IOWA | Department of Administrative Services

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

ADAM STEEN, DIRECTOR

To: Prospective Offerors

Date: February 9th, 2024

From: Michael Bradbury, Issuing Officer
Iowa Department of Administrative Services-Central Procurement
Phone 515-823-9327; e-mail: construction.procurement@iowa.gov
RE: **Addendum No. 2**, to Design RFP935600-01, ISD Girls Dormitory Repairs

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

Revisions to original scope:

1) No Items

Addition to original scope:

1) No Items

Questions:

1) Has a construction budget been established for this project? A> $4,000,000 is the initial construction budget.
2) What is the approximate total square footage of this building? A> Approximately 40,000 SF.
3) Are there CADD files available for the building? A> No. Scanned PDF files of the original 1961 and 1971 design files are available. Sample drawings attached to this Addendum.
4) Are all windows included in the Dormitory Repairs? A> All windows and doors shall be evaluated by the selected design team to evaluate the need for replacement. It would be the intent to replace all windows and doors throughout the building if the budget would allow. Currently there are newer windows (bronze color) at the building connector that could remain or be part of a bid alternate for the project.
5) The RFP mentions tuckpointing for the building, are sealants joints to be included in design. A> Yes, exterior sealant joints shall be reviewed by the architect for replacement.
6) What is the intent for design of the exterior concrete soffits (Eye lashes) on the building? A> The facility would like the soffits removed and replaced with updated materials.
7) Can you clarify the number of cost opinions required for the project. Cost opinions are noted at 100% DD, 50% CD, 95% CD, and 100% CD which are short durations. A> Cost opinions shall be updated as noted in the design RFP and will also be required for the Second Design/Bidding/Construction Sequence as well.

Additional Information:

1) No Items

Attachments:

1) ISD – Girls Dorm MEP Study (For Reference Only) – 15 pages
2) Girls Dorm 61 and 71 scanned pdf files (For Reference Only) – 6 pages
3) Pre-proposal Meeting Agenda (For Reference Only) – 2 pages
4) Pre-proposal Attendance Sheet

Please acknowledge this Addendum #2 in your proposals. Thank You

End of Addendum

Mechanical and Electrical Design Schematic Design Narrative

This study evaluates the MEP systems at the 36,500 SF Girls Dormitory at 3501 Harry Langdon Blvd on the Iowa School for the Deaf campus in Council Bluffs, IA. The observations within this study are based on a site walk performed on May 2nd, 2023. The study provides a summary of the existing systems, identifies deficiencies, provides corrective action/improvement recommendations, and a preliminary opinion of cost for each recommendation. The preliminary opinions of cost provided are based on a cost per square foot or available cost data from recent project experience with similar systems or components.

All information included is for preliminary use only and is subject to change.

Applicable Codes/Publications

The MEP systems shall be designed according to the latest adopted edition of the following codes/publications and local amendments.

A. International Building Code (IBC)
B. International Mechanical Code (IMC)
C. International Energy Conservation Code (IECC)
D. International Fuel Gas Code (IFGC)
E. International Fire Code (IFC)
F. Uniform Plumbing Code (UPC)
G. ASHRAE Standard 90.1 as allowed by IECC
H. American Gas Association (AGA)
I. National Electric Code (NEC)
J. Life Safety Code
K. National Electrical Manufacturer's Association (NEMA)
L. American Society of Mechanical Engineers (ASME)
M. National Fire Protection Association (NFPA) Standards
N. Underwriter's Laboratories Inc. (UL)
O. Americans with Disabilities Act (ADA) Guidelines

Division 21 – Fire Suppression Systems

1. Fire Sprinkler System

   The existing fire sprinkler service enters the building at the ground floor level in a closet inside office 050. The fire service appears to be in good condition.

Fire Sprinkler Service

The fire sprinkler system serves the entire building with a mix of semi-recessed and exposed sprinkler heads. The sprinkler system appears to be in good condition. No modifications are recommended.

Division 22 – Plumbing Systems

1. Domestic Water

The existing domestic cold-water service enters on the east side of the building in the mechanical room north of stair S102. The size appears to be 3". The isolation valve on the incoming service shows significant corrosion.

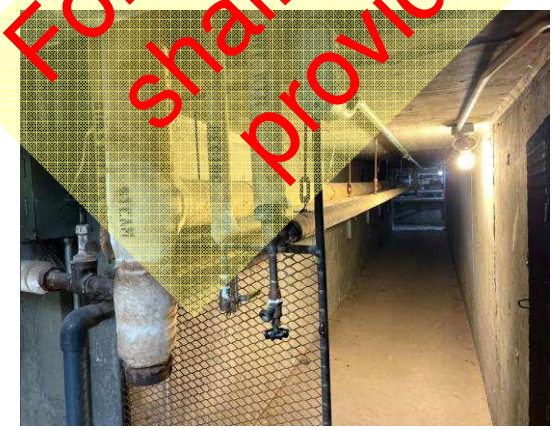
Incoming domestic cold-water service

Recommendations:

- Replace the existing main isolation valve.

