

**STATE OF IOWA  
REQUEST FOR PROPOSALS  
PROFESSIONAL DESIGN SERVICES**

**RFP COVER SHEET**

**Administrative Information**

<b>RFP Number</b>	RFP932000-01	<b>Title of RFP</b>	DOC NCCF Powerhouse Window Replacement
<b>Agency</b>	Iowa Department of Administrative Services (DAS)		
<b>Project Description</b>	The State of Iowa Department of Administrative Services (DAS) is seeking professional design services for the replacement of windows and door at North Central Correctional Facility.		
<b>State Issuing Officer:</b> Michael Bradbury Issuing Officer Iowa Department of Administrative Services Hoover State Office Building, Level 3 1305 East Walnut, Des Moines, IA 50319-0105 Phone: 515-823-9327 Email: <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a>			
<b>PROCUREMENT TIMETABLE—Event or Action</b>			<b>Date/Time (Central Time)</b>
State Posts Notice of RFP on TSB website			8/7/23
State Issues RFP			8/9/23
Pre-Proposal Conference Location and Address: Is Pre-Proposal Conference mandatory? No			8/22/23 @ 1 pm Virtual Meeting via Microsoft Teams <a href="#">Click here to join the meeting</a> <b>Or call in (audio only) +1</b> <a href="tel:412-912-1530,621125129#">412-912-1530,621125129#</a>
Questions, requests for clarification, and suggested changes from Respondents due to Construction Procurement			8/28/23
Proposals Due			9/5/23
<b>Relevant Websites</b>			
Website where Addenda to this RFP will be posted <a href="http://bidopportunities.iowa.gov">http://bidopportunities.iowa.gov</a>			
Website where contract terms and conditions are posted <a href="https://das.iowa.gov/sites/default/files/procurement/pdf/ConsensusDoc803.pdf">https://das.iowa.gov/sites/default/files/procurement/pdf/ConsensusDoc803.pdf</a>			
Number of Copies of Proposals Required to be Submitted: 1 Digital			
<b>Firm Proposal Terms</b> The minimum number of days following the deadline for submitting Proposals that the firm guarantees all proposal terms, including price, will remain firm is 120 Days.			

## 1.1 INTRODUCTION

The Iowa Department of Administrative Services (DAS) is seeking proposals from qualified and available Design companies for services, per RFP cover page, and as outlined in the following (Sections 1.2 - 1.3).

The successful proposal must:

- For the staff that will be assigned, identify and describe qualifications, experience, and expertise in providing services for similar, or relevant, projects.
- For the staff that will be assigned, provide a list of past similar or relevant projects completed in the last 5 years, and include brief descriptions of what the projects entailed and a contact name and phone number (reference). In addition provide estimated project cost, final project cost at acceptance, and whether it was completed on time.
- Describe the composition of your team. Identify staff to be assigned. Provide resumes of key individual(s) including education, relevant experience, and certifications/licensing. NOTE: Any responding company and/or consultant that is part of the project design services cannot receive an award from the resulting request for bid of construction services.
- Describe the cost estimating, status reporting, and cost reporting procedures you utilize.
- Describe computer program/software capabilities and expertise you utilize. Please describe your experience.
- Provide a copy of your organizational chart.
- Describe your experience, if any, on designing similar or relevant projects for the State of Iowa.
- Provide the hourly rates, and anticipated hours by position, for all persons (including sub-consultants) that will be assigned to the project. Also provide an estimated fee total.
- Identify desired reimbursable charges (the State has limitations, per State of Iowa Accounting Policies and Procedures 210.245), and all other charges.

## 1.2 SCHEDULE

DAS is seeking a firm that can commence work upon execution of a contract. Time is of the essence.

Execution of Designer's Contract	Week of September 11, 2023
Tentative Design Kick-Off Meeting	Week of September 18, 2023
100% Design Development Documents and Cost Opinion By	Design professional to propose in RFP Schedule
50% Construction Documents and Cost Opinion By	Design professional to propose in RFP Schedule
95% Construction Documents and Cost Opinion By	Design professional to propose in RFP Schedule
100% Construction Documents and Cost Opinion By	November 17, 2023
Contractor Bidding	December 2023
Execution of Contractor's Contract(s)	January 2023
Submittals, Procurement and Construction	January 2023 to June 2024
Close out	June 2024 to July 2024

### **1.3 PROJECT DESCRIPTION**

Construction Manager (McGough Construction) has been engaged for this Project to serve as advisor to DAS and to provide assistance in administrating the Contract for Design between DAS and the Designer according to separate contract between DAS and Construction Manager. DAS is currently seeking design services from qualified firms for a project consisting of removal and replacement of (13) hollow metal windows and (1) hollow metal door with new hardware, frame, and window entrance system at their central plant (Powerhouse).

