



ADDENDUM NO. 1

**Demolition and Soil Remediation at
Former Elkem Carbide (Auditor's Parcel D)
365 Carbide Lane
Keokuk, Iowa 52632**

QUEST Project #10095199

March 23, 2026

TO ALL ELIGIBLE PROSPECTIVE BIDDERS:

This Addendum is issued to modify, explain or correct the original drawings, specifications and/or previous addendums and is hereby made a part of the Contract Documents. Please attach this Addendum to the contract documents in your possession. **Only the contractors who attended the mandatory pre-bid meeting on March 17, 2026, are eligible to submit bids for this project.** Those eligible contractors documented on the pre-bid sign-in form dated March 17, 2026, are responsible for notifying any potential subcontractors or suppliers directly.

The following changes have been made to the Project Manual:

- ❖ NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING, AND INSTRUCTIONS TO BIDDERS, AND BID FORMS, AND CONTRACTING FORMS AND SUPPLEMENTS, AND NOTICE TO PROCEED, AND SECTION 01 00 00 GENERAL REQUIREMENTS, AND SECTION 01 10 00 SUMMARY

Time and Place for Filing Sealed Proposals: Sealed bids for the work consisting of demolition and soil remediation as stated below must be filed before **10:00 A.M. on April 8, 2026**, in the Office of the City Clerk, City of Keokuk, 501 Main Street, Keokuk, Iowa 52632.

Time and Place Sealed Proposals Will be Opened and Considered: Sealed proposals will be opened, and bids tabulated at 10:00 A.M. on **April 8, 2026**, in the Office of the City Clerk, City of Keokuk, 501 Main Street, Keokuk, Iowa 52632. Bid Proposals will be officially "Received" and acted upon **April 16, 2026**, at 5:30 pm at the City of Keokuk City Council Meeting, City Council Chambers at City Hall. The City of Keokuk reserves the right to reject any and all bids. Notice to proceed is expected to be on **April 17, 2026**.

Time for Commencement and Completion of Work: Work on the improvement shall commence following approval of the contract by the City of Keokuk, as stated in the Notice to Proceed, and no later than **June 1, 2026**. The Contractor shall have the project complete by **December 23, 2026**.

Public Hearing: A public hearing will be held by the City of Keokuk on the proposed contract documents (plans, specifications and form of contract), estimated cost for the improvement, and award of contract at its meeting at 5:30 P.M. on Thursday, **April 16, 2026**, at City Hall, 501 Main Street, Keokuk, Iowa 52632.

The following changes have been made to the Project Manual (continued from previous page):

❖ **PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES**

Pages 4 and 5 – BID FORMS, SECTION 00 41 00

UPDATE:

Replace original Proposal form for Base Bid and Add Alternates with Proposal form from Addendum 1. Removal of Contaminated Soils and Import Clean Soil and Respread has been changed to Unit per Ton.

❖ **REPLACE 6" TOPSOIL WITH 2" TOPSOIL IN FOLLOWING:**

TEMPORARY FACILITIES AND CONTROLS, SECTION 01 50 00, PAGE 5

STORMWATER POLLUTION PREVENTION PLAN, SECTION 09 00 00, PAGE 3

SITE CLEARING, SECTION 31 10 00, PAGE 5

UPDATE:

Replace original Topsoil depth with 2 inches of Topsoil at all locations within the plans and project manual.

❖ **SOIL COMPACTION REQUIREMENTS:**

Pages 4 and 5 – EXCAVATION AND FILL, SECTION 31 23 00

UPDATE:

Clarification has been provided in Section Site Clearing and in the Estimate Reference on the project plans.

❖ **Add APPENDIX 5:**

UPDATE:

Recorded Final Plat has been included within Appendix 5, as it relates to Construction Survey monument preservation or replacement. Property pins altered or removed by the construction shall be replaced by a Registered Land Surveyor. The Bid Item description has also been updated to reflect this change on the project plans.

