

**IOWA DEPARTMENT OF NATURAL RESOURCES
LAND & WATERS BUREAU
WALLACE STATE OFFICE BUILDING**

ADDENDUM No. 1

MAQUOKETA CAVES STATE PARK
STAIR FABRICATION AND INSTALLATION
JACKSON COUNTY, IOWA
PROJECT NUMBER: 21-06-49-04

May 5, 2022

This Addendum is issued to modify, explain or correct the original Drawings and Specifications, and is hereby made a part of the Contract Documents. Please attach this Addendum to the Project Manual in your possession. Insert the number and issue date of this Addendum in the blank space provided on the Proposal Form.

Clarifications:

Balanced Rock Trail was recently damaged by a felled tree on the staircase, which is similar in design to the new stairs at Twin Arches. This addendum shall include the replacement of this stair section with similar design box treads and stairs as detailed for the Twin Arches and Middle Dance Hall Cave stairs.

Plans:

- A. Sheet A-003 has been superseded by the attached sheet A-003.
- B. Sheets A-053 and A-054 have been added to the bid documents.

Specifications:

- A. The bid items on the Proposal Form 00300 have been changed and items have been added to account for Balanced Rock Stair Repair (see attached updated proposal).

Time and Date of Letting **11:00 AM, March 24, 2022**

PROPOSAL

Project Description and Location

Project No. **21-06-49-04**

**STAIR FABRICATION AND INSTALLATION (REBID)
MAQUOKETA CAVES STATE PARK
JACKSON COUNTY, Iowa**

Proposal of: _____
(Name of Bidder)

Located at: _____
(Address) (Telephone include area code)

Amount of Proposal Guarantee	Specified completion date or Number of Working Days	Approx. or Specified Starting Date or Number of Working Days	Liquidated Damages Per Day
\$12,500.00	December 31, 2022	N/A	\$200.00

The undersigned hereby agrees, if awarded the contract, to execute the proposed contract and to furnish an approved performance bond in a amount not less than 100 percent of the contract award within 30 days after the date of approval of award of the contract, and to provide all labor, materials, and equipment required to complete the project designated above, for the price hereinafter set forth, in strict compliance with the contract documents prepared by the Iowa Department of Natural Resources.

The undersigned agrees, if awarded the contract, to commence the work within a reasonable time after the preconstruction conference or by the specific starting date, if so specified, and to complete the work within the contract period, or to pay liquidated damages in the amount stipulated herein for each calendar day the work remains uncompleted after the expiration of the contract period or any authorized reduction thereof.

A proposal guarantee in the amount stipulated herein is included with this proposal, to be forfeited to the Iowa Department of Natural Resources if the undersigned fails to execute the contract and furnish an approved performance bond, if awarded the contract.

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the state of Iowa, and also, a resident bidder shall be allowed a preference against a nonresident bidder from a state or foreign country which gives or requires a preference to bidders from that state or foreign country on projects in which there are no federal funds involved.

BY

(Iowa Contractor Registration No.) (Signed) (Date)

(FID/EIN/SSN) (Phone Number) (Fax Number)

(Email Address)

By signing and submitting the proposal, the bidder:

1. Gives an unsworn declaration on behalf of each person, firm, association, partnership, or corporation has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such contract, and is not under debarment currently by the Federal government for a criminal violation which is reasonably related to bidding and contracting procedures; and

2. Affirms to have examined the plans, specifications, and job site to become acquainted with the adjacent areas, means of approach to the site, conditions of the actual job site, and the facilities for delivering, storing, placing, and handling of materials and equipment.

SCHEDULE OF PRICES

Project Description and Location

STAIR FABRICATION AND INSTALLATION (REBID), MAQUOKETA CAVES STATE PARK, JACKSON COUNTY

Name of Bidder

THE "UNIT PRICE" AND "AMOUNT" COLUMNS MUST BE FILLED IN FOR THIS PROPOSAL TO BE CONSIDERED COMPLETE. IF THERE IS A DISCREPANCY BETWEEN UNIT BID PRICES, EXTENSIONS, OR TOTAL AMOUNTS OF BID, THE UNIT PRICES SHALL GOVERN.