2. Domestic Hot Water

The domestic hot water and hot water recirculation mains enter the building through the utility tunnel in mechanical room M103 on the south side of the building. The mains connect back to the main boiler plant. A recirculation pump is located in the mechanical room north of stair S102.



Domestic heating water and steam piping from utility tunnel

The recirculation system has had ongoing issues with the showers in the stacked restrooms on the west side of the building. The adjacent stacked sinks do not share this problem.

Recommendations:

- Provide a new 1" recirculation line from the basement off the recirculation main up to the top of the second floor and connect to the hot water riser serving the showers.
- Provide balancing valves in branch lines as required to properly balance the system.

3. Sanitary Sewer

The location of all of the sanitary sewer main exits is unknown. The sanitary stacks and mains that are visible in mechanical room north of stair S102, server room 128, and mechanical room M103 are in fair condition. All observed waste piping appeared are cast iron or galvanized steel material.

The portions of piping that were observed above ceiling in the ground floor area on the west side of the building appear to be in good condition.

The floor drains in the mechanical room M103 appears to be clogged.

Clogged floor drain in mechanical room M103

Recommendations:

- Scope and clear plugged floor drains in the mechanical room M103.

4. Storm and Overflow Systems

A storm drain system is provided to serve the building. The drain bodies on the roof appear to be in fair condition. The piping system was not observed, but there are no known issues.

No piped overflow system is present. In event of a storm drain system blockage, water will overflow off the edge of the roof.

5. Plumbing Fixtures

The existing plumbing fixtures in the ground level restrooms on the west end of the building are in fair condition but are aging.

Ground level restroom lavatory

The plumbing fixtures in the stacked restrooms serving the dormitories on the west end of the building are good condition.

The basement plumbing fixtures in the old wing of the building are in good condition but lack an ADA restroom.

The sinks and water closets in the stacked restrooms on the first and second floors on the old wing of the building are in good condition. The shower and tub fixtures are in poor condition and are aging.

Shower in R218A

Tub in R218B

Recommendations:

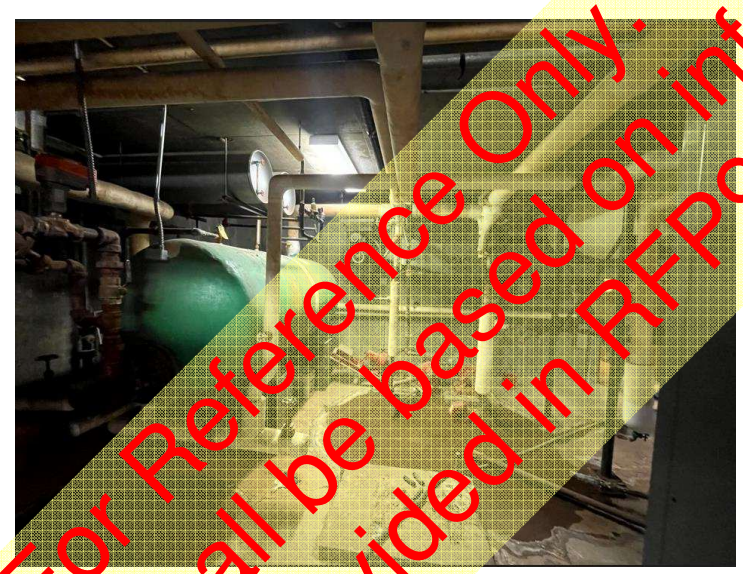
- Replace existing plumbing fixtures in the ground level restrooms R057 and R059 on the ground floor level on the west end of the building.
- Replace the shower and tub fixtures in the first and second floor restrooms on the old wing of the building.
- Replace the fixtures in restroom R107 with ADA fixtures.

Division 23 – Mechanical Systems

1. HVAC System

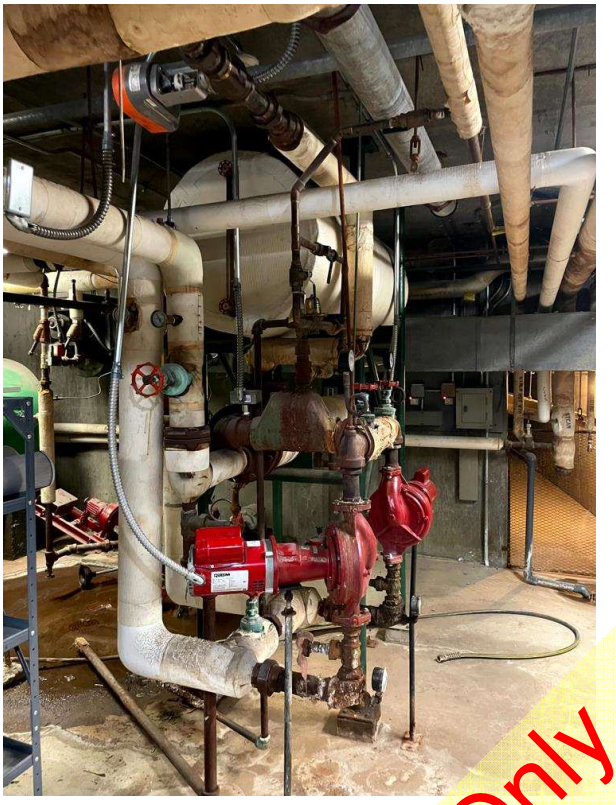
Heating to the building is provided by the main campus boiler plant. 3" Steam and 1-1/4" pumped condensate return mains route into mechanical room M103 through the utility tunnels on the south end of the building at the basement level. Steam is then fed to two separate heating water systems each complete with steam to heating water converter, two pumps, and accessories. The two heating water systems are split with one serving the radiators in the old wing of the building and one serving radiators in the newer wing.

