



Thursday, August 08, 2019

## RFP 20CRDPBKHUND-100 Questions & Answers

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**Question:** Is it the intent for the HSR team to provide measured drawings for the buildings/structures in CAD or Revit?

**Answer:** Please provide measured drawings in CAD, additional submissions can be made with Auto CAD or Revit.

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**Question:** Please confirm if there is intent to create a Cultural Landscape Report (CLR). Or are site and landscape information to be integrated into the HSR?

**Answer:** At this time there is no intent to create a separate CLR. Please integrate site and landscape information in the HSR in section 4.2.2.C.

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**Question:** Has there been a recent survey of the 11 acre site that could be used as a base plan?

**Answer:** No

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**Question:** Even though I am familiar with HSRs, we have not specifically done them as a firm. We have done a large amount of building assessments/preservation plans/TAN reports that follow the SOI Guidelines for Architectural and Engineering Documentation as outlined for HABS/HAER. I also consider us uniquely qualified for this project as we have done a handful of previous repair projects for Cedar Rock, and I previously worked for SHPO and the SOI Standards are my specialty. Does this put us out of the running for the project, since we have not technically done HSRs?

**Answer:** Contractors must meet the Secretary of Interior's Historic Preservation Professional Qualification Standards found in Attachment #7.

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**Question:** Can you provide more detail about what is considered promotional or display materials, 3.1.5?

**Answer:** Promotional or display materials such as brochures, flyers, pens and similar items are not acceptable to be included with Proposals.

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**Question:** Item 4.2.2.G.b asks for two cost alternatives (CAD vs. Revit) but I don't see a specific line item for that on Attachment 5. How would you like us to present this cost?

**Answer:** The DNR will be amending the RFP to provide two cost alternatives for Section 4.2, subsection 2.G.b.

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**Question:** Item 4.2.2.G.c requires an energy model – do you have a specific format or program you would like used or can you give me more information? For instance, we use Sefaira software?

**Answer:** Any program of the Contractors choosing is acceptable.

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**Question:** Is there a page limit for the proposal?

**Answer:** There is no page limit for proposals; however the DNR encourages Contractors to provide meaningful proposals that do not saturate the evaluation team. Contractors should use good judgement on what meaningful information to include.

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**Question:** Item 5.5, are some evaluation criteria weighted more than others? If so, can I see the evaluation matrix?

**Answer:**

Scored Requirements	Using Response(s) to RFP Section(s) among others:	Possible Points (weight)
Demonstrated satisfactory performance on previous and present Historic Structures Report contracts similar in scope to the subject of this RFP	5.5.2	20
Contractor's professional experience, performance record, and letters of references	5.5.3	20
Compliance and thoroughness of Bidder's response to RFP Technical Proposal	5.5.4	10
The capacity of the service provider to complete responsibilities described in the Statement of Work	5.5.5	10
Contractor's detailed work plans illustrating the quality of work to be completed and the process steps including timeline for developing and completing the Historic Structures Report	5.5.6	40
Contractor's Historic Structures Report examples	5.5.7	20
Contractor's additional proposed content enhancing the Historic Structures Report	5.5.8	10
		<i>130</i>

Cost of Services	5.5.1	70
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**Question:** Can you provide an example of a successful proposal for a similar project?

**Answer:** A Historic Structures Report for a Frank Lloyd Wright designed Estate is new to the DNR and the DNR does not have an example. Contractors are requested to provide examples of previous work following the Attachment #8 National Park Service Preservation Brief 43 and Attachment #9 Historic Structure & Preservation Plans: A Preparation Guide – Second Edition.

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**Question:** What are the goals and purpose of the HSR?

**Answer:** The goals and purpose of this HSR is to develop and provide a Historic Structures Report for the Frank Lloyd Wright designed Lowell and Agnes Walter Estate 11-acre estate modeled using Attachment #8 National Park Service Preservation Brief 43 and Attachment #9 Historic Structure & Preservation Plans: A Preparation Guide – Second Edition. The report will be used to maintain and refurbish the integrity of the Lowell and Agnes Walter Estate.

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**Question:** Is this project on a fast track?

