

ADDENDUM #2

**Honey Creek Resort State Park Improvements
RFP931401-01
Addendum #2
Dated: August 21, 2023**

This Addendum forms a part of the Request for Proposal documents. This Addendum supersedes and supplements all portions of the original Request for Proposal dated July 31, 2023 with which it conflicts.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE REQUEST FOR PROPOSAL. FAILURE TO DO SO MAY SUBJECT TO DISQUALIFICATION.

1. **Schedule:** Please note the following changes:
 - a. **Questions Due Date changed to Thursday, August 24, 2023 at 2:00 pm.**
 - b. **Proposal Due Date changed to Thursday, August 31, 2023 at 2:00 pm.**
 - c. **Execution of Designer's Contract changed to Week of September 11th, 2023.**
 - d. **Tentative Design Kick-off Meeting changed to Week of September 11th, 2023.**
 - e. **Phase 1 Assessment changed to October 10, 2023.**
 - f. **Phase 2 Assessment is no longer included.**
2. In article 1.3.5.1 Phase 1 Assessment, delete sections 1.3.5.1.1- 1.3.5.1.9 and replace with the following:
 - 1.3.5.1.1 Assess potential structural issues at the Golf Pro Shop. The building has experienced repeated drywall cracking near doors and windows, some floor cracking and some doorways have shifted enough that the doors no longer shut. Outside, there is evidence of some settling in the foundation and sidewalks. Designer will assess the structure and foundation and recommend the solution(s), including a cost opinion.
3. Replace article 1.3.5.2 with the following:
 - 1.3.5.2 Future projects that may be negotiated with the successful design team include, but are not limited to, the following. **Please include resumes for team members for all disciplines that may be needed for these projects as well as relevant project experience examples:**
 - 1.3.5.2.1 Add a soda fountain to the pool area
 - 1.3.5.2.2 Interior remodel for the cabins, including flooring, paint, appliances, furniture, etc.
 - 1.3.5.2.3 Main lodge and Golf Pro Shop siding repair and painting
 - 1.3.5.2.4 Bathroom remodel for the main lodge guest rooms
 - 1.3.5.2.5 Spot flooring repairs and replacement in the main lodge
 - 1.3.5.2.6 Building additional storage, both interior and exterior
 - 1.3.5.2.7 Modifications to the bar, restaurant and dining room
 - 1.3.5.2.8 Remodel the employee housing trailers
 - 1.3.5.2.9 Modify walls in the housekeeping storage rooms to increase usable space
 - 1.3.5.2.10 Building a new Tribute Center/multipurpose arena

4. In article 1.3.11, delete bullet 1.3.11.2 Phase 2 Assessment entirely.
5. In article 1.3.11, change the site visits as follows:

Include at a minimum, two (2) site visits: one at design kick off/Building evaluation and one for the Phase 1 Assessment review.
6. In article 2.4.2 change the email subject line information from “RFP931800-01 DPS Fire Training Tower” to “RFP931401-01 Honey Creek Resort State Park Improvements.”
7. Questions and Answers from the Pre-Proposal Meeting
 - Q1. Is there a timeline for the design and construction of the identified projects?
 - A1. The timeline will be decided once the projects that need design have been selected and prioritized.
 - Q2. Is there a required template for the assessment?
 - A2. No, the format will be up to the selected designer. We anticipate the information provided for the golf pro shop structural project will include a narrative description and a budgetary number, but no drawings or specifications.
 - Q3. Is there a budget for this work?
 - A3. No. \$6,800,000 was allocated for improvements to the Honey Creek Resort, but that funding may also be used for projects outside the scope of this RFP.
 - Q4. Are there any drawings or a project program for the Tribute Center/multipurpose arena?
 - A4. A preliminary concept drawing for the Tribute Center/multipurpose arena is attached, showing the intended uses of the buildings, but no drawings or other programming work have been completed.
 - Q6. Who was the Shive-Hattery report prepared for? Is it intended to be the basis for this project?
 - A6. The report was prepared for the Iowa Department of Administrative Services. It is not intended to be the basis for this project but is available to provide additional information about the facility.
 - Q7. How can a firm get a copy of the Shive-Hattery Report?
 - A7. Email a request for the report to construction.procurement@iowa.gov. Please reference RFP931401-01 in your email.
8. Attachments:
 - a. Honey Creek Resort Tribute Center Rendition

END OF ADDENDUM