The heating water system serving the older wing of the building in the main mechanical room is a mix of older and newer equipment in varying conditions. The shell and tube steam to heating water converter is in fair condition. The two end suction pumps serving the system are in poor condition. The expansion tanks serving the system are in fair condition.



Heating water system serving old wing of building

The heating water system serving the newer wing of the building in the main mechanical room is composed of newer equipment in good condition. The shell and tube steam to heating water converter, vertical inline pumps, and expansion tank serving the system are in good condition.



Heating water system serving new wing of building

The piping and pipe accessories for both systems are in fair condition though significant sections of piping have damaged or missing insulation in the main mechanical room. Heating water radiators for both systems are located around the exterior of the building, generally below windows. The radiators are in fair condition but the system lacks proper controllability leading consistent temperature control issues, especially in the common area joining the old and new wings.

Radiator in dorm room.

Radiator and window A/C in C135.

A heating water fan coil unit is located in room 120A and serves underfloor ductwork routed to serve basement lobby C110. The unit is in fair condition though it appears to have exceeded typical useful life.

Fan coil serving basement lobby C110

Cooling is provided via window air conditioning units throughout the building. The units are in good condition though they provide limited controllability and comfort control.

The server room 126 is cooled by a 1.5-ton Mitsubishi split-system heat pump. The unit is in good condition.

Split-system serving server room 126

Ventilation and general exhaust air is provided to the new wing of the building by a Venmar energy recovery ventilator. It provides exhaust for the stacked restrooms and supplies tempered outside air to the corridors. The unit is in good condition. The old wing of the building does not appear to be provided with adequate amounts of ventilation air per code. An exhaust air fan is located on the roof but appears to be insufficient for the quantity of restrooms served per current code requirements. Natural ventilation is also provided to the building via operable windows throughout the building.

ERV on roof of new wing

Laundry room 167 in the basement of the new wing contains four washers and four dryers that are individually vented to the exterior. The system is in good shape.

Laundry room 167

Recommendations:

- Remove the existing radiators and window air conditioning units serving the building and replace with variable refrigerant flow heat pump systems. These systems would be zoned so that common floors and facades are provided with dedicated systems. The outdoor units shall be located on the roof. In dorm rooms, the indoor units shall be floor mounted units in the same location as the removed radiator. For the remaining spaces, concealed ducted, cassettes, and floor mounted radiators shall all be utilized.
- Provide new energy recovery ventilator on the roof with energy recovery wheel and electric preheat to serve the old wing.
- Remove the exhaust fan serving the basement mechanical room and tie into new ERV.
- Remove heating water system serving the building and cap steam piping in the tunnel.

2. Controls

No controls system is present in the building.

Recommendations:

- Provide a new DDC temperature controls system. The BMS shall monitor all heating, cooling, and ventilation systems and interface with lighting controls and smart building components where possible. The BMS shall provide graphics of systems, schedules, and all set point adjustment platforms. The BMS shall we web based with access within the building as well as remotely by internet secure user name and password.

Division 26 – Electrical Systems

1. Electrical Service and Distribution Equipment

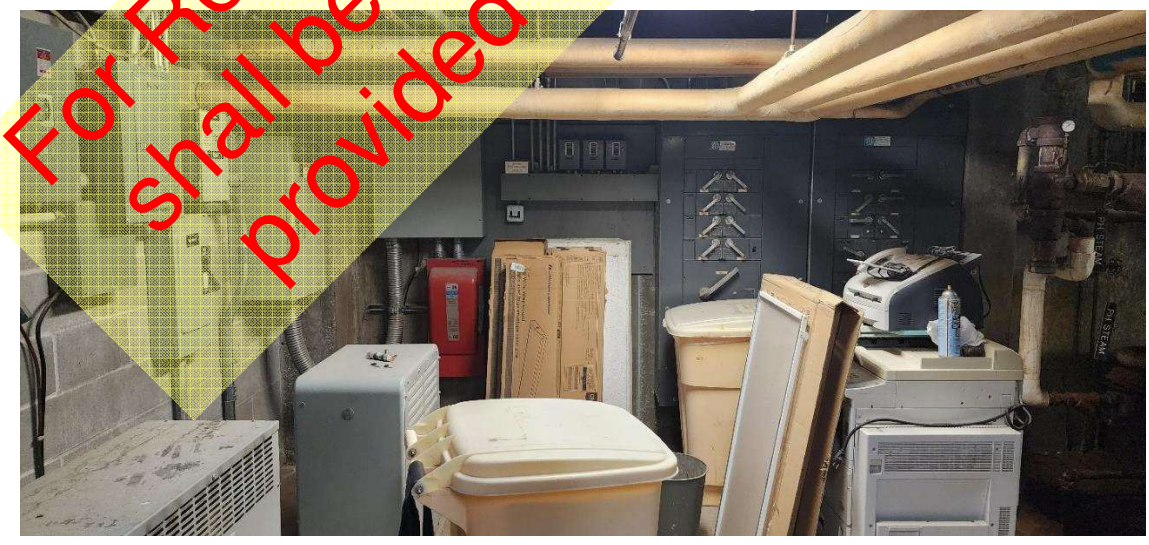
The existing electrical system is fed from campus power plant. The equipment is generally in poor condition and is not code compliant. It is not clear if all required grounding is in place.

