



Addendum 01 for RFP 942300-01

Project Name: DPS ANK Aircraft Hanger
DAS RFB #: 942300-01
DAS Project #: 9423.00
Date: 7/15/2024

Proposals Due: July 18th, 2024, at 2:00 PM CST

Contents:

- Cover Page & Questions (1 page)
- Taxiway D Box Hanger Development (1 Page)
- RFP Pre-Proposal Meeting Minutes (4 pages)

Questions:

Q1. Can the State provide an exhibit showing the grading limits/project limits?

A1. See attached (Taxiway D Box Hanger Development)

Q2. Does the airport have regional storm water detention, or will a storm water study need to be completed?

A2. There is no known regional stormwater basin at the airport.

Q3. Will there be a need for emergency power for the hangar?

A3. The PCAA does not require emergency power.

Q4. Can the Owner provide hydrant flow test results for the water supply near the proposed hangar location?

A4. The PCAA does not have hydrant flow results.

Q5. Is the hangar door height known at this time?

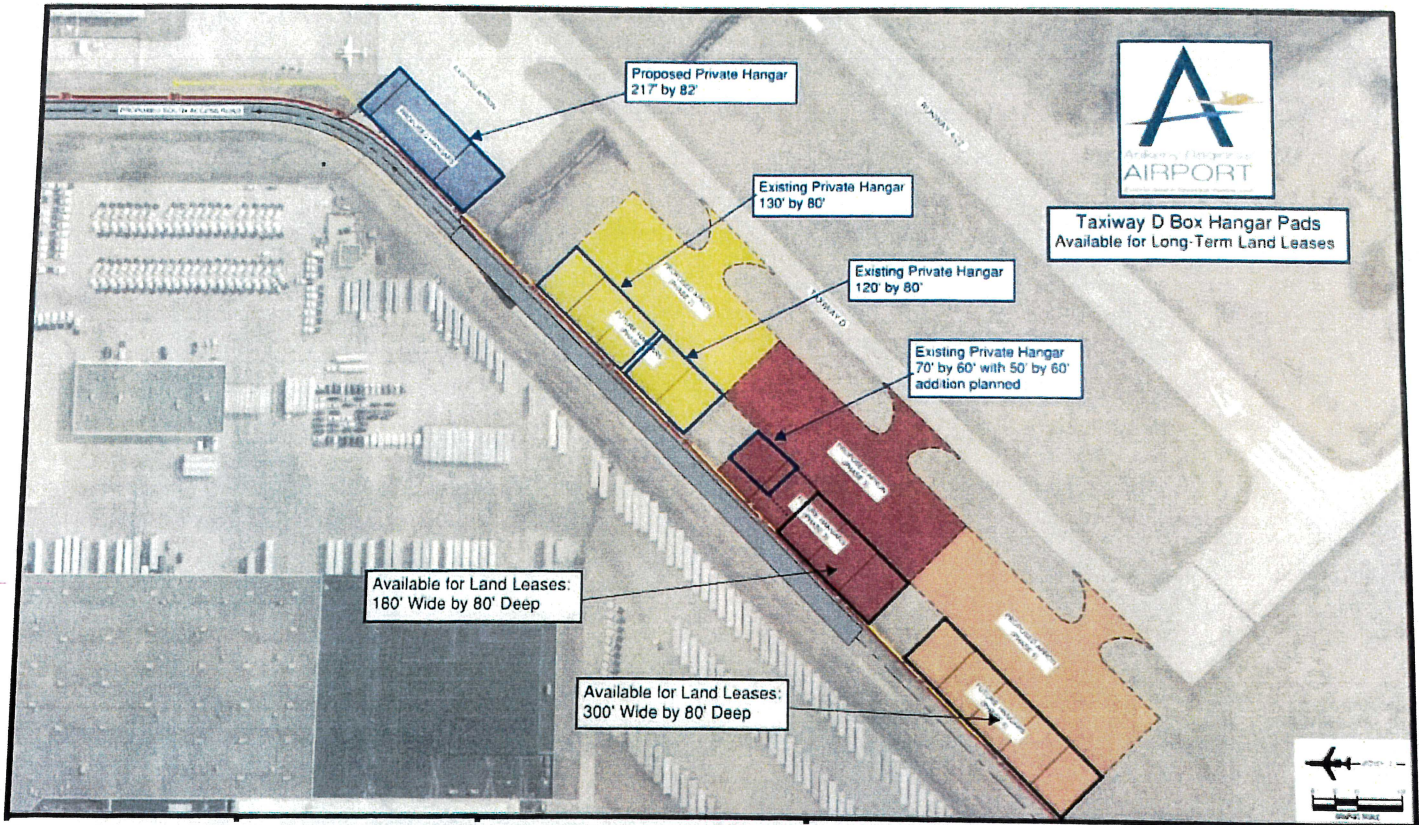
A5. To be determined by the design firm based off the aircraft size and needs.



