



## **Addendum #03 for RFB #947800-02**

Project Name: DAS CC Wallace Building Demolition  
DAS RFB #: 947800-02  
DAS Project #: 9478.00  
Date: 02/11/2026

**Bids Due: February 17<sup>th</sup>, 2026 at 2:00PM**

**This Addendum consists of:**

**General Items:**

1. Cover Page (1 page)
2. Prebid Meeting Minutes (10 pages)
3. Questions & Answers submitted to [construction.procurement@iowa.gov](mailto:construction.procurement@iowa.gov) (2 page)
4. Revised Contract Summary (4 pages)

**Changes to Specifications:**

1. Section 01 1200 1.09, A. Bid Package #01.
  - a. Revise line 8 to read: Contractor is responsible for watering the sod for the first **4 weeks** post-sod placement. Owner will assume responsibility for watering after **4 weeks**. The **4-week** time doesn't start until all sod has been laid.
2. Section 01 1200 1.09, B. Alternate #01.
  - a. Revise line 8 to read: Contractor is responsible for watering the sod for the first **4 weeks** post-sod placement. Owner will assume responsibility for watering after **4 weeks**. The **4-week** time doesn't start until all sod has been laid.

## RFB 947800-02 Pre-Bid Minutes: Meeting #1

<b>Meeting Date</b>	Feb 6, 2026	<b>Meeting Time</b>	09:00 am - 10:00 am Central Time (US & Canada)
<b>Meeting Location</b>	628 E. Grand Ave. Des Moines, IA 50309	<b>Video Conferencing</b>	<a href="#">Join Meeting Link</a>
<b>Overview</b>	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
<b>Notes</b>			
<b>Attachments</b>	<a href="#">RFB 947800-02 Questions.docx</a> , <a href="#">Project 9478.00 Schedule 2.3.2026 (2).pdf</a> , <a href="#">9479.00 Schedule 1.19.2026.pdf</a> , <a href="#">9479.00 Drawings.pdf</a> , <a href="#">9478.00 Drawings.pdf</a>		

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brad Meister	Capitol Complex Maintenance		brad.meister@iowa.gov	Absent
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	Present
Chris Conn	DCI Group	P: (515) 244-5043	chrisc@dcigroup-us.com	Present
Sam Escherich	DCI Group	P: (515) 244-5043	same@dcigroup-us.com	Present
Scott Gustafson	DCI Group	P: (515) 244-5043	scottg@dcigroup-us.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
<b>Description</b> DAS <ul style="list-style-type: none"> <li>• Jennie Elliott - Owners Rep.</li> <li>• Brad Meister - CCM</li> <li>• Scott Tobias - CCM</li> </ul> DCI Group - Construction Manager <ul style="list-style-type: none"> <li>• Scott Gustafson - Senior Project Manager</li> <li>• Chris Conn - Senior Superintendent</li> <li>• Sam Escherich - Superintendent</li> <li>• Jarrad Boever - Project Manager</li> </ul>						
<b>Official Documented Meeting Minutes</b> Also, in attendance:						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>• Brandon Ihle - Ever Greene Sodding and Landscaping, Inc 515-410-9606 <a href="mailto:brandon@evergreenesod.com">brandon@evergreenesod.com</a></li> <li>• Catum Whitfield - Whitfield's Lawn and Garden Specialist, LLC 515-974-9699 <a href="mailto:info@whitfieldslawnandgarden.com">info@whitfieldslawnandgarden.com</a></li> </ul>			