There are numerous disconnect switches and a transfer switch that make it difficult to know which is the building service disconnect. In an emergency first responders need to have the ability to shut off power easily and safely to the building, that does not currently exist.

One switchboard is used to feed thru to other buildings. The switchboard is Square D "Power-Style" switchboard, contains 200A disconnect feeding the high school "Normal Feed". Another switch is "on" but not labelled.

Branch circuit panelboards serving the residence floors are original in poor condition. Panels are from multiple manufactures, Federal Pacific NBLP Type, ITE EQ Loadcenter, Siemens A series (newer), Square D QO Loadcenter.

Panel serving the dorms are not provided with AFCI type breakers that are required by current electrical code.



Main electrical service

SWBD Feeding High School

Residence floor panelboard

Basement Panelboard

Wiring devices throughout appear to be original to the building and are in fair condition. With any major renovation the devices should be replaced. Current electrical codes require all receptacles in dormitories to be tamper resistant type, which they currently are not.

Exterior receptacle

Recommendations:

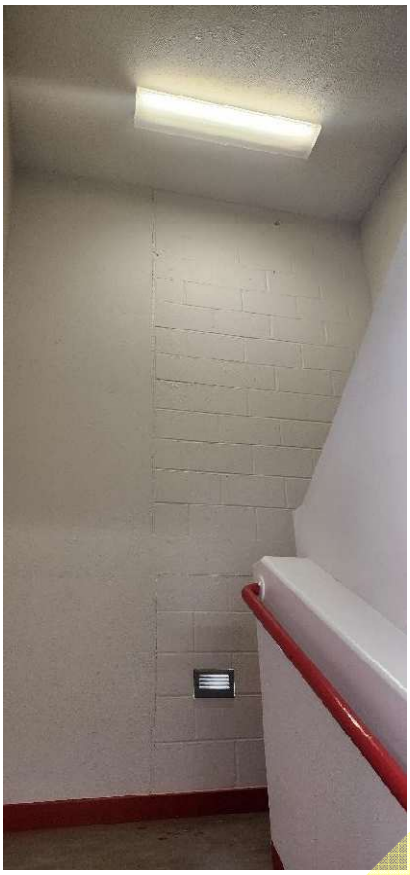
- Replace electrical service in its entirety, including main service entry and distribution equipment. A few newer panels could remain and be back fed.
- Replace all receptacles in dormitory with new tamper resistant type.
- Replace all exterior electrical devices and provide new weatherproof covers.

2. Lighting Systems

In general lighting throughout the building is fluorescent type. The stairwells also have incandescent step lights, intended as night lights. Many are burnt out and have a variety of replacements lamps being used.

Exterior lighting is in poor condition.

Existing emergency egress exit lighting is not up to code. The power source for emergency lighting must meet the requirements of NEC 700, which is not provided at this building.



Stairwell Lighting

Exterior Wall Packs

Recommendations:

- Provide new emergency egress and exit lighting throughout. New emergency lights shall be provided with integral battery back-up or central inverters.
- Upgrade all lighting to LED type.
- Provide new lighting control system to meet current State Energy Code requirements.

Division 27 - Communications

1. Communication Systems

The existing fiber network enters the basement through the campus tunnels. There appear to be a variety of cabling systems throughout that have been added and abandoned over the years. Abandon cabling can be a fire hazard and is required to be removed by the NEC.

Wireless access appears to be provided throughout the building with newer cabling and access points. A quality wireless access system can limit the need for additional cabling with any future renovations.

The building was not provided with adequate pathways for future cabling needs, so various methods of cable tray, surface raceway and exposed cabling have been used to route cabling.

Existing Fiber Service to Health Center

Existing IDF with Newer cabling

Cable Tray with numerous cable types bundled together

2. Paging System

Provide a new paging/notification system similar to the new high school renovation. Advanced Network Devices with programming for emergency notification thru visual and audio means.

3. Access Control and Video Management System

The building has S2 Security access control and video surveillance systems connected to the campus network. The systems appear to be in good condition. Additional camera coverage and door monitoring could be provided in the future.

Recommendations:

- Remove all unabandoned cabling through the facility.
- Create dedicated telecom rooms (IDF) with dedicated pathways to connect MDF and IDFs with backbone fiber.
- Provide new Paging System to match high school.

Division 28 – Electronic Safety and Security

1. Fire Alarm System

   The existing fire alarm system is Simplex 4020 main control panel. This panel is no longer supported by Simplex and should be upgraded. Currently all fire alarm systems report back to a campus central panel.

   Initiation and Notification devices throughout appear to be original and do not meet current standards for hearing and impaired.