**Answer:** Contractors are requested to provide a proposed timeline with their proposals for consideration.

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**Question:** Can you provide additional information on what the DNR is looking for on section 4.2, subsection 2.E? Discussion of proposed adaptive uses (in consultation with site management)

**Answer:** Contractor provides suggestions on potential uses of the structure other than educational.

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**Question:** Can the DNR provide an updated Cost proposal for providing the two cost alternatives in section 4.2, subsection 2.G.b? Measured drawings (to include all exterior elevations, floor plans, roof plan and interior wall elevations). Please provide two cost alternatives: 1) Drawings produced in Autocad which will be provided to the DNR upon completion of the project; and (2) Drawings produced in Revit to a minimum level of design as specified as level 300 in AIA Document G202-2013, Project Building Information Modeling Protocol Form and the model will be provided to the Iowa DNR upon completion of the project. DNR will provide access to all available architectural drawings

**Answer** The DNR will be amending the RFP to provide to provide two cost alternatives for Section 4.2, subsection 2.G.b.

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**Question:** Did Lowell or Agnes Walters leave any records of modifications or updates to the property?

**Answer:** There are files at the park with information on original appliances and some interior details of the property that will be available for use. There is no sole source listing of modifications or updates to the property from the original home owners. The DNR has information on some major repairs to the site since the State assumed ownership.

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**Question:** Are there any base drawings? If so, are they electronic files or hard copies?

**Answer:** There is a collection of drawings associated with the structure and some repairs. All drawings are in hard copy none are electronic.

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**Question:** What is the DNR intent for use of Avery Library resources?

**Answer:** To determine if any additional information exists on Cedar Rock or Lowell and Agnes Walter to include in the HSR for preservation and provenance of the estate and it's Frank Lloyd Wright heritage.

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**Question:** Does the DNR intend to require experience with Frank Lloyd Wright designs and work?

**Answer:** The DNR will be amending the RFP to require experience with Frank Lloyd Wright designs and work.

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**Question:** Does the DNR intend to include the water front or flood plain stabilization by the boat house in the scope of this project?

**Answer:** No.

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**Question:** Does the DNR intend to include a comparison of original design versus current as is design?

**Answer:** Yes, see 4.2.2.C. The DNR does not have comparison sources on this design aspect. Contractors will complete this comparison.

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**Question:** Does the DNR intend to include the furniture and furnishings in the project?

**Answer:** Yes. Please provide this in 4.2.2.A.b. please add furniture and furnishings into the documentation of features.

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**Question:** Is this Lowell and Agnes Estate on the Frank Lloyd Wright national registry?

**Answer:** Yes, the Lowell E. Walter Estate at Cedar Rock SP is listed on the National Register of Historic Places, as of 3/2/1983.

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**Question:** What times of the year will Contractors have access to the property and what constraints do Contractors need to work around?

**Answer:** Contractors may have access during normal business hours unless given special permission. The house is winterized from late Oct-mid April. Pressure fitted window covers are placed at nearly all lower level glass windows and doors, furniture and rugs are moved for winter preservation.

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**Question:** Can the DNR provide additional information on intent regarding section 4.2, subsection 2.H.b? Evaluation of the buildings mechanical, electrical, plumbing and security systems, with prioritized recommendations for repairs. These recommendations should include recommendations for monitoring for temperature, humidity, water, fire, telephone, internet and wireless services

**Answer:** It is the DNR's intent to collect an evaluation condition assessment and prioritized recommendation for repairs regarding the buildings mechanical, electrical, plumbing and security systems. In addition provide recommendations for monitoring temperature, humidity, water, fire, telephone, internet and wireless services.

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**Question:** Does the DNR require hard copies of photographs from section 4.2, subsection 2.G.a? If so, can you provide specifications for hard copies? Photographs. Digital photographs recording the building shall be made of the site and setting all exterior elevations and significant architectural details, all interior spaces and significant architectural features. Photographs should be submitted as .tiff files. All new photographs to be at least 4 megapixels in size, 1200 x 1600 pixels, 300 ppi resolution, full color and saved as .tiff files

**Answer:** Priority is given to electronic photo files.

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**Question:** Are there any drawings of the property or building in electronic format? If so, what format?

**Answer:** No, all drawings of the property/building are in hard copy format.

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