

ADDENDUM NO. 1

Date: 7/27/26

Project Name: 9525.00 – IPBS Motivair Chiller Replacements

DAS RFB #: 952500-01

DAS Project #: 9525.00

PROPOSALS DUE: **8/11/26**

The receipt of this Addendum shall be acknowledged by the design firm in their submission.

This Addendum consists of:

- 1) Moving bid date/time to August 11, 2026 at 2:00 PM
 - a. Bid will be opened at 3:00 PM on August 11, 2026
- 2) Pre-Bid Meeting Minutes
 - a. See attached meeting minutes.

End of Addendum

RFB Pre-Bid Minutes: Meeting #1

Meeting Date Jul 21, 2026 **Meeting Time** 02:00 pm - 03:00 pm Central Time (US & Canada)

Meeting Location 6450 Corporate Drive, Johnston, Iowa 50131 **Video Conferencing** [Join Meeting Link](#)

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

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Lily Anderson	Boyd Jones Construction Company	P: (402) 553-1804	landerson@boydjones.biz	
Katie Bollenbaugh	Boyd Jones Construction Company	P: (515) 298-2474	kbollenbaugh@boydjones.biz	
Luke Danielson	Boyd Jones Construction Company	P: (402) 553-1804	ldanielson@boydjones.biz	
Rob Greiner	Boyd Jones Construction Company	P: (402) 553-1804	rgreiner@boydjones.biz	Present
Leah Malchow	Boyd Jones Construction Company	P: (402) 553-1804	lmalchow@boydjones.biz	
Adam Papesh	Boyd Jones Construction Company	P: (402) 553-1804	apapesh@boydjones.biz	
Mike Downey	Iowa PBS		michael.downey@iowapbs.org	Present
Jamie Dye	Iowa PBS	P: (515) 249-1923	james.dye@iowapbs.org	Present
Kris May	Iowa PBS	P: (515) 321-2791	kris.may@iowapbs.org	
Michelle Wendel	Iowa PBS		michelle.wendel@iowapbs.org	Present
Chad Bass	KCL Engineering	P: (515) 724-7938	cbass@kclengineering.com	Present
Eric Heynen	KCL Engineering	P: (515) 724-7938	eheyne@kclengineering.com	Present
Geoff Wheelock	State of Iowa - Department of Administrative Services	P: (515) 725-1213	geoff.wheelock@das.iowa.gov	Conference

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
Description Attendees						
Attachments 9525.00 - Pre-Bid Meeting - 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 The Iowa Department of Administrative Services will be receiving bids for replacement of two (2) Motivair Chiller Units at IPBS. Including associated piping/ancillary components (pumps, dry cooler, etc.) and re-insulating existing piping that is to remain. • Base bid - Complete Scope of Project • Alternates - NA • Unit prices - NA						
Official Documented Meeting Minutes Contractor asked if Roof repairs are to be included as part of their bid. Documents call for the BP #1 Complete Scope to provide any roof repair work. Any changes to scope will be issued in future addendum.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description • Contract(s) Issued: 8/6/26 • Submittals: 3 weeks after contract signed. Submittal process to be complete by 9/9/26 • Construction: 53 days. Start date based on delivery date of equipment. Work planned for 12/3/26 - 2/15/26 • Closeout: Substantial Completion by 2/15/27 and Final Completion by 3/29/27 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 The facility has live studio recordings (typically on Fridays) and has requested cooperation with the contractor during construction to limit any loud noises on those days. Team will work together during construction activities to work through any potential days where loud work will need to be prohibited.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description - 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. - Replacement of the Motivair Units will need to be sequenced so one (1) unit is operational at all times. - Any damage/repair to the roof will need to be through Koopman Roofing, 641-621-0131 to maintain existing roof warranty. - Temporary facilities - contractor to provide temporary toilet for workers. Tool storage/parking to be coordinated with BJC - Demolished equipment - To be disposed of by Contractor - Work hours: Monday thru Friday 8:00 am - 5:00 pm - View Specification 01 1200 - Contract Summary for more information.						
Official Documented Meeting Minutes Owner is flexible on start/end times during the days and would be open for discussions about work on Saturdays if requested by contractor.						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description - Bids are due July 30, 2026 at 2:00 PM - 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 July 30, 2026 at 3:00 PM - Microsoft Teams meeting with link in bid documents with Meeting ID and Passcode - 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@das.iowa.gov: July 22, 2026 by 5:00 PM • Last Addendum Issued: No later than 7/28/26 • Bids Due: July 30, 2026 at 2:00 PM • Tentative NOI Issued: August 5, 2026						

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.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description Additional site visits to be coordinated through BJC • Rob Greiner, 515-650-7777 • Leah Malchow, 402-239-5390						

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 Where can contractor plan for staging of material? Facility will work to secure multiple parking spaces as close to the work area as possible for the contractor to stage material. Contractor parking to be utilized in available public parking spaces. Who is facility's contact at JCI - Ford Lillard is facility's direct contact, 515-721-6709, ford.lillard@jci.com. How many gallons is the current cooling system? Team to review and provide answer via addendum Are the pipe stands/supports (made of wood and metal) to be replaced during the construction? Team to review and provide answer 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.

Project Name:	IPBS Motivair Units Replacement	Project #	9525.00	Bid #	952500-01	Meeting Type:	RFB Pre-Bid	
Meeting Date:	7/21/26	Meeting Time:	2:00 PM	Meeting Location:	6450 Corporate Drive, Johnston, IA 50131			
MEETING ATTENDEES – SIGN IN SHEET							Attended Virtual / On Site	Attended Site Walk
NAME:	Rob Greiner	PHONE #:	515-690-7777				✓	C
COMPANY:	Boyd Jones	EMAIL:	rgreiner@boydjones.biz					
NAME:	Chad Helms	PHONE #:	515-202-2110				✓	✓
COMPANY:	AS Allen	EMAIL:	chad@ajallen.com					
NAME:	Scott Hoffman	PHONE #:	515-943-3505				✓	✓
COMPANY:	AJ Allen	EMAIL:	scott@ajallen.com					
NAME:	Blake Umthun	PHONE #:	515 230 5839				✓	✓
COMPANY:	Anderson Mechanical	EMAIL:	blake@andersonmechanicalcorp.com					
NAME:	Chad Boss	PHONE:	515-205-1397				✓	✓
COMPANY:	KCL Engineering	EMAIL:	cboss@kclengineering.com					
NAME:	Jama Vigan	PHONE:	515-829-0285				✓	✓
COMPANY:	All Iowa Mechanical	EMAIL:	jama@allian-mech.com					
NAME:	Mark Leverman	PHONE:	515-371-3433				✓	✓
COMPANY:	Modern	EMAIL:	Mark.Leverman@moderncompanyinc.com					
NAME:	Alexon Michael	PHONE:	515-577-3650					✓
COMPANY:	Excel Mechanical	EMAIL:	amichael@excelmechanical.net					
NAME:	Kelly Armstrong	PHONE:	515 577-8814					
COMPANY:	Excel	EMAIL:	Karmstrong@excelmechanical.net					
NAME:		PHONE:						
COMPANY:		EMAIL:						