



Request for Proposals RFP 0919335102

**Professional A/E Design Services for:**

**Wallace Building  
Restrooms Remodel  
Des Moines, Iowa**

The Iowa Department of Administrative Services (DAS), Central Procurement Bureau (CPB), **will receive emailed proposals (at the address below) until 2:00 p.m., local Iowa time, Thursday, March 14, 2019** from professional design companies for services related to the above project.

**A non-mandatory pre-proposal meeting will be held at 9:00 A.M. at the Wallace Building Auditorium, 502 East 9th st., Des Moines, IA 50309 on Tuesday, February 26, 2019.** The auditorium is located on the 2nd floor just inside the southeast main entrance. Parking is available at the Capitol Complex Parking Structure at E. Grand and Penn Avenue. (This meeting will be held in conjunction with the Wallace Building Auditorium Remodel Design RFP Pre-Proposal Meeting.)

All written questions are due by 2:00 PM on Tuesday, March 5, 2019.

Late proposals will not be considered.

For additional information please contact:

Steven Oberbroeckling  
Purchasing Agent III, CPPO, CPPB  
Iowa Department of Administrative Services  
Central Procurement Bureau  
Hoover State Office Building, Level 3  
1305 East Walnut, Des Moines, IA 50319-0105  
Phone: 515/725-2090  
Email: [steve.oberbroeckling@iowa.gov](mailto:steve.oberbroeckling@iowa.gov)

## **Section 1 - PROJECT**

### **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:

1. For the staff that will be assigned, identify and describe qualifications, experience, and expertise in providing services for similar, or relevant, projects.
2. 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.
3. Describe the composition of your team. Identify staff to be assigned. Provide resumes of key individual(s) including education, relevant experience, and certifications/licensing.
4. Describe the cost estimating, status reporting, and cost reporting procedures you utilize.
5. Describe computer program/software capabilities and expertise you utilize. Please describe your experience.
6. Provide a copy of your organizational chart.
7. Describe your experience, if any, on designing similar or relevant projects for the State of Iowa.
8. 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.
9. 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. Services will start immediately following the bidding and NOI process.

#### **DESIGN PROCUREMENT AND DESIGN**

- |                                     |                                |
|-------------------------------------|--------------------------------|
| • Post TSB:                         | February 14, 2019              |
| • Pre-Proposal Meeting              | February 26, 2019 at 9:00 A.M. |
| • Questions due                     | March 5, 2019 at 2:00 P.M.     |
| • Addendum Issued                   | March 8, 2019                  |
| • Proposals due                     | March 14, 2019 at 2:00 P.M.    |
| • Selection of Designer, issue NOI  | March 25, 2019                 |
| • Tentative Design Kickoff meeting  | Week of April 8, 2019          |
| • Design Phase – Schematic Design   | April 30, 2019                 |
| • Design phase – Design Development | May 21, 2019                   |
| • Design phase –95% CD's            | June 14, 2019                  |

- Design phase – Bid documents complete      June 21, 2019
- Contractor Bidding/Award      June 28 – August 7, 2019
- Construction Administration (Floors 2 & 4)      September 2019 – November 2019
- Construction Administration (Floors 1, 3 & 5)      August 2020 – October 2020

### 1.3. PROJECT DESCRIPTION AND SCOPE

The State of Iowa Department of Administrative Services (“DAS”) is currently seeking design services from qualified design firms for a project consisting of modifications to the Wallace Building Restrooms Remodel on Levels 1-5. Design scope will consist of the following:

1. Site evaluations in conjunction with DAS staff for proposed project.
2. Restrooms on Level 2 and Level 4 MUST be upgraded to meet current ADA standards. Levels 1, 3 and 5 are not required to be ADA accessible pending code evaluation by designer.
3. At a minimum design for the following upgrades in each restroom:
  - Remove and replace the following:
    - Bathroom entrance doors and plumbing chase doors
    - Flooring
    - Acoustical ceilings
    - Bathroom accessories including mirrors, toilet partitions, urinal screens, & specialties.
    - Countertops
    - Plumbing fixtures including sinks, faucets, urinals, toilets
    - Sprinkler heads
    - Lighting
  - Review for adding exhaust fan into each restroom for possible inclusion into the construction scope
  - Add large format tile wainscoting with epoxy paint above at existing painted drywall partitions
  - Paint drywall ceilings, walls and door frames
  - Add or replace automatic door openers at ADA restrooms on floor 2 and 4
  - Code required signage
  - Corner guards (if wainscoting tile is not added due to budget)
  - Re-insulate plumbing piping (located in plumbing chase). Owner will do hazardous material testing and necessary removals will be addressed as needed. If deemed necessary, the designer shall provide minor drawing work to assist the Construction Manager in the development of a hazardous material bid package.
  - Modify plumbing so that all flush valves are accessible from the bathroom side (versus inside the plumbing chase) to allow for easier maintenance. Identify all necessary modifications including flush valves and toilet unions.
4. Design services shall include all disciplines needed for a complete set of construction documents.
5. Design for scope of work, development of bidding documents, development of construction budget, and construction administration with assigned construction manager (including responses to RFIs, review of submittals, approval of pay estimates, and regular on site quality checks)
6. Design meetings will be led by Designer. Designer will be responsible for agendas and meeting minutes.
7. Construction administration with the EADOC project management system including responses to RFIs, ASI's, proposal requests, review of submittals, change orders, payment applications, certificates of substantial completion, and certificate of final completion.

8. Quality control during Design, Pre-construction and Construction phases.
9. Participation with project team during construction meetings (Pre-construction, Mid-Construction, and Substantial Completion walk through).
10. Coordinate with State Fire Marshal's office for approval of plans or exemption from review. All fees associated with the State Fire Marshall's office are the responsibility of the designer.
11. Design and completion of State Building and Energy Code documents.
12. Cost Analysis during design with a Final Cost Opinion for construction due before bid documents are sent out for bidding. Designer shall also provide a cost estimate at Design Development phase. Construction Manager will provide a separate cost opinion at the same time.
13. A submittal and closeout checklist of all items to be submitted is to be finalized prior to bid documents being sent out for bidding.
14. Schematic Design, Design Development and 95% Construction Document review meetings will be conducted on site.
15. Include at a minimum, fourteen (14) site visits: Design Kickoff Meeting/Building evaluation (1), Schematic Design, Design Development , 95% Construction Document, Pre-Bid Meeting, Pre-Construction Meeting, Mid-Construction two (2) site visits per phase, Substantial Completion/Punch List Development (1) per phase, and Punch List Approval visit (1) per phase.
16. Provide Field Observation Report with photos of field visits during construction. Field Observation reports should be uploaded into EADoc within 48 hours of visit. Additional site visits deemed necessary by the Designer shall be included.
17. All final drawings/models by the design team will be turned over to the State of Iowa in the end in their native computer format. Any ASI's/RFI's/PR's and addendums will be expected to be incorporated before final posting. Both the native computer format and PDF versions shall be uploaded to EADoc at the end of the project. Designer shall acknowledge that all documents are copyright to the State of Iowa and need to be turned over in their native computer format.
18. The state of Iowa utilizes the EADoc construction management software program to assist in its projects. The designer will be expected to use this site for uploading documents, submitting invoicing, etc. EADoc software access is provided at no cost to the Designer.
19. Provide a lump sum proposal with the price broken down as follows. This breakdown will be used as the Schedule of Values.
  - o Schematic Design
  - o Design Development
  - o Construction Documents
  - o Bidding or Negotiating Assistance
  - o Construction Phase
  - o Reimbursable Costs

## **Section 2 - ADMINISTRATIVE ISSUES**

### **2.1 GENERAL INFORMATION**

- 2.1.1 DAS will evaluate the qualifications, experience, and other relevant information from companies interested in contracting with the State of Iowa to provide the necessary services to complete the project described in this RFP.
- 2.1.2 Companies certified as Targeted Small Businesses are encouraged to submit Proposals. The Iowa Department of Inspections and Appeals (IDIA) administer the Targeted Small Business (TSB) Program. Businesses meeting the requirements of the program are approved and registered with the Department of Inspections and Appeals and are considered Targeted Small Businesses for purposes of this RFP and most other solicitations issued by DAS. Questions concerning the TSB Program and for identification of companies certified as

Targeted Small Businesses, contact the TSB administering office in the Department of Inspections and Appeals at Phone: (515) 281-5686 or (515) 281-7250.