ANKENY REGIONAL AIRPORT

TAXIWAY D BOX HANGAR DEVELOPMENT

LAND LEASE OFFERINGS FOR PRIVATELY-OWNED BOX HANGARS



The Polk County Aviation Authority (PCAA) is leasing box hangar pads to private individuals or companies who wish to construct and utilize a box hangar for aircraft storage and related activities. Details include:

- 50-year land lease based on the square footage occupied by the box hangar footprint.
- Currently available are pad areas of 180' wide by 80' deep and 300' wide by 80' deep as shown above. Actual hangar dimensions are at the tenant's discretion.
- The PCAA has completed the infrastructure to serve the hangar pads including:
 - 120' wide concrete aprons in front of the hangar pads that connect to Taxiway D.
 - A 24'-wide concrete access lane behind the hangar pads.
 - Full underground utilities along the access lane including electricity, natural gas, sanitary sewer, water main, network cable, storm sewer and street lighting.

or additional information including current lease rates and construction standards, please contact Airport Board Manager Paul Moritz at (515) 965-6428 or pmoritz@ankenyiowa.gov. Thank you!

RFP Pre-Proposal Minutes: Meeting #1

Meeting Date	Jul 11, 2024	Meeting Time	1:00 PM - 2:00 PM Central Time (US & Canada)
Meeting Location	Virtual	Video Conferencing Link	https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjcwMjVmODItODI5Yy00NzcxLWlyZTltMDFkNjlmY2RmMzQ0%40thread.v2/0?context=%7b%22id%22%3a%2253f2f9ee-ba23-4c21-ac85-5776fb004a49%22%2c%22oid%22%3a%2233633937-6386-4570-a498-305d5540a589%22%7d

Overview Meeting to allow prospective design firms to visit the project site, when possible, and learn more about the scope.

Notes

Attachments [RFP 942300-01 DPS ANK Aircraft Hanger.pdf](#), [Exhibit A - Ankeny Regional Airport Hangar Construction Standards.pdf](#), [Exhibit B - Ankeny Regional Airport Taxiway D Box Hangar Development.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Barbara Bendon	DAS Space Management & Leasing Division	P: (515) 281-8887	barbara.bendon@iowa.gov	For Distribution Only
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	Present
Michael Steen	DCI Group	P: (515) 244-5043	michaels@dcigroup-us.com	Present
Jim Wittenwyler	Department of Public Safety - District 15	P: (515) 725-6048	wittenwy@dps.state.ia.us	For Distribution Only
Brandon Adams	State of Iowa - Department of Administrative Services		brandon.adams@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description DAS <ul style="list-style-type: none"> • Brandon Adams - Owners Rep. • Barb Bendon - Space Management & Leasing DCI Group - Construction Manager <ul style="list-style-type: none"> • Michael Steen - VP • Jarrad Boever - PM DPS <ul style="list-style-type: none"> • Jim Wittenwyler - Director 				

Official Documented Meeting Minutes

Also in attendance:

- Lyndley Kent, Neumann Monson Architects lkent@neumannmonson.com
- Nathan Andrews, Iowa State Patrol andrews@dps.state.ia.us
- Karl Chambers, Imprint Architects karl@imprintarchitects.com
- Liz Kloke, RDG Planning & Design lkloke@rdgusa.com
- Diane Jeffries Ladd, Simonson + Associates Architects djladd@simonsonassoc.com
- Chris Bauer, Shive-Hattery cbauer@shive-hattery.com
- Bob Ridgway, Farnsworth Group bridgway@f-w.com
- Brian Warthen, Neumann Monson Architects bwarthen@neumannmonson.com
- Rich Ayers, Ayers Design Group rich@adgarchitect.net
- Karl Chambers, Imprint architects karl@imprintarchitects.com
- Heather Van Essen, Imprint Architects heather@imprintarchitects.com
- Nicole Neal, Civil Design Advantage nicolen@cda-eng.com
- Ryan Everett, everett@dps.state.ia.us
- Nick Decker, Raker Rhodes Engineering ndecker@rakerrhodes.com
- Jason Cooper, AIA FEH DESIGN jasonc@fehdesign.com
- Michael Nolan, Horizon Architecture michael@horizon-architecture.com
- Joe Kostecki, PE LT Leon Associates jkostecki@lleon.com
- Luis Leon, LT Leon Associates lleon@lleon.com
- Isaac Stoll IMEG isaac.p.stoll@imegcorp.com
- Nate Stieler OPN Architects nstieler@opnarchitects.com

