



Addendum #01 for RFP947800-01

Project Name: DAS CC Wallace Building Demolition
DAS RFP #: 947800-01
DAS Project #: 9478.00
Date: 6/13/2025

Proposals Due: June 27, 2025, at 2:00 PM CST

This Addendum adds the design scope for demolition of the Fleet Building located at 301 E 7th Street, Des Moines, IA 50319. This scope of work will be designed at the same time as the Wallace Building Demolition design scope, but it will be treated as a separate project. This means that there will be separate design contracts and pay applications for the Fleet Building demolition scope.

CLARIFICATIONS:

- A. Section 1.2 Schedule will remain the same, including the incorporation of the Fleet Building. See the REVISED Attachment A – Conceptual Schedule for further detail.
- B. The pre-proposal conference will not include a tour of the interior of the Fleet Building. Access to the Fleet Building will be provided during the design process.
- C. It is anticipated that the Wallace Building and Fleet Building will be bid as two separate projects with two separate sets of bid documents.

REVISIONS:

- A. Revise Sections 1.3 and 1.4 of RFP947800-01:

1.3 (ADDENDUM 01) PROJECT DESCRIPTION

Construction Manager (DCI Group) has been engaged for this Project to serve as advisor to DAS and to provide assistance in administrating the Contract for Design between DAS and the Designer according to separate contract between DAS and Construction Manager. DAS is currently seeking design services from qualified firms for a project consisting of complete demolition and return to green space of the Wallace Building and Fleet Building in Des Moines, IA. Includes, but is not limited to, coordination with abatement design, full building demolition, site tunnel and utilities disconnect and demolition, and site restoration.

Design services shall include:

- 1.3.1 (ADDENDUM 01)** The contracts for this work will be a modified ConsensusDoc 803. See link on cover page for a sample contract. Separate contracts will be executed for the Wallace Building and Fleet Building.
- 1.3.2** All design disciplines necessary to complete the scope of work.
- 1.3.3** Attend design kick-off meeting onsite to discuss desired outcome of the project with the Owner, Construction Manager, and Owner's maintenance staff.

- 1.3.4** Use of the State of Iowa's construction management software program for uploading all documents, submitting and approving pay apps, and construction administration. The cost for the use of the software is paid by the Owner.
- 1.3.5** Scope of work to include:
 - 1.3.5.1** Coordination with third-party hazardous materials consultant for coordination of hazardous materials abatement scope with final demolition design. It is anticipated that abatement work will begin prior to finalization of demolition and site restoration design.
 - 1.3.5.2** Complete design for demolition and removal of the Wallace Building. Elements include, but are not limited to:
 - 1.3.5.2.1 (ADDENDUM 01)** Buildings
 - 1.3.5.2.2** Foundations and structural elements
 - 1.3.5.2.3** Site improvements
 - 1.3.5.2.4** Parking lots and pavement
 - 1.3.5.2.5** Utilities
 - 1.3.5.2.6** Tunnel demolition and capping
 - 1.3.5.2.7** Sub-tunnel demolition and capping
 - 1.3.5.3** Design shall include the relocation of the existing sculpture located at the exterior on the southeast side of the Wallace Building. Designer shall include the option to negotiate the design for relocation in a new location yet to be determined.
 - 1.3.5.4 (ADDENDUM 01)** Design shall include removing the Wallace Building from the Capitol Complex Central Energy Plant, including the campus generator system. The designer shall include modifications to the existing plant systems to accommodate the removals. The Fleet Building is not connected to the Central Energy Plant, but any State utilities located on the site may need to be relocated to the site boundaries. Any systems in either building that are connected to the State's facilities management system (FMS) will require modifications to remove the systems from the FMS.
 - 1.3.5.5** Designer shall take into consideration potential early bid packages to accelerate schedule or accommodate seasonal work, such as modifications to the Capitol Complex steam loop prior to the heating season.
 - 1.3.5.6 (ADDENDUM 01)** Where existing systems extend through the Wallace or Fleet Buildings site, the design shall include modifications to reroute off the site and maintain continuity.
 - 1.3.5.7** Full site restoration to include backfill and grading, sodding or seeding, plantings, and sidewalks.
 - 1.3.5.8 (ADDENDUM 01)** At the Fleet Building site only, the design and construction shall include extension of the West Capitol Terrace lawn irrigation system to include the newly restored site lawn.
 - 1.3.5.9** Coordination with the City of Des Moines for all public utilities and right-of-way work.
 - 1.3.5.10** Coordination with the State of Iowa on materials to be salvaged.
- 1.3.6** Existing CAD/PDF drawings will be provided to the successful design firm. Accuracy of drawings shall be verified by the design firm.

