



# IOWA DEPARTMENT OF AGRICULTURE & LAND STEWARDSHIP

Division of Soil Conservation and Water Quality

## Cover Page: Pre-Bid Minutes, Questions, Addenda

To:	All plan holders	From:	Tracy Bruun, Division
Pages:	9	Phone:	515-344-6279
Re:	Cal883301A Nutrient Reduction Wetland (Bid 25-12)	Date:	October 2, 2025

### Comments:

- Cover Page: page 1
- Pre-Bid Meeting Minutes pages 2-6
- Pre-Bid meeting attendance list page 7
- Updated plan holders list page 8
- Electronic files for grading can be obtained by e-mail by contacting Juan Arellanes with Juan Arellanes at #402-853-2774! or [jarellanes@jeo.com](mailto:jarellanes@jeo.com).

- END OF COVER PAGE -

CALHOUN COUNTY WETLAND PROJECT  
CAL883301A & CAL883220A - BID NO. 25-12  
PREBID MEETING  
September 23, 2025 - 9:00 AM

Tracy Bruun, Division of Soil Conservation and Water Quality (Division) opened the meeting.

**A) Introductions**

1. Mike Bourland, Engineer with Division
2. JEO, Juan Arellanes
3. Others: See sign-in sheet
  
4. There are eight projects being bid at this time, including this one, three in Kossuth County, two in Calhoun (1 contract) and one in Carroll Counties. (Floyd, Mahaska, & Greene)
  
5. This wetland project is part of the Water Quality Initiative that is being used to help implement the Iowa Nutrient Reduction Strategy

**B) Bidding**

**1. Time of Completion:**

**Cal883301A (Bevis)**

- The final date for completion of all work except for seeding is set for **September 1, 2026**
- The final date for completion of seeding is **September 15, 2026**

**Cal883220A (Hinton)**

- The final date for completion of all work except for seeding is set for **June 15, 2026**
- The final date for completion of seeding is **June 30, 2026**

**2. Liquidated Damages:**

There are liquidated damages provisions on this project. These damages reflect additional administrative, design, and inspection costs, as well as continued costs to the natural environment.

**Cal883301A (Bevis)**

If *all work except for seeding* is not completed by September 1, 2026 absent a No-Fault Extension, the Contactor may be assessed damages in the amount of \$175 per day. If the *seeding* is not subsequently completed by September 15, 2026 absent a No-Fault Extension, the Contractor may be assessed damages in the amount of \$125 per day.

**Cal883220A (Hinton)**

If *all work except for seeding* is not completed by June 15, 2026 absent a No-Fault Extension, the Contactor may be assessed damages in the amount of \$175 per day. If the *seeding* is not subsequently completed by June 30, 2026 absent a No-Fault Extension, the Contractor may be assessed damages in the amount of \$125 per day.

**3. Taxes:**

Since this is state contract, there is no sales tax for materials purchased. We will be providing a tax exemption certificate to the awarded contractor as indicated in the last page of the appendix of

construction contract documents. This should be considered when determining the unit prices submitted in the bid.

**4. Measurement and Payment:**

The specifications describing the work to be accomplished under each particular work item, also describe the method to be used in measuring and calculating the payment quantities for each work item set forth in the proposal. Payments will be made on the basis of monthly estimates in amounts equal to ninety-five percent (95%) of the value of work completed. Mobilization will be paid at a percentage of the lump sum bid amount for this item equal to the overall percent complete of the project (less retainage). In preparing monthly estimates, advancement will be made therein for ninety-five percent (95%) of the cost of materials stored on site.

**5. Method of Bidding:**

This is a unit price contract and bidders shall submit unit price bids as required for the work items covered by the specifications. Prices shall cover complete work and include all costs incidental thereto unless otherwise indicated. The base bid includes all items Cal883301A 1 through 33 and Cal883220A 1 through 18 (crop damage). A separate Document CC was provided with the bid package that may be used as a worksheet to assist with entering the bid into IMPACS.

Any questions that should be considered as part of an addendum must be submitted to us by **September 30, 2025**. The Division will make every attempt to issue any necessary addenda no later than the day after the last date for questions. If an addendum is sent, please make sure to note on Page CC-2 that you have received and acknowledged the addendum.

If work is added to the contract by the Division after the contract execution which is not covered by a bid price set forth in the Proposal and Schedule of Prices (*Document CC*), a Change Order or Contract Amendment will be issued as required. If the additional work requires an extension of the contract completion date(s), a Contract Amendment will be issued.