**Project Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
<p><b>Description</b>  <b>Sod installation of the Wallace and Fleet properties</b></p> <ul style="list-style-type: none"> <li>• Base bid                             <ul style="list-style-type: none"> <li>◦ Bid Package #01 – Sodding (Wallace Building)</li> </ul> </li> <li>• Alternates                             <ul style="list-style-type: none"> <li>◦ Alternate #01 – Sodding (DAS Fleet Building - 301 E 7th St. Des Moines, Iowa 50319)</li> </ul> </li> </ul> <p><b>1. BID PACKAGE INSTRUCTIONS</b></p> <ol style="list-style-type: none"> <li><b>1. Bid Package #01 – Sodding (Wallace Building):</b> Trade Contractor shall include all the following, but not limited to, as part of the contract:                             <ol style="list-style-type: none"> <li>Includes specification:                                     <ol style="list-style-type: none"> <li>31 2213 Earthwork and Rough Grading</li> <li>31 2316.13 Trench Excavation and Backfill</li> <li>31 2500 Erosion and Sediment Control</li> <li>32 9112.13 Topsoil Placement and Grading</li> <li>32 9219 Seeding and Soil Supplements</li> <li>32 9223 Sodding</li> </ol> </li> <li>This contractor shall be responsible for new sod. This shall include fertilizing, mulching, watering, and maintenance per specifications. The contractor shall also install pigtail posts and ribbon around newly planted areas.</li> <li>Contractor shall install sod in all areas called for sod.</li> <li>Final sodding shall take place once written approval is provided and within the proper planting window.</li> <li>Topsoil will be placed by another contractor to within 0.1 foot of final grade. Any minor fine grading to be the responsibility of this contractor.</li> <li>Contractor shall provide temporary water needed to perform one’s work. This Contractor shall include in their bid the cost for the installation of a temporary water meter on a dedicated fire hydrant as designated by the local utility company if applicable. The cost for water to also be included in this bid.</li> <li>Sod materials and installation shall meet SUDAS specifications.</li> <li>Contractor is responsible for watering the sod for the first 2 weeks post-sold placement. Owner will assume responsibility for watering after 2 weeks. The 2-week time doesn’t start until all sod has been laid.</li> </ol> </li> </ol>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
<p>1. <b>Alternate #01</b> – Sodding (DAS Fleet Building - 301 E 7th Des Moines, Iowa 50319): Trade Contractor shall include all of the following, but not limited to, as part of the contract:</p> <ol style="list-style-type: none"> <li>1. Includes specification:                             <ol style="list-style-type: none"> <li>1. 31 2213 Earthwork and Rough Grading</li> <li>2. 31 2316.13 Trench Excavation and Backfill</li> <li>3. 31 2500 Erosion and Sediment Control</li> <li>4. 32 9112.13 Topsoil Placement and Grading</li> <li>5. 32 9219 Seeding and Soil Supplements</li> <li>6. 32 9223 Sodding</li> </ol> </li> <li>2. This contractor shall be responsible for new sod. This shall include fertilizing, mulching, watering, and maintenance per specifications. The contractor shall also install pigtail posts and ribbon around newly planted areas.</li> <li>3. Contractor shall install sod in all areas called for sod or seed.</li> <li>4. Final sodding shall take place once written approval is provided and within the proper planting window.</li> <li>5. Topsoil will be placed by another contractor to within 0.1 foot of final grade. Any minor fine grading to be the responsibility of this contractor.</li> <li>6. Contractor shall provide temporary water needed to perform one's work. This Contractor shall include in their bid the cost for the installation of a temporary water meter on a dedicated fire hydrant as designated by the local utility company if applicable. The cost for water to also be included in this bid.</li> <li>7. Sod materials and installation shall meet SUDAS specifications.</li> <li>8. Contractor is responsible for watering the sod for the first 2 weeks post-sold placement. Owner will assume responsibility for watering after 2 weeks. The 2-week time doesn't start until all sod has been laid.</li> <li>9. Contractor will be responsible for making irrigation modifications to the current system that runs along the north end of the property. Existing irrigation heads along the edge of the existing parking area to be replaced with full coverage sprinkler heads. Only existing heads will be replaced, current irrigation system will not be modified / expanded upon.</li> <li>10. Include 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 the alternate.</li> <li>11. Execute accepted alternates under the same conditions as other work of the contract.</li> </ol> <p>1. <b>Work Performed by Owner:</b> The State of Iowa will perform the following work items:</p> <ol style="list-style-type: none"> <li>1. Third-party construction materials testing.</li> <li>2. Vibration monitoring for the duration of the project.</li> <li>3. Building fire alarm system disconnection from Capitol Complex fire alarm system.</li> <li>4. Building security system disconnection from the Capitol Complex security system.</li> </ol>						
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Water for the Fleet building will need to be trucked in. The team will look into this further.</li> <li>• There is an irrigation meter located about 50 meters from the Fleet building. This runs this irrigation for the Capitol. At this time, this will not be able to be used for a water source for watering.</li> <li>• Team (DAS / DCI Group) are going to look into extending the watering for the sod from 2 weeks out to 4 weeks.                             <ul style="list-style-type: none"> <li>◦ If not added to the base scope then this might get added as an alternate. This will get confirmed in the following addendum.</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>Contract(s) Issued: <b>2/24/2026</b></li> <li>Submittals: <b>3/17/2026</b></li> <li>Sod installation: <b>by (4/15/2026 - Fleet) (05/12/2026 - Wallace) - Dates are subject to change.</b></li> <li>Closeout: <b>by 5/19/2026</b></li> </ul> <p>A pull-plan 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><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>No questions or concerns were brought up regarding the schedule.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.</li> <li>Contractors shall provide daily logs for each day they are on site.</li> <li>Construction progress meeting:                         <ul style="list-style-type: none"> <li>Bi-weekly contractor coordination meeting</li> <li>Bi-weekly OAC meeting</li> <li>Daily stand-up with DCI Superintendent and onsite Foreman</li> <li>Weekly - weekly workplan meeting</li> </ul> </li> <li>It is of the utmost importance to show respect and courtesy to all staff at all times.</li> <li>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.</li> <li>No smoking, vaping or smokeless tobacco use onsite.</li> <li>Temporary facilities                         <ul style="list-style-type: none"> <li>Restrooms by Bid Package #01</li> <li>Dumpsters by Bid Package #01</li> <li>Fencing/Gates by bid Package #01</li> <li>Signage and barricades by bid Package #01</li> </ul> </li> <li>Cell phones:                         <ul style="list-style-type: none"> <li>Each prime contractor shall provide the cell phone number of onsite foreman and emergency contact for off hours emergencies.</li> </ul> </li> <li>Work hours: <b>7 AM - 5 PM Monday through Friday</b></li> <li>View Specification 01 1200 - Contract Summary, 01 1201 - Special Work Requirements, and 01 1202 - General Work Requirements for more information.</li> </ul>						

