



OFFICE OF THE COMPTROLLER
Camp Dodge – Building 3465
7105 NW 70th Avenue
Johnston, Iowa 50131-1824



NGIA-SCO

7 Jan 21

MEMORANDUM FOR: ALL BIDDERS

SUBJECT: Addendum #2 to RFP – RFP582JB20-01 – S-Series HVAC Design

ADDENDUM # 2

1. MODIFICATIONS TO RFP DOCUMENTS

1.1. Section 1.1.3

“20 years” should be changed to “10 years” – all additional language remains unchanged.

1.2. Attachment A – Design Services Scope of Work

Paragraph 3.5.1 is changed to read as follows: “Production of plans and specifications (Type B services) is limited by law to 6% of the anticipated project cost. Investigative services (Type A services) are negotiable, but have traditionally been in the 3% of anticipated project cost range.”

2. SITE-VISITS

Site visits are NOT REQUIRED for this RFP, therefore there will NO Site Visit Form provided. Site visit should be for viewing only, and any questions raised during site visit must be submitted in writing to the Contracting Officer at Jocelyn.brincks@iowa.gov.

Site-visits must be scheduled in advance by contacting one of these individuals:

Dale Kumbier	515-252-4560	Jim Rinell	515-252-4379
David Shea	515-252-3391	Brenda Wilder	515-252-4370

3. QUESTIONS / ANSWERS

The following questions were received in writing or raised during the pre-proposal conference call on 6 January 2021.

Q1 In the RFP, it states in 3.2.3 “A description of the Design Document Submittals required at the completion of each Design Phase and number of copies to be submitted is as identified in the Project Book.” Then under 3.4.1 – it states the Owner will furnish to the Consultant upon Award of the Contract the Project Book. There are also other references to the Project Book in regards to standards, design criteria, etc. Can we get a copy of the Project Book during the bid phase?

A1 The Project Book will not provide any information that would be useful for preparing the RFP response, thus we will not make it an attachment to the RFP.

- Q2** 1.1.1 indicates structural engineer and fire protection engineer are required. Based on scope of work description it would not appear these are needed. Could you clarify the need for these consultants on the team?
- A2** There are some unknowns at this stage of the process that cannot be hand-waved. It is possible that the design problem solution may require structural analysis (if equipment is put in a roof penthouse that does not currently exist, for example) and/or fire prevention/code compliance analysis. We would like to evaluate those team members up-front rather than after contract award.
- Q3** What is the extent of the architectural scope of work? Is it beyond things that would normally be required for an HVAC renovation project?
- A3** Similar to the answer for question 2, the extent of requirement for an architect is dependent upon the accepted solution to the design problem. We do not anticipate any architectural scope beyond what would normally be associated with an HVAC upgrade project.
- Q4** Owner bid schedule. Do you have a target for completion of the design. Does it need to be ready to be issued for bid within this fiscal year?
- A4** We would like to have bid documents ready to go in order to have bids in hand prior to 15 September 2021. That means we would need 100% design documents submitted no later than 5 August 2021 for Building S-52 only.
- Q5** Could existing drawing PDFs be made available to help determine the extent of work and hours for the requested fee computation?
- A5** There have been many minor modifications to the system since original construction in 1994—so many that provision of any available mechanical floor plans would be too far from reality to be of any use. Part of this design effort will entail investigation to set the current baseline state of the system.
- Q6** Will IAANG make available the mechanical drawings for review?
- A6** See response to Question 5.
- Q7** What is encompassed by each submittal level?
- A7** For submittal requirements at each submittal stage, refer to **Attachment D - Design Document Submittals**.
- Q8** Are ADA remodeling/updates required?
- A8** Should not be necessary and are not anticipated.
- Q9** Are there Building Automation (BAS) or Fire Alarm Systems we will need to connect to or consider?
- A9** For information on fire system and BAS system, refer to **Attachment E - Design Criteria Checklist**, and **Attachment F - Direct Digital Control System for HVAC**.
- Q10** Kitchen/laundry facilities - are we replacing ducts/fans in those areas? How far into those systems will we need to go?
- A10** Any code changes/requirements will need to be addressed if applicable
- Q11** Telecommunications upgrades needed?
- A11** Anything that is required by the BAS; other telecom will not be required by this project

- Q12** Solar panels reference - are these only for the domestic water?
A12 Solar panels for hot water re-heat are currently installed on Building S-53. They could be considered as part of the solution for the other 3 buildings.
- Q13** RFP indicates Design Review Meetings to be held at the project site - do you foresee any of these being virtual?
A13 There is a likelihood that 1 or 2 of the meetings along the way would be done over the phone; preference would be meetings in person at Camp Dodge.
- Q14** Besides upgrading the plumbing fixtures; is there a requirement to upgrade any additional plumbing or piping?
A14 Not anticipated; to our knowledge, there is no indication that current piping needs to be updated.
- Q15** Is the lifecycle cost analysis required?
A15 The Iowa Army National Guard previously conducted an appraisal of the project with Willdan to look at various energy savings strategies. That Bundle report is attached as **Attachment G - Bundle Requirements Document**. The selected firm will need to work with the utility to bring Willdan back into the process to update the previous report as needed. A Life Cycle Cost Analysis as required by the Iowa Energy Code currently in effect will also be required.

END OF DOCUMENT