



CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

Building 3535 (formerly B-61), Camp Dodge
7105 NW 70th Avenue
Johnston, IA 50131-1824
(515) 252-4269 (phone) (515) 252-4589 (fax)

ADDENDUM No. 1

PROJECT TITLE: Des Moines Airbase Design Request for Proposal (RFP)
PROJECT LOCATION: Des Moines, Iowa

Issue Date: February 5, 2020
To: All Prospective Offerors

This Addendum modifies, supplements or replaces information contained in the Request for Proposal Documents dated January 21, 2020 and is hereby made part of the RFP per Article 2.5 of the RFP.

CHANGES TO PROPOSAL REQUIREMENTS

1. Request for Proposal Cover Sheet
 - a. "A/E to provide Final Bid documents to Guard" – change to "September 15, 2020 (100% design)".
 - b. "Number of Copies of Proposals Required to be Submitted:" – change to "Cost Proposal: 1 original, 1 digital on CD"
 - c. "RFP written questions, requests for clarification, and suggested changes from Contractor's due:" – change to "February 12, 2020 12 PM" We will issue the last addendum (if needed) by 5 PM on February 13, 2020.
 - d. "General Terms and Conditions for awarded contract can be found here:" - add "Appendix C – Title II Scope of Services"
2. Request for Proposal
 - a. Section 3.1.1, change sentence that begins "The Technical Proposal shall..." to "The Technical Proposal Shall be submitted to the Issuing Officer in a sealed envelope containing 1 Original Proposal, 1 digital copy in PDF of the proposal on CD, & 3 copies of the proposal."
 - b. Section 3.1.1, change sentence that begins "The Cost Proposal shall..." to "The Cost Proposal Shall be submitted to the Issuing Officer in a separate sealed envelope containing 1 Original Proposal and 1 digital copy in PDF of the proposal on CD."
 - c. Attachment #1, item 6.) change to read--
"Provide a narrative statement of your firm/team's approach to large project design and the methodology you propose to use to deliver the required products on time. This should be a short section that gives the selection committee a clear understanding of how your team will be organized and managed from contract execution through bid acceptance. It should also describe the tools the team will use to produce the design documents required by the contracts resulting from this RFP, and any other firm/team specific information you feel may set you apart from other potential submitting teams. Further it should discuss how commissioning activities will be integrated and managed through production of plans and specifications. We don't want a massive narrative, but it

must be comprehensive enough to give the selection committee a firm idea of why they should select your firm above all others.

The second part of this narrative section shall discuss your firm's approach and philosophy as it relates to performance of contract administration services. It should describe the tools the team will use to track submittals and RFIs, how your firm will integrate into the project team, how you will handle change management, how you will integrate and manage commissioning services, describe your experience with various electronic submittal services/websites, and project closeout management at a minimum. Refer to Appendix C – "Title II Scope of Services Template"

ANSWERS TO QUESTIONS RAISED

3. Q: Is there a limit to the number of resumes that can be included in the RFP? A: No limit high or low, but ensure that resumes cover the required disciplines that will be evaluated, listed in Attachment #1.
4. Q: For the Cost Proposal will there be a rate sheet required from each firm for future projects, or will the Cost Proposal simply be a direct fee for the addition/renovation to Building 160 - Project One? A: No rate sheet is required; this RFP covers only the lump sum design fee proposal for Building 160 Project One. Subsequent contracts will be based on new scopes to be issued as follow-on projects are defined.
5. Q: Was the Master Plan for the facility developed by IARNG in-house or by a private firm? A: The Master Plan was contracted with a private firm.
6. Q: Will there be any need for commissioning during the Title I Services phase? A: See above change to Attachment #1 item 6.)
7. Q: Is a topographic survey/geotechnical report required as part of the project? A: Yes, investigative services are included which includes these items of work.
8. Q: What is the status of current fire suppression systems? Is fire suppression work limited to new construction and renovated areas? Is the line servicing the current fire suppression system adequate in size A: They have not been exercised in some time; they are likely tear-out and replace. New fire suppression will be limited to new addition and renovated space. The line was adequate for the currently installed system; future requirements will be up to the consultant to determine.
9. Q: Is LEED certification required for this project? A: No, it is not.
10. Q: What are the blast requirements for the project? A: The UFC will need to be consulted and certain recommendations from it implemented based on consultation with the user group, but, as the enclave is within a secured perimeter no special blast-proofing will be required over and above baseline common sense approaches.
11. Q: Are the existing site utilities adequate for future projects? A: We don't anticipate any issues with the current feeds, but as with any project, the requirement to upgrade or relocate utilities will be driven by design and construction requirements.
12. Q: Is the landscaping work tied to this project or will it primarily be tied to future projects? A: There will be some landscaping on project one, and there may be future projects where landscaping and other horizontal work is the primary focus.
13. Q: How much budget is directed toward site improvements? A: There is no definite answer at this time, but there will be some site improvement as part of project one.