**RFB Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Bids are due - <b>2:00 PM, Tuesday, February 17th, 2026</b></li> <li>• The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.                             <ul style="list-style-type: none"> <li>◦ Link and information is in the project manual</li> <li>◦ Contractors will need to register prior to bidding</li> <li>◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa.</li> <li>◦ 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.</li> <li>◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.</li> </ul> </li> <li>• Bid Opening will be held via conference call at - <b>3:00 PM, Tuesday, February 17, 2026.</b></li> <li>• Contractor shall reference section 00 0116 for the bid submittal checklist                             <ul style="list-style-type: none"> <li>◦ Bid Proposal Information</li> <li>◦ Non Discrimination Clause Information</li> <li>◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information</li> <li>◦ Bid Security – 5% of total Bid amount</li> </ul> </li> <li>• Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>: <b>4:00 PM, February 11, 2026</b></li> <li>• Addendum Issued:                             <ul style="list-style-type: none"> <li>◦ Addendum #01 - <b>January 26th, 2026</b></li> <li>◦ Addendum #02 - <b>February 3rd, 2026</b></li> </ul> </li> <li>• Bids Due: <b>February 17th, 2026</b></li> <li>• Tentative NOI Issued: <b>February 18th, 2026</b></li> </ul>						
<p><b>Attachments</b>  <a href="#">RFB 947800-02 Addendum #1 (2).pdf</a>, <a href="#">RFB 947800-02 Addendum #2.pdf</a></p>						
<p><b>Official Documented Meeting Minutes</b>                      No questions or concerns were brought up regarding the dates.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Contractors will sign a modified ConsensusDocs 802. Example in the project manual.</li> <li>• Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.</li> <li>• Project-specific P&amp;P bonds must be provided prior to contract execution.</li> <li>• Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.</li> <li>• DAS will provide tax exempt certificates upon request.</li> <li>• Procure will be used for all project management, at no cost to the trade contractor.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs</li> <li>◦ Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign</li> <li>• Contractor Schedule of Values shall be broken out as specified in the project manual.</li> <li>◦ SOV must contain a closeout line item for at least 1% of the total contract value.</li> <li>◦ This line item can only be invoiced once the certificate of final completion has been signed by all parties.</li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<b>Description</b> Reach out to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a> for any additional site visits.						

