complete.
 - k. Division 10 – Specialties
 - i. Complete
 - l. Division 11 – Equipment
 - i. Complete
 - m. Division 12 – Furnishing
 - i. Complete
 - n. Division 14 – Conveying Equipment
 - i. Complete
- iii. Bid Package #03 – Plumbing, Mechanical, and Fire Sprinkler
 - 1. Includes all drawings titled “DHS CHMHI VOLDENG BUILDING REMODEL (das #9283.00)” and dated 09/01/2023.
 - a. Drawing sheet include the following: General, Mechanical, Plumbing and Fire Protection.
 - 2. Specifications:
 - a. Division 00 – Procurement and Contracting Requirements
 - b. Division 01 – General Requirements
 - c. Division 02 – Existing Conditions
 - ii. Specification 02 41 19 Selective Demolition, Complete all demo work associated with work corresponding with BP #03
 - d. Division 07 – Thermal and Moisture Protection

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- i. Specifications 07 8413 Penetration Firestopping – for adjacent work completed by BP#03
 - ii. Specifications 07 9200 Joint Sealants – for adjacent work completed by BP#03
 - e. Division 21 – Fire Suppression
 - i. Complete
 - f. Division 22 – Plumbing
 - i. Complete
 - g. Division 23 – Heating, Ventilating, and Air Conditioning (HVAC)
 - i. Complete
 - iv. Bid Package #04 – Electrical
 - 1. Includes all drawings titled “DHS CHMHI VOLDENG BUILDING REMODEL (das #9283.00)” and dated 09/01/2023.
 - a. Drawing sheet include the following: General and Electrical
 - 2. Specifications
 - a. Division 00 – Procurement and Contracting Requirements
 - b. Division 01 – General Requirements
 - c. Division 02 – Existing Conditions
 - i. Specification 02 41 19 Selective Demolition, Complete all demo work associated with work corresponding with BP #04
 - d. Division 07 – Thermal and Moisture Protection
 - i. Specification 07 8413 Penetration Firestopping – for adjacent work completed by BP#04
 - ii. Specification 07 9200 Joint Sealants – for adjacent work completed by BP#04
 - e. Division 26 – Electrical
 - i. Complete
 - f. Division 27 – Communication
 - i. Complete
 - g. Division 28 – Electronic Safety and Security
 - i. Complete
 - 3. Clarifications:
 - a. Route conduit and cabling for data racks
 - b. Supply and install empty data racks
 - c. Supply and install patch panel and terminates, label and test wire at patch panel
- c. Alternates
 - i. Bid Package #04 Alternate #01 – DEDUCT for Snow Melt System
 - 1. Price reduction to remove snow melt system for exterior ramps and stairs.
 - 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project

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3. Included as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 4. Execute accepted alternates under the same conditions as other work of the Contract
- d. Unit Prices - Not used
- e. Schedule
 - i. Anticipated Notice of Intent to Award – 12/06/2023
 - ii. Submittals/Procurement – December 2023 to April 2024
 - iii. Construction – January 2024 to January 2025
 - iv. Substantial completion date of - 01/31/2025
- f. Site Rules
 - i. Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractor/suppliers is taking place.
 - ii. Contractor shall provide daily logs for each day they are on site.
 - iii. Construction progress meeting will be established once construction starts.
 - iv. Clean debris, materials, and bring all finishes back to existing conditions in the area they were working prior to moving to the next area.
 - v. Each person must pass a State of Iowa background check prior to working at this campus. There is no cost to the Contractors. We recommend that two weeks be allowed for this process.
 - vi. Each person must attend a 15-minute CHMHI/Story Construction orientation prior to working at this campus.
 - vii. During an emergency, follow the instructions of the security staff.
 - viii. Secure all tools at the end of each day. Never leave tools unattended.
 - ix. Company and personal vehicles are to be parked, windows up, and locked in designated or authorized area of the work and never leave keys in the vehicle.
 - x. All state properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
 - xi. Wearing hardhats, safety glasses, work boots, long pants, and shirts with sleeves are a requirement of this project.
 - xii. Work Hours
 1. Work hours are from 07:00AM to 04:30PM, Monday through Friday unless arrangements are made in advance.
 - xiii. Temporary Facilities and Controls
 1. The Contractor will be allowed to utilize existing utilities. However, the Contractor shall install, maintain, and remove temporary utilities as necessary to suit their needs. Temporary utilities shall not disrupt the Facility's need for continuous service. If using the permanent electrical and water utilities, the Owner will pay for the cost of consumption. (Section 01 5000-1.02)
 2. The Construction Manager/Owner will provide the following:

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- a. Relocate selected moveable furniture, fixtures and equipment (FF&E): and personal materials from each sequenced work are prior to demolition and construction activities and after new construction is completed.
 - b. IT Work: CHMHI will purchase all equipment needed in the data rack and make the terminations between patch panel and data rack. BP#04 will route conduit and cabling to the patch panel.
 - c. Tree Removal
 - d. Temporary fence and lay down area.
 - e. Gravel at lay down area.
 - f. Snow removal
 - g. Sanitary facilities.
 - h. Dumpsters /waste haul-off
 - 3. Contractor to provide:
 - a. Plastic barriers for dust control.
- xiv. Safety
 - 1. Proper PPE (hard hat, safety glasses, long pants, shirts with sleeves)
 - 2. Fall protection
 - 3. Hazardous Materials
 - 4. Silica

III. RFB Overview

- a. Bid Submission
 - i. Bids are due at **2:00 pm on Tuesday December 5th, 2023.**
 - ii. Bids shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.
 - 1. Link and information is in the project manual.
 - 2. Contractors will need to register prior to bidding.
 - 3. Bidders will need to register regardless of whether it has already done business with the State of Iowa.
 - 4. 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.
 - 5. Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.
 - 6. Do not send a qualified bid. Bid the contract drawings and specifications as written.
 - iii. Bid Opening will be held via conference call on Tuesday, December 5th at 3:00 pm.
 - 1. Teleconference number +1 219-767-0127 Pin: 608 763 717#
 - iv. Contractor shall reference section 00 0116 for the bid submittal checklist.
 - 1. Bid Proposal Information
 - 2. Non Discrimination Clause Information
 - 3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information

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- 4. Bid Security – 5% of total Bid amount
- v. Apparent low bidder will be required to submit subcontractor/supplier list 48 hours after bid opening.
- b. Bid Schedule
 - i. Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: 11/28/2023 at 10:00 am
 - ii. **Bids Due: Tuesday December 5th, 2023 at 2:00 pm**
 - iii. Tentative NOI Issued: 12/7/2023
- c. Administrative Details
 - i. The contract between the State of Iowa and the Contractor will be for a lump sum amount, utilizing a modified ConsensusDOCS 802 Standard Form of Agreement. An example of the contract is included in Division 00 of the specifications.
 - ii. The project is exempt from Sales Tax. See Section 00 2113-3.02.
 - iii. Davis-Bacon rules do not apply to this project.
 - iv. Project-specific P&P bonds must be provided prior to contract execution.
 - v. Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.
 - vi. The successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.
 - vii. DAS will provide tax exempt certificates upon request.
 - viii. Procore will be used for all project management, at no cost to the trade contractor.
 - 1. Submittals, Invoicing, RFIs, ASIs, PRs, RFQs
 - 2. Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign.
 - ix. Contractor Schedule of Values shall be broken out as specified in the project manual.
 - 1. SOV must contain a closeout line item for the greater value of 1% of the total contract value or \$1,000.
 - 2. The line item can only be invoiced once the certificate of final completion has been signed by all parties.

IV. Questions

V. Walkthrough

Pre-bid Questions

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CONTRACTOR QUESTIONS

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- Q2. Per the contract, the owner is carrying the Builder's Risk insurance. If there should be a claim, what is the deductible amount that the contractor would be responsible for?
- Q3. Who is removing the trees?
- Q4. When will the Bid package for abatement be able to start?
- Q5. Are there any allowances?
- Q6. Are there any unit prices?
- Q7. Which bid package is to include the temporary air filters for the existing units?

END OF QUESTIONS

Sign-in Sheet

Name	Company	Email Address	Telephone
Sam Vorrie	Story Construction Co.	sam.vorrie@storycon.com	515-291-4483
Mike Chambers	Story Construction Co.	mike.chambers@storycon.com	515-817-2616
Jennie Elliott	DAS	jennie.elliott@iowa.gov	515-745-3244
Chad Evans	H.S.I.	chad@hsi123.com	515-728-7722
Bob Mahoney	Mahoney Fire Sprinkler	bob.mahoney@firesprinkler.com	402-553-1221
Chris Riley	ESA	chris.riley@esasite.com	512-204-0401
Gary McGill	McGill	gary.mcgill@mcgill-asbestos.com	402-670-7378
Lee Palmer	K+W Electric	lpalmer@k-welectric.com	712-832-9077
MIKE MCLENNAN	KPE	MMCLENNAN@KPE-INC.COM	402-291-1444
Evan Palsma	L+L Builders	bids@llbuilders.com	712-255-0657



Sign-in Sheet

Name	Company	Email Address	Telephone
Sam Vorrie	Story Construction Co.	sam.vorrie@storycon.com	515-291-4483
Mike Chambers	Story Construction Co.	mike.chambers@storycon.com	515-817-2616
Jennie Elliott	DAS	jennie.elliott@iowa.gov	515-745-3244
Jerry Bond	Pixler Electric	jbond@pixlerelectric.com	712-240-6551
Tyler Henson	Pixler Electric	thenson@pixlerelectric.com	712-298-0050
Pat Prince	Controlled Asbestos	pprince@insulation.com	515-318-9951