

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

RFP COVER SHEET

Administrative Information

RFP Number	RFP922300-01	Title of RFP	DOC CCF Kitchen and Laundry Addition
Agency	Iowa Department of Administrative Services (DAS)		
Project Description	The State of Iowa Department of Administrative Services (DAS) is seeking professional design services for the addition of a new kitchen and laundry facility at the Clarinda Correctional Facility (CCF) at 2000 N 16 th St, Clarinda, IA 51632.		
State Issuing Officer: Bobbi Pulley Issuing Officer Iowa Department of Administrative Services Hoover State Office Building, Level 3 1305 East Walnut, Des Moines, IA 50319-0105 Phone: 515/725-2893 Email: construction.procurement@iowa.gov			
PROCUREMENT TIMETABLE—Event or Action			Date/Time (Central Time)
State Posts Notice of RFP on TSB website			Sept. 10, 2021
State Issues RFP			Sept. 13, 2021
Pre-Proposal Conference Location and Address:			Sept. 22, 2021, 10:00 AM
Is Pre-Proposal Conference mandatory? No			2000 N 16 th St, Clarinda, IA 51632
Questions, requests for clarification, and suggested changes from Respondents due to Construction Procurement			Sept. 29, 2021, 2:00 PM
Proposals Due			Oct. 13, 2021, 2:00 PM
Relevant Websites			
Website where Addenda to this RFP will be posted http://bidopportunities.iowa.gov			
Website where contract terms and conditions are posted https://das.iowa.gov/sites/default/files/procurement/pdf/ConsensusDoc803.pdf			
Number of Copies of Proposals Required to be Submitted: 1 Digital			
Firm Proposal Terms			
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.			

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:

- 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. (Between each design phase, approximately three weeks of owner review/budget review will be part of the design schedule)

Designer's Interviews	Week of November 1, 2021
Execution of Designer's Contract	Week of November 8, 2021
Tentative Design Kick-Off Meeting	November 10, 2021
50% Schematic Development Check In	Week of December 13, 2021 (Design Team Discretion)
100% Schematic Development Documents By	January 13, 2022
Schematic Review/Budget Update	January 17 to February 4, 2022
50% Design Development Check In	Week of March 7, 2022 (Design Team Discretion)
100% Design Development Documents By	March 31, 2022
Design Development Review/Budget Update	April 4 to April 22, 2022
Early Bid Package Bidding Phase	Spring 2022
50% Construction Documents By	May 27, 2022
95% Construction Documents By	June 16, 2022
100% Construction Documents By	June 30, 2022
Contractor Bidding	July, 2022
Execution of Contractor's Contract(s)	August, 2022
Submittals, Procurement and Construction	Mid August, 2022 to Fall of 2023
Close out	Fall of 2023

1.3 PROJECT DESCRIPTION

Construction Manager, The Samuels Group, has been engaged for this Project to serve as advisor to DAS and to provide assistance in administering 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 the addition of a kitchen and laundry facility for the Clarinda Correctional Facility (CCF) in Clarinda, Iowa. The new facility shall be capable of producing 3,000 meals daily and accommodating laundry for 1,000 facility occupants.

The overall budget for this project is \$9,000,000 (Includes all design, construction management, soft costs, and construction).

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. Including but not limited to.
 - 1.3.2.1** Detention/Correctional Experience
 - 1.3.2.2** Kitchen Experience for large quantity meal distribution.
 - 1.3.2.3** Sally Port Experience
 - 1.3.2.4** Utility and Future Expansion Experience
- 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** At a minimum the design will include the following:
 - 1.3.5.1** Bakery, bakery storage, dry storage, meat/dairy refrigeration, office space, freezer areas, food prep., kitchen laundry, dish/ware/cart washing, kitchen equipment, bulk freezer, meal assembly area, produce cleaning/cold food production, hot food production, receiving, and loading dock.
 - 1.3.5.2** Review of existing facility for incorporation of new kitchen and laundry facility.
 - 1.3.5.3** Design of new facility shall include review of impact to the existing facility, including but not limited to, natural lighting to existing cells, sally port logistics/traffic flow, minimum set back requirements, security fence, utility needs, etc.
 - 1.3.5.4** Develop and design for dry food storage, frozen food storage, and bulk storage as relates to DOC policy for maximum on site storage quantities. Design to anticipate three days of food storage within the secure fence. The facility currently has additional food storage capabilities outside the secure perimeter.
 - 1.3.5.5** Review of existing utilities and provide design for extension or addition of required new utilities for the kitchen and laundry facility.
- 1.3.6** Provide design for early bid packages during the final stages of CD design. The project intent would be to issue construction documents for early bidding of grading, site utilities, concrete, and precast.
- 1.3.7** Conduct cost benefits (pro's/con's) review to re-use existing equipment. Available equipment includes ovens, steamers, ss tables, and ss sinks. Facility to provide list of existing equipment.