**Questions**

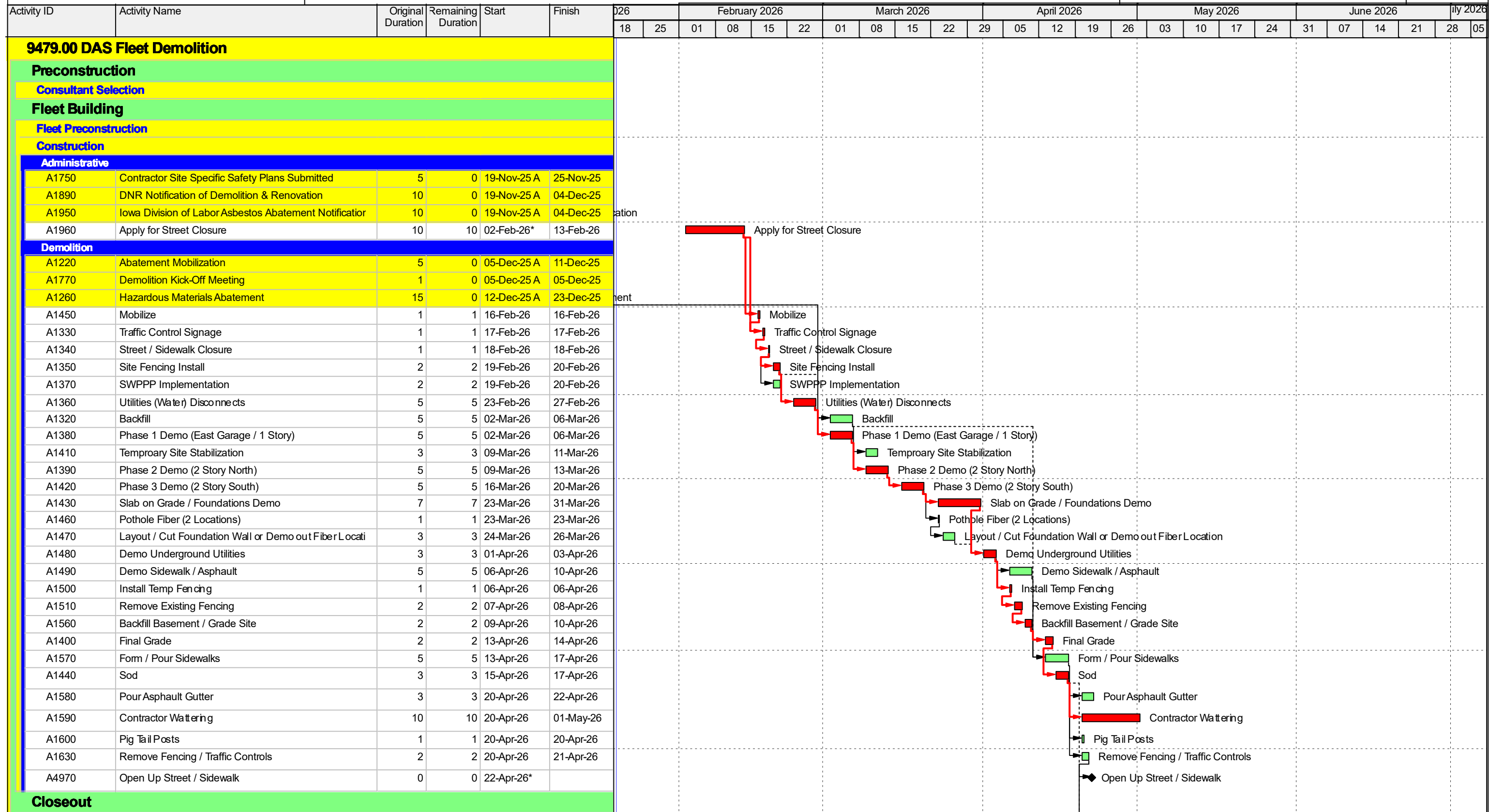
No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
<b>Description</b> Submit all questions in writing to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a> .						
<b>Official Documented Meeting Minutes</b> Questions asked during Prebid meeting: Q1. What is an acceptable watering schedule for new sod. A1. Watering of new sod should continue for at least a month. The first 2 weeks should be heavy watering. The following 2 weeks the water can slowly start to fall off. The initial watering of the sod should soak the sod down through the entire root structure and into the ground below.  Questions submitted to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a> : Q1. Will traffic control be provided for product delivery? A1. No, per section 1.03, F - Site Management of the General Work Requirements, Contractor shall be responsible for maintaining traffic control coordination with owner, DCI Group, and Authority having jurisdiction. Q2. Will pedestrian closures be allowed for watering and/or product delivery? Noticing there is one fire hydrant in the SW corner of the Wallace site but it is between the sidewalk and curb. A pedestrian sidewalk closure would be required to cross the sidewalk with water lines for temporary irrigation. A2. Yes, but this will need to be coordinated with owner & DCI Group as noted above. Q3. Can sod be installed in phases? Allowing this will ease watering efforts to focus on smaller sections of each site. A3. Yes, within a reasonable timeframe. The State / DCI Group would not like this timeframe to exceed 2 weeks. As noted in the bid package, the post placement watering timeframe doesn't start until all sod has been placed. Q4. I did not notice a water source on the fleet building, is there one the contractor can utilize to water newly installed sod? A4. At this time, water will need to be trucked in by the contractor. If there is a local source that can be found, then the State can discuss a deduct with the contractor to go with the local source. Q5. Is there a time frame we can expect sod will be needed? A5. See provided schedules. A pull plan meeting will be scheduled with the awarded contractor.						