Recommendations:

- Provide complete new addressable fire alarm system with initiation and notification devices for hearing impaired, HVAC shutdown relays, and manual pull stations. The system shall be provided with a digital communicator, for remote monitoring to a central station.
- Connect new fire alarm system to a central monitoring system for emergency forces notification 24/7. The system can also be connected to campus monitoring for local monitoring and maintenance.

New notification devices at recent renovation for hearing impaired students

State of Iowa - Department of Administrative Services
109 SE 13th St.
Des Moines, Iowa 50319
P: (515) 281-7260

Project: 9356.00 DOE ISD Girls Dormitory Repairs
3501 Harry Langdon Blvd
Council Bluffs, Iowa 51503
P: (712) 366-0571

RFP935600-01 Pre-Proposal Agenda: Meeting #1

Meeting Date	Jan 31, 2024	**Meeting Time**	11:00 AM - Central Time (US & Canada)
Meeting Location	Iowa School for the Deaf		
Overview	Meeting to allow prospective design firms to visit the project site, when possible, and learn more about the scope.		
Attachments	Design RFP935600-01 ADD1_01-24-24.pdf, ISD Girls Dorm RFP935600-01.pdf		

Scheduled Attendees

Name	Company	Phone Number	Email
Scott Mauch	Iowa School for the Deaf	P: (712) 366-3212	scott.mauch@iaedb.org
Jerry Dehnke	Samuels Group, Inc.	P: (515) 288-0467	jdehnke@samuelsgroup.net
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
	Description Attendance					

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
	Description The State of Iowa Department of Administrative Services (DAS) is seeking professional design services for heating/cooling/HVAC Controls, Electrical, lighting/lighting controls, fire detection system, exterior building repairs, and windows at the Iowa School for the Deaf (ISD) Girls Dormitory in Council Bluffs, Iowa.					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open

Description

- Questions Due to construction.procurement@iowa.gov: February 5, 2024
- Addendum Issued: February 8, 2024
- Proposals Due: February 14, 2024
- Selection of Designer/Issue NOI: February 19, 2024
- Execution of 803 Contract: Week of February 26, 2024
- Tentative Design Kickoff Meeting: Week of March 4, 2024

First Design/Bidding/Construction Sequence

- 100% DD: March 25, 2024
- 50% CD and budget: April 8, 2024
- 95% CD: April 29, 2024
- 100% CD and budget: May 13, 2024
- Contractor Bidding: May - June, 2024
- Execution of Contractor's Contract(s): June, 2024
- Submittals, Procurement and Construction: July, 2024 to January, 2025
- Closeout: February, 2025

Second Design/Bidding/Construction Sequence

- Date TBD

Projects Closed by May 30, 2026

RFP Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open

Description

- All questions to be directed to construction.procurement@iowa.gov
- DAS uses Procore online project management system for all projects, at no cost to the designer.
- DAS uses a modified ConsensusDocs 803 Form of Agreement
- DAS requires a project-specific Certificate of Insurance and specifies a Professional Liability policy of $2,000,000 with a deductible of $25,000
  - Must note in proposal if deductible is different and provide a letter of financial stability from bank
  - Must provide COI prior to contract execution
- Ensure the following items are included in the proposal:
  - Project-specific schedule
  - Resumes for all technical staff that will be assigned to the project
  - Anticipated hours and rates for each person on the design team
  - Lump sum, broken down by schedule of values

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open

Description

- Any questions?
- Additional questions to be directed to construction.procurement@iowa.gov

Design
Construct
Furnish

Project Name: 9356.00 – DOE ISD Girls Dormitory
Meeting Location: Iowa School for the Deaf (ISD), 3501 Harry Langdon Blvd., Council Bluffs, IA

Meeting Type: Design RFP Pre-Proposal Meeting (Design RFP935600-01)
Date and Time: Wednesday, January 31, 2024 @ 11:00 AM