Design services shall include:

- 1.3.1** The contract for this work will be a modified ConsensusDoc 803. See link on cover page for a sample contract.
- 1.3.2** All design disciplines necessary to complete the scope of work.
- 1.3.3** Attend design kick-off meeting onsite to discuss desired outcome of the project with the Owner, Construction Manager, and Owner's maintenance staff.
- 1.3.4** Use of the State of Iowa's construction management software program for uploading all documents, submitting and approving pay apps, and construction administration. The cost for the use of the software is paid by the Owner.
- 1.3.5** The following design services will be needed:
  - 1.3.5.1** Creation of construction drawings and specifications indicating the proper removal and replacement of (13) hollow metal windows and (1) hollow metal door with new hardware, frame, and window entrance system. Documents would also include any ancillary work required for replacement such as painting or removal of existing building components for window replacement access.
  - 1.3.5.2** Card reader access will be required for new door, there is currently no card reader, electrified hardware, or electrical running to this door. Scope will include providing power and electrified hardware to door and frame.
- 1.3.6** Existing PDF drawings will be provided to the successful design firm. Accuracy of drawings shall be verified by the design firm.
- 1.3.7** Field examination of the existing buildings.
- 1.3.8** Design for scope of work. Provide material recommendations based on experience, quality, and price. Recommendations for replacements and upgrades shall include non-proprietary equipment and systems.
- 1.3.9** Provide minor drawing work to assist the Construction Manager in the development of hazardous materials bid package. This shall include providing PDF backgrounds for identification, by others, of hazardous materials removal.
- 1.3.10** Designer shall include any and all survey work required for completion of project.
- 1.3.11** Coordinate with State agencies to confirm utilities that may be abandoned as well as shut down requirements where required.
- 1.3.12** Provide detailed input of design schedule to Construction Manager for overall incorporation into master schedule.
- 1.3.13** Designer shall assist Construction Manager in the evaluation of long lead times.

- 1.3.14** Quality control during Design, Preconstruction and Construction.
- 1.3.15** Compliance with all Federal, State, and applicable AHJ codes.
- 1.3.16** Completion of State building and energy code documents, as required.
- 1.3.17** Design review will be conducted at 100% design development documents, 50% construction documents, and 95% construction documents. Review will be conducted with DAS Owner Representative, Construction Manager, and Facility Representative, at a minimum. Drawings, specifications and cost opinions (if applicable) shall be provided at least five days prior to each review meeting. An additional review meeting may be required at the end if there are discrepancies in cost opinions or constructability review questions.
- 1.3.18** Review with the State Fire Marshal's office for approval of plans or exemption from review. All fees associated with the State Fire Marshal's office are the responsibility of the designer.
- 1.3.19** Develop and distribute agendas and meeting minutes for all meetings during the design phase.
- 1.3.20** Construction cost opinions provided by the Design Professional team during Design (at 100% design development documents, 50% construction documents, and 95% construction documents) with a Final Estimate for construction included with bid documents, per Iowa Code.
- 1.3.21** Construction drawings, specifications (the Construction Manager will produce Divisions 00 and 01), and addenda.
- 1.3.22** Provide bid alternates as determined during the course of design and bid package development.
- 1.3.23** Assist Owner and Construction Manager in obtaining bids from qualified contractors.
- 1.3.24** Construction administration, including creation of the submittal and closeout items log, review of and responses to submittals and closeout documentation, RFIs, proposal requests, change orders, pay applications, periodic site visits, attendance at project meetings as required, participation / development of contractor punch list, closeout documentation review and approval, certificates of substantial completion, and certificates of final completion, as well as development of Architectural Supplemental Instructions for design revisions, and punch lists within the construction management software program.
- 1.3.25** Participation with project team during construction progress meetings as required. Designer shall participate in bi-weekly conference calls during the construction period.
- 1.3.26** Field Observation reports, with photos, submitted for each site inspection within five (5) days of the site visit.
- 1.3.27** Acknowledgement that all documents are copyright to the State of Iowa and shall be turned over to the State of Iowa in their native computer format. Any ASIs/RFIs/PRs and addendums will be expected to be incorporated before final posting. Both the native computer format and PDF versions shall be uploaded to the construction management software program at the end of the project.

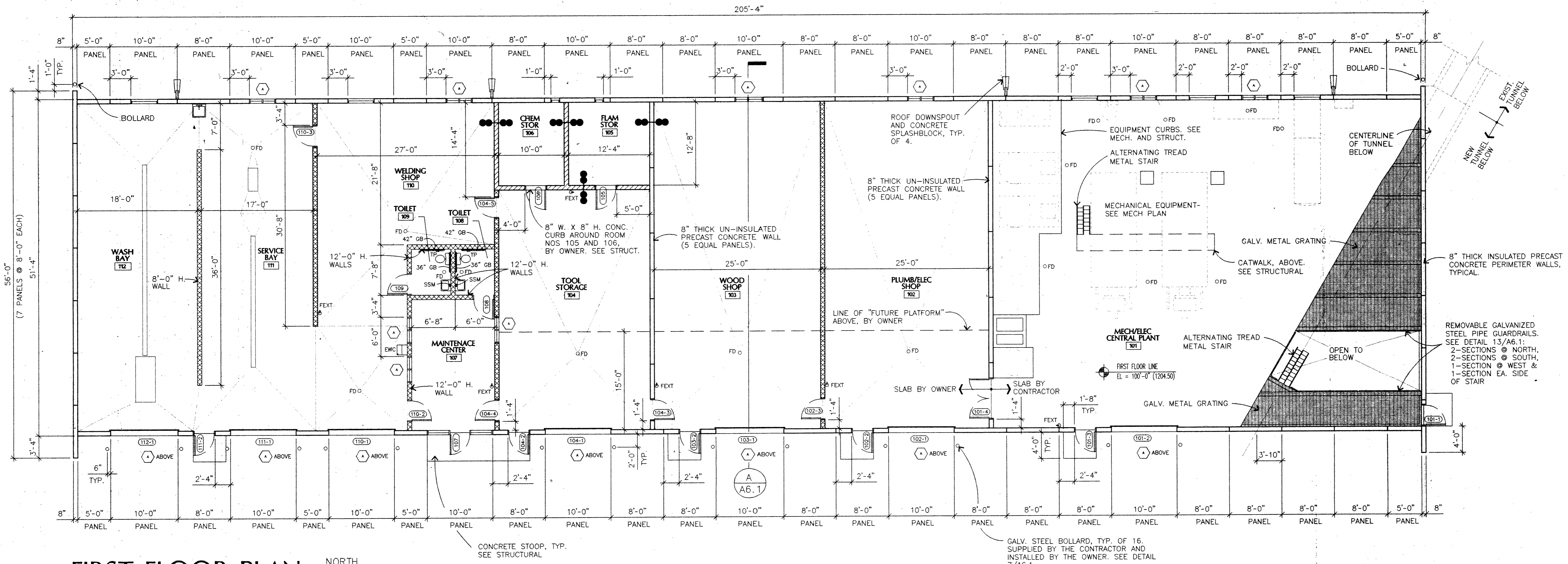
**1.3.28** The Department requests lump sum pricing from the respondents to this RFP, with the lump sum base scope price being inclusive of all reimbursables, such as printing, mileage and travel expenses. The Department requests the fee proposal from the respondents to this RFP be broken down as follows. These breakdown prices will be used as the schedule of values for billing purposes.

