



PURCHASING AND CONTRACTING OFFICE

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



NGIA-SCO

9 Jun 21

MEMORANDUM FOR: ALL BIDDERS

SUBJECT: Addendum to RFP – RFP582JB21-02 Readiness Center and SE Fire Station & Training Facility

ADDENDUM # 1

1. Additional Information

- a. This is a MILCON funded project and will need to meet LEED v. 4.0 (LEED Silver) requirements. Please provide your Firm's experience with LEED Silver.
- b. Agency is looking to put in a geothermal heat source for this Project.
- c. Agency is looking to incorporate electricity producing solar-panels (photovoltaics).
- d. Firms will be responsible for investigate work and the production of plans & specs for this Project.

2. Questions & Answers

The Department of Public Defense has received the following questions and requests for clarification by the due date and time listed in the Request for Proposal:

#	Question	Answer
1	How does the Readiness Center fulfill a mission objective for the IANG?	See Attachment 1 to Addendum 1 – 1390-91
2	What do you see as the biggest challenge on this project?	Leed Silver certification
3	Typical design practice for fire protection system design in Iowa is a delegated design to licensed installers. Is this acceptable to meet the requirements for a fire protection engineer or is the design team responsible for full design of the fire protection systems, including a licensed installer per Iowa code on the team?	The design team is responsible for design of fire prevention and mitigation system, and must have a dedicated fire engineer on the team.
4	On Page 2 of the RFP, Section 1.1.3 contains the following direction regarding relevant project examples: "Maximum two (2) pages per staff member." Was this statement meant to apply to the key personnel resumes instead? If not, since multiple key staff could be connected to the same multiple project examples, what would be the intent of this requirement?	The intent was for the key personnel resumes.
5	Can the DPD clarify which of the 6 points for LEED V4 Enhanced Commissioning will be provided by the DPD (Enhanced Mechanical Cx, Monitoring-Based Cx, and/or Envelope Cx)?	We will be seeking to get all commissioning points.

#	Question	Answer
6	Is there is a target for small business inclusion? We'd like to meet or exceed any goals that the Department of Economic Development might have.	None.
7	We understand a cost proposal for "Investigation, Soils Inspection and Reporting, Permitting, Etc." must be included and Soils Investigation is required as part of our investigation. However, must the primary contractor hold the contract for Geotechnical services?	No.
8	On 1.1.3 – this section pertains to relevant projects, but the last line of the paragraph states "Maximum two (2) pages per staff member." Can you clarify this statement? Are we only allowed 2 project pages per team member (example: 2 team members = 4 project pages) or is this a typo?	See answer to above Question 4 - key personnel resumes only.
9	Who are the members of the selection committee?	Members of the selection committee will not be shared with the public at this time. There will be representatives from both DPD / Iowa National Guard and the City of West Des Moines.
10	Is there preliminary information available from West Des Moines related to the desired size of their fire station (approximate square feet)?	No.
11	Is there preliminary information available from West Des Moines related to their preferred entry/exit path(s) for responding fire apparatus?	No.
12	Is there preliminary information available from West Des Moines related to the fire training center structures, live-fire structures, and training props? (list of desired structures and props)	No.
13	Will most fire training instruction take place during the week, on weekends, or both?	Potentially both but most likely during the week.
14	Has a topographic land survey been completed or is this part of the A/E Type A Services required?	Part of type A services.
15	Has there been Phase 1 Environmental Study completed for the site or is this part of the A/E Type A Services required?	Yes.
16	Have geotechnical borings been completed for the site or is this part of the A/E services required?	Part of type A services.
17	What is the budget for this project (Readiness Center)?	Max. Construction Cost (MCC) is \$18,430,000.00. The first cost estimate will need to show 85% of the MCC in the base, and the rest as alternates. This will ease as we go further in design development.
18	How do you envision the RC and the training center and fire station relating to one another on the site (e.g. will they be physically connected)?	Shared access roads, sidewalk system - buildings will not be physically connected.

#	Question	Answer
19	Is the City of West DSM is going to hire someone for the right of way construction?	There is a plan on the drawing board to extend the county road but timing is TBD. If the City of WDM elects to move forward with the extension of SE County Line Road from Veterans Parkway to SE Orilla Road, a separate contract will be executed for that work. The Master Plan for the site just needs to take into account the possible construction of this roadway.
20	Has the City had any programming or planning on what they would like to include with the fire training facility?	Not at this point in time; this will be part of the scope for that portion of the project.
21	Are maintenance tails to be included or planned for on the Readiness Center?	We expect a schematic furniture laydown from the architect; we will provide a project book to awarded contractor with basic information that we expect to be included in the project. Identified kitchen equipment will be purchased by the contracting officer separately. There will be no Federal contract(s) for this project; all State contracted. Furniture installer will be contracted separately for the design of furniture layout; we are asking respondents to provide schematic proof of concept for the project - i.e. will the furniture fit in the space designed.
22	Sharing any of the geothermal or the POV? That goes in?	We have not had any discussions regarding that at this time.
23	Will there be a specific SOW for commissioning?	We will be doing enhanced commissioning as required by LEED v.4; we have an additional .4% for design commissioning available. A commissioning agent will be hired under separate contract.
24	If a Firm submits for the proposal does that prohibit the same Firm from submitting for commissioning?	No, it will not preclude a Firm from being the commissioning agent. The commissioning agent will not be one of the key personnel from the awarded Firm's team (e.g. mechanical engineer, etc.)
25	Can you provide any additional site information?	See Attachment 2 to Addendum 1 - for county road extension and site details.
26	Please provide a copy of the Pre-Proposal Conference Attendance Sheet.	See Attachment 3 to Addendum 1.
27	Can we see a breakdown of the evaluation points / scoring?	See Attachment 4 to Addendum 1.