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Scope Review				Open
Description Design Scope: 1.3.5.1 The anticipated project is located at Ankeny Regional Airport 3700 SE Convenience Blvd. Ankeny, Iowa 50021 1.3.5.2 Designer shall be responsible for all site surveying during the design phases. 1.3.5.3 Designer shall provide recommendations to DCI Group and the State of Iowa for geotechnical testing. Geotechnical services will be contracted by the State of Iowa following approved recommendations. 1.3.5.4 Designer shall coordinate with local utilities for the design of site utilities, including electrical, storm water, and water service. 1.3.5.5 Hanger is anticipated to be approximately 14,400 SF with features to include, but are not limited to: 1.3.5.5.1 Hanger Bay – Separated by demising wall for IANG and DPS. 1.3.5.5.2 Two Hangar Doors 1.3.5.5.3 Overhead Garage Door 1.3.5.5.4 Office Area 1.3.5.5.5 Kitchen Area 1.3.5.5.6 Restroom 1.3.5.5.7 Conference Room Area 1.3.5.6 Design shall incorporate infrastructure to accommodate the ability to wash vehicles. Equipment to be provided by Owner and is anticipated to be a hot water commercial pressure washer. 1.3.5.7 Design shall adhere to the Ankeny Regional Airport Hangar Construction Standards which is attached as Exhibit A to this RFP. 1.3.5.8 See Exhibit B for potential site locations and infrastructure provided by the Polk County Aviation Authority. 1.3.5.9 Designer shall coordinate all City of Ankeny Planning and Building Department as well as Polk County Aviation Authority Board submittals, applications, and reviews. 1.3.5.10 Design must be complete in a timely manner to allow the project to be bid and have all contractors under contract by 12/31/2024. 1.3.5.11 Designers and consultants will need to pass a background check prior to performing work.						
Official Documented Meeting Minutes During the meeting it was discussed that the since the hanger was going to have a dividing wall that it wouldn't need to have fire sprinklers. Rich Ayers with Ayers Design Group informed us that this was not true and it would still need to have fire sprinklers.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Schedule Review				Open
Description RFP-specific dates below <ul style="list-style-type: none"> • Questions Due to construction.procurement@iowa.gov: 7/12/2024 at 1:00pm • Addendum Issued: • Proposals Due: 7/18/2024 at 2:00pm • Selection of Designer/Issue NOI: Week of July 22, 2024 • Execution of 803 Contract: Week of July 29, 2024 • Tentative Design Kickoff Meeting: Week of August 5, 2024 • 100% DD: To Be Proposed by Designer • 50% CD and budget: To Be Proposed by Designer • 95% CD: September 27, 2024 • 100% CD and budget: October 11, 2024 • Contractor Bidding: October - November 2024 • Execution of Contractor's Contract(s): November 2024 • Submittals, Procurement and Construction: December 2024 to September 2025 • Closeout: September 2025 to October 2025 						

RFP Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	RFP Requirements Review				Open
Description <ul style="list-style-type: none"> • All questions to be directed to construction.procurement@iowa.gov • DAS uses Procore online project management system for all projects, at no cost to the designer. • DAS uses a modified ConsensusDocs 803 Form of Agreement • DAS requires a project-specific Certificate of Insurance and specifies a Professional Liability policy of \$2,000,000 with a deductible of \$25,000 <ul style="list-style-type: none"> ◦ Must note in proposal if deductible is different and provide a letter of financial stability from bank ◦ Must provide COI prior to contract execution • Ensure the following items are included in the proposal: <ul style="list-style-type: none"> ◦ Project-specific schedule ◦ Resumes for all technical staff that will be assigned to the project ◦ Anticipated hours and rates for each person on the design team ◦ Lump sum broken down by schedule of values • Proposals shall be uploaded through the IMPACS Electronic Procurement System (do not email to Procurement). <ul style="list-style-type: none"> ◦ Link and information is in the RFP ◦ Designers will need to register prior to submission ◦ Designer should complete the registration process and ensure the ability to log in as soon as possible to ensure proposals can be submitted on the due date. ◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. 						

Conclusion

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Designer Questions				Open
Description Any questions?						
Official Documented Meeting Minutes Q1. What is the budget? A1. The budget is approximately 2.7 million dollars. Q2. What type of aircraft will be stored in the hanger? A2. Four aircraft will be stored in this hanger. A Cessna Grand Caravan, Cirrus SR-22, Cessna 182T, and a Cessna 182T. Q3. Is the vehicle wash for trucks/cars or airplanes? A3. The vehicle wash is for airplanes.						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.

END OF ADDENDUM 01