- 1.3.28.1 Design Development Documents
- 1.3.28.2 Construction Documents
- 1.3.28.3 Bidding or Negotiation Assistance
- 1.3.28.4 Construction Phase

Include at a minimum, nine (9) site visits. Design kick off/Building evaluation, 100% design development document review meeting, 50% document review, Pre-bid meeting, Construction Field Observation (2), Substantial completion/punch list development, Punch list/Final Completion approval, and one year warranty correction period visit. Design Review at 95% construction document development will be conducted via conference call. Beyond these site visits, each proposing firm shall provide additional visits as they see fit to complete the work of design. In addition to the lump sum pricing, the Department requests a unit price per construction inspection visit. This unit price will be additive or deductive based on the number of actual visits made.

#### **1.4 ATTACHMENTS**

- 1.4.1** Existing building floor plan and elevations
- 1.4.2** Existing conditions photos



**FIRST FLOOR PLAN**  
1/8"=1'-0"  
CENTRAL PLANT BUILDING



**GENERAL FLOOR PLAN NOTES:**

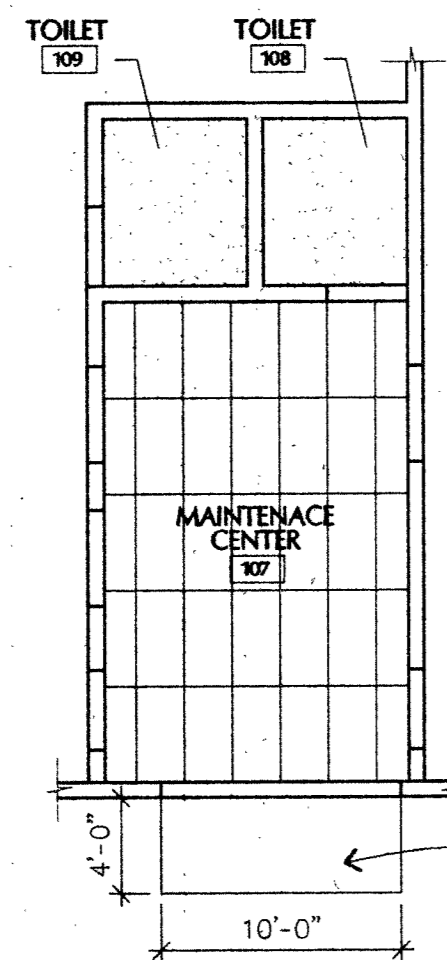
1. ALL INTERIOR WALLS SHALL EXTEND TO THE ROOF DECK, U.O.N. SEE STRUCTURAL DRAWINGS FOR TOP-OF-WALL CONDITIONS, U.O.N.
2. ALL EXPOSED OUTSIDE CORNERS AND EDGES OF CONCRETE MASONRY UNIT (CMU) WALLS SHALL BE BULLNOSED.
3. EXTERIOR AND INTERIOR DIMENSIONS ARE TAKEN TO FACE OF WALLS, U.O.N.
4. WALL OPENING DIMENSIONS SHOWN ARE NOMINAL COORD. ACTUAL DIMENSIONS WITH DOOR, WINDOW AND LOUVER MANUFACTURERS.
5. OWNER TO CONSTRUCT PLATFORM ABOVE THE MAINTENANCE CENTER #107, TOILET #108 AND TOILET #109.
6. SLOPE INTERIOR FLOOR SLAB AT 1/8" PER FOOT, TYP. WHERE SHOWN. CUP FLOOR SLAB AT DRAINS WHERE FLOOR IS NOT SHOWN SLOPED.
7. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL FLOOR DRAINS AND EQUIPMENT NOT SHOWN HEREIN.
8. INSTALL MEMBRANE WATERPROOFING AT ALL SUB-GRADE BASEMENT WALL LOCATIONS PER SECTION 12/A6.1. INSTALL FOUNDATION DRAINAGE SYSTEM WHERE SHOWN.
9. PLACE ALL CONCRETE SLAB-ON-GRADE ON A VAPOR RETARDER.

**GENERAL CEILING PLAN NOTES:**

1. ALL CEILINGS ARE TO BE EXPOSED STRUCTURE EXCEPT AS SHOWN ON THE PARTIAL REFLECTED CEILING PLAN.
2. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND TYPES OF CEILING FIXTURES, DEVICES, EQUIPMENT, ETC.