## **2.2 INQUIRIES**

- 2.2.1 All inquiries concerning this RFP shall reference the RFP number and shall be provided (via email) Steve Oberbroeckling identified on the cover page of this RFP. Addenda type questions must be submitted per Schedule, Section 1.2.
- 2.2.2 Any information provided by prospective companies orally shall not be considered part of the companies Proposal.
- 2.2.3 DAS assumes no responsibility for representations concerning conditions made by its officers or employees prior to the execution of a contract. Oral discussions pertaining to modifications or clarifications of this RFP shall not be considered part of this RFP and are not binding.

## **2.3 PREPARATION OF THE PROPOSAL**

- 2.3.1 **Proposals may be emailed to the issuing Agent,**  
[steve.oberbroeckling@iowa.gov](mailto:steve.oberbroeckling@iowa.gov) Prospective companies are solely responsible for timely delivery.

## **2.4 DATE, TIME AND PLACE TO SUBMIT PROPOSALS**

- 2.4.1 As stated above the proposal may be emailed.
- 2.4.2 The email subject line should include the following information:

**RFP 0919335102**  
**Design for Wallace Building Restrooms Remodel**

- 2.4.3 The Proposal must be received by DAS – Central Procurement, on or before 2:00 p.m., local Iowa time on the Proposal due date.

## **2.5 ECONOMY OF PRESENTATION**

Proposals shall address the specific RFP requirements. All questions posed by the RFP shall be answered clearly and concisely.

## **2.6 RFP CHANGES AND ADDENDA**

Written Addenda will serve to amend the RFP documents accordingly.

## **2.7 CERTIFICATION OF INDEPENDENT PRICE DETERMINATION**

By submission of a response to this Proposal, the Company certifies, and in the case of a joint Proposal, each party thereto certifies as to its own organization, that in connection with this procurement:

- A. Any prices or hourly rates in this Proposal have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any competitor.
- B. Unless otherwise required by law, any prices or hourly rates which have been provided in this Proposal shall not knowingly be disclosed by the Firm, directly or indirectly, to any competitor prior to the notice of intent to award a contract for services.

- C. No attempt has been made or shall be made by the Company to induce any other person or Company to submit or not to submit a Proposal for the purpose of restricting competition.
- D. Each person signing this Proposal certifies that:
  - 1. He/she is the person in the Firm's organization responsible within that organization for the decision as to any prices being offered herein, or
  - 2. He/she is not the person in the Firm's organization responsible within that organization for the decision as to any prices being offered herein, but that he/she has been authorized in writing to act as agent for the persons responsible for such decision, and
  - 3. Any offer made by the submitted Proposal and any clarifications to that Proposal shall be signed by an officer of the offering Company or a designated agent empowered to bind the Company in a contract.

## **2.8 NOTICE OF INTENT TO AWARD**

After the successful Company has been selected, a copy of the *Notice of Intent to Award* will be issued to all Companies who submitted Proposals in response to this RFP.

## **2.9 WITHDRAWAL OF PROPOSALS**

Prospective Companies may withdraw, modify, and/or resubmit at any time prior to the date and time set for the receipt of Proposals. Once the time set for receipt of Proposals has passed, a Company shall not withdraw a Proposal for a period of sixty (60) days following the issuance of the Notice of Intent to Award a contract. Proposals shall remain open and valid for consideration by DAS throughout this period of sixty days, and until such time thereafter that written request to withdraw a Proposal is received by DAS.

## **2.10 DISPOSITION OF PROPOSALS**

All Proposals become the property of DAS and disposition of the Proposals shall be at the sole discretion of DAS.

## **2.11 DISCLOSURE OF PROPOSAL CONTENT**

Proposals will be placed in the public domain and be available for examination by interested parties. No Proposals shall be disclosed until after a *Notice of Intent to Award* has been issued. DAS reserves the right to destroy all Proposals if the RFP is withdrawn or otherwise in the normal course of business. Trade secrets or proprietary information legally recognized as such and protected by law may be withheld if they are clearly and conspicuously labeled "Proprietary" in the margin of each individual page where they appear in the Proposal. Pricing information is not normally considered proprietary.

Public Records and Requests for Confidential Treatment.

