

Addendum #01 for RFP 944200-01 & RFP 944300-01

Project Names: DOC MPCF South Core & East/West Staircase Tuckpointing / DOC MPCF Appliance Shop & Powerhouse Window Replacement
RFP #944200-01 & 944300-01
DAS Project #: 9442.00 & 9443.00
Date: 12/13/24

Addendum #01 Questions:

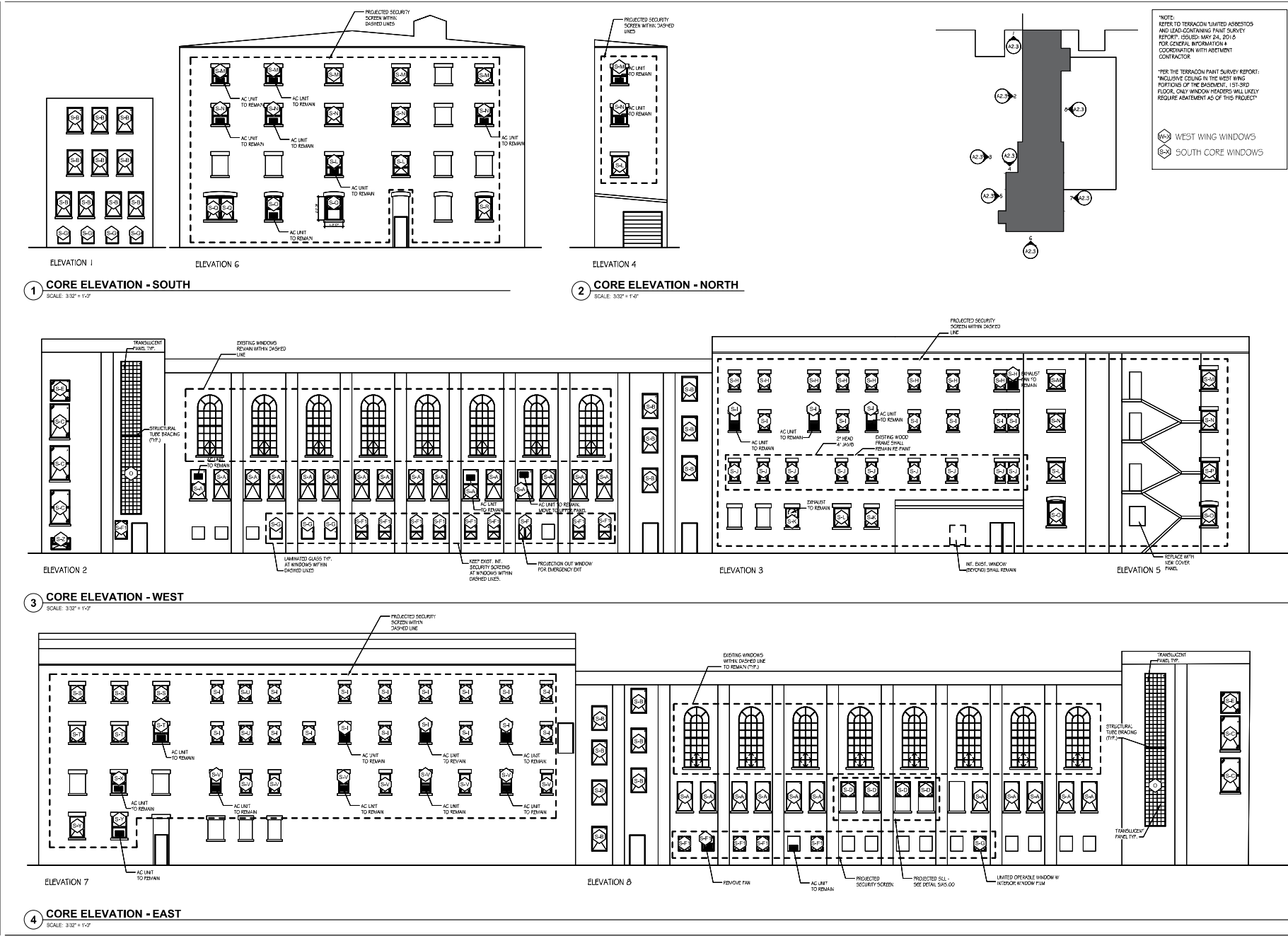
RFP944200-01 DOC MPCF South Core & East/West Staircase Tuckpointing

1. Are there drawings available?
 - a. Answer: There are some elevation drawings from a previous window replacement project, these have been provided below under Item #1. There are also CAD files of these elevations available to the awarded design firm.
2. Will any full blocks need to be replaced?
 - a. Answer: It did not appear that any full blocks needed to be replaced but this would need to be evaluated during design.
3. How old is the roof on this portion of design?
 - a. Answer: There was a roof replacement project 3-4 years ago.
4. How much involvement will the designers need to have with SHPO?
 - a. Answer: The DAS Owner's Rep will do most of the communicating with SHPO, the designer will need to provide requested information and documents.
5. What is the anticipated budget for this project?
 - a. Answer: The anticipated construction budget is roughly \$800,000.
6. Meeting minutes and meeting attendees with sign-in sheet are attached below under Item #6.

RFP944300-01 DOC MPCF Appliance Shop & Powerhouse Window Replacement

1. What is the updated budget amount?
 - a. Answer: The anticipated construction budget is roughly \$1,500,000.
2. Will the operable windows need to remain operable?
 - a. Answer: Yes, the existing operable windows will need to be replaced with operable windows.
3. Will the replacement of the lintels be needed?
 - a. Answer: This will need to be evaluated during design.
4. Meeting minutes and meeting attendees with sign-in sheet are attached below under Item #4.