**CEILING LEGEND**

- 2' x 4' SUSPENDED ACOUSTICAL TILE CEILING SYSTEM, BY OWNER (9'-4" A.F.F.)
- 5/8" GYPSUM BOARD CEILING ON 3-5/8" METAL STUD FRAMING AT 12" O.C., BY OWNER (9'-4" A.F.F.)

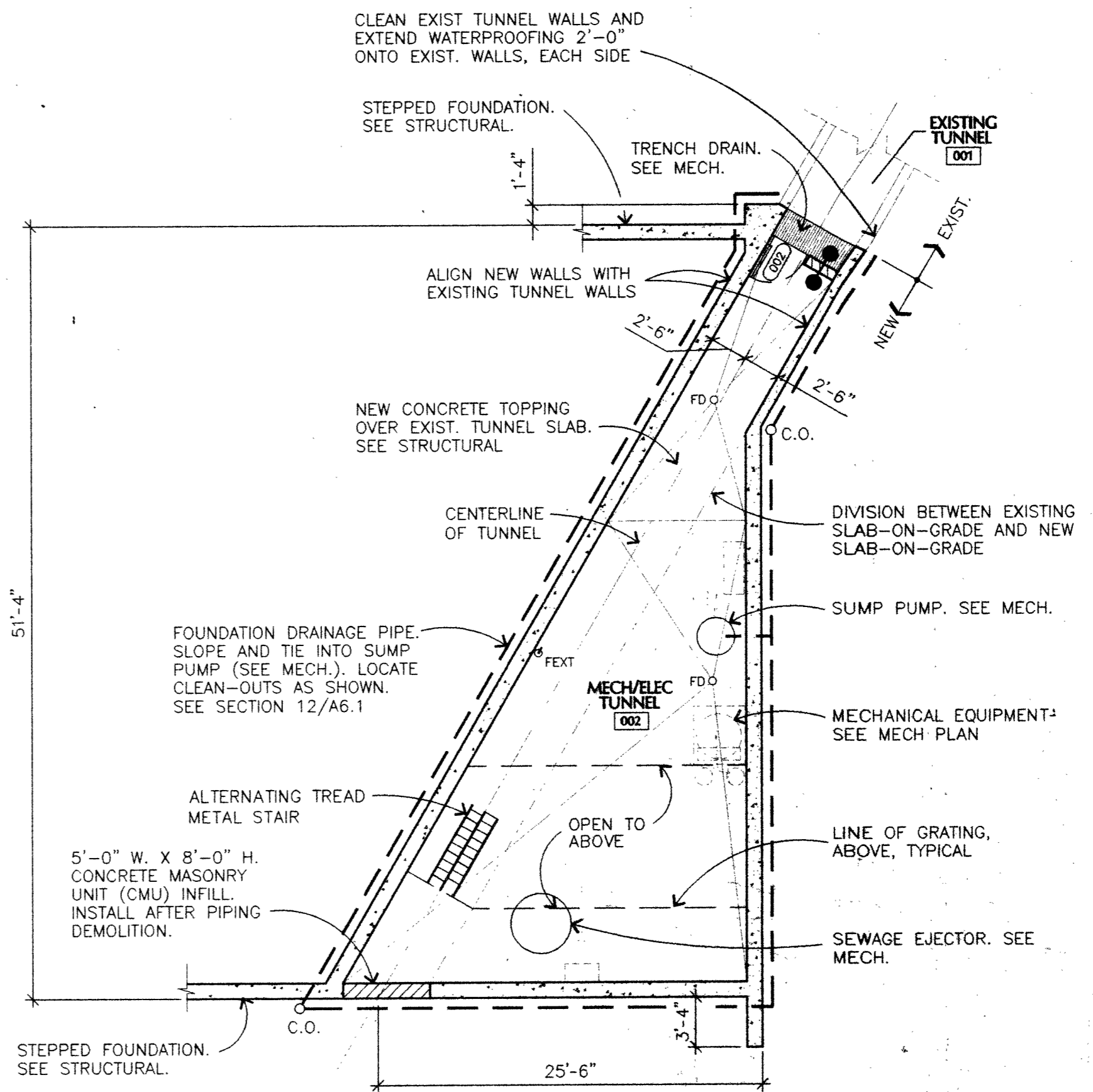


**PARTIAL REFLECTED CEILING PLAN**  
1/8"=1'-0"  
CENTRAL PLANT BUILDING



**WALL LEGEND**

- CAST-IN-PLACE CONCRETE WALLS BY CONTRACTOR
- 8" CONCRETE MASONRY UNIT (CMU) WALLS BY CONTRACTOR
- 8" CONCRETE MASONRY UNIT (CMU) WALLS BY OWNER
- 8" PRECAST CONCRETE WALLS BY CONTRACTOR
- TWO-HOUR FIRE-RATED WALL ASSEMBLY AS FOLLOWS:  
CONCRETE MASONRY UNIT (CMU) WALLS:  
CONSTRUCT PER UBC TABLE 7-B, ITEM 6-1.3, AND NCMA TEK 7-1, COMMENTARY TABLE 5.0, EXTEND TO UNDERSIDE OF ROOF DECK. SEE DETAIL 6/A6.1  
PRECAST CONCRETE WALLS:  
CONSTRUCT PER UBC TABLE 7-B, ITEM 6-1.3, EXTEND TO UNDERSIDE OF ROOF DECK. SEE DETAIL 6/A6.1 (SIMILAR)
- ONE-HOUR FIRE-RATED WALL ASSEMBLY AS FOLLOWS:  
CONCRETE MASONRY UNIT (CMU) WALLS:  
CONSTRUCT PER UBC TABLE 7-B, ITEM 6-1.3, AND NCMA TEK 7-1, COMMENTARY TABLE 5.0, EXTEND TO UNDERSIDE OF ROOF DECK. SEE DETAIL 6/A6.1