1. COMPONENT ARNG	FY 2023 GUARD AND RESERVE MILITARY CONSTRUCTION				2. DATE 18 Nov 20																																																	
3. INSTALLATION AND LOCATION WEST DES MOINES, IA					4. AREA CONSTR COST INDEX 1.08																																																	
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1. COMPONENT ARNG		FY 2023 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 18 Nov 20		
3. INSTALLATION AND LOCATION WEST DES MOINES, IA				4. PROJECT TITLE National Guard Readiness Center			
5. PROGRAM ELEMENT 0505896A		6. CATEGORY CODE 17180	7. PROJECT NUMBER 86487 190191		8. PROJECT COST (\$000) 15,000		
9. COST ESTIMATES							
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES:				-	-	15807	
17180 Readiness Center				SF	57,002	226.66	(12920)
44228 Controlled Waste Facility				SF	330	124.64	(41)
44240 Flammable Materials Facility				SF	220	130.58	(29)
81160 Backup/Emergency Generator				EA	1	150,000.00	(150)
85210 Rigid Pavement for MEP				SY	15,575	66.30	(1033)
81122 Electric Power, Photovoltaic				EA	1	480,000.00	(480)
82187 Heating Plant, Geothermal				EA	1	836,000.00	(836)
00005 Sustainability / Energy Measures				LS	-	-	(318)
SUPPORTING FACILITIES:				-	-	2623	
85225 Rigid Pavement for Operations				SY	7,219	66.30	(479)
85215 Flexible Paving				SY	7,910	66.30	(524)
87210 Security Fencing				LF	1,804	38.76	(70)
85220 Curbing (Rigid)				LF	2,103	28.56	(60)
85220 Sidewalks				SY	1,017	28.56	(29)
14955 Wash Platform				LS	-	-	(90)
81230 Exterior Security Lighting				LS	-	-	(106)
14970 Loading Ramp				LS	-	-	(80)
69030 Detached Facility Sign				EA	1	12,000.00	(12)
84330 Exterior Fire Protection				LS	-	-	(146)
82410 Utilities: Gas				LS	-	-	(76)
81242 Utilities: Electric				LS	-	-	(76)
84210 Utilities: Water				LS	-	-	(76)
83210 Utilities: Waste Water/Sewer				LS	-	-	(76)
69010 Flagpoles				EA	2	8,874.00	(18)
87110 Stormwater Drainage				LS	-	-	(97)
00000 Refuse Collection Facility				LS	-	-	(21)
13260 Information Systems				LS	-	-	(61)
93220 Site Improvement				LS	-	-	(487)

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14915 Anti-Terrorism/Force Protection	LS	-	-	(39)
TOTAL CONSTRUCTION COST		-	-	<u>18430</u>	
Contingencies (5.0%)		-	-	(922)
Supervision, Inspection and Overhead (3.0%)		-	-	(553)
Commissioning (0.6%)		-	-	(95)
TOTAL PROJECT COST		-	-	<u>20000</u>	
State Share		-	-	(5000)
TOTAL FEDERAL COST		-	-	<u>15000</u>	
TOTAL FEDERAL COST (ROUNDED)				15,000	
Equipment Funded Other Appr (Non-Add)				(1403)
10. DESCRIPTION OF PROPOSED CONSTRUCTION A specially designed National Guard Readiness Center of permanent construction. The National Guard Readiness Center includes the following items that are integral to the facility; Backup/Emergency Generator, Organizational Vehicle Parking (Paved), Controlled Waste Facility, Flammable Materials Facility, Heating Plant (Geothermal), and Electric Power (Photovoltaic). Comprehensive interior design services are requested. This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes and as per 42 U.S. Code 4154. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas and site improvements. Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope and integrated building systems performance as per ASA(IE&E) Sustainable Design and Development Policy update 2017. Access for individuals with disabilities will be provided. Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided. This project will comply with the Army 1 SQFT for 1 SQFT disposal policy through the disposal of 58,323 SQFT. MISSION: CURRENT A/C TONNAGE: 191					
11. REQUIREMENT:	57,552 SF	Adequate:	0 SF	Substandard:	0 SF
	5,347 m2		0 m2		0 m2

