

Addendum 1 for RFP932500-01

Project Name: IPBS JOH 6450 Parking Lot Resurfacing

RFP #: 932500-01

DAS Project #: 9325.00

Date: 12/2/2022

This Addendum forms a part of the contract documents and modifies the original bidding documents as noted below. Acknowledge receipt of this Addendum in the RFP response. Failure to do so may subject the bidder to disqualification.

QUESTIONS, ANSWERS, & CLARIFICATIONS:

1. See attached Pre-Proposal Meeting Minutes.
2. See attached original drawings dated Sept. 4, 1985.
3. The following are clarifications to the RFP:
 - a. In section 1.3.7, change "buildings" to "parking lot"
 - b. Delete section 1.3.9
4. The following are questions received with corresponding responses.

Q1. What is the project budget?

A1. The construction budget is estimated at \$156,100.00 and the total project budget is \$260,000.

Q2. How will proposals be evaluated?

A2. Following is the evaluation matrix:

- Qualifications (experience and expertise of staff assigned for similar projects), firm's capabilities and financial stability. Maximum points possible is 40.
- Approach and Proposed Methods. Maximum points possible is 25.
- The Firm's proposed schedule with respect to the State's immediate needs. Maximum points possible is 20.
- The proposed hourly rates and estimated hours by position, reimbursables, and method used in developing a fee. Maximum points possible is 15.

Q3. What hazardous materials design will be needed?

A3. None. Hazardous materials survey firm determined there was no need to test for suspect materials.

Q4. Are there any tree islands remaining?

A4. No, they have been removed previously. All current islands are to remain.

Q5. Is any drainage improvement anticipated, or is the focus pavement improvement only?

A5. No draining improvement is anticipated unless it is code-required by the pavement improvement scope. The facility noted they do not have standing water issues.

Q6. Are there any changes anticipated to parking space or ADA layout?

A6. No.

Q7. Does the City of Johnson have jurisdiction?

A7. No, there are no local requirements, the project is only subject to the State Fire Marshal and the State Building Code.

Q8. Are any lighting improvements anticipated?

A8. No

Q9. Who will provide locates for the survey?

A9. The facility will provide locates.

Q10. How will this project be bid to contractors?

A10. As long as the estimated cost is below the bid threshold (\$196,000.00 at the anticipated time of bid), the documents can be sent to three or more contractors for quotes. In any event, the State and Construction Manager will coordinate the bidding or quoting process.

Q11. Who determines the "bad spots" in the parking lot for full thickness replacement?

A11. This will be determined by the successful design professional.

Q12. Are borings/corings necessary?

A12. This is to be determined by the successful design professional. If borings/corings will be needed, please specify if they are included in the design fee or if they will be an additional charge.

Q13. Are there any existing as-builts?

A13. No.

Q14. Has the parking lot been replaced?

A14. Unknown. The original drawings are attached. A 2004 sidewalk replacement project referenced existing asphalt pavement.

END OF ADDENDUM #1



State of Iowa - Department of Administrative Services
 109 SE 13th St.
 Des Moines, Iowa 50319
 P: (515) 281-7260

Project: 9325.00 IPBS JOH 6450 Parking Lot Resurfacing
 6450 Corporate Drive
 Johnston, Iowa 50131

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date Dec 1, 2022 **Meeting Time** 10:00 AM - 11:00 AM Central Time (US & Canada)

Meeting Location Boardroom @ IPBS 6450 Corporate Drive, Johnston IA

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

Notes

Attachments [RFP932500-01 - Iowa PBS Parking Lot Resurfacing.pdf](#), [RFP932500-01 - Iowa PBS Parking Lot Resurfacing - Aerial View.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Mike Downey	Iowa PBS		michael.downey@iowapbs.org	Present
Jamie Dye	Iowa PBS	P: (515) 725-9829	james.dye@iowapbs.org	Present
Michelle Wendel	Iowa PBS	P: (515) 725-9828	michelle.wendel@iowapbs.org	Present
Amy Fetters	McGough Construction	P: (515) 639-3853	amy.fetters@mcgough.com	For Distribution Only
Leilani Hammel	McGough Construction		leilani.hammel@mcgough.com	Present
Jennifer Kleene	State of Iowa - Department of Administrative Services	P: 5157250454	jennifer.kleene@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
<p>Description</p> <p>DAS - Owner Representative</p> <ul style="list-style-type: none"> Jennifer Kleene <p>McGough Construction - Construction Manager</p> <ul style="list-style-type: none"> Amy Fetters Leilani Hammel <p>Iowa PBS</p> <ul style="list-style-type: none"> Michelle Wendel Jamie Dye Mike Downey 						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> Gary Reed - Civil Design Advantage Rick Baumhover - Bishop Engineering 						

