

STATE OF KANSAS
DESIGN BUILD PROJECT NO. A-014454

ADDENDUM NO. 01
PRE-PROPOSAL
June 23, 2022

ISSUED BY:

Department of Administration (DOA)
Office of Facilities and Property Management (OFPM)
Design, Construction & Compliance (DCC)
700 SW Harrison St., Suite 1200
Topeka, Kansas 66603-3929

NOTICE ALL RESPONDENTS FOR THE:

Kansas Department of Administration
Docking State Office Building Reconstruction
Topeka, Kansas

You are instructed to read and to note the following described changes, corrections, clarifications, omissions, deletions, additions, approvals and pertinent statements.

Article 1-1; Pre-Proposal Meeting: (Attachment A)

- A. Meeting Attendance Record sign in documentation is attached.

Article 1-2; Pre-Proposal Agenda: (Attachment B)

- A. Agenda as communicated within May 25, 2022 meeting invite is attached. Noted additions/adjustments:
 - a. Procurement Negotiating Committee (PNC) member revised to Frank Burnam in lieu of Dale Bowman.
 - b. Project Budget noted for \$102,000,000. Construction Cost Limit

Article 1-3; Project Inquiries:

- A. Project Inquiries shall be communicated via email to Bobbi.Pearson@ks.gov.
- B. Response to inquiries will be issued via subsequent addenda.

Article 1-4: Building Access:

- A. Docking building access shall be coordinated with Bobby Kosmala, DOA-OFPM Deputy Director of Leasing & Real Estate, via phone #785-296-0156 or email: Bobby.Kosmala@ks.gov.

Article 1-5: KHP Relocation:

- A. Design Build proposers shall anticipate that Kansas Highway Patrol, currently occupying a portion of Docking Floor 1, will vacate the space per separate efforts not within Design Build proposers scope.

Article 1-6: Boiler Flue Stack:

- A. By separate contract, existing flue stack has been disconnected and temporary provisions are in progress. This work is not within scope of Design Build proposers.

*** RECEIPT OF THIS ADDENDUM IS TO BE ACKNOWLEDGED WITHIN PROPOSAL A-014454)***

DESIGN, CONSTRUCTION & COMPLIANCE

Form 956
July 2013

Meeting Attendance Record

State of Kansas

Department of Administration (DOA)

Office of Facilities and Property Management – Design, Construction & Compliance (OFPM-DCC)

Meeting Date/Time: 10:00AM Tuesday, June 16, 2022

Project Number: A-014454

Project Title: Docking State Office Building Reconstruction

Project Location: 915 SW Harrison | Topeka, Kansas

Name	Company	Telephone	E-Mail
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MIKE FADE	BDC	816 531 4144	mike.fade@bdc.ca.gov
Mark Wendland	OFPM	785-559-8197	Mark.wendland@ks.gov
BOBBI PEARSON	OFPM	785 581 2492	bobbi.pearson@ks.gov

Pre-Proposal Meeting Agenda

June 16, 2022

A-014454
PRE-PROPOSAL ADDENDUM NO. 01
ATTACHMENT B
(3 PAGES)

State of Kansas

Department of Administration (DOA)

Office of Facilities and Property Management – Design, Construction & Compliance (OFPM-DCC)

A-014454 Docking State Office Building (DSOB) Reconstruction

Design-Build Delivery

General Agenda

Welcome and Introduction of Owner's Project Team

Frank Burnam, OFPM Director of Facilities & Property Management

Randy Riveland, OFPM-DCC Project Manager - Compliance Architect

Mark Wendland, OFPM-DCC Senior Engineer

Dale Bowman, OFPM Deputy Director - Maintenance & Construction

Bobbi Pearson, OFPM-DCC Project Manager - Design & Construction Architect

Steve Clark, Clark Huesemann Principal – Programming, Design & Bridging Documents Architect

Jane Huesemann, Clark Huesemann Principal - Programming, Design & Bridging Documents Architect

Schedule

Reference Program Summary dated 2022 04 07; and anticipate as follows:

Early September Distribution of RFP and Bridging Documents

Mid-Late October Receipt and review of Proposals

Early November Interviews of prospective Design-Build teams

Mid-Late November Selection and Contract for Design-Build team

November 2022 – May 2025 Design-Build Documentation & Construction

Project Budget

Budget update

Stipend

Request for Proposal shall identify the amount of stipend. Stipend agreement will be established with each prospective team. Following contract award to Design-Build team, stipend shall be extended for prequalified substantially responsive unsuccessful Phase II and III proposers.

Bridging Documents level of development will significantly influence the level of design detail prescribed within RFP.