Contact Person	Company Name	Phone Number	Email Address
Jerry Dehnke	Samuels Group	515-661-7142	jdehnke@samuelsgroup.net
Jennie Elliott	DAS	515-745-3244	jennie.elliott@iowa.gov
Scott Mauch	Iowa School for the Deaf	712-366-3122	scott.mauch@iaedb.org
JEFF HEMJE	MORRISSEY ENGINEERING	402-491-4144	jhemje@morrisseyengineering.com
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Nate Stieler	OPN Arch	515 221 2766	nstieler@opnarchitects.com
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BRIAN BAUMKER	HGM ASSOCIATES	712.323.0530	BBAUMKER@HGMONLINE.COM
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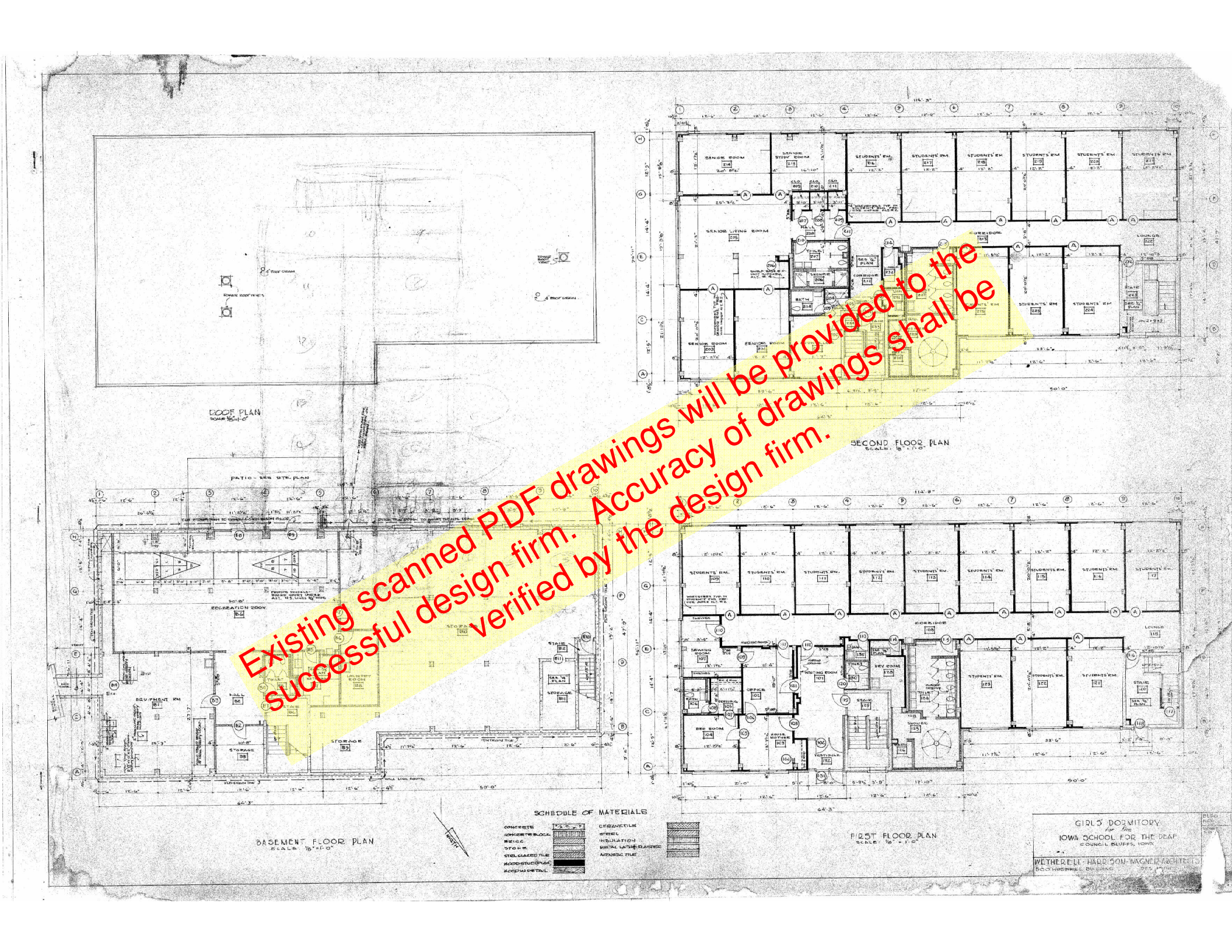

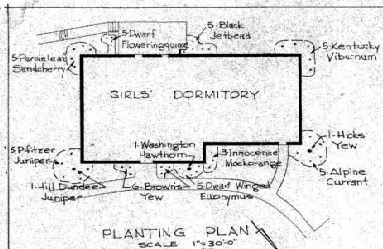

PLANTING PLAN
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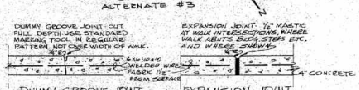
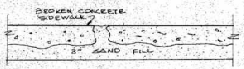
ALTERNATE #3



DUMMY GROOVE JOINT EXPANSION JOINT
WALKS TO HAVE ¾" PRE POST CROSS SLOPE AWAY FROM BUILDING OR WITH GRADE, WOOD FLOAT SURFACE.

WALK DETAILS
SCALE 1"=1'0"



PATIO SURFACE
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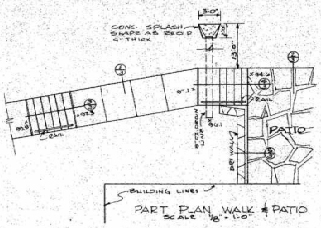
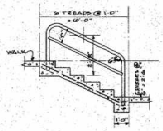
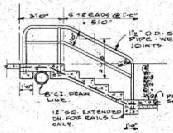


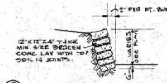
PART PLAN WALK & PATIO
SCALE ⅛"=1'0"



SECTION STEPS
SCALE ¼"=1'0"