1. COMPONENT ARNG	FY 2023 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 18 Nov 20
3. INSTALLATION AND LOCATION WEST DES MOINES, IA		
4. PROJECT TITLE National Guard Readiness Center		5. PROJECT NUMBER 86487 190191
<p>1. PROJECT: To construct a 57,552 SQFT Readiness Center that supports individual and collective training as well as administrative, automation and communications, and logistical requirements for the IAARNG. This facility will be built on the State of Iowa Military Reservation in West Des Moines, IA. (Current Mission)</p> <p>2. REQUIREMENT: This facility is designed to meet space requirements for the 1168th Transportation Company (WQS9AA) and B CO, 1-168th Infantry Battalion (WP5UB0). This readiness center would provide maximum possible room for Soldiers and their unit equipment to conduct training for both their federal and state missions. A new readiness center at this location in the heart of Iowa's most recruit dense community meets the intent of The Readiness Center Transformation Master Plan. Current facilities statewide are short authorized square footage and deficient in quality.</p> <p>3. CURRENT SITUATION: This project is critical to the state of Iowa due to the current situation of Iowa's changing demographics. Iowa's population is moving from more rural areas to metropolitan areas. Des Moines and its surrounding communities are some of the fastest growing communities in the nation. The IA ARNG is looking to rebalance our facilities and force structure by building a new readiness center, located on the southern side of West Des Moines to better match Iowa's current and projected future demographics. This readiness center would allow Iowa to close two readiness centers in Iowa which are poorly sited demographically. These facilities are also some of the worst in Iowa in quality and adequate space.</p> <p>The site for this project is in the possession of the state of Iowa. Currently, the state of Iowa has begun the environmental assessment on this project. The facilities where the current operations are being conducted were constructed in 1956 and 1957.</p> <p>The consolidation of the 1168th Transportation Company to a larger metropolitan area will likely result in many Soldiers eventually traveling less distance to drill. The current dispersed situation of the company requires some Soldiers to drive larger distances to get to their IDT weekends.</p>		

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<p>This can cause Soldiers to have to operate equipment during training on less sleep than optimal. All of these factors combined could lead to the possibility of a catastrophic accident if this situation continues. Construction of the new Readiness Center is likely to decrease the likelihood of such an event.</p> <table border="1" data-bbox="240 674 1421 861"> <thead> <tr> <th>Site Code</th> <th>Site UID</th> <th>Cat Code</th> <th>FACNO</th> <th>ISR-I Year</th> <th>F Rating</th> <th>Q Rating</th> <th>C Rating</th> <th>Local Name</th> </tr> </thead> <tbody> <tr> <td>19A20</td> <td>3886</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F4</td> <td>Q1</td> <td>C4</td> <td>Audubon Armory</td> </tr> <tr> <td>19D40</td> <td>7261</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F3</td> <td>Q1</td> <td>C4</td> <td>Shenandoah Armory</td> </tr> <tr> <td>19D05</td> <td>6742</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F3</td> <td>Q1</td> <td>C4</td> <td>Perry Armory</td> </tr> <tr> <td>19C50</td> <td>6095</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F4</td> <td>Q3</td> <td>C4</td> <td>Marshalltown Armory</td> </tr> </tbody> </table> <p>4. IMPACT IF NOT PROVIDED: If this project is not provided the Iowa ARNG will not be able to master plan in order to execute the findings of the Readiness Center Transformation Master Plan. Master Planning has identified where and when to replace antiquated facilities, and without the ability to program new MILCON, the Adjutant General will not be able to execute his Installations Vision of providing ready units for Federal and State mobilization. The CFMO will have to continue to invest critical funding into facilities that are poorly sited demographically and not able to recruit and train the modern digital Army Force. These older facilities are energy inefficient and do not support the Army's efforts for greater energy efficiency. These facilities are not capable of supporting the IT/Digital networks that support our soldiers training. Older facilities do not support modern code for safety, ADA and AT/FP. A new RC for these units supports all the Army's future force efforts. Not having this project will affect Unit Readiness by failing to meet the recruiting requirements due to poor demographics. Not having this project will affect the O&M costs by diluting these funds to continue to maintain facilities in low population density areas. Not having this project will affect OPTEMPO by forcing units to cross-level to fill unit vacancies and reduced readiness ratings. Not having this project will affect Equipment Maintenance by stationing units away from their State Training Center and FMS's. Lack of Military Parking at these locations will also affect Soldiers ability to train.</p> <p>5. ADDITIONAL: Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy complying with applicable laws and executive orders.</p>			Site Code	Site UID	Cat Code	FACNO	ISR-I Year	F Rating	Q Rating	C Rating	Local Name	19A20	3886	17180	ARMRY	2018	F4	Q1	C4	Audubon Armory	19D40	7261	17180	ARMRY	2018	F3	Q1	C4	Shenandoah Armory	19D05	6742	17180	ARMRY	2018	F3	Q1	C4	Perry Armory	19C50	6095	17180	ARMRY	2018	F4	Q3	C4	Marshalltown Armory
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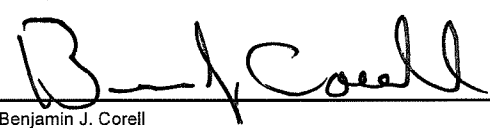
3. INSTALLATION AND LOCATION WEST DES MOINES, IA

4. PROJECT TITLE National Guard Readiness Center	5. PROJECT NUMBER 86487 190191
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6. PHYSICAL SECURITY: This project has been coordinated with the installation physical security plan, and all physical security measures are included.
7. ANTITERRORISM/FORCE PROTECTION: This project has been coordinated with the installation antiterrorism plan. Risk and threat analyses have been performed in accordance with DA Pam 190-51 and TM 5-853-1, respectively. Protective measures required by regulation and the minimum standards as required by UFC 4-010-01 (Department of Defense Minimum Antiterrorism Standards for Buildings) are needed. These requirements are included in the description of construction and cost estimate.
8. ECONOMIC ANALYSIS: Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement.
9. JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.