**BASEMENT FLOOR PLAN**  
1/8"=1'-0"  
CENTRAL PLANT BUILDING



**RDG Bussard Dikis**  
303 Locust Street Des Moines Iowa 50309 515.288.3141 Fax 515.288.8631

**NORTH CENTRAL CORRECTIONAL FACILITY CENTRAL PLANT REPLACEMENT**

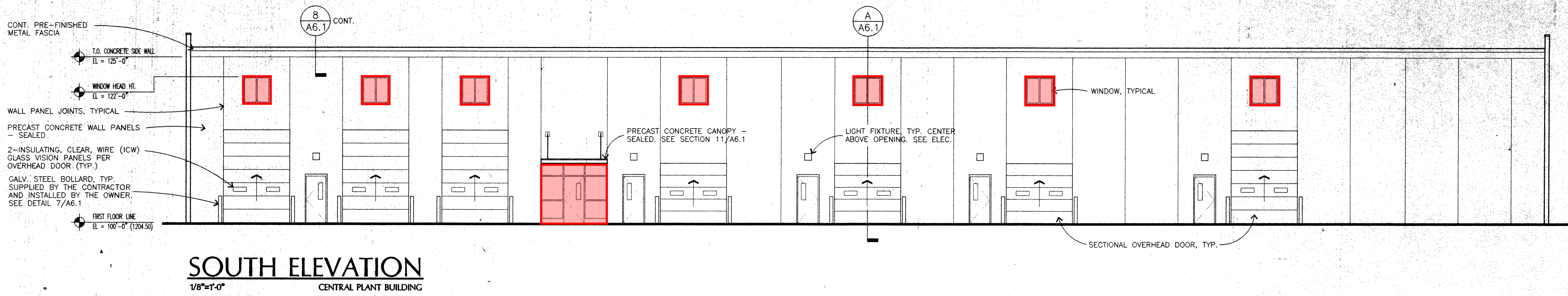
ROCKWELL CITY IA

**Pulley & Associates, Inc.**  
Consulting Engineers  
1105 Grand Avenue, Suite 100, West Des Moines, Iowa 50265  
Phone: (515) 225-9531 Fax: (515) 225-9570  
Email: pulley@pulleyengineers.com

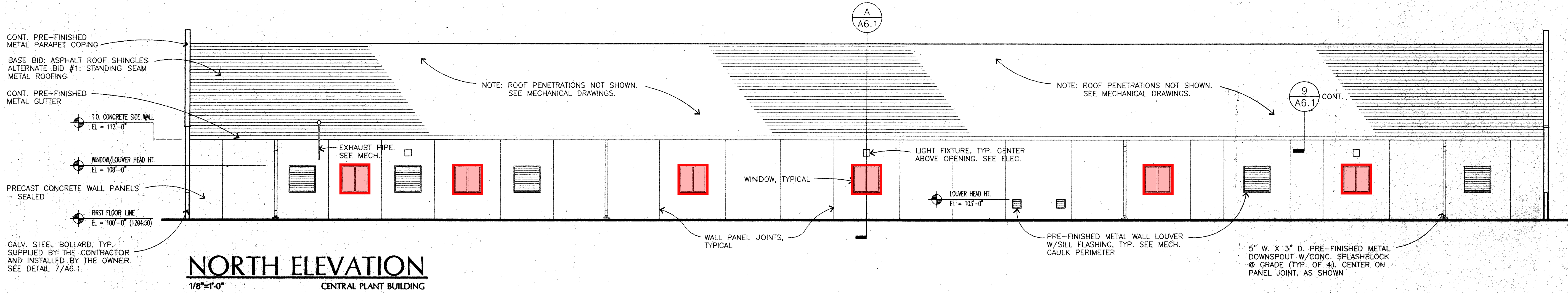
Date: JUNE 7, 1999  
Project No.: 98129  
Architect's Project No.: 98272.01