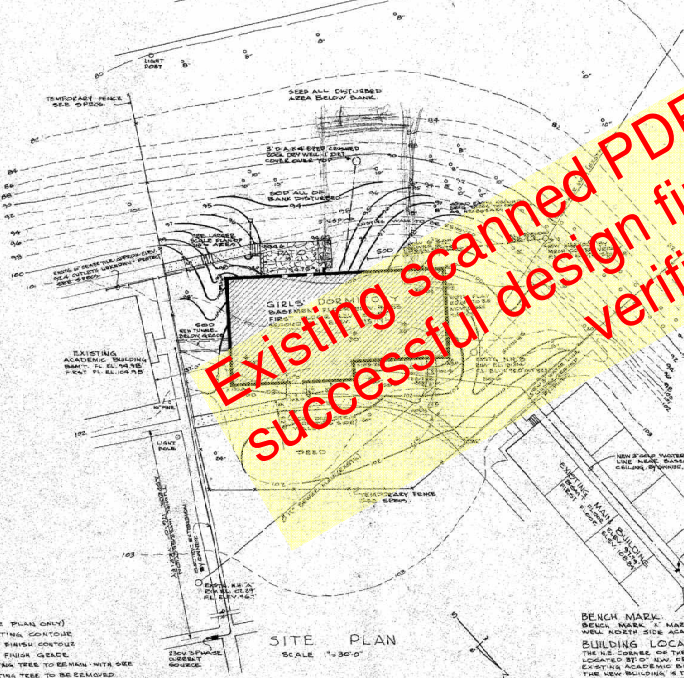


SECTION STEPS
SCALE ¼"=1'0"



SECTION DRI WALL
SCALE ¼"=1'0"

STEP DETAIL
SCALE ½"=1'0"



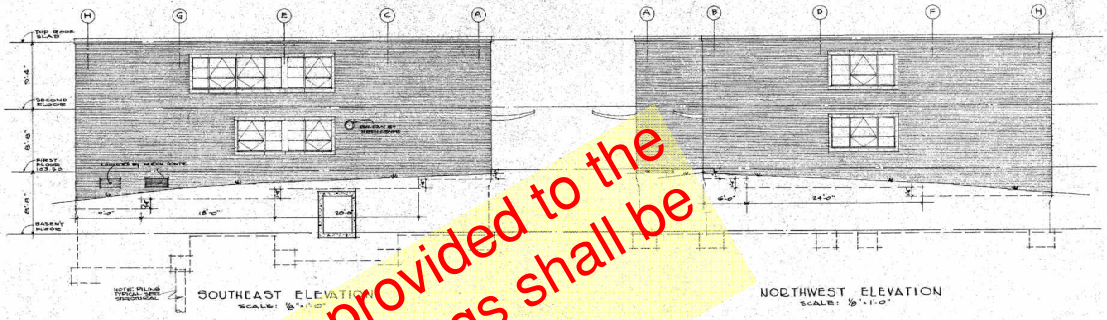
SITE PLAN
SCALE 1"=30'-0"

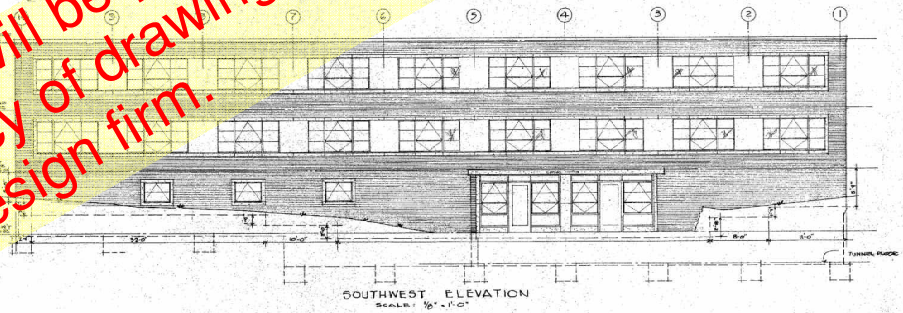
LEGEND (SITE PLAN ONLY)
EXISTING CONTOUR
NEW FINISH CONTOUR
EXISTING TREE TO REMAIN - WITH SIZE
EXISTING TREE TO BE REMOVED
TEMPORARY FENCE SEE SPECS

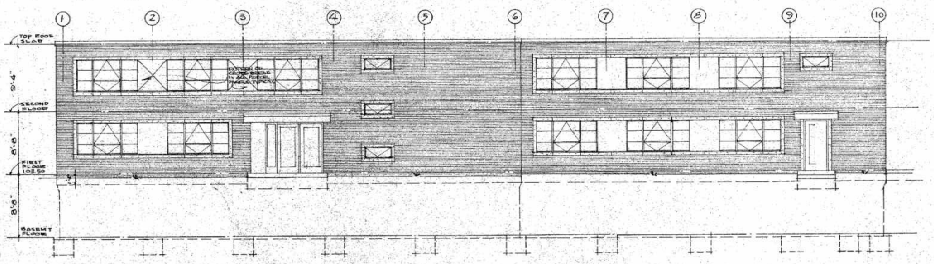
BENCH MARK:
BENCH MARK 'X' MARK, BASEMENT WINDOW WELL NORTH SIDE ACADEMIC BLDG. ELEV. 1025.64'

BUILDING LOCATION
THE N.E. CORNER OF THE NEW BUILDING TO BE LOCATED 81'-0" N.W. OF THE N.W. CORNER OF THE EXISTING ACADEMIC BUILDING, AND THE FRONT OF THE NEW BUILDING IS TO BE ON A LINE 100'-0" AT PARALLEL FROM AN EXTENDED LINE OF THE FRONT OF THE ACADEMIC BUILDING AS SHOWN ON PLAN.