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.

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Schedule Update																											
						February 2026					March 2026				April 2026				May 2026				June 2026				July 2026						
						25	01	08	15	22	01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	14	21	28	05				
<b>9478.00 DAS Wallace Demolition WIP</b>																																	
<b>Milestones</b>																																	
<b>Preconstruction</b>																																	
<b>Wallace Building</b>																																	
<b>Wallace Preconstruction</b>																																	
<b>Construction</b>																																	
<b>Administrative</b>																																	
<b>Demolition</b>																																	
A4480	2 Story Structure Demolition	37	7	21-Nov-25 A	11-Feb-26	2 Story Structure Demolition																											
A4490	Phase I Demo (Includes 9 Weather Delays)	11	4	12-Jan-26 A	06-Feb-26	Phase I Demo (Includes 9 Weather Delays)																											
A4510	Phase II Demo (Includes 9 Weather Delays)	6	6	06-Feb-26	13-Feb-26	Phase II Demo (Includes 9 Weather Delays)																											
A4880	Construction Kick-Off Meeting (Neumann Brothers)	1	1	12-Feb-26*	12-Feb-26	Construction Kick-Off Meeting (Neumann Brothers)																											
A5020	Phase III Demo (Includes 9 Weather Delays)	7	7	16-Feb-26	24-Feb-26	Phase III Demo (Includes 9 Weather Delays)																											
A4500	Expose and Cut Tunnel	3	3	16-Feb-26*	18-Feb-26	Expose and Cut Tunnel																											
A4570	Tunnel Structure Demolition	17	17	19-Feb-26	13-Mar-26	Tunnel Structure Demolition																											
A4580	Temp Measures Implementation	2	2	27-Feb-26	02-Mar-26	Temp Measures Implementation																											
A4560	Tunnel Utility Removal	8	8	03-Mar-26	12-Mar-26	Tunnel Utility Removal																											
A4590	Install Bulkhead Dowels	2	2	13-Mar-26	16-Mar-26	Install Bulkhead Dowels																											
A4730	Footings / Slab on Grade Removal	15	15	16-Mar-26	03-Apr-26	Footings / Slab on Grade Removal																											
A4600	Form Inside Walls at Tunnels	2	2	17-Mar-26	18-Mar-26	Form Inside Walls at Tunnels																											
A4610	Install Tunnel Water Stop	2	2	19-Mar-26	20-Mar-26	Install Tunnel Water Stop																											
A4620	Install Bulkhead Rebar	2	2	23-Mar-26	24-Mar-26	Install Bulkhead Rebar																											
A4630	Form Outside Wall at Tunnel	2	2	25-Mar-26	26-Mar-26	Form Outside Wall at Tunnel																											
A4640	Install Formwork Bracing	1	1	27-Mar-26	27-Mar-26	Install Formwork Bracing																											
A4650	Pour Tunnel Bulkhead	1	1	30-Mar-26	30-Mar-26	Pour Tunnel Bulkhead																											
A4660	Strip Bulkhead Forms	2	2	31-Mar-26	01-Apr-26	Strip Bulkhead Forms																											
A4670	Patch / Grout Bulkhead	1	1	02-Apr-26	02-Apr-26	Patch / Grout Bulkhead																											
A4680	Mechanical Modifications at Tunnel	2	2	03-Apr-26	06-Apr-26	Mechanical Modifications at Tunnel																											
A4320	Utility Removals and Relocations (Gas, Water, Sewer)	10	10	06-Apr-26	17-Apr-26	Utility Removals and Relocations (Gas, Water, Sewer)																											
A4690	Site Grading	10	10	06-Apr-26	17-Apr-26	Site Grading																											
A5030	Sewer Removal	2	2	06-Apr-26	07-Apr-26	Sewer Removal																											
A4800	Seed/Sod Install	3	3	15-Apr-26*	17-Apr-26	Seed/Sod Install																											
A4700	Soil Import / Placement	3	3	20-Apr-26	22-Apr-26	Soil Import / Placement																											
A4710	Demo Demobilization	2	2	23-Apr-26	24-Apr-26	Demo Demobilization																											
A4360	Install Paving Subbase - East	1	1	23-Apr-26	23-Apr-26	Install Paving Subbase - East																											
A4470	Install Paving Subbase - North	1	1	24-Apr-26	24-Apr-26	Install Paving Subbase - North																											
A4550	Form East Sidewalk & Curbs	2	2	27-Apr-26	28-Apr-26	Form East Sidewalk & Curbs																											
A4720	Pour East Sidewalk & Curbs	1	1	29-Apr-26	29-Apr-26	Pour East Sidewalk & Curbs																											
A4820	Strip East Sidewalk & Curbs	1	1	30-Apr-26	30-Apr-26	Strip East Sidewalk & Curbs																											
A4950	Form North Sidewalk & Curbs	2	2	01-May-26	04-May-26	Form North Sidewalk & Curbs																											
A4960	Pour North Sidewalk & Curbs	1	1	05-May-26	05-May-26	Pour North Sidewalk & Curbs																											
A4970	Strip North Sidewalk & Curbs	1	1	06-May-26	06-May-26	Strip North Sidewalk & Curbs																											
A4980	Clean Sidewalks	1	1	07-May-26	07-May-26	Clean Sidewalks																											