14. Q: Are you looking for pricing of Title II as part of this proposal? A: No. Use Attachment 3 and the RFP instructions as currently written for submitting the cost proposal. Title II costs will be determined after bid based on the low accepted bid for construction.
15. Q: Are you looking to conduct interviews as part of the selection process? A: No. Selection will be done entirely from submitted material.
16. Q: What is the max aircraft size to be maintained at the facility? A: Right now it's the UH-60M, but we will need to be flexible as this paradigm may shift in the not too distant future.

ATTACHMENTS:

Pre-Proposal Conference Attendance Sheet	1 page
Appendix C Title II Scope Of Services	2 pages

END OF ADDENDUM NO. 1



CONTRACTING AND PROCUREMENT BUREAU

Camp Dodge, Building W-41
7105 NW 70th Avenue
Johnston, IA 50131-1824
(515) 252-4347 (phone) (515) 252-4583 (fax)

ATTENDANCE SHEET

Pre-Bid Meeting

Project: Des Moines Airbase Design RFP

Date: February 4, 2020, 1330

Location: Johnston, Iowa

Attendees: Name Company Telephone:

- | | | | |
|-----|-------------------------|--------------------------|----------------|
| 1. | GREG WILDE | THE SAMUELS GROUP | 515.350.8251 |
| 2. | SETH SHANNON | SCHENNER | (515) 650-4715 |
| 3. | Dennis Bennett | Twin Rivers Engineering | 515-288-3679 |
| 4. | Bob Krieger | Farnsworth Group | 515.225-3464 |
| 5. | Mike Kastner | ASK STUDIO | 515.277.6707 |
| 6. | Rick Snyder | FEH DESIGN | 515-288-2000 |
| 7. | JAMES ELLIOTT | BBS ARCHITECTS/ENGINEERS | 515-365-8206 |
| 8. | MATT COLE | BBS ARCHITECTS/ENGINEERS | 515.244.7167 |
| 9. | Jim Host | Confluence | 515.288.4875 |
| 10. | Derek Johnson | ISG | 515-689-5280 |
| 11. | John Trickel | ISG | 515-243-9143 |
| 12. | MARTY KIMBAU | IMEG | 515-334-9906 |
| 13. | MIKE BEHTEL | INVISION ARCH | 515-710-3345 |
| 14. | Chadd Kahlsdorf | Bolton & MENK | 515 981-3791 |
| 15. | chaddka@bolton-menk.com | | |

SCOPE OF DESIGN SERVICES

(TITLE II / TYPE C)