- 1.3.8** Existing PDF drawings will be provided to the successful design firm. Accuracy of drawings shall be verified by the design firm.
- 1.3.9** Field examination of the existing buildings.
- 1.3.10** The State of Iowa anticipates using Building Information Modeling (BIM) for clash detection purposes and production of materials on this project. BIM and 3D modeling files shall be made available to the construction team for development of shop drawings and construction operations during pre-construction and construction.
- 1.3.11** DOC conducted a kitchen/visitor room/dining hall study in 2014. This study will be made available during the RFP process and can be used as a reference point for development of the new kitchen/laundry design.
- 1.3.12** 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.
- 1.3.13** Designer shall include any and all site survey work required for completion of project.
- 1.3.14** Coordinate with State agencies to confirm utilities that may be abandoned as well as shut down requirements where required.
- 1.3.15** Provide detailed input of design schedule to Construction Manager for overall incorporation into master schedule.
- 1.3.16** Designer shall assist Construction Manager in the evaluation of long lead times.
- 1.3.17** Quality control during Design, Preconstruction and Construction.
- 1.3.18** Compliance with all Federal, State, and applicable Local codes.
- 1.3.19** Completion of State building and energy code documents, as required.
- 1.3.20** Design review will be conducted at 50% schematic design (Virtual at design professional discretion), 100% schematic design, 50% design development documents (Virtual at design professional discretion), 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.
 - 1.3.20.1** Prior to the 50% schematic design, the design team shall participate in site visits to two State of Iowa correctional facilities for review of existing building configurations and to review pros/cons with facility management. Assume one full day for each site visit.
 - 1.3.20.2** Prior to the 50% schematic design, the design team shall participate in one virtual meeting (anticipate two hours) with State of Iowa Correctional Facility Staff members from multiple state facilities.
- 1.3.21** Review with 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.
- 1.3.22** Develop and distribute agendas and meeting minutes for all meetings during the design phase. Agenda shall be distributed one day prior to scheduled meeting date and meeting minutes shall be distributed to the construction manager no later than two days post meeting. Meeting agenda and minutes to be provided in word and pdf format.
- 1.3.23** Designer shall provide any information necessary to obtain utility rebates where applicable.
- 1.3.24** DAS will engage the services of a mechanical commissioning agent for the project. Designer shall coordinate with the commissioning agent, participate in meetings and review recommendations of the commissioning agent. The intent is to have the commissioning agent involved from the beginning of design through the end of the project. (A separate RFP will award commissioning services. Design firms have the option of proposing on both the design and commissioning services but can only be awarded one).

- 1.3.25** Construction cost opinions during Design (at 100% design development documents) with a Final Estimate for construction included with bid documents, per Iowa Code.
- 1.3.26** Construction drawings, specifications (the Construction Manager will produce Divisions 00 and 01), and addenda.
- 1.3.27** Provide bid alternates as determined during course of design and bid package development.
- 1.3.28** Assist Owner and Construction Manager in obtaining bids from qualified contractors.
- 1.3.29** 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.
- 1.3.30** Participation with project team during construction progress meetings as required. Designer shall participate in monthly on-site meetings during the construction period. Field observation report to be included with each monthly site visit.
- 1.3.31** Field Observation reports, with photos, submitted for each site inspection within five (5) days of the site visit.
- 1.3.32** 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.
- 1.3.33** 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.
 - 1.3.33.1** Schematic Design Documents
 - 1.3.33.2** Design Development Documents
 - 1.3.33.3** Construction Documents
 - 1.3.33.4** Bidding Phase
 - 1.3.33.5** Construction Phase

Include the following site visits. Design kick-off/Building evaluation, 100% schematic design document review meeting, 100% design development document review meeting, 50% construction document review, Pre-bid meeting (2), Construction Field Observations/OAC Meetings (Monthly), Substantial completion/punch list development, Punch list/Final Completion approval, and one year warranty correction period visit. 95% construction document review meeting shall be conducted virtually. Design Review at 50% schematic development and 50% design development will be conducted via virtual meeting at design professional discretion. 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:

- 1.) 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.
- 2.) Provide an hourly rate for a member of the Design Team to be a part of the clash detection meetings with the Construction Manager and Trade Contractors during pre-con/construction.