█ Actual Work      ◆ Milestone  
█ Remaining Work  
█ Critical Remaining Work





■ Actual Work      ◆ Milestone  
■ Remaining Work  
■ Critical Remaining Work

9479.00 DAS Fleet Demolition  
Schedule Update Layout - Schedule Update

19-Jan-26

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Gantt Chart																											
						Jan 2026		February 2026				March 2026				April 2026				May 2026				June 2026				July 2026					
						18	25	01	08	15	22	01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	14	21	28	05			
<b>Fleet Building</b>																																	
A1930	Owner & Design Team Punch List	1	1	22-Apr-26	22-Apr-26																												
A2000	Owner Closeout Conference	0	0		22-Apr-26																												
A1940	Owner & Design Team Punch List Corrections	3	3	23-Apr-26	27-Apr-26																												
A1980	Owner Occupancy	0	0		27-Apr-26																												

- Actual Work      ◆ ◆ Milestone
- Remaining Work
- Critical Remaining Work

**Q1.** Will traffic control be provided for product delivery?

**A1.** No, per section 1.03 (F) – Site Management of the General Work Requirements, Contractor shall be responsible for maintaining traffic control coordination with owner, DCI Group, and Authority having jurisdiction.

**Q2.** Will pedestrian closures be allowed for watering and/or product delivery? Noticing there is one fire hydrant in the SW corner of the Wallace site but it is between the sidewalk and curb. A pedestrian sidewalk closure would be required to cross the sidewalk with water lines for temporary irrigation.

**A2.** Yes, this will need to be coordinated with owner, DCI Group, and Authority having jurisdiction as stated above.

**Q3.** Can sod be installed in phases? Allowing this will ease watering efforts to focus on smaller sections of each site?

**A3.** Yes, within a reasonable timeframe. The State / DCI Group would not like this to exceed 2 weeks. As noted in the Contract Summary, the post placement watering timeframe doesn't start until all sod has been placed.

**Q4.** I did not notice a water source on the fleet building, is there one the contractor can utilize to water newly installed sod?

**A4.** At this time, water will need to be trucked in by the contractor. If there is a usable local source found, then the State will work with the selected contractor on a potential contract modification (deductive change order) to go with the local source.