02 MAR 2021

Date



Benjamin J. Corell
Major General
The Adjutant General

AT/FP POC: Mr. Doug Rossell/(515) 252-4183

CFMO: COL John Perkins/(515) 252-4316

<p>12. SUPPLEMENTAL DATA</p> <p>a. Estimated design data:</p> <p>(1) Status:</p> <p>(a) Date Design Started.....<u>Feb/2021</u></p> <p>(b) Percent Complete as of January 2022.....<u>65%</u></p> <p>(c) Date Design 35% Complete.....<u>Jun/2021</u></p> <p>(d) Date Design Complete.....<u>Oct/2022</u></p> <p>(e) Parametric Cost Estimating Used to Develop Cost.....<u>No</u></p> <p>(f) Type of Design Contract.....<u>Design - Bid - Build</u></p> <p>(2) Basis:</p> <p>(a) Standard or Definitive Design.....<u>No</u></p> <p>(b) Where Design Was Most Recently Used.....<u>N/A</u></p>
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(3) Total Cost (c)=(a)+(b) or (d)+(e):.....(\$000) (a) Production of Plans and Specifications..... <u>1106</u> (b) All Other Design Costs..... <u>627</u> (c) Total..... <u>1733</u> (d) Contract..... <u>1733</u> (e) In-house..... <u>0</u> (4) Construction Award..... <u>MAR/2023</u> (5) Construction Start..... <u>APR/2023</u> (6) Construction Completion..... <u>MAR/2025</u> (7) Estimated Percent Complete as of 01 Jan 2022 [Budget Year].... <u>65%</u> (8) Estimated Percent Complete as of 01 Oct 2023 [Program Year].. <u>100%</u>																														
Energy and Life Cycle Costs : An energy study and life cycle cost analysis will be documented during the final design.																														
b. Equipment associated with this project which will be provided from other appropriations:																														
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Equipment Nomenclature</th> <th style="text-align: left; border-bottom: 1px solid black;">Procuring Appropriation</th> <th style="text-align: left; border-bottom: 1px solid black;">Fiscal Year Appropriated or Requested</th> <th style="text-align: left; border-bottom: 1px solid black;">Cost (\$000)</th> </tr> </thead> <tbody> <tr> <td>ISC Equipment</td> <td>OPA</td> <td>2024</td> <td>252</td> </tr> <tr> <td>ISCE Proponent</td> <td>OMNG</td> <td>2024</td> <td>297</td> </tr> <tr> <td>F F & E</td> <td>OMNG</td> <td>2024</td> <td>750</td> </tr> <tr> <td>Kitchen Equipment (Type C)</td> <td>OMNG</td> <td>2024</td> <td>50</td> </tr> <tr> <td>ESS (171R)</td> <td>OPA</td> <td>2024</td> <td>54</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Total:</td> <td style="border-top: 1px solid black;">1403</td> </tr> </tbody> </table>			Equipment Nomenclature	Procuring Appropriation	Fiscal Year Appropriated or Requested	Cost (\$000)	ISC Equipment	OPA	2024	252	ISCE Proponent	OMNG	2024	297	F F & E	OMNG	2024	750	Kitchen Equipment (Type C)	OMNG	2024	50	ESS (171R)	OPA	2024	54			Total:	1403
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Point of Contact: CFMO IA, 515-252-4767																														

1. COMPONENT ARNG	FY 2023 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 18 Nov 20
3. INSTALLATION AND LOCATION WEST DES MOINES, IA		
4. PROJECT TITLE National Guard Readiness Center	5. PROJECT NUMBER 86487 190191	
<p style="text-align: center;">Detailed Requirement Statements</p> <p>1. GENERAL: This project is programmed to provide the full requirements of scope at 57,552 SQFT.</p> <p>This project is 75% Federal funded and 25% State funded.</p> <p>This readiness center is required to station B CO, 1-168th Infantry Battalion (WP5UB0) and the 1168th Transportation Company (WQS9AA). The 1168th Transportation Company is currently spread amongst three different armories over 130 miles apart, one of which is located in one of Iowa's least populated counties. This creates a challenge for the unit to train as a whole company, as well as for the commander to provide mission command on a 2 day drill weekend. B CO, 1-168th Infantry Battalion is currently located in another county that is not capable demographically of supporting this size of a unit. Stationing these units in Iowa's largest metropolitan area will allow for easier recruiting of new Soldiers. This will lead to increased readiness.</p> <p>2. ANALYSIS OF DEFICIENCY: A new ARNG Readiness Center built to these specifications would remove units from facilities built in the 1950s. Current facilities have space deficits from 9,599 SF to 21,607 SF, totaling 55,374 SF of deficit currently.</p> <p>Current facilities were constructed in 1956-1957 and have issues as follows:</p> <ul style="list-style-type: none"> -Do not meet the minimum standards as required by UFC 4-010-01 (Department of Defense Minimum Antiterrorism Standards for Buildings). -Facilities are short in administrative, supply/storage, classrooms, locker rooms and toilet space. -Toilet space does not meet current code requirements. -No general purpose training bay in facilities. -No central fire alert system to local fire department. -Foundation and drainage problems. -HVAC systems have outlived their lifecycle. -Windows throughout Readiness Center show evidence of moisture leaking with calcium and rust stains on walls below each window. -Kitchen areas are too small and does not meet current standards. 		