The following changes have been made to the Project Bid Plans (Appendix 2):

❖ **ESTIMATE REFERENCE INFORMATION**

Replace Sheets C.002A and C.002B

UPDATE:

Bid item descriptions have been updated for Construction Survey, Clearing and Grubbing, Demolition, Disposal of Construction Waste, Debris, and Household Hazardous Materials, Pavement Removal, Removal of Contaminated Soils, Class 10 Excavation, and Import Clean Soils, and Topsoil

❖ **ALTERNATE ESTIMATE REFERENCE INFORMATION**

Replace Sheets C.002B

UPDATE:

Bid item descriptions have been updated for Remove Railroad Spur (topsoil amount). Alternate Bid item description has been added for Remove Gravel and Pavement Drive and Replace with Clean Gravel

❖ **ESTIMATED PROJECT QUANTITIES**
Replace Sheet C.002B

UPDATE:

Bid item quantities have been updated for:

Item 10 Removal of Contaminated Soils, Class 10 Excavation, and Import Clean Soils (Source Provided), and

Item 11 Topsoil, Off-Site

❖ **ALTERNATE ESTIMATED PROJECT QUANTITIES**
Replace Sheet C.002B

UPDATE:

Bid item quantities have been updated for:

Add Item C Remove Gravel and Pavement Drive and Replace with Clean Gravel

❖ **ALTERNATE ESTIMATED PROJECT QUANTITIES**
Replace Sheet C.100

UPDATE:

Demolition Site Plan Map has been updated to include locations and notes for Bid Add Alternate Item C. This item will be incorporated if the area beneath the existing gravel and pavement along the drive tests positive for contamination.

Demolition Site Plan Map has been updated to include locations for former building foundations.

Questions and Clarifications:

1. Are there liquidated damages for this project?

Answer: No, there are not liquidated damages for this project.

2. Are there still Drums/Barrels containing hazardous materials on-site?

Answer: No, to our knowledge all drums/barrels containing hazardous materials have been removed from the project site.

3. Have the chemicals noted on the hazardous waste survey been removed?

Answer: Yes, the chemicals notes on the survey have been removed.

4. The above ground tank located on the SE corner of Building 3 appears to have product still in it. Is it the contractor's responsibility to pump and dispose of the product?

Answer: Yes, to our knowledge this above ground tank has not been emptied and it is the contractor's responsibility to do so as part of bid item Disposal of Construction Waste, Debris, and Household Hazardous Materials.

5. There appears to be old, buried foundations, structures, walls, piles, slabs from former buildings that have been grown over, partially removed, buried, etc. Can there be a cubic yard unit price (demo, haul, and dispose) added to bid form to address these items that are outside the current building footprints, discovered under the pavements when removed, or exposed during clearing?

Answer: Clarification has been provided on the attached updated plans and within the bid item estimate reference descriptions. Based on historical aerial imagery and plans, former building foundations have been labelled on the updated plans. Additionally, the (lump sum) Demolition and (per SY) Pavement Removal bid items have been updated to reflect a required minimum four (4) feet depth removal for foundations. Some soil borings have been completed at some former foundation locations demonstrating up to 6 inches of pavement. Soil borings have not been completed at every foundation.

6. The bid plans indicate that concrete may be crushed on-site. Provide more information about what size and where this material can be stockpiled.

Answer: If concrete is crushed and stockpiled on-site for future City of Keokuk use, the material shall be free from metals/waste and be approx. one inch in size. Updated plans for Auditor's Parcel D show possible crushed concrete stockpile location, if contractor selects to stockpile. Crushed concrete may also be used on-site along drives by contractor for site circulation to prevent soil track-out.

7. Are there lead-based paint testing requirements for this project?

Answer: Iowa laws allow lead-based paint covered materials to be disposed of at the landfill without testing.

8. Are the large transformers onsite drained? Example, the one that is on the north side of Building 5. If not, does the contractor have to dispose of the oils within and if so, have they been tested for PCB's?