The Agency's release of public records is governed by Iowa Code chapter 22. Contractors are encouraged to familiarize themselves with Chapter 22 before submitting a Proposal. The Agency will copy and produce public records upon request as required to comply with Chapter 22 and will treat all information submitted by a Contractor as non-confidential records unless Contractor requests specific parts of the Proposal be treated as confidential at the time of the submission as set forth herein **AND the information is confidential under Iowa or other applicable law.**

**Failure to request information be treated as confidential as specified herein shall relieve Agency and State personnel from any responsibility for maintaining the information in confidence. Contractors may not request confidential treatment with respect to pricing information and transmittal letters. A contractor's request for confidentiality that does not comply with this section or a contractor's request for confidentiality on information or material that cannot be held in confidence as set forth herein are grounds for rejecting**

**contractor's Proposal as non-responsive. Requests to maintain an entire Proposal as confidential will be rejected as non-responsive.**

If Agency receives a request for information that Contractor has marked as confidential and if a judicial or administrative proceeding is initiated to compel the release of such material, Contractor shall, at its sole expense, appear in such action and defend its request for confidentiality. If Contractor fails to do so, Agency may release the information or material with or without providing advance notice to Contractor and with or without affording Contractor the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction. Additionally, if Contractor fails to comply with the request process set forth herein, if Contractor's request for confidentiality is unreasonable, or if Contractor rescinds its request for confidential treatment, Agency may release such information or material with or without providing advance notice to Contractor and with or without affording Contractor the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction.

## **2.12 PROPOSAL EVALUATION AND AWARD**

The contract shall be awarded to the Company determined to be the best qualified to provide the services required under this RFP and the best value to the State.

## **2.13 GRATUITIES**

The laws of Iowa provide that it is a felony to offer, promise, or give anything of value or benefit to a State employee with the intent to influence that employee's acts, opinions and judgment or exercise the discretion with respect to that employee's duties. Evidence of violations of this statute will be turned over to the proper prosecuting attorney.

Note: The State provides reimbursement to its employees for their transportation, lodging, meals, and miscellaneous expenses that are deemed necessary.

## **2.14 CONFLICTS BETWEEN TERMS**

DAS reserves the right to accept or reject any exception taken by a prospective Company to the terms and conditions of this RFP. Should a prospective Company take exception to the terms and conditions required by DAS, the Firm's exceptions may be rejected and the entire Proposal declared non-responsive. DAS may elect to negotiate with the Company regarding contract terms or the contents of the Firm's Proposal.

## **2.15 IOWA STATUTES AND RULES**

The terms and conditions of this RFP, the resulting contract, or activities based upon this RFP shall be construed in accordance with the laws of Iowa.

## **2.16 COSTS FOR PREPARATION OF PROPOSALS**

No payments will be made to cover costs incurred by any Company in the preparation or the submission of this RFP, nor for any other associated costs.

## **2.17 NEWS RELEASES**

News releases or other materials made available to the public, the Firm's clients, or potential clients pertaining to this procurement or any part of the Proposal shall not be made without prior written approval from DAS.

## **2.18 MISCELLANEOUS**

- 2.18.1 DAS reserves the right to accept or reject any part of any Proposal, and to accept or reject any or all Proposals without penalty.
- 2.18.2 DAS reserves the right to waive minor deficiencies and informalities if, in the judgment of DAS, the best interests of the State of Iowa will be served.
- 2.18.3 DAS reserves the right to make a written request for additional information from a Company to assist in understanding or clarifying a Proposal. Any information received shall not be considered in the evaluation of the Firm's Proposal if it materially alters the content of said Proposal.

## **Section 3 – CONTRACTUAL TERMS AND CONDITIONS**

### **3.1 ELEMENTS OF CONTRACT**

- 3.1.1 No contract relationship is created or implied by DAS from the acceptance of a proposal or an interview with a company in response to this RFP.
- 3.1.2 No contract relationship is created or implied by DAS from the acceptance of a proposal or an interview with a company in response to this RFP.
- 3.1.3 The proposed form of contract between the Company and the State will be a revised Consensus Doc 803 (sample attached), which will be modified to include the following:
  - a. Incorporation, by reference, of this Request for Proposal and subsequent addenda and the Proposal submitted by the successful Firm in response to this RFP.
  - b. Professional liability insurance in the amount of \$2 million will be required.
  - c. The proposed project fee, start dates, and scheduling of the selected Firm's services shall be established during negotiations.
  - d. *Iowa Code* Section 8.47, The Accountable Government Act, requires that the terms and conditions of service contracts shall include the following:
    - (1) The amount or basis for paying consideration to the party based on the party's performance under the service contract.
    - (2) Methods to effectively oversee the party's compliance with the service contract.
    - (3) Methods to effectively review performance of a service contract.
  - e. Other terms, mutually agreeable to the State and the Firm, may be developed during negotiations with the selected Firm.