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Detailed Requirement Statements

3. ANALYSIS OF CRITERIA AND EXCEPTIONS FOR NEW CONSTRUCTION: The size and capacity is in accordance with NG Pam 415-12, dated 25 January 2015. The workload has been adequately defined. A non-standard design is being used for this project.

Exception to Criteria: None

4. STATEMENT OF PROGRAM RELATED EQUIPMENT: Kitchen equipment, Furniture, ESS, and ISC (Data & Telcom) will be requested in 2024.

5. DISPOSITION OF PRESENT ACCOMMODATIONS: This project is in compliance with the Stewart B. McKinney Homeless Assistance Act and does not include the disposal of a building eligible for or on the National Register of Historic Places.

Site Code	FACNO	Cat Code	Title	SF	Disposition	Cost (\$000)
19B65	ARMRY	17180	Readiness Center	16421	Sold	0
19B65	AUSE1	44224	Storage Building	1561	Sold	0
19A15	ARMRY	17180	Readiness Center	16868	Sold	0
19A65	ARMRY	17180	Readiness Center	12039	Sold	0
19C45	ARMRY	17180	Readiness Center	11434	Sold	0

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<p>6. CONTRIBUTIONS TO READINESS: a. How will readiness be enhanced by construction of the project?</p> <p>The new National Guard Readiness Center Building will contribute to readiness by increasing the space to authorization and providing a modern facility for planning, training, and operating that will take full advantage of the training aids and technologies available to the organization. The improved facilities will increase the proficiency of individual Soldiers and units while enhancing units' ability to recruit and retain soldiers. The facilities location will be better suited demographically to recruit new Soldiers, leading a higher personnel readiness.</p> <p>b). How will readiness be impaired by deferring this project to a future program year?</p> <p>By deferring this project, training, administration, recruiting and troop morale will continue to suffer; all of which impact readiness.</p> <p>c). Why does this project contribute more than another project?</p> <p>This project has been given high priority in keeping within the States plan to replace older, inadequate Readiness Centers at inadequate sites where population growth is stagnant or declining will save in operating costs, provide adequate parking and areas for training to meet readiness objectives.</p> <p>7. CLEAN AIR ACT: Permits and/or other procedural requirements mandated by state, interstate, and local air pollution control agencies have been compiled for this project. Copies of all federally required permits and/or registration applications and responses have been forwarded to the U.S. Army center for health promotion and preventive medicine, Attn: MCHB-TS-EAP, Aberdeen Proving Ground, MD 21010-5422.</p> <p>8. TELECOMMUNICATIONS: All telecommunications have been planned as per ISCE program/documentation and have been uploaded to Tab F of the DD1391 Processor in PAX.</p> <p>9. ECONOMIC ANALYSIS: Documentation for an Economic Analysis conducted using ECONPAC software has been uploaded into TAB-D of the DD1390/91 Processor in PAX.</p> <p>10. ANTITERRORISM/FORCE PROTECTION: a) A risk analysis for this project has not been conducted and coordinated with the installation AT/FP plan. Risk and threat analyses will be performed in accordance with DA Pam 190-51 and TM 5-853-1, respectively.</p>		

1. COMPONENT ARNG	FY 2023 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 18 Nov 20
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<p>b) A threat analysis for this project has not been conducted and coordinated with the installation physical security plan.</p> <p>c) The building design is to comply with standard design requirements per UFC 4-010-01 for Antiterrorism/Force Protection measures. All required physical security and antiterrorism/force protection measures are included.</p> <p>d) This project is to be constructed outside a Controlled Perimeter.</p> <p>e) This project meets conventional standoff as per UFC 4-010-01.</p> <p>f) This project will be less than three stories of construction.</p> <p>11. TRAFFIC ANALYSIS: None</p> <p>12. SPECIAL PROGRAM REQUIREMENTS: None</p> <p>13. RPMA DISCUSSION None</p>		

Project Number : 190191
Project Title : National Guard Readiness Center
FACID : 19D80

Project Validation

The Reserve manpower potential to meet and maintain authorized strengths of all Reserve units in the area in which this facility is to be located has been reviewed in accordance with DOD Directive 1225.7. It has been determined, in coordination with all other Services having Reserve units in the area, that the number of units of the Reserve components of the Armed Forces presently located in the area and those which have been allocated to the area for future activation, is not and will not be larger than the number that reasonably can be expected to be maintained at authorized strength.