**Q5.** Is there a time frame we can expect sod will be needed?

**A5.** See provided schedules. A pull plan meeting will be held with the selected contractor to confirm dates and durations.

**Q6.** What is the square footage of sod that needs laid?

**A6.** The approximate disturbed area that will need sodded is 50,600 sq. ft. for Fleet and 158,000 sq. ft. for Wallace. These are just estimates and the contractor shall review the Site Restoration plans for both projects to confirm.

**Q7.** Can you clarify that you only want sod for both the fleet building and the wallace building. The plans call for sod and seed but if I remember correctly from the pre bid meeting this has been changed to sod only.

RFB 947800-02 Questions and Answers

**A7.** The bid is for complete sodding of both the Wallace and Fleet lots.

**Q8.** Has there been any clarification on watering? During the pre bid meeting it sounded as if you all were going to discuss internally to come up with a plan for watering.

**Q8.** See question 4 for response.

## SECTION 01 1200

### CONTRACT SUMMARY

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Project Information
- B. Project Summary
- C. Bid Scope Summary
- D. Work Hour Restrictions
- E. Access to Site
- F. Coordination with Occupants
- G. Rules for Construction Workers
- H. Bid Package Instructions

##### 1.02 PROJECT INFORMATION

- A. Facility Name/Location: Wallace Building 502 E 9th St, Des Moines, Iowa 50319
- B. DAS Project #: 9478.00
- C. Owner: State of Iowa, Department of Administrative Services, Hoover State Office Building, Level 3, 1305 East Walnut Street, Des Moines, IA 50319
- D. Owner's Representative: Jennie Elliott, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: DCI Group, 220 SE 6<sup>th</sup> St., Suite 200, Des Moines, IA 50309

##### 1.03 PROJECT SUMMARY

- A. The project includes the complete demolition and removal of the Wallace Building and connected tunnel and site restoration.
- B. The target date to provide substantial completion is 5/06/2026.

##### 1.04 BID SCOPE SUMMARY

- A. Scope Applicable to All Bid Packages:
  - 1. 01 1201 Special Work Requirements
  - 2. 01 1202 General Work Requirements
  - 3. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Bid Package shall be included in the bid. This would include, but not be limited to, temporary facilities, protection of the work, security of equipment, materials, and work in progress, etc. Contractor's Work shall be performed in accordance with the Drawings, Specification Divisions 00 and 01, and Specification sections applicable to each Contractor's scope.
  - 4. The Contractor is responsible for all labor and equipment to unload, account for all material delivered, stock, and delivery for this scope of work. Storage and delivery of materials and equipment at the Site shall be permitted only to the extent approved in advance by the Construction Manager, and if anything so stored obstructs the progress of any portion of the work, it shall be promptly removed or relocated by the Contractor without reimbursement.
  - 5. On site supervision by Prime Contractor at all times work by that contractor or their subcontractors/suppliers is taking place.

6. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by the Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.
7. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
8. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
9. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during the Contractor's Scope of work.
10. All contractors are responsible for coordination of utility locates. Contractor shall coordinate a joint utility locate meeting with Iowa One Call, DCI Group, the State of Iowa, and the contractor.
11. All active existing utilities shall be visually located prior to the start of construction either by hand or potholing.
12. Each contractor shall be responsible for all construction staking and layout applicable to their scope of work.
13. The State of Iowa will procure the Iowa DNR NPDES General Permit No. 2. All contractors and sub-contractors will be required to sign on as co-permittees.

#### **1.05 WORK HOUR RESTRICTIONS**

- A. Work hours are from 7:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.

#### **1.06 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
  1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
  2. Do not obstruct roadways, sidewalks, or other public ways without permission of the Owner and permit if required.

#### **1.07 OWNER OCCUPANCY**

- A. Cooperate with the Owner to minimize conflict and to facilitate Owner's operations.

#### **1.08 RULES FOR CONSTRUCTION WORKERS**

- A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
- B. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- C. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- D. You are permitted access only to the work site and no other area of the institution.
- E. No drugs, alcohol, or firearms are allowed on the work site.
- F. Do not leave drugs, alcohol, or firearms in your personal vehicle.