Other contract forms, as mutually agreeable, may be utilized as appropriate for additional services directly associated with this project.
- 3.1.4 This RFP does NOT establish a statewide contract.

## **Section 4 – PROPOSAL REQUIREMENTS**

All services to be provided by the Firm shall take into account the following assumptions:

### **4.1 MINIMUM FIRM QUALIFICATIONS**

- 4.1.1 Firms, other than Sole Proprietorships and General Partnerships, shall be registered with the Office of the Iowa Secretary of State.



- 4.1.2 The selected Firm shall have sufficient, qualified staff to deliver the services needed. Per Chapter 26 of the Iowa Code regarding construction bids: A governmental entity shall have an engineer licensed under chapter 542B, a landscape architect licensed under chapter 544B, or an architect registered under chapter 544A prepare plans and specifications, and calculate the estimated total cost of a proposed public improvement.
- 4.1.3 The selected Firm shall have the resources and capabilities and the commitment to complete the required work in an efficient and timely manner, within the time period specified/negotiated.
- 4.1.4 DAS reserves the right to require proof of a submitting Firm's financial stability.
- 4.1.5 Failure to adhere to these instructions may be grounds for a Firm's Proposal to be found non-compliant with requirements of this RFP, and may be cause for rejection of the Proposal.

## **4.2 PROPOSAL CONTENT**

Please do not exceed 10 MB on the file size of your proposal. The Proposal shall consist of the following elements in the order given below, and shall be limited to thirty (30) single pages or less, not including dividers, cover page, or resumes:

- A. Letter of Transmittal/Statement of Interest including understanding and compliance with all requirements in this RFP (note section 4), email address for contact person, and acknowledgment of any addenda.
- B. Executive Summary of the Proposal.
- C. Response to all things in Sections 1 (1.1-1.3) and Section 4.
- D. Company information regarding Organizational Stability, and Financial Strength (or provide Bank or Accountant reference).
- E. Overview and Discussion of Offered Services including Approach and Methods (reference Section 1).
- F. Estimated fee total, hourly rates, and anticipated hours by position per Section 1.1(8).

## **Section 5 – PROPOSAL EVALUATION, SELECTION, AND AWARD**

### **5.1 EVALUATION PROCEDURES**

- 5.1.1 Proposal packages will be opened by Steve Oberbroeckling and the names of all Companies who submitted Proposals will be released upon request.
- 5.1.2 Steve Oberbroeckling will review the proposals for compliance with the RFP instructions/requirements.
- 5.1.3 Steve Oberbroeckling will retain non-compliant Proposals.
- 5.1.4 Copies of proposals determined by Randall Stapp to be compliant with the RFP will be evaluated.
- 5.1.5 Evaluation criteria is shown in 5.2.2
- 5.1.6 All answers provided to the questions asked in this RFP are subject to verification. Misleading answers shall be grounds for disqualification at any stage in the procurement process.

- 5.1.7 DAS reserves the right to make a written request for additional information from a prospective Company to assist in understanding or clarifying a Proposal.

## **5.2 SELECTION PROCEDURES**

- 5.2.1 A Selection Committee will be formed to evaluate all compliant proposals. The committee's size and membership will be determined at the sole discretion of DAS.
- 5.2.2 Criteria for evaluating the proposals:
- a. Qualifications (experience and expertise of staff assigned for similar projects), firm's capabilities and financial stability.
  - b. Approach and Proposed Methods.
  - c. The Firm's proposed schedule with respect to the State's needs.
  - d. Stipulated Fee, hourly rates, and anticipated hours by position per Section 1.1(8).

## **5.3 AWARD OF CONTRACT**

- 5.3.1 After selection, DAS will meet with the Firm for the purpose of negotiating an Agreement that is acceptable to both parties. In the event that the parties do not achieve an acceptable agreement, DAS reserves the right, at its sole discretion, to negotiate with other RFP respondents.
- 5.3.2 Should the above process not result in a contract, DAS will re-evaluate relevant issues and take appropriate follow-up action.

\*\*\*\* END OF RFP \*\*\*\*