The proposed project is in compliance with the following acts, executive orders, laws, and rules:

NATIONAL ENVIRONMENTAL POLICY ACT: Project has been analyzed for potential environmental impact in accordance with Environmental Analysis of Army Actions (32 CFR Part 651).

SUSTAINABILITY: The design and execution of this project, where appropriate, will comply with Executive Orders (EOs) 13423 and 13514 with respect to reduction/elimination of hazardous materials and incorporation of sustainability and green building principles.

COASTAL ZONE PLAN: In accordance with the provisions of Section 102(2)(c) of the National Environmental Policy Act of 1969, the project has been reviewed, and it is determined to be in compliance with the State's Coastal Zone Plan.

ENDANGERED SPECIES ACT: Project must include a review of threatened and endangered species in accordance with Section 7 of the Endangered Species Act (ESA), 50 CFR 402.

FALLOUT PROTECTION: In accordance with Section 601 of Public Law 89-568, as amended, the design of this project has been prepared to maximize fallout protection. Fallout shelters have been excluded from any structure only for the following reason: (1) Adequate protection areas are available to fulfill a station's requirements; (2) The presence of personnel during a period of fallout radiation would impair facility operations; or (3) Economic limitations necessitated either deferral or accomplishment by some other means.

FLOOD HAZARD: Project has been evaluated for flood hazards in compliance with Executive Order 11988, and the facility is not sited in an area known to be subjected to flooding.


DESIGN FOR ACCESSIBILITY OF PHYSICALLY HANDICAPPED PERSONNEL: In accordance with Public Law 90-480, provisions for the physically handicapped personnel will be provided for, where appropriate, in the design of the facility.

VENDING FACILITIES FOR THE BLIND: Project has been evaluated for the provision of vending facilities to be operated by blind persons in compliance with DHEW Rule, 45 CFR-1369, and the State Licensing Board has not sanctioned operation of a blind vending concession at the proposed location.

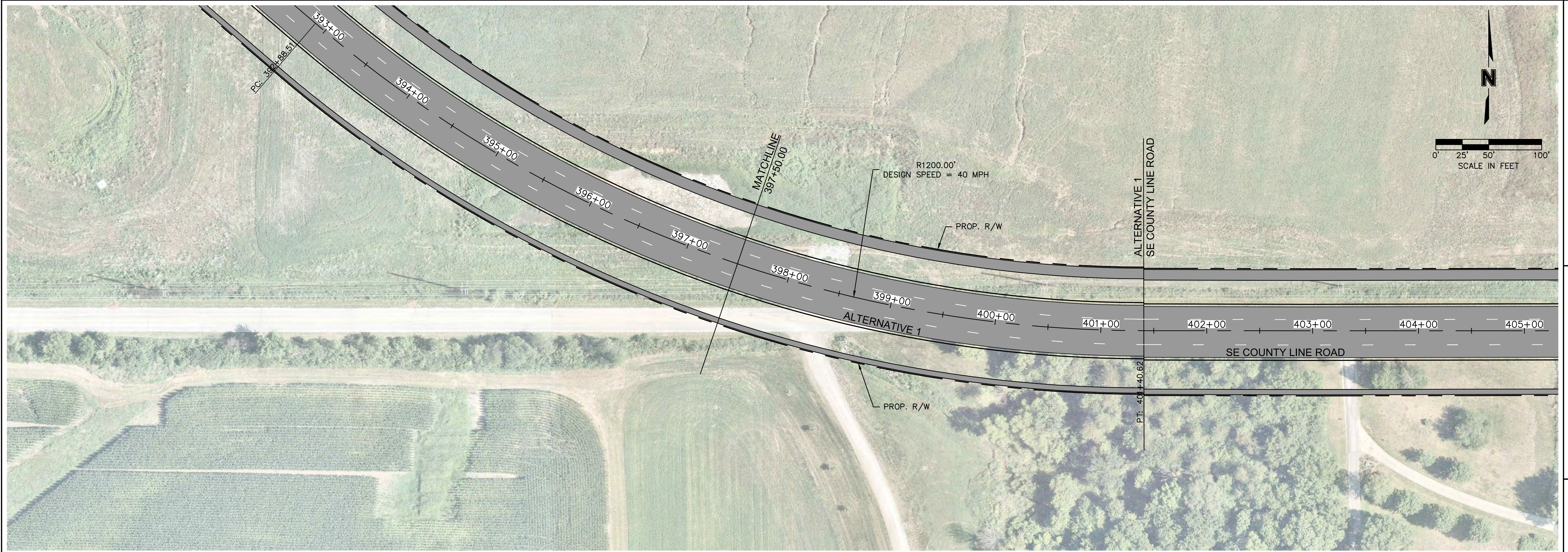
NATIONAL HISTORIC PRESERVATION ACT OF 1966: This action has the potential to cause adverse effects to historic properties and tribal resources. The State ARNG will consult with the State Historic Preservation Officer (SHPO) and North American Tribes under NHPA prior to project initiation to determine the presence/absence of historic properties that might be adversely affected.

ENVIRONMENTAL CONDITION OF PROPERTY (ECOP): ECOP analysis is required for this project per the requirements of AR 200-1 (Chapter 15-6) and applicable ASTM standards.