1.4 ATTACHMENTS

1.4.1 ASK 2014 Study/Report (36 page report)(For Reference)

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 Economic Development administers the Targeted Small Business (TSB) Program. Businesses meeting the requirements of the program are approved and registered with the Department of Economic Development 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 Certification office in the Department of Economic Development at (515) 348-6159.

2.2 INQUIRIES

- 2.2.1** All inquiries concerning this RFP shall reference the RFP number and shall be provided (via email) to the issuing officer email address 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 Officer at the email address identified on the cover page of this RFP.** 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:

RFP922300-01
DOC CCF Kitchen and Laundry Addition
- 2.4.3** The Proposal must be received by DAS – Central Procurement, on or before 2:00 pm, central 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:

- 2.7.1** 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.
- 2.7.2** 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.
- 2.7.3** 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.
- 2.7.4** Each person signing this Proposal certifies that:
 - 2.7.4.1** 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
 - 2.7.4.2** 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
 - 2.7.4.3** 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 – CONTRACT 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, which will be modified to include the following:
 - 3.1.3.1** Incorporation, by reference, of this Request for Proposal and subsequent addenda and the Proposal submitted by the successful Firm in response to this RFP.
 - 3.1.3.2** Professional liability insurance in the amount of \$2 million will be required. See Exhibit A – Sample Insurance Certificate.
 - 3.1.3.3** The proposed project fee, start dates, and scheduling of the selected Firm's services shall be established during negotiations.
 - 3.1.3.4** *Iowa Code* Section 8.47, The Accountable Government Act, requires that the terms and conditions of service contracts shall include the following:
 - 3.1.3.4.1** The amount or basis for paying consideration to the party based on the party's performance under the service contract.
 - 3.1.3.4.2** Methods to effectively oversee the party's compliance with the service contract.
 - 3.1.3.4.3** Methods to effectively review performance of a service contract.
 - 3.1.3.5** 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 –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:

- 4.2.1** 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.
- 4.2.2** Executive Summary of the Proposal.
- 4.2.3** Response to all things in Sections 1 (1.1-1.3) and Section 4.
- 4.2.4** Company information regarding Organizational Stability, and Financial Strength (or provide Bank or Accountant reference).
- 4.2.5** Overview and Discussion of Offered Services including Approach and Methods (reference Section 1).
- 4.2.6** 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 the Issuing Officer and the names of all Companies who submitted Proposals will be released upon request.
- 5.1.2** The Issuing Officer will review the proposals for compliance with the RFP instructions/requirements.
- 5.1.3** The Issuing Officer will retain non-compliant Proposals.
- 5.1.4** Copies of proposals determined by the Issuing Officer 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.
- 5.1.8** The Companies with the highest scoring Proposals may be selected for interviews.

5.1 SELECTION PROCEDURES

- 5.1.1** 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.
- 5.1.2** Criteria for evaluating the proposals:
 - 5.2.1.1** Qualifications (experience and expertise of staff assigned for similar projects), firm's capabilities and financial stability.
 - 5.2.1.2** Approach and Proposed Methods.
 - 5.2.1.3** The Firm's proposed schedule with respect to the State's needs.
 - 5.2.1.4** Stipulated Fee, hourly rates, and anticipated hours by position per Section 1.1(8).
 - 5.2.1.5** Interviews (optional)

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.

Exhibit A – SAMPLE INSURANCE CERTIFICATE



SAMPLE CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
XX/XX/XXXX

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Agent's Name Agent's Address		CONTACT NAME: Agent's Information PHONE (A/C, No, Ext): E-MAIL: ADDRESS:	
INSURED Designer's Name Designer's Address		INSURER(S) AFFORDING COVERAGE INSURER A: Company A (AM Best Rated A/VI or Better) INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # Admitted Carriers	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
INSR LTR	TYPE OF INSURANCE	ADDL SUBR (INSR) WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		#TBD- CGL	3/1/17	3/1/18
					LIMITS Minimum EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		#TBD-AL	3/1/17	3/1/18
					COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	UMBRELLA LIAB EXCESS LIAB DED: RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			
					EACH OCCURRENCE \$ AGGREGATE \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A	#TBD-WC	3/1/17	3/1/18
					PER STATUTE <input checked="" type="checkbox"/> OTH-ER \$ 1,000,000 E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	Professional Liability (Claims-Made Policy) Max Ded: \$25,000		#TBD- DPR	3/1/17	3/1/18
					Per Claim \$2,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project XXXX.XX (Number varies by project)

