

Addendum 04 for RFP953600-01 & 953700-01

Project Name: Capitol Complex Parking Lot 2 Hoover West Replacement & Capitol Complex Parking Lot 11
Jessie Parker Replacement
DAS RFP #: RFP953600-01 & RFP953700-01
DAS Project #: 9536.00 & 9537.00
Date: 3/19/26

Proposals Due: March 23rd, 2026, at 2:00 pm

Contents:

- Questions (2 pages)

Questions:

Q: Is the phasing plan of the City of Des Moines E. Court Ave and Dey Street Reconstruction project available?

A: This project starts Monday March 30th and goes through November. There is a possibility that phase 1 & 2 could be modified for start and stop points, but it looks like those 2 phases should be done around labor day.

Q: When does DAS expect to have the geotechnical study completed?

A: We are working on getting proposals for this scope as we speak. The intent is to have this completed within the next month

Q: In section 1.3.27 of the RFP, what is meant by the tunnel drainage excavation review?

A: This note was removed in Addendum #2

Q: Will these plans require review and approval of the City of Des Moines with routing through the Permit and Development Center according to the City's standard processes for site plan review?

A: Review is required with the State Department of Inspections, Appeals, and Licensing's (DIAL) for approval of plans or exemption from review. All fees associated with the bureau are the responsibility of the designer. No permits are required from the City of Des Moines.

Q: At Jessie Parker, will a trash enclosure be required to comply with City of Des Moines ordinances?

A: Trash enclosure should stay intact

Q: Will storm water management facilities be required to achieve compliance with the City's criteria (Chapter 42, Article XI)? That is, per Unified Sizing Criteria of the Iowa Stormwater Management Manual?

A: Design team shall anticipate this will need to comply with this criteria.

Q: If so, are you expecting underground detention facilities to be installed in order to preserve as many parking stalls as possible?

A: DAS/CCM is not aware of the need for this, as it was not discussed as part of the Court Ave. project. This would be something that we would lean on the design firm to determine.

Q: Will a Storm Water Facility Maintenance Agreement be required? If so, is that to be included in the engineers' deliverables?

A: DAS/CCM is not aware of the need for this. This would be something that we would lean on the design firm to determine.

Q: At the Jessie Parker site, Lot 11, is a complete topographic survey of the entire 7.3-acre complex required, or just the area of the subject parking lot along with the real improvements immediately surrounding said parking lot?

A: Just the area of the subject parking lot and improvements immediately surrounding Lot #11.

Q: Is construction staking to be included or is that to be performed under contract with the Prime Contractor?

A: This will be done by the Prime Contractor.

Q: Can the State provide any details on the "Utility Tunnel"? That is, size (width and depth, depth of cover to the top, construction materials, etc. Will accessing this tunnel be required? If so, is there any information on how to access this tunnel?

A: The utility tunnel is approximately 10 ft. tall and 10 ft. wide, it sits approximately four to five feet below surface grade at lot #2. It is not anticipated that access to the tunnel will be required for this project but there are several easily accessible points that the design team can utilize to get down to the utility tunnel with coordination between DAS and DCI Group.

Q: Addendum No 3 provides that a "ground penetration form can be obtained from DAS/DCI group for survey work." Is this required in anticipation of the excavations a surveyor may make while looking for property corners and/or driving stakes/pins into the ground for survey control? Or is there a different type of ground penetration that is anticipated?

A: Correct, this note was provided in anticipations of the excavations a surveyor may make while looking for property corners and/or driving stakes/pins into the ground for survey control

Q: Will the schedule for design and submittals be split up with design for the Lot 2 coming first with the stated deadlines followed by later deadlines for Lot 11? Or will the schedule for design of both lots be that as listed in the RFP and on addendum No 3. at section 2.2.

A: Priority shall be given to Lot #2 since the intent is to coordinate this work with the city of Des Moines work with Court Ave.

Q: Given the stated intent of optimizing the Lot 2 layout with revised islands and drives, how many iterations of the proposed parking layout at Lot 2 will the State require? Will the State pay an hourly design fee for iterations beyond the X number required?

A: Once design firm is chosen, the project team will discuss plans for layouts for lot optimization. We are anticipating that the design professional will provide one optimized layout for lot #2 that will be reviewed by the team.

Q: Does the State have a preliminary cost opinion on these improvements?

A: Hoover West Lot #2 - \$1,828,317, Jessie Parker Lot #11 - \$661,202

Q: At Hoover West, with all the storm water being routed to 1 double intake at the low point, does the State anticipate additional storm sewer intakes/infrastructure?

A: Design firm will need to review water run off to determine drain needs.