

RFB944300-01 ADDENDUM #01

DATE: April 18, 2025

PROJECT: 9443.00 DOC MPCF Appliance Shop, Powerhouse, Carpentry, and Paint Shop Window Replacement

BID DUE DATE: May 1, 2025 @ 2:00 pm

TO: All Contract Document Holders of Record.

This Addendum forms a part of the bidding and construction documents. This Addendum supersedes and supplements all portions of the original bidding and construction documents dated January 17, 2025, with which it conflicts. Please attach this Addendum to the Project Manual(s) in your possession.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

1. QUESTIONS/CLARIFICATIONS

a. Clarifications

- i. Contractor to provide tempered glazing on lower sash of (2) windows in the Carpentry Shop stairwell. See the plan page below for reference.
- ii. Contractor to provide a SF unit cost for stucco repair/replacement and re-painting (incidental damage to façade during demolition).
- iii. Specification section 07 9200 – Joint Sealants, line item 2.5.B has been removed from the project. See specification section below for reference.
- iv. Per specification section 01 1200 – Contract Summary, line item 1.04.A.1 and 1.04.A.2, the Contractor shall be responsible for all abatement activities as required by the Contract Documents. Information regarding existing hazardous materials is provided in Section 00 3126 – Existing Hazardous Material Information. The Contractor shall retain a licensed abatement subcontractor to perform the required abatement work per Section 00 3126 – Existing Hazardous Material Information.
- v. See attached meeting minutes and sign-in sheet below from the pre-bid meeting held on April 17th, 2025.

Q1. Can you advise on which windows openings will require abatement? The survey provided appears to show hazardous materials in a few areas, but not all openings were sampled, so it is unclear which specific locations need to be addressed by a licensed abatement contractor.

A1. All the windows in Appliance Shop have asbestos containing window glazing and caulking, and the concrete surrounding the windows contains lead-based paint. All the windows in the Powerhouse have asbestos containing windows (other than the vinyl replacements) and the metal frames contain lead-based paint (this will be removed with the asbestos) and the concrete surrounding the windows contains lead-based paint. All the wood window trims associated with the windows in the Carpentry Shop contain lead-based paint, no asbestos. All the wood window trims in the Paint Shop, as well as the brick surrounding them, contain lead-based paint, no asbestos.

Q2. What are the parameters for patching, repairing, and painting the stucco finish at the door perimeter on plan page A-35 Elevation 1?

A2. The contractor shall patch, repair, and paint the stucco finish within a 12” diameter of the door frame.

Q3. Who do we contact if we would like to take an additional site visit?

A3. Contact Tony Kempker for any additional site visits. Tony can be reached at (319) 931-9460.

