

SECOND ADDENDUM
Request for Qualifications (RFQ)
Iowa Park Public Safety Facilities

Date of Issue: January 6, 2022

QUESTION 1:

Do the construction cost estimates listed in the RFP include design fees? As it seems constructing a fire station for \$900K seems low.

RESPONSE TO QUESTION 1:

The PROJECT includes both design and construction services and the ANTICIPATED PROJECT BUDGET is for both design and construction services.

QUESTION 2:

\$155/sf for a new fire station seems questionable. Please confirm this construction cost estimate is reasonable.

RESPONSE TO QUESTION 2:

The fire station is for a volunteer fire department with no living quarters. The envisioned fire station will consist of 3-4 double drive-through apparatus bays (approximately 1,500 sf per bay). The unit design and construction costs for the apparatus bays will reasonably be less. The envisioned "office area" including storage and restroom will likely occupy less than 25% of the floor plan. The unit design and construction costs for the office area will reasonably be more.

QUESTION 3:

Can we pursue the police station only and not the fire station? If not, can we split up the two buildings between two different architectural firms? We have been building relationships with local architects and feel that may be viewed more favorably than bringing in an architect from outside the city/state.

RESPONSE TO QUESTION 3:

Design-Build teams may submit proposals for the Fire Station, Police Station or both projects.

QUESTION 4:

Bottom of page 11 of 35 – “assess and coordinate any LEED certification items and submittals.” This is the only place LEED Certification is mentioned. Is it a project requirement for both facilities? (This could add significant design & construction project costs).

RESPONSE TO QUESTION 4:

LEED certification is NOT required for either the Fire Station or the Police Station project.

QUESTION 5:

Are there any project programming documents available for either facility giving more detail into what they want? Number of offices, Number of restrooms, conference rooms, admin area, public space, are there dorm rooms in the fire station, kitchen and day room requirements, training room, weight room, turn-out gear storage /cleaning /disinfecting/ drying, SCBA maintenance/storage/fill station, hose storage.

RESPONSE TO QUESTION 5:

No project programming documents are available at this time.

QUESTION 6:

Fire station budget is \$ 150/sf. This is very tight for an essential facility. It will require a tornado shelter meeting ICC 500 unless specifically stated by the AHJ it is not required.

RESPONSE TO QUESTION 6:

The City of Iowa Park has adopted the International Building Code (IBC), 2015 edition, as the building code for the City. Section 423 of the IBC, 2015 edition, requires storm shelters constructed in accordance with ICC 500 for fire and police stations. The SCOPE OF WORK for the fire station did NOT consider a storm shelter and the additional cost for design and construction of a storm shelter will likely exceed the ANTICIPATED PROJECT BUDGET for the fire station.

****End of Second Addendum****