**6. Submission of Bids and Bid Security:**

Bids must be submitted on the 'Items' page within IMPACS and shall include a bid bond in the amount of ten percent (10%) within the 'Prerequisites' page on this IMPACS post as well as the Proposal and Schedule of Prices (Document CC pages 1-3) that must be signed by a legally authorized representative of the Bidder and notarized. All issued addendum shall be acknowledged as received by the Bidder. Do not submit Plans or Specifications with the bid. If this form is not accurately completed, this shall prevent the reading of that Bidder's bid.

Wednesday, October 8, 2025 all bids are due via IMPACS no later than 3:00 PM. All Water Resources wetland bids closing that day will be opened beginning at 3:00 PM. To hear the bids read aloud dial in by phone +1 469-998-7627 code 38684452#

Bids may NOT be mailed nor hand delivered.

**7. Evaluation of bids and award of Construction Contract:**

This Calhoun County Nutrient Reduction Wetland Project shall be awarded to the lowest responsible responsive bidder as determined by the Division. In evaluating the bids, the Division may consider such factors as alternates, bid price, experience, contracts in default, responsibility

of the Bidder, and similar factors in determining which bid it deems to be in the best interest of the Division for the project. In comparing bid prices, the total bids of the various Bidders shall be determined by applying the unit prices bid for each work item against the estimated work item quantities set forth in the *Proposal and Schedule of Prices (Document CC)*.

Bid tabulations for this Calhoun County Nutrient Reduction Wetland Project will be prepared the week following the Bid Opening and distributed to all Bidders. Other plan holders or interested parties must request bid tabulations.

**8. Bidder's Qualifications:**

All Bidders shall meet the following qualifications:

1. Contractors are required to be registered with the Iowa Division of Labor.
2. Bidders shall, upon request of the Division, submit a statement of Bidder's qualifications including experience, any contracts that are in default, available equipment, personnel, and financial ability to perform the work as outlined in Section 2 of Document BB.

**9. Execution of Contract:**

1. The party to whom this Calhoun County Nutrient Reduction Wetland Project is awarded shall be required to:
  - ✓ execute the Contract;
  - ✓ obtain the appropriate insurance coverage and Performance/Payment Bond;
  - ✓ provide their Iowa Division of Labor Public Registration Number;
  - ✓ and submit the Construction Progress Schedule (Document JJ)within fourteen (14) calendar days from the date of receipt of the Notice-of-Award. In case of failure of the Bidder to execute the Contract, the Division may, at its option, consider the Bidder in default, in which case the bid security accompanying the bid shall become the property of the Division.
2. The Division, within fourteen (14) days of receipt of an acceptable and properly executed Performance/Payment Bond, certification of acceptable insurance coverage, and properly executed Contract; shall sign the Contract and return to such party an executed copy of the Contract. Should the Division not execute the Contract within such period, the Contractor may, by submitting written notice, withdraw the signed Contract. Such notice of withdrawal shall be effective upon receipt of the notice.
3. The Notice-to-Proceed shall be issued within five (5) days of the execution of the Contract by the Division, provided that the Construction Progress Schedule has been accepted by the Division. Should there be additional time required to make adjustments to the Construction Progress Schedule, the time to issue the Notice-to-Proceed may be extended to allow for this. If the Notice-to-Proceed has not been issued within a thirty (30) day period, or within a greater period mutually agreed upon, the Contractor may terminate the Contract without further liability on the part of either party.

**10. Questions and Addenda:**

Questions concerning interpretation or intent of the Plans and Construction Specifications should be directed to Juan Arellanes: [jarellanes@jeo.com](mailto:jarellanes@jeo.com) with JEO and must copy Tracy Bruun: [tracy.bruun@iowaagriculture.gov](mailto:tracy.bruun@iowaagriculture.gov) with the Division. All other questions concerning the Contract

Documents should be addressed to Tracy Bruun, Division: 515 344-6279 or  
tracy.bruun@iowaagriculture.gov.

Any oral interpretations given shall be valid only if confirmed by written addendum. All interpretation requests should be addressed in writing and received no later than 3:00 PM September, 30 2025.

The Division reserves the right to revise or amend the Contract Documents prior to the date set forth for receipt of bids. Such revisions and amendments, if any, shall be announced by an addendum or addenda to the Contract Documents. Copies of such addenda, as may be issued, shall be furnished to all plan holders. Bidders are required to acknowledge receipt of any addenda by listing such addenda in the Proposal and Schedule of Prices (Document CC).

**C) Engineer's Discussion:**

A) Walkthrough of the plans by Juan followed by Q&A and discussion. Discussion and questions for both plans were generally valid across both due to the similarities and were discussed as such.

