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## **ADDENDUM NO. 2**

**Date:** June 13, 2025, **Owner:** Division of Public Works  
502 N. 4<sup>th</sup> Street  
Boise, Idaho 83720

**Project:** DPW PROJECT NO. 24230 - Design Professional- Architectural Team  
ISU Health Science Property Development  
Idaho State University  
Meridian, ID

**No. of Pages:** 69 (including attachment references)

### **NOTICE TO ALL RESPONDERS**

You are hereby notified of the following clarifications of and /or revisions to the Request for Qualifications dated May 12, 2025, for the above referenced project.

**THIS ADDENDUM** is hereby made a part of the project requirements

**BE SURE** to acknowledge this Addendum No. 2 on your SOQ Cover Sheet.

Due to scheduling challenges DPW was unable to issue an Addendum with notes from the May 28, 2025, Informational Meeting. An additional addendum will be issued on or before June 16, 2025. Relevant reference documents are made part of this addendum as attachments.

### **RFQ REVISION**

Reference is made to page 5 of 17 in the RFQ. For the Technical Approach to Project section change the paragraph from "E" to "D". For the Format section change the paragraph from "D" to "E".

## **ITEMS OF DISCUSSION IN THE INFORMATIONAL MEETING ON MAY 28, 2025**

- 1. ISU wants to grow the Locust Grove property into a full campus. The Master plan is for say the next 30 years.**
- 2. In developing the 23 acres ISU is anticipating partnering with ICOM and other private parties. Partnering could include, but not limited to, site access through ICOM's parking lot on the northwest corner of S Locust Grove and E Central Drive, a pedestrian crossing located on East Central Drive, and a parking structure.**
- 3. The current ISU Meridian facility is connected with the West Ada School District.**
- 4. ISU would like to work with the Idaho State Police facility for possibly sharing or acquiring property from the adjacent facility to provide site access from E Central Drive.**
- 5. The A/E will help confirm ISU long term site goals and multiuse facilities as required by the City of Meridian's Development Agreement and Planned Unit Development application including but not limited to: Interdisciplinary Clinics & Bioscience Research, ISU innovation Cener, Housing & Living and Learning, Multiuse Facilities, Medical Education, Maintenance/Utilities, and a Parking Structure.**
- 6. The first five years anticipate developing an interdisciplinary clinic and university housing**
- 7. The A/E will need to work with ACHD relative to the surrounding roadways and access to the site. Anticipate developing a roadway site access agreement for the two adjacent streets. Keller & Associates have submitted to ACHD a Traffic Impact Study (see Addendum #1 for a copy).**
- 8. Rezoning of the Site has been completed (CG) with the City of Meridian and a Development agreement has been executed. (attached in Addendum #1 and signed copy in Addendum #2)**
- 9. Discussions and correspondence have been initiated with the Nampa & Meridian Irrigation District. Anticipate that the Hunter Lateral through the site will be covered with either an underground pipe or structure as required by the irrigation district**
- 10. The RFQ Phases include the following.**
  - a. Phase 1 – The first step includes the design and construction of a maintenance and operations storage facility in the parking lot to the west of the current ISU facility. The various building requirements are identified in the RFQ. We would anticipate that the new facility would be approximately 5,000 SF and less than say \$1.0M with the potential to grow as future property development increases. The work would also include the demolition of outbuildings on the Locust Grove site after completion of the new facility. A geotechnical investigation for the parking lot will be provided by DPW**
  - b. Phase 2 – The Scope of services for this phase would be concurrent with Phase 1. The A/E would be responsible for surveying the site and roadway system, designing site access, designing appropriate measures for the Hunter Lateral based on NMID recommendations, and approximating utility sizes**

- based on previously conducted masterplan in order to submit Planned Unit Development application to the City of Meridian. A/E would also be responsible for construction administration of site development
- c. Phase 3 – Pre-design and conceptualization of a new interdisciplinary clinic or university housing.

### **ADDENDUM #1 - REVISED PROPOSAL DATES**

<b>Receive RFQ submittals</b>	<b>June 20, 2025, 3:00 PM (Mountain Time)</b> <b>Division of Public Works , 502 N. 4th Street,</b> <b>Boise, Idaho 83720</b>
<b>Short List for Interviews</b>	<b>July 9, 2025,</b>
<b>Oral Interviews</b>	<b>Tentative July 22, 2025, - DPW Boise</b>
<b>PBFAC Selection Approval</b>	<b>August 5, 2025, - PBFAC Meeting</b>
<b>Negotiate Contract</b>	<b>August 2025</b>

The following documents are attached separately and are included for reference in this Addendum No. 2

- Signed Development Agreement between ISU and the City of Meridian (27 pages).
- ISU Meridian Campus Master Plan by Hummel Architects (36 pages)
- May 28, 2025, Informational Meeting Sign-In Sheets (3 pages)

\*\*\***END OF ADDENDUM NO. 2**\*\*\*