END OF ADDENDUM



Mt. Pleasant Correctional Facility Window Replacement - West Wing & South Core
RFB - 0919335012
1200 E Washington St, Mt. Pleasant, IA 52641

OWNER
MT. PLEASANT
CORRECTIONAL FACILITY

TITLE
SOUTH CORE
EXTERIOR ELEVATIONS

PROJECT NO.
218020

DATE
08/31/2018

REVISIONS

△	
△	

A2.3



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

Project: 9443.00 DOC MPCF Appliance Shop & Powerhouse Window Replacement
 1200 East Washington Street
 Mount Pleasant, Iowa 52641

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date	Dec 9, 2024	Meeting Time	11:30 AM - 12:30 PM Central Time (US & Canada)
Meeting Location	1200 East Washington Street Mount Pleasant, Iowa 52641 United States	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDdjYThiYjQtNWM4OS00MGJhLTkyMjMtYzg4NjU0NzBkY2Jl%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c429d4-d18c-4ab8-a9a8-f0c82d33f945%22%2c%22Oid%22%3a%2203997c13-f223-4a6b-bb97-06276296bfeb%22%7d

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

Notes

Attachments [MPCF RFP944200-01 & RFP944300-01 Combined_FINAL.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Parker Badding	McGough Construction		parker.badding@mcgough.com	Present
Adam Douglas	McGough Construction		adam.douglas@mcgough.com	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	Conference

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Official Meeting Attendees <ul style="list-style-type: none"> DAS <ul style="list-style-type: none"> Brandon Adams - Virtual McGough <ul style="list-style-type: none"> Adam Douglas - In-person Parker Badding - In-person Mount Pleasant Correctional Facility <ul style="list-style-type: none"> Tony Kempker - In-person Horizon Architecture 				

	<ul style="list-style-type: none">◦ Michael Nolan - In-person <ul style="list-style-type: none">• Genesis Architecture<ul style="list-style-type: none">◦ Ed Matt - Virtual
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Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
Description <ul style="list-style-type: none">1. Coordinate with SHPO on any historical preservation requirements.2. Demolition of all old windows, frames, and hardware at the Appliance Shop and Powerhouse.3. Repair and prep window openings, install waterproofing, flashing, and thermal barriers to ensure durability and energy efficiency.4. Install new windows with proper sealing, insulation, and caulking. Restore surrounding walls, sills, and finishes.						
Official Documented Meeting Minutes 12/09/24 <ul style="list-style-type: none">• None at this time.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
Description RFP-Specific Dates <ul style="list-style-type: none">• Questions Due to construction.procurement@iowa.gov: 12/11/24 @ 3:00 PM CST• Addendum Issued: Following questions the week of 12/16/24• Proposals Due: 12/20/24 @ 2:00 PM CST• Selection of Designer/Issue NOI: Week of 12/23/24• Execution of 803 Contract: Week of 01/13/25 <ul style="list-style-type: none">• Tentative Design Kickoff Meeting: Week of 01/20/25• 100% DD: Design professional to propose in RFP schedule• 50% CD and budget: Design professional to propose in RFP schedule• 95% CD: Design professional to propose in RFP schedule• 100% CD and budget: 03/21/25• Contractor Bidding: March to April 2025• Execution of Contractor's Contract(s): April 2025• Submittals, Procurement and Construction: May to November 2025• Closeout: December 2025						
Official Documented Meeting Minutes 12/09/24 <ul style="list-style-type: none">• None at this time.						

RFP Overview

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3.1	1	RFP Requirements Review				Open
Description <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: <ul style="list-style-type: none"> 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 Proposals shall be uploaded through the IMPACS Electronic Procurement System (do not email to Procurement). <ul style="list-style-type: none"> Link and information is in the RFP Designers will need to register prior to submission Designer should complete the registration process and ensure the ability to log in as soon as possible to ensure proposals can be submitted on the due date. Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. 						

Conclusion

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4.1	1	Designer Questions				Open
Description Any questions?						
Official Documented Meeting Minutes 12/09/24 <ul style="list-style-type: none"> What windows were replaced previously? <ul style="list-style-type: none"> Aluminum awning Old prints and elevations are available for use. Window Replacement and Tuckpointing will be written as 2 separate contracts with separate fees. McGough to submit a updated budget in the 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.



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

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Staircase Tuckpointing
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Mount Pleasant, Iowa 52641

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2.1	1	Scope Review				Open
Description <ul style="list-style-type: none">1. Coordinate with SHPO on any historical preservation requirements2. Tuckpointing stone in the north area 30%3. Tuckpointing stone in the south area 10%4. Stone patching5. Cleaning6. Crack repair						
Official Documented Meeting Minutes 12/09/24 <ul style="list-style-type: none">• None at this time						

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<div><div>Description</div><div>Any questions?</div></div>						
<div><div>Official Documented Meeting Minutes</div><div>12/09/24</div><div><ul style="list-style-type: none">• McGough to provide elevation drawings in the addendum.• No blocks anticipated for replacement.• The roof was replaced 3-4 years ago.• The state will do most of the coordinating with SHPO.<ul style="list-style-type: none">◦ Designer to submit info to DAS• Drone possibility to look at the east side of the building.• Access can be requested to view the west side.• McGough to upload an updated budget in the addendum.</div></div>						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
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