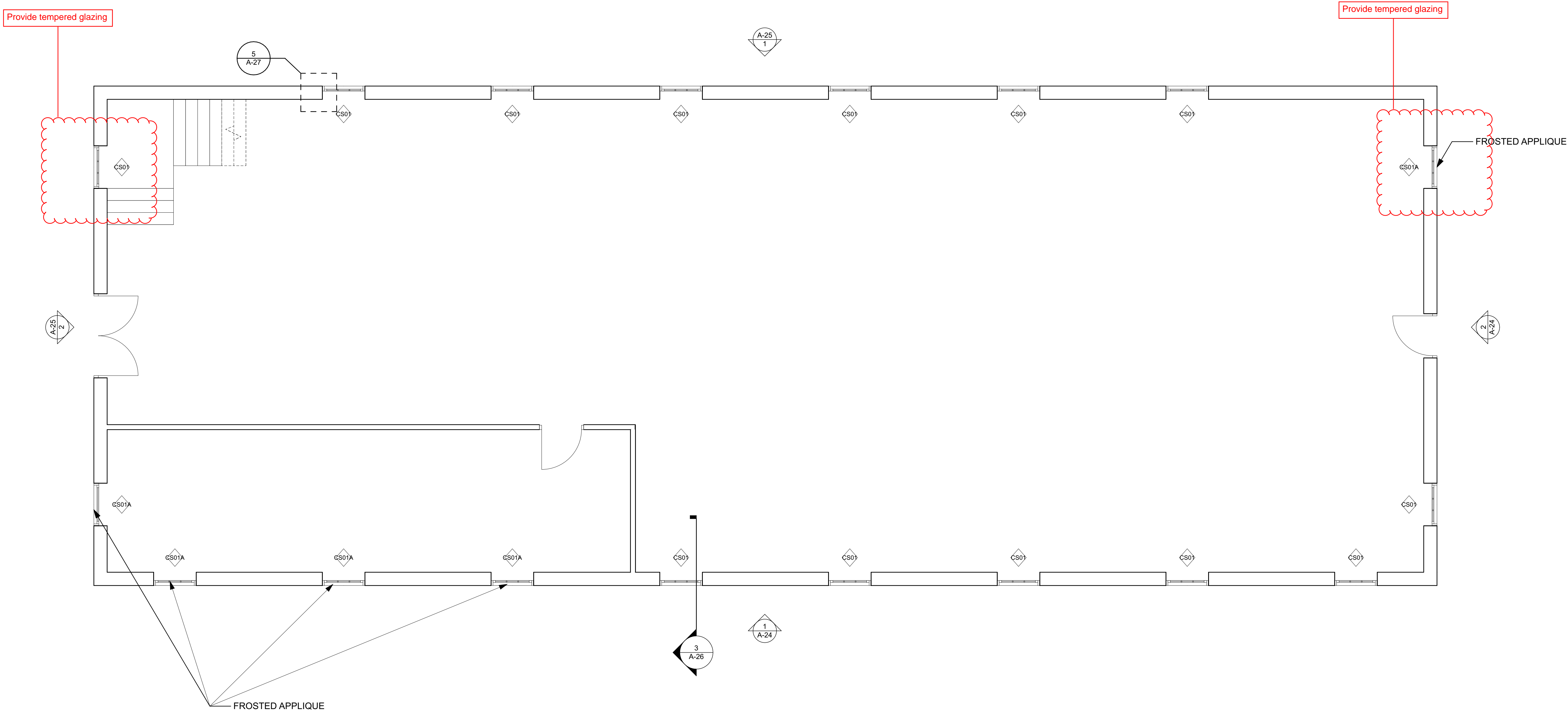
9443.00 DOC MPCF Appliance Shop, Powerhouse, Carpentry, and Paint Shop Window Replacement

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1

CARPENTRY SHOP MAIN PLAN

SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE						
ID	Quantity	Width (Nominal)	Height (Nominal)	Type	NOTES	3D Front View
CS01	13	3'-2"	9'	SINGLE HUNG	BRICK INTERIOR TO BRICK EXTERIOR FINISH	
CS01A	5	3'-2"	9'	SINGLE HUNG	BRICK INTERIOR TO BRICK EXTERIOR FINISH. PROVIDE MANUFACTURER INSTALLED FROSTED APPLIQUE.	
CS02	22	3'-2"	7'-6"	SINGLE HUNG	BRICK INTERIOR TO BRICK EXTERIOR FINISH	
CS03	2	2'-2"	3'-4"	SINGLE HUNG	BRICK INTERIOR TO BRICK EXTERIOR FINISH	

ISSUED FOR BIDDING AND CONSTRUCTION

9443.00 DOC MPCF Appliance
Shop, Powerhouse, Carpentry,
and Paint Shop Window
Replacement
1200 EAST WASHINGTON STREET
MOUNT PLEASANT, IA 52641

PROJECT NO: G25-001
DATE: 3/30/2025
DRAWN BY: MSN
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SHEET TITLE
CARPENTRY
SHOP MAIN
PLAN

A-22

horizon.
original.
architecture.
MICHAEL@HORIZON-ARCHITECTURE.COM
PH 1 (563) 506-4965
WWW.HORIZON-ARCHITECTURE.COM

1. Wall and Ceiling Joints in Non-Wet Areas: Acrylic emulsion latex sealant.

2.3 JOINT SEALANTS - GENERAL

- A. Sealants and Primers: Provide products with levels of volatile organic compound (VOC) content as indicated in Section 01 6000.
- B. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.
- C. Colors: As selected by Architect from manufacturer's standard colors.