Item No.	Description	Estimated Quantity		Unit Price	Amount
1	Stair Demolition, Cleaning, and Painting	1	LS		
2	Balanced Rock Tree Removal	1	LS		
3	Middle Dance Hall Stair Install	1	LS		
4	Twin Arches Stair Fabrication	1	LS		
5	Twin Arches Stair Install	1	LS		
6	Balanced Rock Stair Fabrication	1	LS		
7	Balanced Rock Stair Installation	1	LS		
8	Treated Posts, Rails, Treads, and Risers	1	LS		
9	Hardware and Accessory Items	1	LS		
10	Mobilization	1	LS		
Total					

Bidder Acknowledges Receipt of Any Issued Addenda Below (Number and Date)	List of Subcontractors (Attach additional pages, if necessary)

GENERAL CONSTRUCTION NOTES

VERIFY ACTUAL LOCATIONS AND ELEVATIONS WITH DNR ENGINEER.

ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF WORK. FAILURE TO VISIT THE PROJECT SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE TO THE PLANS, SPECIFICATION, SPECIAL PROVISIONS AND CONTRACT.

THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS AND SHALL NOTIFY THE DNR ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE RIGHT-OF-WAY, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE DNR ENGINEER.

THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE DNR ENGINEER.

WHERE UTILITIES AND FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DNR ENGINEER OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE AFFORDED ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

THE CONTRACTOR SHALL SHAPE GRADED AREA TO MAINTAIN SURFACE DRAINAGE. ALL ELEVATIONS ARE TO FINISH GRADE.

THE CONTRACTOR IS EXPECTED TO HAVE MATERIALS, EQUIPMENT, AND LABOR AVAILABLE ON A DAILY BASIS TO INSTALL AND MAINTAIN EROSION CONTROL FEATURES ON THE PROJECT. THIS MAY INVOLVE SEEDING, SILT FENCE, ROCK DITCH CHECKS, SILT BASINS OR SILT DIKES.

KEYNOTES

- EXISTING 2X6 TREAD AND RISER LUMBER. CAREFULLY REMOVE ALL LUMBER AND STOCKPILE IN AREA DESIGNATED BY DNR INSPECTOR.
- EXISTING 4X AND 2X HANDRAIL LUMBER. CAREFULLY REMOVE ALL LUMBER AND STOCKPILE IN AREA DESIGNATED BY DNR INSPECTOR.
- EXISTING STEEL REBAR TO REMAIN IN PLACE. CLEAN AND PREP FOR INSTALL OF NEW WELDABLE BAR COUPLERS AND INSTALL OF NEW STEEL BOX STAIRS.
- NEW STEEL BOX STAIRS. INSTALL PER INSTRUCTIONS IN PROJECT NARRATIVE. TWIN ARCHES STAIR TO BE DESIGNED AND FABRICATED BY CONTRACTOR, SUBMIT SHOP DRAWINGS TO DNR ARCHITECT FOR APPROVAL.
- NEW STEEL BOX LANDING. INSTALL PER INSTRUCTIONS IN PROJECT NARRATIVE. TWIN ARCHES STAIR LANDINGS, WHERE REQUIRED, TO BE DESIGNED AND FABRICATED BY CONTRACTOR, SUBMIT SHOP DRAWINGS TO DNR ARCHITECT FOR APPROVAL.
- FELLED TREE TO BE CUT UP AND REMOVED FROM THE STAIR AREA. PLACE IN LOCATION DETERMINED BY DNR INSPECTOR.

PROJECT NARRATIVE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ITEMS WITHIN THIS NARRATIVE, THE DRAWINGS, AND PROJECT MANUAL UNLESS SPECIFICALLY NOTED OTHERWISE. THIS NARRATIVE IS NOT MEANT TO BE A COMPREHENSIVE ACCOUNT OF ALL ITEMS TO BE COVERED BY THE CONTRACT, REVIEW ALL DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND ESTABLISHING ALL QUANTITIES THAT ARE DICTATED AS "LUMP SUM".

THIS PROJECT, FOR MAQUOKETA CAVES STATE PARK – STAIR FABRICATION AND INSTALLATION (REBID), SHALL COMMENCE WHEN ALL CONTRACTS ARE EXECUTED AND IN PLACE. STAIR FABRICATION AND INSTALLATION FOR BOTH STAIRS SHALL BE COMPLETED NO LATER THAN DECEMBER 31, 2022.