B) Key points that apply to both sites:

1. Juan will be the primary Engineer coordinating with the contractor. Cell number is 402.853.2774 email is jarellanes@jeo.com
2. Early coordination of shop drawings will be critical for project schedule. Lift station system may be a source of significant delays if there are significant back and forth between the contractor, supplier, and engineer to reach final approval. Lead times have been significant with some other equipment suppliers.
3. Contractor may submit requests for alternative pump systems. Alternative systems must meet the specification descriptions as outlined in project documents. Contractor must provide a certification that any alternative will be a drop-in equal and will be responsible if any additional engineering is required to fit or to confirm equal performance.
4. Lift Station qualifies under new payment methodology where 97% can be paid as material stored on site with the remaining 3% being held for completion.
5. Lift station solar panel mounting may be adjusted depending on manufacturers' recommendations including orientation, location, and mounting methods.
6. Location of electrical components may also be adjusted depending on manufacturers' recommendations. Key requirement will be for panels to be located above the elevation shown on the plans to keep it elevated out of the floodplain.
7. Net zero earthwork so no material is intended to be hauled in or out from outside.
8. Earthwork may be adjusted slightly depending on the materials found on site. Coordinate with the engineer for proper borrow and spoil locations to balance cut and fill.
9. Materials shown on the plans but not quantified or listed as bid items are considered incidental. Including but not limited to the bedding materials shown for pipes and structures.
10. Both sites are located in potential wetland areas which are often wet for extended periods of time.
11. Points applying specifically to Cal883220A (Hinton)
12. This overall project involves installing an inlet within the existing ditch directing water to cistern with a submerged pump that will direct water to create the wetland. The wetland water level will be controlled by concrete intake structure with a tied-concrete block mat auxiliary spillway.

13. Minor grading is required for this project and includes construction of the stilling basin at the pump outlet, a small containment berm on the west side of the wetland, and small submerged berms. Minor grading is also necessary at the intake, outlet, and auxiliary spillways.
14. Earthwork shown does not include a compaction/swell factor and will be paid out as plan quantities unless additional earthwork is necessary and approved. The breakdown of the different areas for grading is provided on Sheet D.1.
15. Note that the aggregate surfacing quantity is for the pump pad and entrance. Other gravel required, such as for the lift station, is incidental.
16. Note that the debris guard for the outlet structure is incidental.
17. During the meeting, a question was asked about clearing. At the time, it was stated that only what is needed for construction would be required. After further consideration, all trees with the wetland footprint will need to be cleared. Trees should be burned on site and then buried outside of any structural areas.-

C) Points applying specifically to Cal883301A (Bevis)

1. This project includes installing a pump system that connects to an existing drainage district pipe that will direct water into the wetland. The project also involves installing a newly aligned tile around the wetland and new concrete culverts under a paved road. The wetland will drain through a water control structure directed to a junction structure that redirects water back into the drainage district tile.
2. The fill material quantities assume a 20% shrinkage, excluding topsoil placement.
3. The new culvert will require the road to be closed. Traffic control plan shown on Sheet T.1. Contractor to limit closure time and will coordinate with the engineer to notify the County.
4. Note that the pump discharge pipe includes concrete support piles.
5. Sheet U.6 Detail 3. The bedding material is as follows:
  - i. "Class I Bedding Material" refers to SUDAS 3010 2.02 A. Class I Granular Bedding Material consisting of 1" clean crushed stone.
  - ii. "Crushed Rock/Concrete Bedding" Refers to SUDAS 3010 2.05 Foundation Material. Clean 2 ½" crushed stone or crushed concrete within ±5% of the listed gradation