Procurement Negotiating Committee (PNC)

Bobbi Pearson, OFPM-DCC Project Manager - Design & Construction Architect (Chair)

Dale Bowman, OFPM Deputy Director - Maintenance & Construction

Chad Bristow, Kansas Board of Regents Director of Facilities, Architect

All questions shall be communicated via email to Bobbi.Pearson@ks.gov

Proposal Process

Proposers shall be ranked on points given in Phase II and III only. Phase II and III evaluation and scoring process shall combine to determine greatest value to State.

Proposers are encouraged to recognize and respect the product of efforts by the State of Kansas and their consultant team lead by Clark Huesemann. The team has been engaged to provide programming and bridging documents and will be retained through project completion as a resource to the State.

Phase II Technical Proposal:

Proposers shall submit design to the level of detail required in the Request for Proposal (RFP).

Technical Proposal should demonstrate compliance with the requirements set out in the RFP; and shall not contain any reference to Cost Proposal.

Submittals shall be evaluated and assigned points in accordance with requirements of the RFP based on Proposer's qualifications and ability to design, construct, and deliver the project on time and within budget.

Technical proposals should provide insight to the Design-Build team approach for creative continuation of efforts, offer considerations to collaborate and complement owner's project team, and demonstrate potential to progress design already initiated. Design-Build team should also articulate experience of successfully translated design through construction for similar scope and scale projects.

Each team will be scheduled for an interview to present qualifications, abilities, and approach to coordinate with Owner's representatives and consultants for project delivery on time and within budget, followed by time for response to questions of the Procurement Negotiating Committee (PNC). Key team members within qualifications statement shall attend the interview. Only as necessary, a minimum of 3 copies of resumes shall be provided at the interview to convey any changes of staff assignments from Qualifications submitted April 2022.

Phase III Cost Proposal:

Proposers shall provide a cost of construction accompanied by bid security and other potential submittals as required by RFP.

Proposed contract time, in calendar days, for completing project shall be considered within PNC evaluation.

Request for Proposal will establish a user delay value for each proposed calendar day identified by Proposers.

Proposals for Phase II and III shall be submitted concurrently as specified per Request for Proposal. Phase III Cost Proposals shall be opened only after Phase II Technical Proposals have been evaluated and assigned points.

Each proposer's adjusted score shall be determined by adding Phase III Cost Proposal to product of proposed contract time and user delay cost then dividing the sum by Phase II Technical Proposal score.

$$\text{Proposer's Adjusted Score} = \frac{(\text{cost proposal} + (\text{proposed contract time in calendar days} \times \text{\$/day cost}))}{\text{sum of Phase II score}}$$

Responsive Proposer with the lowest total number of points shall be awarded the contract, unless it is determined that all proposals are rejected.

Site Considerations

City of Topeka shall review Site Plan.

State of Kansas shall perform progress reviews, project permitting and applicable inspections.

Site Survey dated 2022 May 10 is available and shall be incorporated within Bridging Documents.

Project area is between Harrison Street & Topeka Blvd from 10th Avenue to 9th Street.

Parking lot located between Harrison Street & Topeka Blvd from 10th Avenue to vacated 11th Street is within project scope and may be utilized for project staging.

Partial section of Harrison Street from 10th Avenue to 9th Street may be temporarily closed for demolition and construction operations. This closure shall not disrupt egress/access along 10th Avenue or 9th Street.

Some noted Project Priorities

- ❑ Commitment to retain some historic elements of the building to incorporate within reconstruction
- ❑ Celebrate Docking Building's design legacy by utilizing advanced design and engineering strategies
- ❑ Construct a governmental building of significant stature to serve the public with views to Kansas Statehouse
- ❑ Carefully dismantle above grade stories and reconstruct three stories while protecting and partially renovating sub-basement and basement areas serving central utility plant and facilities operations
- ❑ Prioritize sustainable initiatives (but does not intend to seek LEED or other certification)
- ❑ Design-Build team design and construction work should meet expectations established within Bridging Documents. Re-evaluation of Bridging Documents is not desired.

Project Overview and Presentation

After many years of planning and analysis, in December 2021 the Kansas State legislature approved funding for the removal of all above grade stories of Docking and reconstruction of three stories. The sub-basement and basement serving central utility plant and facilities operations will remain and be partially renovated.

With this project, Docking building size will be reduced, new mechanical, electrical, and plumbing systems will be incorporated, below-grade pedestrian tunnel will be improved, and building will receive full fire suppression system. There will be site improvements and security enhancements. Docking building will provide State training and conference center and agency office spaces.

Presentation by Clark Huesemann.

General Remarks

Reference Docking State Office Building Program Summary date 2022 04 07:

<https://admin.ks.gov/offices/facilities-property-management/design-construction--compliance/architectural--engineering-programs>

As available, Proposers may anticipate electronic transfer of information including site survey and other potential documentation prior to extension of Bridging Documents.

Kansas Department of Administration will utilize AIA Document A141-2014 Standard Form of Agreement Between Owner and Design-Builder, as amended by Department of Administration.

Questions