EXISTING TOPO
EXISTING FEATURES & TOPOGRAPHICAL SURVEY BY WANN LANKE AND FRIELL CONSULTING ENGINEERS, COUNCIL BLUFFS, IOWA 14 NOV. '61





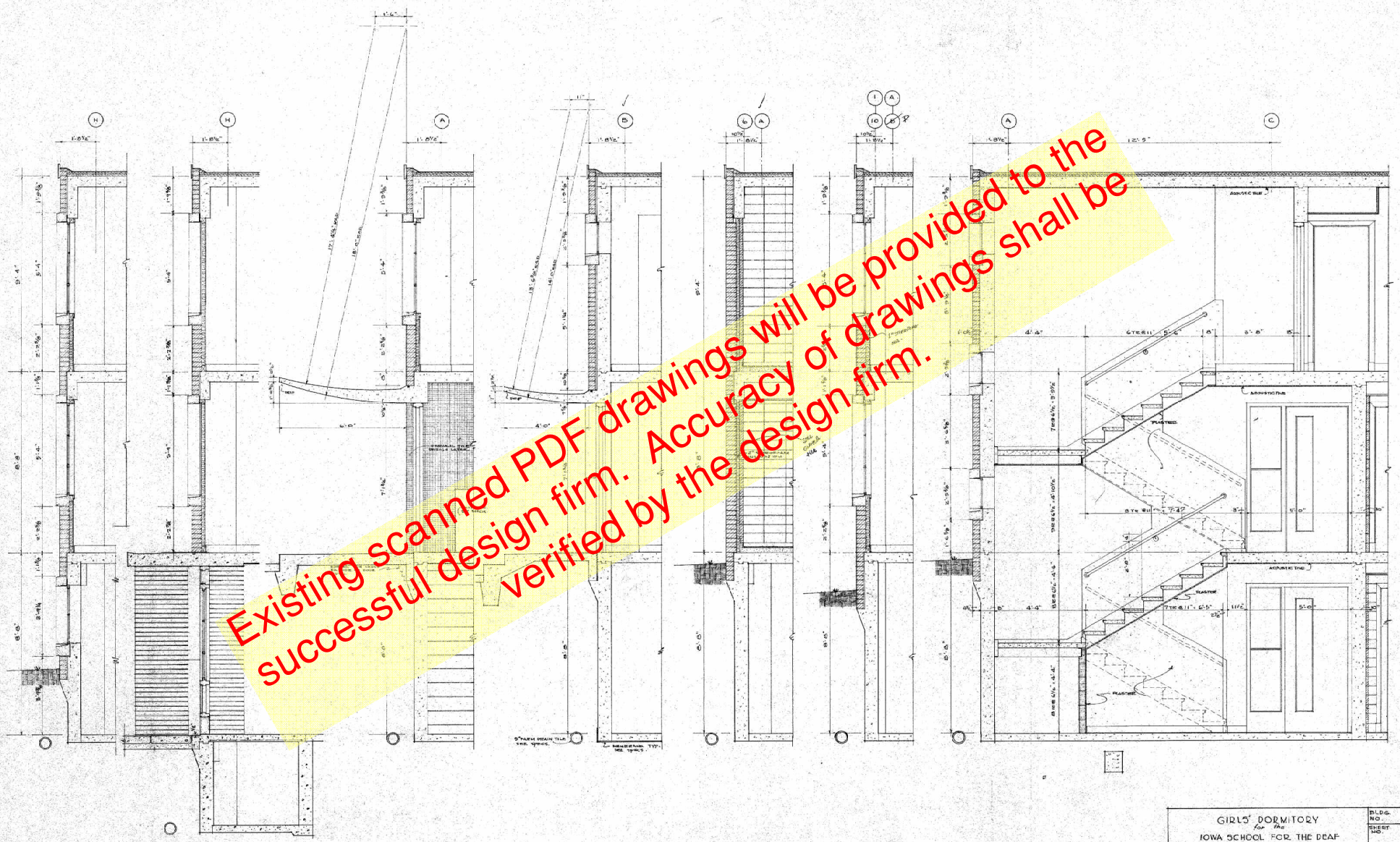


GIRLS' DORMITORY
for the
IOWA SCHOOL FOR THE DEAF
COUNCIL BLUFFS, IOWA

BLDG. NO. 1673
SHEET NO. 3
OF 6 SHEETS

WETHERELL-HARRISON-WAGNER-ARCHITECTS
500 INSURANCE BUILDING DES MOINES, IOWA

DATE DEC '61
FILE 3.1



TYPICAL EXTERIOR WALL SECTIONS

SCALE: 1/2"=1'-0"

GIRLS' DORMITORY for the IOWA SCHOOL FOR THE DEAF
COUNCIL BLUFFS, IOWA

BLDG. NO. 1673
SHEET NO. 5 OF 6 SHEETS

WETHERELL · HARRISON · WAGNER ARCHITECTS
900 HUBBELL BUILDING DES MOINES, IOWA

DATE DEC. '61

FILE 3-1