- G. Company and personal vehicles are to be parked and locked in designated or authorized area of the work. Contractor parking is anticipated to be in the parking ramp east of the Wallace Building. Contractor staging is anticipated to be within the fenced area of the demolition.
- H. Secure all tools at the end of the day.
- I. Maintain control of all tools, supplies, and debris at all times during the work.
- J. Each trade shall familiarize themselves with the hazardous materials report created by Atlas dated 8/26/2025 and included in specification section 00 3216 Existing Hazardous Materials Information. Abatement of identified asbestos containing materials will be completed prior to the start of demolition. If any suspected hazardous materials are identified, it is the responsibility of each contractor to immediately stop work and notify the construction manager.

## 1.09 BID PACKAGE INSTRUCTIONS

- A. **Bid Package #01** – Sodding (Wallace Building): Trade Contractor shall include all the following, but not limited to, as part of the contract:
  - 1. Includes specification:
    - a. 31 2213 Earthwork and Rough Grading
    - b. 31 2316.13 Trench Excavation and Backfill
    - c. 31 2500 Erosion and Sediment Control
    - d. 32 9112.13 Topsoil Placement and Grading
    - e. 32 9219 Seeding and Soil Supplements
    - f. 32 9223 Sodding
  - 2. This contractor shall be responsible for new sod. This shall include fertilizing, mulching, watering, and maintenance per specifications. The contractor shall also install pigtail posts and ribbon around newly planted areas.
  - 3. Contractor shall install sod in all areas called for sod.
  - 4. Final sodding shall take place once written approval is provided and within the proper planting window.
  - 5. Topsoil will be placed by another contractor to within 0.1 foot of final grade. Any minor fine grading to be the responsibility of this contractor.
  - 6. Contractor shall provide temporary water needed to perform one's work. This Contractor shall include in their bid the cost for the installation of a temporary water meter on a dedicated fire hydrant as designated by the local utility company if applicable. The cost for water to also be included in this bid.
  - 7. Sod materials and installation shall meet SUDAS specifications.
  - 8. Contractor is responsible for watering the sod for the first **4 weeks** post-sold placement. Owner will assume responsibility for watering after **4 weeks**. The **4-week** time doesn't start until all sod has been laid.
- B. **Alternate #01** – Sodding (DAS Fleet Building - 301 E 7<sup>th</sup> St. Des Moines, Iowa 50319): Trade Contractor shall include all of the following, but not limited to, as part of the contract:
  - 1. Includes specification:
    - a. 31 2213 Earthwork and Rough Grading
    - b. 31 2316.13 Trench Excavation and Backfill
    - c. 31 2500 Erosion and Sediment Control
    - d. 32 9112.13 Topsoil Placement and Grading
    - e. 32 9219 Seeding and Soil Supplements
    - f. 32 9223 Sodding
  - 2. This contractor shall be responsible for new sod. This shall include fertilizing, mulching, watering, and maintenance per specifications. The contractor shall also install pigtail posts and ribbon around newly planted areas.
  - 3. Contractor shall install sod in all areas called for sod or seed.
  - 4. Final sodding shall take place once written approval is provided and within the proper planting window.
  - 5. Topsoil will be placed by another contractor to within 0.1 foot of final grade. Any minor fine grading to be the responsibility of this contractor.

6. Contractor shall provide temporary water needed to perform one's work. This Contractor shall include in their bid the cost for the installation of a temporary water meter on a dedicated fire hydrant as designated by the local utility company if applicable. The cost for water to also be included in this bid.
7. Sod materials and installation shall meet SUDAS specifications.
8. Contractor is responsible for watering the sod for the first **4 weeks** post-sold placement. Owner will assume responsibility for watering after **4 weeks**. The **4-week** time doesn't start until all sod has been laid.
9. Contractor will be responsible for making irrigation modifications to the current system that runs along the north end of the property. Existing irrigation heads along the edge of the existing parking area to be replaced with full coverage sprinkler heads. Only existing heads will be replaced, current irrigation system will not be modified / expanded upon.
10. Include 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 the alternate.
11. Execute accepted alternates under the same conditions as other work of the contract.

C. **Work Performed by Owner:** The State of Iowa will perform the following work items:

1. Third-party construction materials testing.
2. Vibration monitoring for the duration of the project.
3. Building fire alarm system disconnection from Capitol Complex fire alarm system.
4. Building security system disconnection from the Capitol Complex security system.

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

**End of Addendum #3**