Answer: To our knowledge the large transformers on-site have not been tested. As part of Bid Item for Disposal of Construction Waste, Debris, and Household Hazardous Materials (HHM) it is the contractor's responsibility to dispose of these materials.

Representatives from Great River Regional Waste Authority have indicated that their facility is rated to receive up to 220 lbs of HHM per month (which includes from customers in their service area). Contractors shall plan accordingly and should also explore directly disposing of HHM through other means such as hiring an environmental service to directly handle HHM disposal. Note: see updated bid item description for Disposal of Construction Waste, Debris, and Household Hazardous Materials – Contractor is responsible for disposal fees associate with this bid item.

9. For the 6 ft Chainlink fence, does this follow SUDAS Section 9060, is it barbed wire on top and provide more information about the vehicle gates.

Answer: The new 6 ft security chainlink fence shall follow SUDAS specifications without barbed wire on top. The gates shall accommodate vehicles at a minimum 20 ft wide, either swing or cantilever style as determined by contractor considering the site conditions.

10. When we figure 6" of Concrete removal then 18" of rock or soil removal. What happens when the concrete is 8"-12" thicker than the bid request depth to be removed?

Answer: Once the concrete is removed, the soil beneath will be tested to determine ultimate soil depth removal for contamination cleanup compliance. Plan quantities estimated a total depth of removal to 2 ft below existing grade.

11. If we run into unforeseen contaminated soil will there be a soils technician to confirm removal?

Answer: Eocene Environmental Group, as the City's Consultant, will be on-site conducting soil testing and is coordinating for regular on-site testing sample collection pick-up by the laboratory for expedited results. Testing may take up to a week to receive the results.

12. Is compaction testing required?

Answer: The bid item for Removal of Contaminated Soils, Class 10 Excavation, Hauling, and Import Clean Soil and Respread (Source Provided) has been updated to include: CONTRACTOR SHALL CONDUCT COMPACTION TESTING ON PLACED IMPORT SOILS USING THE SERVICES OF AN INDEPENDENT TESTING LABORATORY AS APPROVED BY THE CITY'S CONSULTANT. ALL VOIDS AND EXCAVATIONS SHALL BE BACKFILLED AND COMPACTED IN 8-12 INCH LIFTS. COMPACTION REQUIREMENTS PER 2026 SUDAS: 95% OF ASTM D698 MOD FOR STRUCTURAL/ROW AREAS; 90% FOR NON-STRUCTURALAREAS. MAINTAIN MOISTURE CONTENT WITHIN -2% TO + 4% OF OMC.

13. Is dry brush cleanup the only allowable means for keeping Carbide Lane cleaned (brush off loose dirt from trucks and equipment)?

Answer: Contractors are encouraged to plan truck and equipment operations for each site soil remediation phasing and haul out that prevents track-out. It is the contractor's responsibility to prevent track-out, as the soil is contaminated and will have to be captured and hauled off as such. If water is used, that is also considered contaminated and needs to be captured and hauled to an approved regional waste facility.

14. Please identify closest water source.

Answer: The City of Keokuk Public Works has identified a fire hydrant is available for use on the north side of Carbide Lane across from the NW corner of this property.

15. Will all clean import soil (to bring property up to existing grade) be paid for by the city?

Answer: Bid item for Removal of Contaminated Soils, Class 10 Excavation, Hauling, and Import Clean Soil and Respread (Source Provided) includes clean import soil being hauled back to the site from Great River Regional Waste Authority. Contaminated soil and import soil material costs will be direct billed to the City.

16. Is all topsoil to be paid for by the city?

Answer: Topsoil quantity has been reduced to require 2 inch depth respread across the site, above the clean imported soil. 1 inch of quality compost as topsoil material may also be use, if source and testing is provided to prove quality of materials for Cit's Consultant consideration. Topsoil is paid as part of the specific Topsoil, Off-Site bid item. The proposal form has been updated to reflect the change of quantity for receipt of bids.