**A1.1**

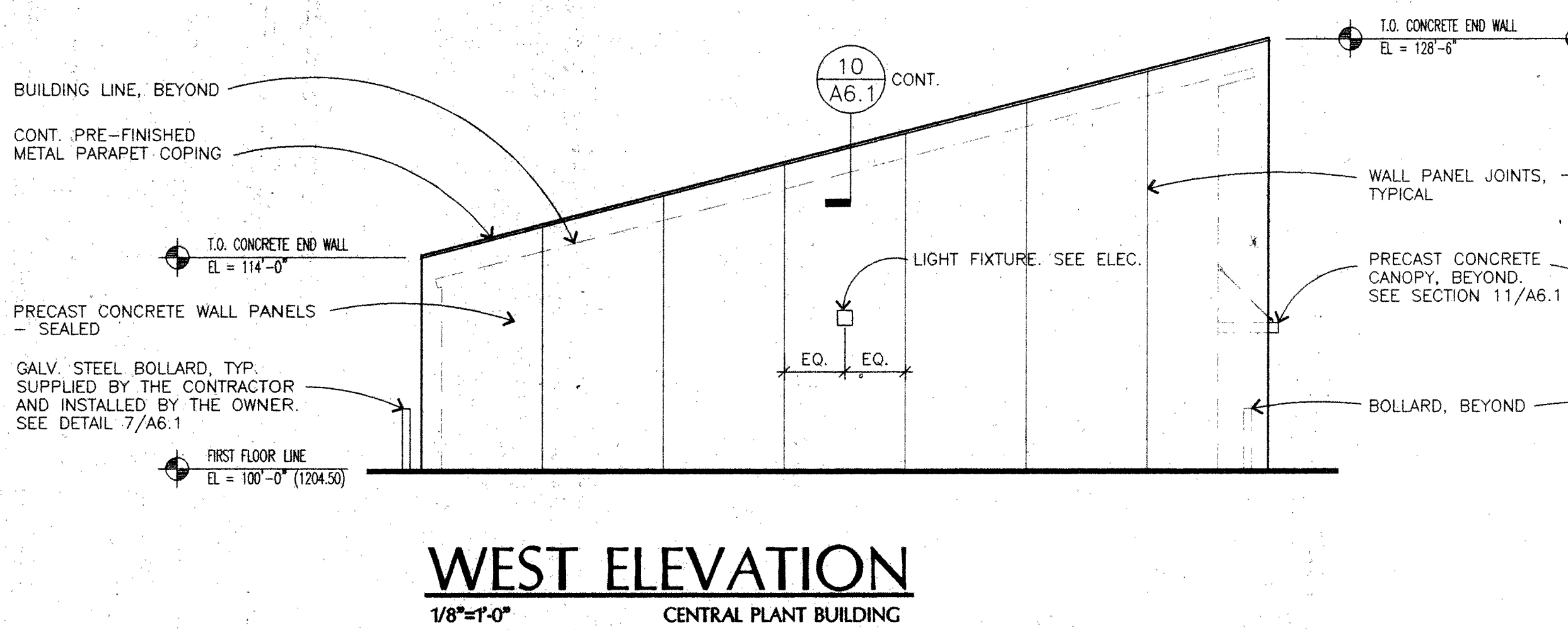
© 1999 Pulley and Associates, Inc.  
These documents have been prepared specifically for the NORTH CENTRAL CORRECTIONAL FACILITIES CENTRAL PLANT. They are not suitable for use on other projects or in other locations without the expressed written approval and participation of Pulley and Associates, Inc. A limited license is granted to the owner/contractor to reproduce these documents or portions thereof, but only for use in connection with this project. Unauthorized reproduction is prohibited.



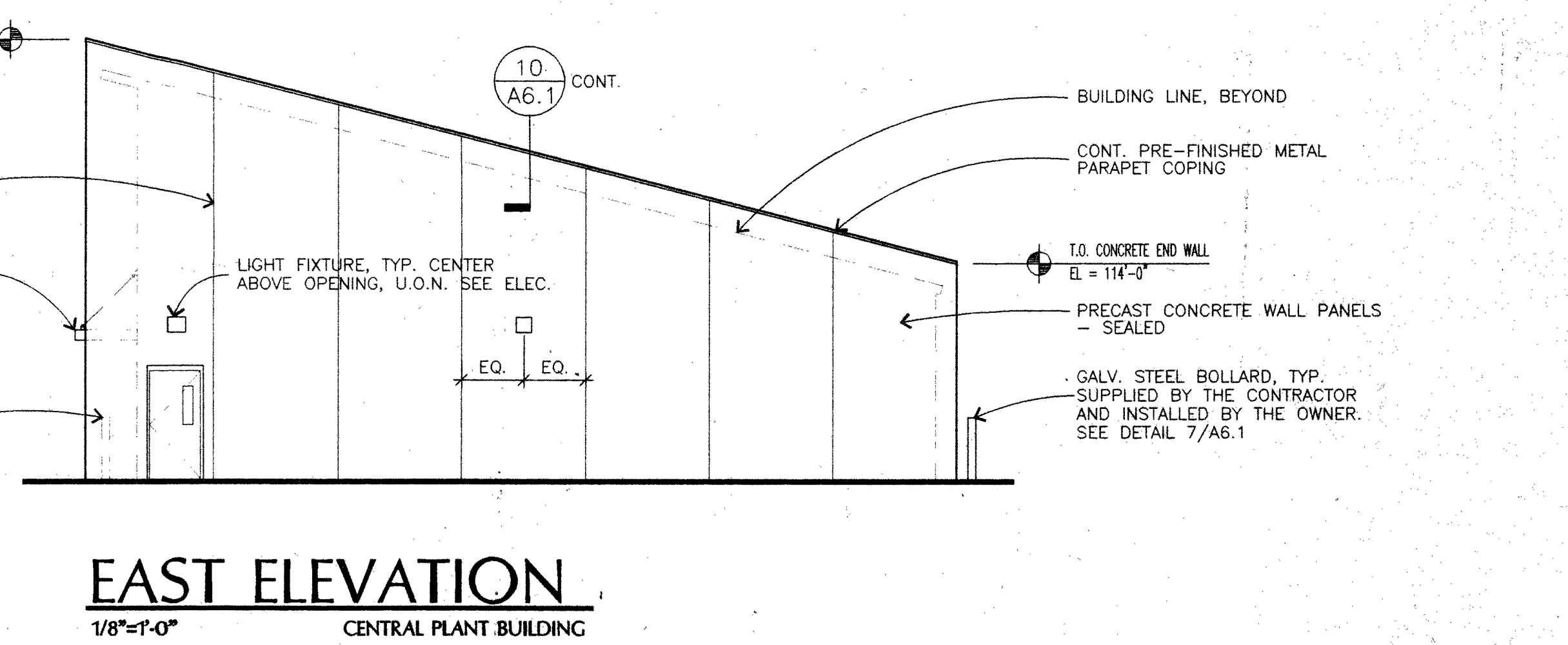
**SOUTH ELEVATION**  
1/8"=1'-0" CENTRAL PLANT BUILDING