2.4 NONSAG JOINT SEALANTS

- A. Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
 1. Movement Capability: Plus and minus 35 percent, minimum.
 2. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
 3. Color: Match adjacent finished surfaces.
- B. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use.

2.5 ACCESSORIES

- A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
- ~~B. Overlay Extrusion for Glazing System Joint Protection: Rubber profiled extrusions placed over joints in glazing system and provided with watertight seal.
 1. Profile: As required to match existing metal glazing cap requirements.
 2. Color: As required to match existing conditions.
 3. Durometer Hardness, Type A: 65, minimum, when tested in accordance with ASTM D2240.
 4. Tensile Strength: 1130 psi, in accordance with ASTM D412.
 5. Manufacturers:
 - a. Tremco Commercial Sealants & Waterproofing; Spectrom Restoration
Overlay: www.tremcosealants.com/#sle.
 - b. Architect pre-approved equivalent.~~
- C. Preformed Extruded Silicone Joint Seal: Pre-cured low-modulus silicone extrusion, in sizes to fit applications indicated on drawings, combined with a neutral-curing liquid silicone sealant for bonding joint seal to substrates.
 1. Size: 1 inch wide, in rolls 100 feet long.
 2. Thickness: 0.78 inch, with ridges along outside bottom edges for bonding area.
- D. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that joints are ready to receive work.
- B. Verify that backing materials are compatible with sealants.
- C. Verify that backer rods are of the correct size.

3.2 PREPARATION

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

PRE-PROPOSAL SIGN IN SHEET

DOC MPCF Appliance Shop, Powerhouse, Carpentry, and Paint Shop Window Replacement

Thursday, April 17, 2025

	Name	Company	Phone	Email Address
1	Joe Doss	The Wilson Group	816-434-3190	Craig@TheWilsonGroup.com
2	Will Sharp	Mid American Glazing	563-676-2032	Will@midamglazing.com
3	Lance Adresso	Bi-State Contracting	319 754-6630	ladkisson@bi-statecontracting.com
4	AJ Wenzel	Bi-State Contracting	319-572-0734	awenzel@bistatecontracting.com
5	Mike Nolan	Horizon Architecture	563 506-4965	MICHAEL.NOLAN-ARCHITECTURE.COM
6	Danny Brandt	Lite Window & Door	319-541-3833	danny@litewindows.com
7	Mark Luebberts	Bi-State Masonry	563-271-2459	MARK@BSM&C.COM
8	Brandon Adams	DAS	515-201-2197	brandon.adams@iowa.gov
9	Parker Badding	McGough	712-790-1370	parker.badding@mcgough.com
10	Greg Evans	McGough	515-344-1625	greg.evans@mcgough.com
11				
12				
13				
14				
15				

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	Apr 17, 2025	Meeting Time	11:00 am - 12:00 pm Central Time (US & Canada)
Meeting Location	1200 East Washington Street, Mount Pleasant, Iowa 52641	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yml1NTQxOTktMDIiOC00MDNjLTg3MTgtODUxN2E5MjjiNzUy%40thread.v2/0?context=%7b%22id%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22oid%22%3a%2203997c13-f223-4a6b-bb97-06276296bfeb%22%7d