THE CONTRACTOR SHALL DEMOLISH THE EXISTING STAIR SYSTEMS, AT BOTH LOCATIONS (MIDDLE DANCE HALL CAVE AND TWIN ARCHES TRAIL). THIS SHALL BE ACCOMPLISHED BY DECONSTRUCTING EACH PART OF THE STRUCTURE. THE OLD METAL SUB FRAME OF THESE STAIRS IS COMPRISED OF 3" CHANNEL IRON AND OTHER LATERAL SUPPORT ANGLE IRON, WHICH HAS BEEN CUSTOM FIT TO EACH STEP AND WELDED TOGETHER. THESE METAL SUB FRAMES WILL NEED TO BE REMOVED WITHOUT CAUSING EXTENSIVE DAMAGE TO THE REBAR SUPPORTS. EACH STEP IS SUPPORTED BY MULTIPLE REBAR SUPPORTS WHICH HAVE BEEN DRIVEN DOWN TO AND INTO BEDROCK AND SHALL REMAIN IN PLACE AND PREPARED FOR INSTALLATION OF NEW STAIR STRUCTURES. CONTRACTOR SHALL WIRE-BRUSH REBAR TO REMOVE CORROSION AND PAINT WITH EXTERIOR EPOXY PAINT. ALL WOOD HAND RAILS, NEWEL POSTS, WOOD TREADS, AND RISER BOARDS SHALL BE SALVAGED AND REMAIN PROPERTY OF IOWA DNR. ALL DEMOLISHED METAL MATERIALS WILL BECOME PROPERTY OF THE CONTRACTOR.

THE CONTRACTOR SHALL FIRST INSTALL THE IPI FABRICATED SECTION OF STAIRS AT MIDDLE DANCE HALL CAVE CONSISTING OF 32 STEPS AND 1 LANDING WITHIN THE SAME FOOTPRINT. MATERIALS HAVE BEEN MANUFACTURED SPECIFICALLY FOR THIS PROJECT AND MUST BE INSTALLED ON SITE.

THE CONTRACTOR SHALL PREP THE AREA AND INSTALL THE STAIR SECTIONS IN THE FOLLOWING MANNER, INSTALLATION OF A WELDABLE BAR LOCK COUPLERS, OF THE SAME SIZE AS THE REBAR, TO EACH SUPPORT ROD, PREFABRICATED METAL SUB FRAMES BE ASSEMBLED FOR EACH INDIVIDUAL STEP USING PROVIDED STAINLESS STEEL HARDWARE, INDIVIDUAL STEP MOUNTED TO COUPLER AND THEN WELDED BY CERTIFIED WELDER, AND WELDS AND DRILL HOLES SHALL BE TREATED WITH EXTERIOR GRADE METAL PROTECTIVE PAINT. THIS PROCESS WILL BE REPEATED FOR ALL 32 STEPS, THEN REPEATED FOR THE 56 STEPS AT TWIN ARCHES.

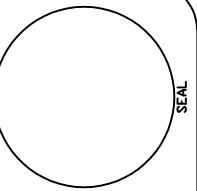
THE TWIN ARCHES STAIR WHICH WAS DAMAGED BY A TREE WILL HAVE A NEW STEEL STRUCTURE IN THE ORIGINAL LOCATION FOR A NEW STAIR. THIS NEW STAIR WILL FOLLOW THE EXISTING STAIR PATH AND SHALL MATCH THE DESIGN OF THE MIDDLE DANCE HALL CAVE STAIR WHICH WAS FABRICATED BY IOWA PRISON INDUSTRIES. SEE ATTACHED DESIGN OF MIDDLE DANCE HALL CAVE STAIR FOR MORE INFORMATION, SHEETS A-100 – A-105.

THE EXISTING STAIRWAY HAS 56 STAIRS AND THE NEW STAIR SECTIONS SHALL BE DESIGNED AND BUILT TO MATCH THE EXISTING CONFIGURATION. THESE STAIR SECTIONS SHALL BE MADE OF 7GA STEEL CHANNELS WITH SLOTTED HOLES FOR EASE OF INSTALLATION, AND ANGLES, AND 14GA STEEL TUBES, AS SHOWN ON THE ORIGINAL DESIGN DOCUMENTS FOR MIDDLE DANCE HALL CAVE. THE LENGTH AND SIZES OF CHANNELS, TUBES, AND ANGLES SHALL VARY BASED ON EACH TREAD AND LANDING REQUIREMENT, AND SHALL BE DESIGNED AND DETERMINED BY CONTRACTOR. CONTRACTOR SHALL POWDER COAT ALL STEEL STAIR PIECES SATIN BLACK. CONTRACTOR SHALL PROVIDE 316 STAINLESS COLLAR CLAMPS, ANGLES, BOLTS, NUTS, WASHERS, AND ALL ASSOCIATED HARDWARE AT EACH REBAR LOCATION FOR INSTALLATION WELDING, ALL HARDWARE TO MATCH THE PROVIDED MIDDLE DANCE HALL CAVE HARDWARE. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE IOWA DNR PRIOR TO COMMENCING FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN AND FABRICATION AND SHALL USE EXISTING PHOTOS AND SURVEY FOR REFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL MEASUREMENTS AND QUANTITIES.