17. Did they have free topsoil at the landfill as well?

Answer: During the Pre-Bid meeting on March 17th, the representative said that they have a small amount of topsoil materials. This arrangement and cost is up to each contractor as part of the Topsoil bid item.

18. How will the soil quantity hauled in be measured and paid for? Will it be off the scale tickets from the landfill? (If yes, what's your conversion factor from Tons to Cubic yards?)

Answer: Quantity in the bid proposal for Base Bid and Add Alternate Removal of Contaminated Soils and Import Clean Soil and Respread has been changed to per Ton. Payment will be based on weight from actual verified scale tickets at the Great River Regional Waste Facility for the soil disposal. Import soil is assumed of the same quantity on the return trip from Great Rivers Regional Waste Authority in Ft Madison to the site to be respread on-site to achieve acceptable site restoration grades and drainage patterns. The contractor is responsible for separating materials such as gravel, waste, and debris from the soil. The contractor shall plan and sequence work to minimize residual moisture and prevent the spread of contaminants, including limiting excavation activities during unsuitable weather or excessively wet conditions. Any increase in material weight due to poor moisture management or noncompliance with weather limitations shall be the contractor's responsibility.

19. Did we need to load at the landfill?

Answer: The contractor is responsible for loading clean import soil at the Great River Regional facility. See Removal and Disposal of Contaminated Soils Section 02 61 00 for the project manual for additional information.

20. Both projects may be awarded individually to separate firms.

Answer: Each project is being bid separately and stand-alone based on Iowa Bid Laws for lowest, responsive, responsible bidder. The City of Keokuk will consider Add Alternates based on available funding as part of the award.

21. Confirm that the Land Survey team on site pre-construction is not required to obtain OSHA Hazwopper training.

Answer: This is correct.

22. Since there is no pre-construction topographic survey is provided, we were informed that the design Engineer has prepared a 3D surface Cad file instead, to use for staking finish grade.

Answer: A LandXML existing surface file based on USGS LiDAR squares for both Plat 1 and Auditor's Parcel D, (data is in the coordinate system EPSG code 6465, NAD83 (2011) Iowa State Planes, South, US Survey Foot. Vertical datum is NAVD88) is available and included

23. The Elkem Carbide project site was previously subdivided and property pin monuments were placed by a registered land surveyor. How will monuments be preserved or replaced?

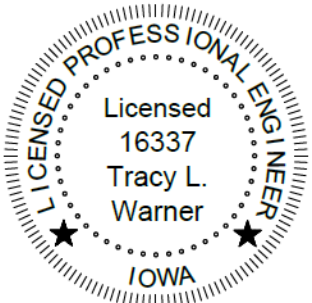
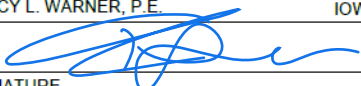
Answer: The Bid Item description for Construction Survey has been updated to also include monument preservation and replacement. Copies of the recorded Subdivision Plats for Plat 1 and Auditor's Parcel D are included with this Addendum.

24. During the pre-bid meeting on March 17th, there was discussion about being able to mulch all materials as part of the Clearing and Grubbing bid item. What has been decided?

Answer: The Clearing and Grubbing bid item description has been updated to allow contractors to mulch all vegetation removed as part of this bid item. Mulched materials may be stockpiled on-site as approved by the City's Consultant. A potential mulch stockpile location is shown on the updated plans.

Enclosures:

1. Mandatory Pre-Bid March 17, 2026 Meeting Sign-In form
2. LandXML existing surface file
3. Appendix 2 - Updated Project Bid Plans
4. Appendix 5 - Recorded Final Plat for Auditor's Parcel D Project Area

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>TRACY L. WARNER, P.E. IOWA LICENSE NO. 16337</p> <p> 3/23/26</p> <p>SIGNATURE DATE</p> <p>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL: ALL PAGES</p>
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