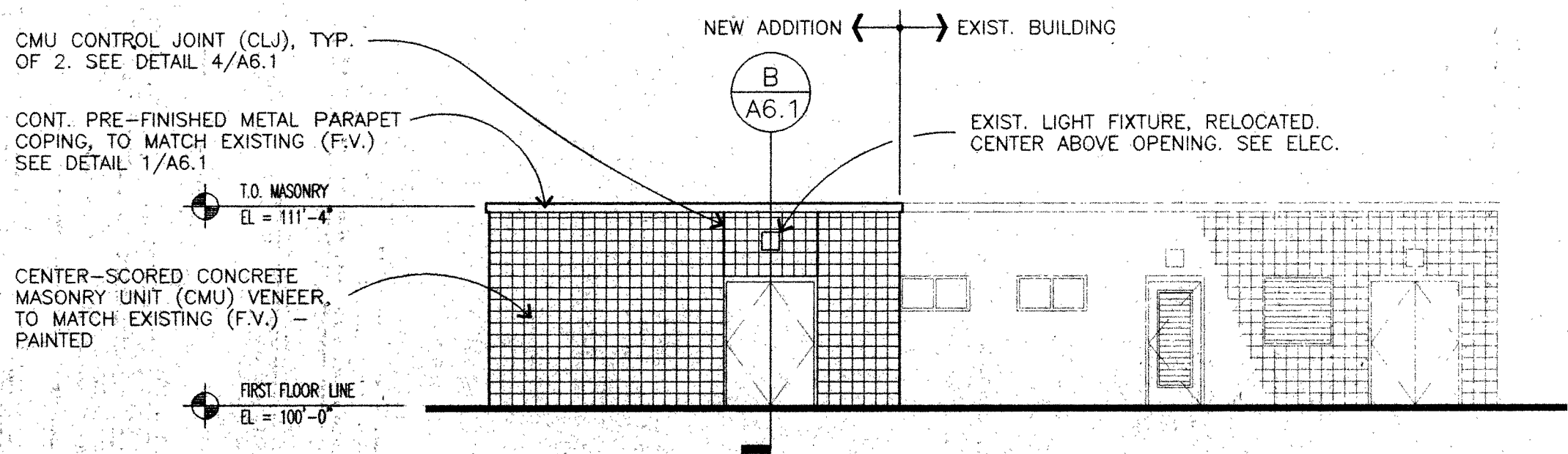
**NORTH ELEVATION**  
1/8"=1'-0" CENTRAL PLANT BUILDING



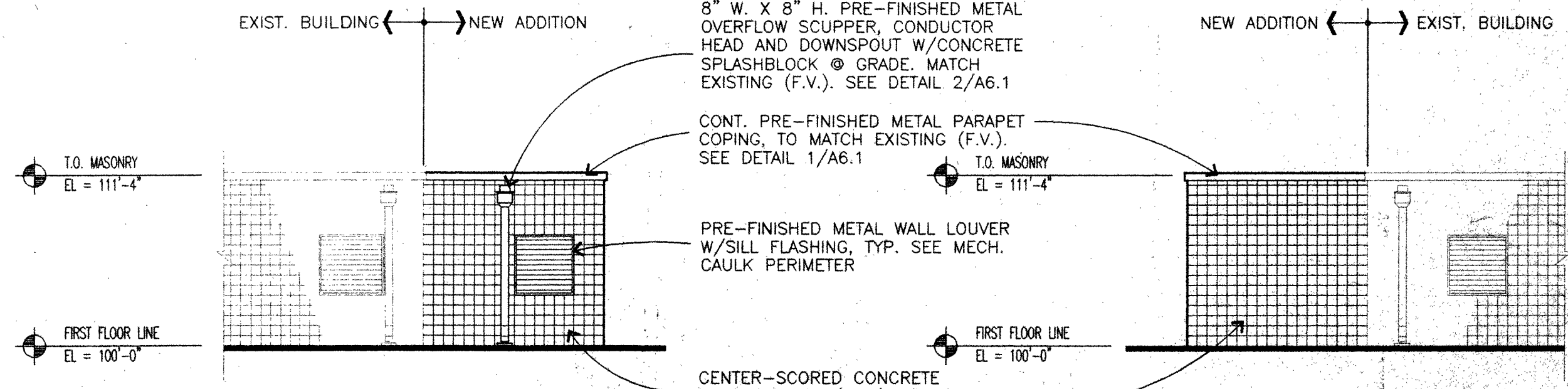
**WEST ELEVATION**  
1/8"=1'-0" CENTRAL PLANT BUILDING