1. DESIGN SERVICES:

- 1.1 **Note:** Title II / Type “C” - Contract Administration Services, if required for the Project, will be negotiated and awarded to the Consultant at the time of the award of a construction contract and will be based on a percentage of the construction costs.
- 1.2 The Scope of Title II / Type “C” – Contract Administration Services may include, but not be limited to all services described in the General and Supplementary Conditions and as follows:
 - 1.2.1 **Value Engineering:** Assist the Owner in conducting the value engineering process, if any, and shall make specific recommendation to the Owner on all value engineering proposals.
 - 1.2.2 **Electronic Submittals:** Participate with the Contractor and Owner in the use of the Project Website Service for the processing and archiving of electronic submittals required by the Contract Documents and other project management documents.
 - 1.2.3 **Meetings:** Attend pre-construction, pre-installation, and progress meetings. Progress meeting frequency shall be at agreed to intervals (minimum of monthly) and as required for the purpose of resolving design or construction issues.
 - 1.2.4 **Site Visits:** Perform site visits to observe the progress and quality of the Work. Document observations in field reports, including any deviations, deficiencies or defects observed and recommendations for corrective actions. Site visit frequency shall be at agreed to intervals (minimum of monthly) and as required for the purpose of resolving design or construction issues.
 - 1.2.5 **Review of Submittals:** Review and approve, or take other appropriate action on all submittals such as shop drawings, product data, samples, substitutions and other submittals required by the Contract Documents.
 - 1.2.6 **Testing and Inspections:** Review all Testing and Inspection Reports, report any deviations or deficiencies to the Owner, and provide recommendations for corrective action.
 - 1.2.7 **Interpretations and Changes to Work:** Review and respond to all Requests for Interpretation and assist the Owner in preparation and distribution of Requests for Proposals. Prepare any necessary supplemental instructions, drawings, specifications or other documents required. Review all Contractor Requests for Changes and provide Owner with recommendation for approval, rejection, or adjustment. Assist Owner in the preparation and distribution of Change Orders.
 - 1.2.8 **Review of Applications for Payment:** Review Contractor’s Applications for Payments and any supplemental or supporting documentation such as construction schedules, submittal schedules, schedule of values, waste reduction reports, etc. and provide Owner with recommendations for approval, rejection, or adjustment.
 - 1.2.9 **Commissioning:** Perform all commissioning services described under separate documentation if such services are required for the project.
 - 1.2.10 **Project Closeout Activities:** Perform services required to establish Substantial Completion including review of Contractor’s Completion and Correction List, initial, interim and final inspections of the Work, creation and issuance of punch lists, and

other activities necessary to assist the Owner in achieving final acceptance of the Project.

- 1.2.11 Record Documents:** Periodically review Contractor's record documents for compliance with requirements and collect such documents prior to Final Payment. Modify electronic drawings and specifications to include all Contractor mark-ups and to reflect all changes or revisions to the Work. Submit electronic copies in accordance with the IAARNG Document, CADD, and Deliverables Standards (Tab T of the Project Book).

1.3 Fees:

- 1.3.1** Design service fees for Type C Services shall be lump-sum and are generally in the amount of 3% of the awarded construction cost. Commissioning Services can add up to .6% of the awarded construction contract.

1.4 Arc Flash Analysis:

- 1.4.1** If required by the project, an Arc Flash Analysis will be performed and paid for under the construction contract. Refer to the IAARNG Design Criteria Checklist (Tab M of the Project Book) for more information.

1.5 Miscellaneous:

- 1.5.1 OWNERSHIP OF TANGIBLE DOCUMENTS:** The Owner shall receive Ownership of all documents, Drawings, Specifications, electronic data, and information prepared, provided, or procured by the A/E or by consultants retained by the A/E and distributed to the Owner for this Project, upon the making of final payment to the A/E or in the event of termination upon payment of all sums due to the A/E.
- .1 COPYRIGHT:** The Owner shall own any resulting copyright in the Construction Documents as a work for hire and shall have the right to use, to reproduce, and to make derivative works of the Construction Documents. The A/E shall not acquire a copyright for Project Construction Documents but shall be permitted to retain copies including reproducible copies or electronic data of the Drawings, Specifications and other Project documents.
 - .2 USE OF DOCUMENTS IN EVENT OF TERMINATION:** In the event of a termination of this Agreement, the Owner shall own any resulting copyright and have the right to use, to reproduce, and to make derivative works of the Construction Documents to complete the Project provided payment has been made of all sums due to the A/E.
 - .3 OWNER'S USE OF DOCUMENTS AFTER COMPLETION OF PROJECT:** After completion of the Project, the Owner may reuse, reproduce, or make derivative works from the Documents at the Owner's sole risk, except for any A/E indemnification obligations, and the Owner shall be responsible for any and all claims, damages, losses, costs, and expenses, including reasonable attorneys' fees and costs, arising out of or resulting from any such prohibited use.
 - .4 A/E'S USE OF DOCUMENTS:** Where the A/E has transferred its copyright interest in the Construction Documents under Subsection 3.6.1.1, the A/E may reuse Construction Documents prepared by it pursuant to this Agreement in its practice, but only in their separate constituent parts and not as a whole.
 - .5** The A/E shall obtain from its consultants rights and rights of use that correspond to the rights given by the A/E to the Owner in this Agreement and the A/E shall provide evidence that such rights have been secured.