CERTIFICATE HOLDER Iowa Department of Administrative Services (DAS) 109 SE 13th Street Des Moines, IA 50319	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Signature
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To: Prospective Offerors

Date: October 6th, 2021

From: Bobbi Pulley, Issuing Officer

Iowa Department of Administrative Services-Central Procurement

Phone 515-322-2893; e-mail: construction.procurement@iowa.gov

RE: **Addendum No. 1**, to Design RFP9222300-01, DOC CCF Kitchen and Laundry Addition.

The following additions, changes, and clarifications are hereby made by this Addendum.

Addition to original scope:

- 1) No Items

Questions:

- 1) Our firm would like to know if the state has a preferred kitchen consultant? **A> No, there is no preferred consultant.**
- 2) The study identifies about 16,000 sf of “back-of-house” space that includes some office, kitchen, loading(sallyport). Is that the general size we should assume for the Kitchen portion of the scope? **A> The information from the ASK Study is for reference only and the new kitchen/laundry building total sf space shall be determined through SD and DD phases of the project.**
- 3) The study does not identify a Laundry facility beyond a small space specifically for kitchen. Could you provide a general sense for the required Sq.Ft outside of 1000 individuals? # of loads per day/hour? **A> The laundry area will start around 2,000 sq. ft. of space.**
- 4) No programming phase of the project is identified in the schedule. It appears that a review of space needs is going to be required to updated from the original study based on the identified scope.? **A> Programming shall be incorporated into the SD phase. The ASK Study shall be used as a reference point but the selected design firm shall start with a clean concept.**
- 5) Early bid packages are identified in the RFP, should we assume these are separate bid packages, or one early bid package that accounts for these items? **A> Assuming this question is in regards to construction scope bid packages, then yes, separate bid packages.**
- 6) With the early bid packages, would a steel package also be included? **A> Yes, All Divisions shall be considered during design phases to determine if beneficial for the schedule of the project.**
- 7) Early packages identify Precast, the original study also identified precast. Should the design team assume a precast type of construction for the addition? **A> The existing**

facility is constructed of precast and is the preferred product for the new addition but the project budget and market conditions will be a factor as well.

- 8) The identified budget in the RFP is assumed to be a Project budget. Does it also include FFE items? **A> FFE items are included.** Are there any portions of the project funding outside of that identified budget? **A> No. The facility will be requesting an additional appropriation for kitchen equipment but at this time the current project budget is \$9,000,000 (which includes kitchen equipment).**
- 9) The cost estimates only identify a 100% DD and 100% CD estimate, but in the schedule it identifies a SD design and budget review? **A> SD budget is provided by Samuels Group.** Are early budgets being provided by Samuels Group? **A> Yes.** Or should these be included in the design fee? **A> 100% DD and 100% CD estimates shall be provided by design, the Samuels Group shall provide cost estimates throughout all phases of design.**
- 10) At the pre-proposal conference meeting yesterday Jerry discussed prior plans that would be made available to the firms. I would appreciate receiving that information so that we can move forward with our proposal. Thank you so much for all of your assistance. **A> PDF's of the existing prison shall be provided to the design firm that is selected for project.**
- 11) Has the facilities preferred serving style changed since the original study was completed, or would they be open to other styles of tray services? **A> The style of serving has not changed and we do not anticipate it changing in the future.**
- 12) Has the facilities procurement practices changed significantly in the past 7 years which would alter the mix of proposed cold/dry storage, and corresponding preparation spaces? **A> No it has not.**
- 13) Does the facility still desire a full scratch bakery program, as they did in 2014? **A> Yes**

Additional Information:

- 1) Sally Port information: Design shall include Sally Port requirements for vehicle access/deliveries to the new kitchen/laundry building. An offender sally port from the existing prison building to the new kitchen/laundry building will not be required at this time.
- 2) Door controls, Fire Alarm system, and security cameras for the new kitchen/laundry shall be connected to the existing head end equipment in master control. Design services will be necessary to include these items in the bid documents.

Attachments:

- 1) None

Please acknowledge the Addendum #1 in your proposals. Thank You

End of Addendum