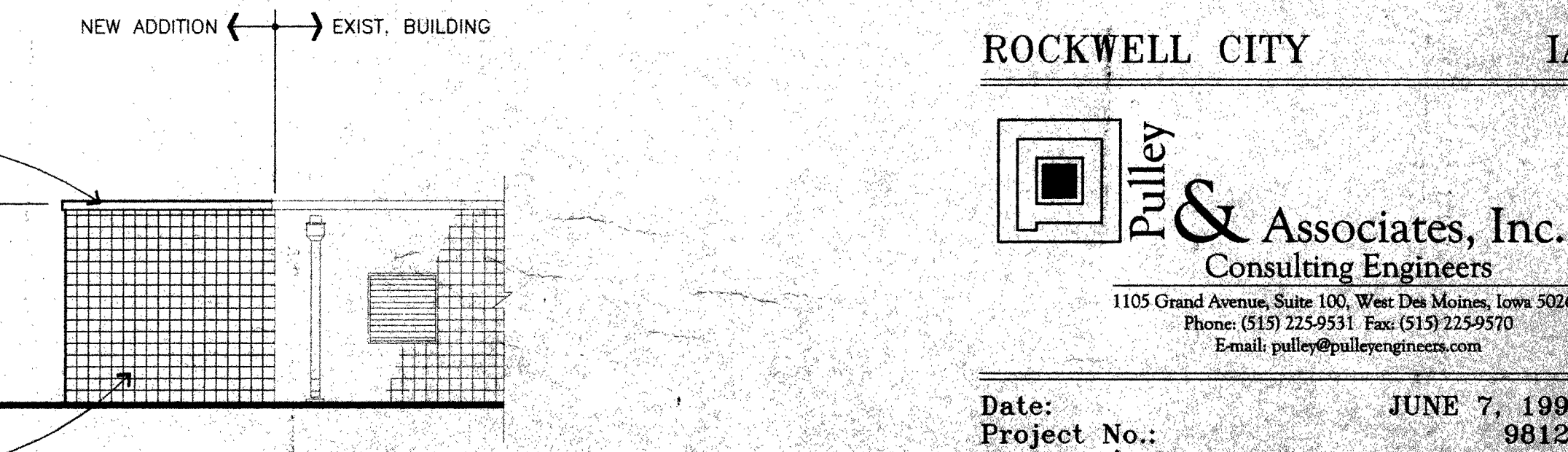
**EAST ELEVATION**  
1/8"=1'-0" CENTRAL PLANT BUILDING



**WEST ELEVATION**  
1/8"=1'-0" NORTH BUILDING ADDITION - ALTERNATE BID #2



**NORTH ELEVATION**  
1/8"=1'-0" NORTH BUILDING ADDITION - ALTERNATE BID #2



**SOUTH ELEVATION**  
1/8"=1'-0" NORTH BUILDING ADDITION - ALTERNATE BID #2

**RDG Bussard Dikis**  
303 Locust Street Des Moines Iowa 50309 515.268.3141 Fax 515.288.8631

**NORTH CENTRAL CORRECTIONAL FACILITY CENTRAL PLANT REPLACEMENT**

ROCKWELL CITY IA

**Pulley & Associates, Inc.**  
Consulting Engineers  
1105 Grand Avenue, Suite 100, West Des Moines, Iowa 50265  
Phone (515) 225-9551 Fax (515) 225-9570  
E-mail: pulley@pulleyengineers.com

Date: JUNE 7, 1999  
Project No.: 98129  
Architect's Project No.: 98272.01

**A4.1**

© 1999 Pulley and Associates, Inc.  
These documents have been prepared specifically for the NORTH CENTRAL CORRECTIONAL FACILITY CENTRAL PLANT. They are not suitable for use on other projects or in other locations without the expressed written approval and participation of Pulley and Associates, Inc. A limited license is granted to the owner/contractor to reproduce these documents or portions thereof, but only for use in connection with this project. Unauthorized reproduction is prohibited.



**Description**

**Taken Date**

07/14/2023 at 10:42 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1867.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:41 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1865.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:41 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1866.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:40 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1864.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:40 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1863.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:40 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1862.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:39 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1861.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:39 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1860.JPG](#)



**Description**

**Taken Date**

07/14/2023 at 10:37 am

**Uploaded By**

James Trower

**Upload Date**

07/17/2023 at 11:59 am

**File Name**

[IMG\\_1859.JPG](#)



**Description**

**Taken Date**

07/07/2023 at 09:56 am

**Uploaded By**

Brandon Adams

**Upload Date**

07/11/2023 at 10:37 am

**File Name**

[IMG\\_0671.JPG](#)



**Description**

**Taken Date**

07/07/2023 at 09:56 am

**Uploaded By**

Brandon Adams

**Upload Date**

07/11/2023 at 10:37 am

**File Name**

[IMG\\_0672.JPG](#)



**Description**

**Taken Date**

07/07/2023 at 09:52 am

**Uploaded By**

Brandon Adams

**Upload Date**

07/11/2023 at 10:37 am

**File Name**

[IMG\\_0670.JPG](#)



**Description**

**Taken Date**

07/07/2023 at 09:52 am

**Uploaded By**

Brandon Adams

**Upload Date**

07/11/2023 at 10:37 am

**File Name**

[IMG\\_0669.JPG](#)



**Description**

**Taken Date**

07/07/2023 at 09:51 am

**Uploaded By**

Brandon Adams

**Upload Date**

07/11/2023 at 10:37 am

**File Name**

[IMG\\_0668.JPG](#)



**Description**

**Taken Date**

07/07/2023 at 09:49 am

**Uploaded By**

Brandon Adams

**Upload Date**

07/11/2023 at 10:37 am

**File Name**

[IMG\\_0667.JPG](#)