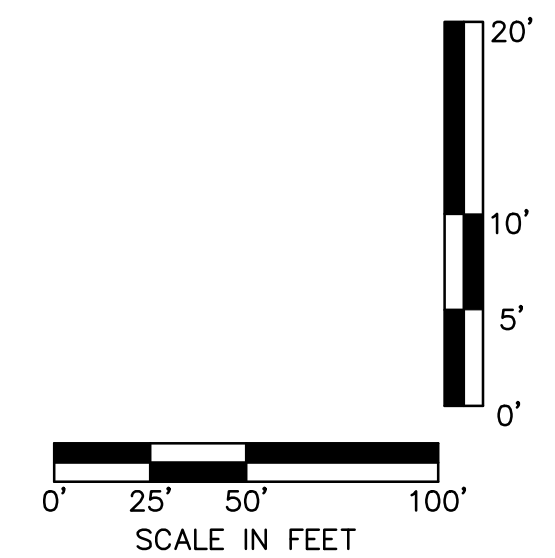
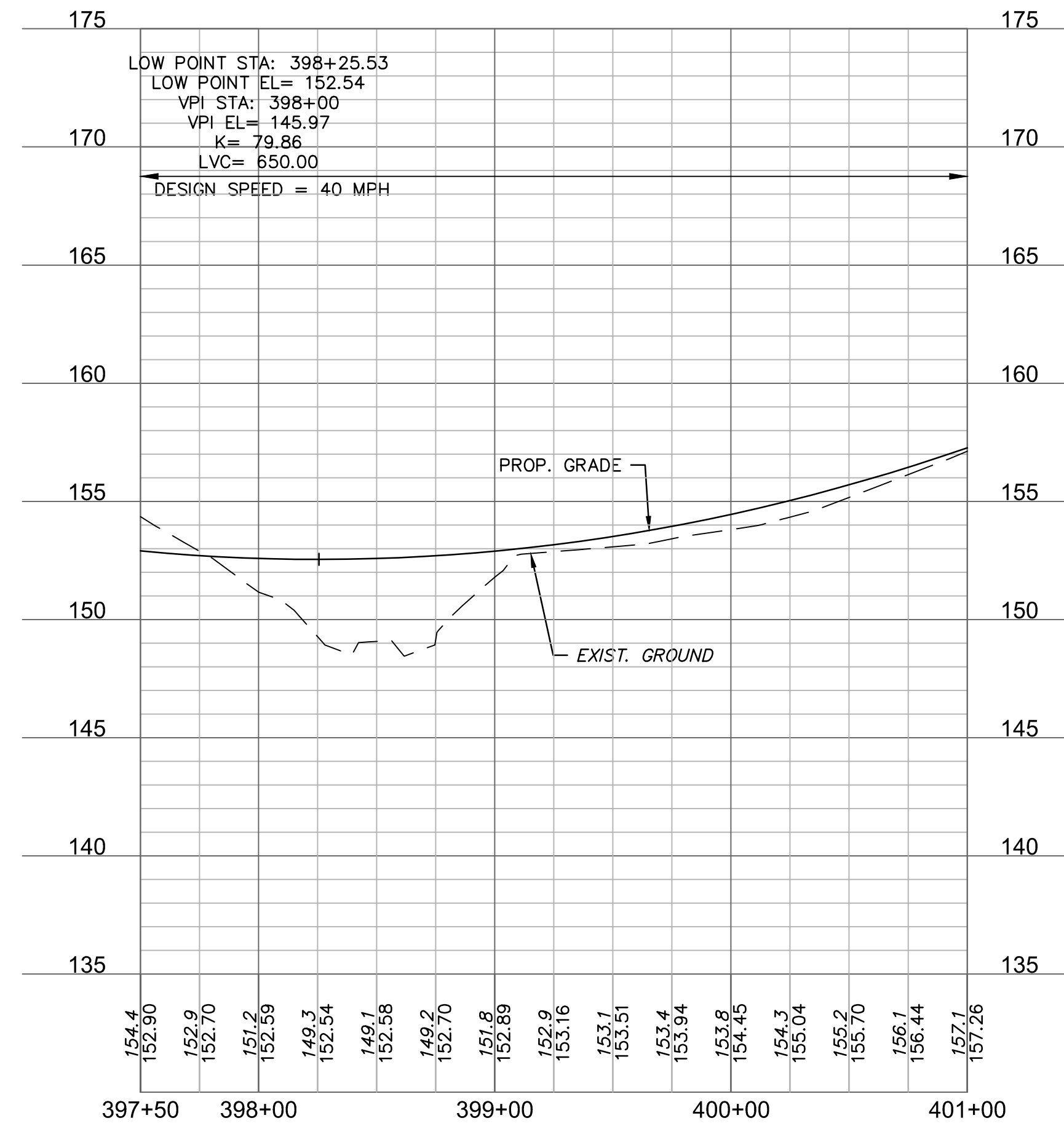
AT/FP POC: Douglas H. Rossell
AT/FP Phone: 515-252-4183