ALL RISERS AND TREADS ON BOTH SETS OF STAIRS SHALL BE #1, GROUND CONTACT TREATED, 2X6 WOODEN BOARDS. THESE RISERS AND TREADS SHALL BE PRE-DRILLED AND COUNTERSUNK FOR INSTALL WITH #10 SELF-TAPPING 3" 316 STAINLESS STEEL DECK SCREWS, SIX (6) PER BOARD, TWO (2) ON EACH END AND TWO (2) MID-SPAN AT SUPPORT STEEL LOCATION, LEAVING $\frac{3}{16}$ " GAP BETWEEN EACH BOARD. THE NEW HAND RAILS AND NEWEL POSTS, SHALL BE REINSTALLED IN A SIMILAR CONFIGURATION TO THE ORIGINAL STAIR. CONTRACTOR SHALL PROVIDE #1 GROUND CONTACT TREATED WOOD POSTS OF SIMILAR LENGTH AND DIMENSION. ALL HARDWARE SHALL BE REPLACED WITH 316 STAINLESS BOLTS, NUTS, AND WASHERS (NOT PROVIDED) OF THE SAME SIZE AND LENGTH AS THE ORIGINAL BOLTS.

A SURVEY WAS CONDUCTED, FOR TWIN ARCHES, ON JUNE 17TH, 2021 AND SHALL BE PROVIDED TO ALL INTERESTED PARTIES IN A .DWG, .DXF, AND .DGN FILE FORMAT. THIS FILE SHOWS EXISTING STAIR TREAD LOCATIONS, DEPTH, RISER LOCATION, HEIGHT, AND REBAR SUPPORT LOCATIONS AND CAN BE USED BY THE CONTRACTOR FOR ASSISTANCE DURING FABRICATION.

THE LOCATION OF THE STAIRS ARE IN VERY DIFFICULT TERRAIN. SMALL OFF-ROAD VEHICLES CAN ACCESS TWIN ARCHES BUT MIDDLE DANCE HALL CAVE IS ONLY ACCESSIBLE BY FOOT. CONTRACTOR WILL NEED PORTABLE TOOLS FOR INSTALL.



IOWA DEPARTMENT OF
NATURAL RESOURCES
ENGINEERING SERVICES - WALLACE BUILDING
502 E. 9TH ST., DES MOINES, IA 50319-0034
P: 515.725.8200
F: 515.725.8202



Stair Fabrication and Install (REBID):
Maquoketa Caves State Park
9688 Caves Road
Maquoketa, IA 52060

DRAWN BY: PROJECT NUMBER:
21-06-49-04

DATE: 04.20.2022

SHEET No:

A-003



02 BALANCED ROCK PHOTO – TREE DAMAGE

SCALE: NTS



01 BALANCED ROCK PHOTO – TREE DAMAGE

SCALE: NTS

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CHK'D BY:	DATE:
SHEET No:	

21-06-49-04

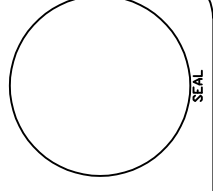
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A-053

Stair Fabrication and Install (REBID):
 Maquoketa Caves State Park
 9688 Caves Road
 Maquoketa, IA 52060



**IOWA DEPARTMENT OF
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 ENGINEERING SERVICES - WALLACE BUILDING
 502 E. 9TH ST., DES MOINES, IA 50319-0034
 P: 515.725.8200
 F: 515.725.8202



SEAL



02 BALANCED ROCK PHOTO – UNDERSTAIR DAMAGE

SCALE: NTS

02



01 BALANCED ROCK PHOTO – UNDERSTAIR DAMAGE

SCALE: NTS

01

Stair Fabrication and Install (REBID):
Maquoketa Caves State Park

9688 Caves Road

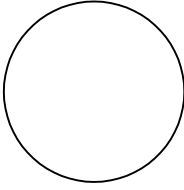
Maquoketa, IA 52060

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A-054



IOWA DEPARTMENT OF
NATURAL RESOURCES
ENGINEERING SERVICES - WALLACE BUILDING
502 E. 9TH ST., DES MOINES, IA 50319-0034
P: 515.725.8200
F: 515.725.8202



SEAL