	<ul style="list-style-type: none"> • Bob Ridgway - Farnsworth Group • Justin Ernst - Bolton & Menk
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Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
<p>Description</p> <p>The project consists of removing and replacing asphalt to full depth in bad spots throughout the parking lot, overlaying the entire parking lot with 2" hot mix asphalt, re-striping all parking spots and re-installing signs. The parking lot is approximately 65,000 SF.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
<p>Description</p> <ul style="list-style-type: none"> • Questions Due to construction.procurement@iowa.gov: December 6 @ 12 pm • Addendum Issued: If Needed • Proposals Due: December 14 @ 2 pm • Selection of Designer/Issue NOI: Week of December 19, 2022 • Execution of 803 Contract: Week of December 19, 2022 or December 26, 2022 • Tentative Design Kickoff Meeting: Week of January 2, 2023 • 100% DD and budget: To be negotiated • 95% CD: To be negotiated • 100% CD and budget: March 3, 2023 • Contractor Bidding: March 2023 to April 2023 • Execution of Contractor's Contract(s): April 2023 • Submittals, Procurement and Construction: May 2023 to November 2023 • Closeout: December 2023 to January 2024 						
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Jennifer noted that design professionals need to include a design schedule in their proposal, otherwise the designer cannot be selected. • If the schedule is too aggressive or there are concerns with the timelines, make sure to address concern/ask for schedule accommodation during the RFP stage. 						

RFP Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open
<p>Description</p> <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:
 - 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

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
Description						
Any questions?						
Official Documented Meeting Minutes						
Refer to Addendum 1.						

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.

CAST IRON WITHIN 5'
OF BLDG.

- KEY**
- LP LIGHT POLE
 - SAN SANITARY SEWER
 - ST STORM SEWER
 - W DOMESTIC WATER
 - G NATURAL GAS
 - NEW PIPING
 - EXISTING PIPING

GAS METER SERVICE BY M.L.
W/ 1 PSIG REGULATOR

FL = 813.02
TAKE EXTREME CARE
TO AVOID DISRUPTION
OF UNDERGROUND
ELECTRIC SERVICE
LINES.

DIESEL FUEL PIPING
SEE DETAIL (4)

WATER
METER IN
MECH ROOM
2" SIZE BY M.L.

CIRCUITS 4-19, 23, 27 IN 1" SCHEDULE
40' PVC WITH TRANSITION TO RIGID
P202 TO ENTERING BUILDING. WIRE
CIRCUITS TRU (1), SEE (5)

MAIN BUILDING TRANSFORMER
6" 8, 3" 12, 1" 8 GROUND - 1" CONDUIT.

FRONTAGE ROAD

FL = 818.91

FL = 824.28
FL = 824.52
FL = 824.61

SEE BASE DETAIL (1)
E-1

2-3/4" RIGID GALVANIZED CONDUITS
TO MAGEZ SOURCE FOR FUTURE
SECURITY CAMERA.

1" SCHEDULE 40 PVC CONDUIT
30" BELOW GRADE. (TYPICAL)

TREATMENT
UNIT

SITE PLAN
SCALE 1" = 30'-0"



I hereby certify that this plan, specification or report was
prepared by me or under my direct personal supervision
and that I am a duly registered Professional Engineer under
the laws of the State of Iowa.
Signed: *Samuel G. Moran, P.E.* Date: 9-5-1985
SAMUEL G. MORAN, P.E. Iowa Reg. No. 5100

ISSUE DATE:
SEPT. 4, 1985

SHEET NUMBER

ME-1

PROJ. NO. 82112.01



Iowa Public Television

ARCHITECT: BUSSARD/DIKS ASSOCIATES, LTD.
STRUCTURAL ENGINEER: TERRY A. SHUCK
MECH/ELEC. ENGINEER: KIMMEL, JENSEN, WEGENER, WRAY
ACoust. CONSULTANT: R. LAWRENCE KIRKGAARD & ASSOC.
BDA