Benjamin J. Corell
Major General
The Adjutant General
Date: 02 MAR 2021

DWG: F:\2020\3501-4000\020-3625\40-Design\AutoCAD\Preliminary Plans\Sheets\RDBR\I_PP09_0203625.dwg USER: aurbonek
 DATE: Jan 18, 2021 11:48pm XREFS: T_P\BLK_0203625 T_AERL_0203625 T_PBASE_0203625 T_PPAT_0203625 T_PBASE_ALT_9_0203625



ALTERNATIVE 1 (397+50 - 401+00)



olsson

1717 Ingersoll Ave
 Suite 111
 Des Moines, IA 50309
 TEL 515.331.6517
 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

ALTERNATIVE 1 PLAN AND PROFILE
 SE COUNTY LINE ROAD
 VETERANS PARKWAY TO SE SOTERIA AVENUE
 CITY CONTRACT NO.: 0510-015-2021
 WEST DES MOINES, IOWA

drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: _____
 drawing no.: _____
 date: _____

SHEET

REVISIONS


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-Proposal Meeting

Project: Selection of A/E Design Firm – RC and SE Fire Station & Training Facility

Date: 1 June 2021 – 10:00 a.m.

Location: Johnston, Iowa

Attendees:	<u>Name</u>	<u>Company</u>	<u>Telephone:</u>
1.	Jocelyn Brinkus	DPD - LANG	515-252-4522
2.	DAVID STREBIN	RDG PLANNING & DESIGN	515-288-3141 (w) 402-880-5256 (c)
3.	M. Brothman	IAARWA	252-4225
4.	Bob Ridgway	Farnsworth Group	515-225-3469
5.	KAREN HARDISTY	SHIVE HATTERY	515-223-8104
6.	MARK ALLEN	SHIVE HATTERY	515-223-8104
7.	LUCAS CASEY	SEH	515-745-6545
8.	DON MARNER	SNYDER & ASSOC.	515-964-2020
9.	Mike Kastner	ASK Studio	515-326-0218
10.	Neil Smeenk	KCL Engineering	515-491-9636
11.	Julie Ellason	"	515-577-2315
12.	MATT COLE	BBS	515-244-7167
13.	CORY WILSON	OLSSON	816-361-1177
14.	Gary Kerr	Powd	770-823-0488
15.	Rick Burt	MEAD + HUNT	720-250-6391

- | | | | |
|-----|------------------|--------------------|--------------------------------|
| 16. | Rob Hedgepeth | BBS | 515-244-7167 |
| 17. | Denny Sharp | FEH DESIGN | 615-288-2000 |
| 18. | Jason Cooper | FEH Design | 515-288-2000 |
| 19. | Mike Brazier | INVISION | 515-710-3345 |
| 20. | JAMES SMITH | ETHOS DESIGN GROUP | 515-630-6350 |
| 21. | Danielle Hermann | OPH Architects | 515-309-0722 |
| 22. | Sean Smith | Terracon | 515-557- 88
3845 |
| 23. | | | |
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ATTACHMENT 4 - POINTS DISTRIBUTION

Criterion	Using Response(s) to RFP Section(s) among others:	Score on scale of 0 - 5	Possible Points (weight)	Actual Points Scored
Provide an organizational chart for your team for the staff that will be assigned. Staff members must include at a minimum: project manager, architect (can be same as project manager), mechanical engineer, electrical engineer, structural engineer, civil engineer, LEED consultant, RCDD certified communications engineer and fire protection engineer.	1.1.1	NA	0	NA
Provide resumes of key individual(s) from Item 1.1.1, including education, relevant experience, and certifications/licensing. Identify and describe qualifications, experience, and expertise in providing services for similar, or relevant, projects. Information may be submitted in the Standard Form 330, but the SF 330 format is not required. Maximum two (2) pages per individual.	1.1.2			
Project Manager		0	100	0
Architect (can be same as Project Manager)		0	50	0
Mechanical Engineer		0	50	0
Electrical Engineer		0	50	0
Structural Engineer		0	50	0
Civil Engineer		0	50	0
LEED Consultant		0	25	0
RCDD Communications Engineer		0	25	0
Fire Protection Engineer		0	25	0
For the staff that will be assigned, provide a list of past similar or relevant projects completed in the last 7 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 the project was completed on time. Maximum two (2) pages per staff member.	1.1.3	0	150	0
Provide a chart with the submitted projects on one axis and the consulting team firms / members on the other axis, showing which team members proposed for this project were involved in the design of the submitted project(s).	1.1.3.1			
Provide a narrative statement of your Firm'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 the team will be organized and managed from contract execution through bid acceptance. Describe the tools the Firm will use to produce the design documents required by the contracts resulting from this RFP, and any other information you feel may set your Firm apart from other prospective companies.	1.1.4	0	150	0
Provide the LEED v. 4-NC checklist and any illustrative narrative that demonstrates how the firm proposes to achieve LEED Silver certification.	1.1.5	0	75	0
Schedule - Design development timeline	1.2	0	100	0
	minimum score of 630	SUBTOTAL	900	0
COST PROPOSAL	Actual Total Dollars Proposed	% to Lowest	Possible Points (weight)	Actual Points Scored
Actual Cost		1.1.6	100	
TOTAL SCORE:				0