# Pre-Bid Meeting Sign-in Sheet

Bid No.: 25-12

**Project ID: Cal883301A Nutrient Reduction Wetland  
and Cal883220A**

Tuesday, September 23, 2025 9:00 AM

Calhoun County Extension Service

325 Court St

Rockwell City  
712-297-8611

**If I can't read your handwriting, I may not be able to send you the addendum or  
other pertinent information.**

Name	Company/Affiliation	City State	Email	Phone
1 Tracy Bruun	Division	Des Moines IA 50309	tracy.bruun@iowaagriculture.gov	515-344-6279
2 Mike Bourland	Division	Des Moines IA 50309	mike.bourland@iowaagriculture.gov	515-242-6130
3 Juan Arellanes	JEO		jarellanes@jeo.com	402-853-2774
4 Bill Hiler	tenant	Rockwell City	<a href="mailto:bhiler@ncn.net">bhiler@ncn.net</a>	712-830-1380
5 Helen Hinton	landowner	Rockwell City	<a href="mailto:hlnhinton29@gmail.com">hlnhinton29@gmail.com</a>	712-297-7906
6 Adam Vonnahme	Vonnahme Const	Carroll	<a href="mailto:adamvon4382@gmail.com">adamvon4382@gmail.com</a>	712-830-4453
7 Jess Hausman	Hausman Dozing	Carroll	<a href="mailto:hausmandozing@gmail.com">hausmandozing@gmail.com</a>	515-419-5727
8 John Healy	Healy Excavating	Lakeview	<a href="mailto:johnhealy@netins.net">johnhealy@netins.net</a>	712-830-9179
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Division of Soil Conservation & Water Quality - Water Resources Bureau								
Plan Holders List for Bid <u>Cal883301A &amp; Cal883220A</u>					Project ID <u>25-12</u>			
	Name	Email	Company	Street Address	City	State	Zip code	Phone
E	Juan Arellanes	<a href="mailto:jarellanes@jeo.com">jarellanes@jeo.com</a>	JEO					402-853-2774
IDALS	Mike Bourland	<a href="mailto:mike.bourland@iowaagriculture.gov">mike.bourland@iowaagriculture.gov</a>	IA Dept of Ag & Land Stewardhsip	1305 E Walnut	Des Moines	IA	50319	515-242-6130
IDALS	Tracy Bruun	<a href="mailto:tracy.bruun@iowaagriculture.gov">tracy.bruun@iowaagriculture.gov</a>	IA Dept of Ag & Land Stewardhsip	1305 E Walnut	Des Moines	IA	50319	515-344-6279
PR1	Cindy Adams	<a href="mailto:Cadams@mbi.build">Cadams@mbi.build</a>	Master Builders of Iowa	221 Park Street	Des Moines	IA	50309	515-288-7339
PR2	Alarice Dionela	<a href="mailto:clarice.dionela@construction.com">clarice.dionela@construction.com</a>	Dodge Construction Network					
PR2	Rechie Manalop	<a href="mailto:Rechie.Manalop@construction.com">Rechie.Manalop@construction.com</a>	Dodge Construction Network					
X	Brice Blair	<a href="mailto:briceblair08@gmail.com">briceblair08@gmail.com</a>	B & S Tiling and Excavation	3260 Fletcher Ave	Lake City	IA	51449	712.210.3049
X	Logan Van Dyke	<a href="mailto:BANDLSEEDING@GMAIL.COM">BANDLSEEDING@GMAIL.COM</a>	B&L Seeding, LLC	88 Highland Avenue	Dumont	IA	50625	641-512-1732
X	DAVID VANGORKOM	<a href="mailto:DVANGORKOM@ERPELDINGEXCAVATING.COM">DVANGORKOM@ERPELDINGEXCAVATING.COM</a>	EEE					970-217-6081
X	Bryce Dooley	<a href="mailto:groundsolutionsseeding@gmail.com">groundsolutionsseeding@gmail.com</a>	Ground Solutions Seeding	3280 230th St	Sac City	IA	50583	712.210.6432
X	Jess Hausman	<a href="mailto:hausmandozing@gmail.com">hausmandozing@gmail.com</a>	Hausman Dozing LLC	24860 230th ST	Carroll	IA	51401	515-419-5727
X	John Healy	<a href="mailto:johnhealy@netins.net">johnhealy@netins.net</a>	Healy Excavating	3483 Perkins Avenue	Lakeview	IA	51450	712-830-9179
X	Jamie Jensen	<a href="mailto:jamiej@jensenexctrk.com">jamiej@jensenexctrk.com</a>	Jensen Excavating & Trucking, LLC	931 Plaza Street West	Albert Lea	MN	56007	507-552-1334
X	MICHAEL MICHAELIS	<a href="mailto:MIKEM@LARSONCONTRACTING.COM">MIKEM@LARSONCONTRACTING.COM</a>	LARSON CONTRACTING					406-890-4211
X	Bruce Vonnahme	<a href="mailto:vonateam@netins.net">vonateam@netins.net</a>	Leroy and Sons, Inc.	405 Dunlap Street	Arcadia	IA	51430	712-790-9956
X	Jordan Krull	<a href="mailto:jordan@leymastertile.com">jordan@leymastertile.com</a>	Leymaster Tile	2524 Jepsen Road	Cedar Falls	IA	50613	319-300-5057
X	Derek Ludovissy	<a href="mailto:ludovissyenterprises@gmail.com">ludovissyenterprises@gmail.com</a>	Ludovissy Enterpirses	702 S. 2nd St PO Box 714	Guttenberg	IA	52052	563-880-4866
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X	Luke Hunget	<a href="mailto:LukeHunget@ntsafety.com">LukeHunget@ntsafety.com</a>	NT Safety	1922 Delaward Ave	Des Moines	IA	50317	515-672-4651
X	DOUG SCHMIDGALL	<a href="mailto:DOUGLAS.SCHMIDGALL@OLDCASTLE.COM">DOUGLAS.SCHMIDGALL@OLDCASTLE.COM</a>	OLDCASTLE INFRASTRUCTURE	1601 E 39TH ST N	SIOUX FALLS	SD	57104	920-391-6336
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