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

Notes

Attachments [RFB944300-01_Bid Drawings_FINAL.pdf](#), [RFB944300-01_Project Manual_FINAL.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Michael Nolan	Horizon Architecture		michael@horizon-architecture.com	Present
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	Conference
Greg Evans	McGough Construction	P: (515) 344-1625	greg.evans@mcgough.com	Present
Jeremy Howk	Mount Pleasant Correctional Facility	P: (319) 385-9511	jeremy.howk@iowa.gov	Present
Tony Kempker	Mount Pleasant Correctional Facility	P: (319) 385-9511 ext. 2536	anthony.kempker@iowa.gov	Present
Brandon Adams	State of Iowa - Department of Administrative Services		brandon.adams@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description <ul style="list-style-type: none"> DAS - Owner's Rep <ul style="list-style-type: none"> Brandon Adams McGough - CM <ul style="list-style-type: none"> Parking Badding Adam Douglas Greg Evans Mt. Pleasant Correctional Facility 				

- Tony Kempker
- Jeremy Howk
- Horizon Architecture
 - Michael Nolan

Official Documented Meeting Minutes

- The Wilson Group
 - Joe Doss
- MidAmerican Glazing
 - Will Sharp
- Bi-State Contracting
 - Lance Adkisson
 - AJ Wenck
- Lite Window & Door
 - Danny Brandt
- Bi-State Masonry
 - Mark Luebbers

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: Removal and disposal of existing windows in Powerhouse, Appliance Shop, Carpentry Shop, and Paint Shop. Properly abate and dispose of hazardous materials where present. Install new window units as indicated and repair/replace interior and exterior jamb finishes as indicated. Protect existing interior and exterior finishes to remain. Infill select openings with CMU backup and exterior finish (brick or natural stone) where indicated. • Alternates: Repair existing stucco, install new stucco where not present and re-paint west façade of boiler building. • Unit Prices: N/A 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • McGough to address which windows will need to be abated in the Addendum. • McGough to clarify the alternate for repairing and installing the stucco on the west face of the Powerhouse. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • Contractor Bidding: 04/08 - 04/30 • Bids Due: 05/01 at 2:00 pm • Contractor NOI to Award: 05/05 • Prepare & Execute Contracts: 05/05 - 05/20 						

- Submittals: 05/21 - 06/13
- Mobilization: 09/11
- Construction: 09/11/25 - 02/09/26
- Substantial Completion - 02/17/26
- Closeout: 02/10/26 - 04/01/26

If needed, 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

- McGough has assumed 8-12 week lead time for aluminum windows in the project schedule.
- McGough has assumed a phased install and punch list for the windows. McGough to clarify what this entails for the warranty and request of retainage in the Addendum.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	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. Site Specific Rules <ul style="list-style-type: none"> • Temporary facilities - MPCF to advise • Tool control • Cell phones • Background Checks / PREA Training - Will be required for all contractors that come on site • Work hours - MPCF to advise • View Specification 01 1200 - Contract Summary for more information. 						
Official Documented Meeting Minutes <ul style="list-style-type: none"> • Project location is outside of the secure perimeter - this will allow for easier access for the contractor. • Contractor will have plenty of space near the project site for laydown of material and equipment. 						

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 2:00 pm, Thursday, May 1, 2025 • 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 **3:00 pm, Thursday, May 1, 2025**
- 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

Official Documented Meeting Minutes

- N/A

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: 3:00 pm, Tuesday, April 22, 2025 • Addendum Issued: On or before Tuesday, April 29 • Bids Due: 2:00 pm, Thursday, May 1, 2025 • Tentative NOI Issued: Monday, May 5, 2025 						
Official Documented Meeting Minutes						
<ul style="list-style-type: none"> • N/A 						

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 is provided 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. <ul style="list-style-type: none"> ◦ 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. <ul style="list-style-type: none"> ◦ 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. 						

Official Documented Meeting Minutes

- N/A

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description						
<ul style="list-style-type: none"> • Any? 						
Official Documented Meeting Minutes						
<ul style="list-style-type: none"> • Any additional site visits to be coordinated by calling Tony Kempker at (319) 931-9460. 						

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						
<ul style="list-style-type: none"> • All questions that were asked during the walkthrough will be answered 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.