- 1.3.7** Field examination of the existing buildings.
- 1.3.8** Design for scope of work. Provide material recommendations based on experience, quality, and price. Recommendations for replacements and upgrades shall include non-proprietary equipment and systems.
- 1.3.9** Provide minor drawing work to assist the Construction Manager in the development of hazardous materials bid package. This shall include providing PDF backgrounds for identification, by others, of hazardous materials removal.
- 1.3.10** Designer shall include any and all survey work required for completion of project.
- 1.3.11** Coordinate with State agencies to confirm utilities that may be abandoned as well as shut down requirements where required.
- 1.3.12** Provide detailed input of design schedule to Construction Manager for overall incorporation into master schedule.
- 1.3.13** Designer shall assist Construction Manager in the evaluation of long lead times.
- 1.3.14** Quality control during Design, Preconstruction and Construction.
- 1.3.15** Compliance with all Federal, State, and applicable AHJ codes.
- 1.3.16** Completion of State building and energy code documents, as required.
- 1.3.17 (ADDENDUM #01)** Design reviews will be conducted at 50% construction documents and 95% construction documents. Reviews for the Wallace and Fleet Buildings can be conducted simultaneously. Dates for design review meetings to be coordinated with the design and project team and set no later than the design kickoff meeting. Review will be conducted with DAS Owner Representative, Construction Manager, and Facility Representative, at a minimum. Drawings, specifications and cost opinions shall be provided at least five days prior to each review meeting. An additional review meeting may be required at the end if there are discrepancies in cost opinions or constructability review questions.
- 1.3.18** Review with the Department of Inspections, Appeals, and Licensing's Building Code Bureau for approval of plans or exemption from review. All fees associated with the Bureau are the responsibility of the designer.
- 1.3.19** Develop and distribute agendas and meeting minutes for all meetings during the design phase.
- 1.3.20** Construction cost opinions provided by the Design Professional team during Design (at 50% construction documents, and 95% construction documents) with a Final Estimate for construction included with bid documents, per Iowa Code.
- 1.3.21** Construction drawings, specifications (the Construction Manager will produce Divisions 00 and 01), and addenda.
- 1.3.22** Provide bid alternates as determined during the course of design and bid package development.
- 1.3.23** Assist Owner and Construction Manager in obtaining bids from qualified contractors.
- 1.3.24** Construction administration, including creation of the submittal and closeout items log, review of and responses to submittals and closeout documentation, RFIs, proposal requests, change orders, pay applications, periodic site visits, attendance at project meetings as required, participation / development of contractor punch list, closeout

documentation review and approval, certificates of substantial completion, and certificates of final completion, as well as development of Architectural Supplemental Instructions for design revisions, and punch lists within the construction management software program.

- 1.3.25** Participation with project team during construction progress meetings as required. Designer shall participate in bi-weekly conference calls during the construction period.
- 1.3.26** Field Observation reports, with photos, submitted for each site inspection within five (5) days of the site visit.
- 1.3.27** Acknowledgement that all documents are copyright to the State of Iowa and shall be turned over to the State of Iowa in their native computer format. Any ASIs/RFIs/PRs and addendums will be expected to be incorporated before final posting. Both the native computer format and PDF versions shall be uploaded to the construction management software program at the end of the project.
- 1.3.28 (ADDENDUM 01)** The Department requests lump sum pricing from the respondents to this RFP, with the lump sum base scope price being inclusive of all reimbursables, such as printing, mileage and travel expenses. The Department requests the fee proposal from the respondents to this RFP be broken down as follows. These breakdown prices will be used as the schedule of values for billing purposes.
 - 1.3.28.1** Wallace Demolition Documents
 - 1.3.28.2** Wallace Bidding or Negotiation Assistance
 - 1.3.28.3** Wallace Demolition Phase
 - 1.3.28.4** Wallace Spring Site Restoration Phase
 - 1.3.28.5** Wallace Closeout Administration
 - 1.3.28.6** Fleet Demolition Documents
 - 1.3.28.7** Fleet Bidding or Negotiation Assistance
 - 1.3.28.8** Fleet Demolition Phase
 - 1.3.28.9** Fleet Spring Site Restoration Phase
 - 1.3.28.10** Fleet Closeout Administration

(ADDENDUM 01) Include at a minimum, twenty-nine (29) site visits. Design kick off/Building evaluation, 50% document review, Pre-bid meetings (4), (2) Pre-construction kickoff, Construction Field Observations (15), Substantial completion/punch list development (2), Punch list/Final Completion approval (2), and one year warranty correction period visit (2). Design Review at 95% construction document development will be conducted via conference call. Site visits are anticipated to accommodate both buildings per visit. Beyond these site visits, each proposing firm shall provide additional visits as they see fit to complete the work of design. In addition to the lump sum pricing, the Department requests a unit price per construction inspection visit. This unit price will be additive or deductive based on the number of actual visits made.

1.4 ATTACHMENTS

- 1.4.1 (ADDENDUM 01)** Attachment A - Conceptual Schedule

1.3.29 Attachment B – State of Iowa Capitol Complex Utility Site Plans (All plans must be verified by the designer)

END OF ADDENDUM 01



