State of Idaho
Department of Administration
Division of Public Works

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ADDENDUM NO. 2

Date: **June 26th, 2026**

Owner: Division of Public Works
502 N. 4th Street
Boise, ID 83702

Project: DPW PROJECT NO. 26336 – **Design Professional RFQ**

No. of Pages: **Thirteen (13)** (including attachments)

NOTICE TO ALL RESPONDERS
You are hereby notified of the following clarifications of and/or revisions to the Request for Qualifications for the above referenced project.

THIS ADDENDUM is hereby made a part of the project requirements and contract documents for referenced project.

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

ITEM NO.

1. **Please note the following clarifications:**

   The SOQ due date is changed to **July 9th, 2026** to allow additional time for document review and scope clarification. The interviews (if needed) will be rescheduled as well.

   Please see the attached file "26336 MIL Addendum 2 Docs 062526.pdf", it contains the initial scope and space planning report, along with associated floor plans. Note the scope clarification on page #1 & 4 about the deck area; some or all of this scope will be completed by the State's Deferred Maintenance program.

   Building #710 was built in 1941 and several areas containing ACM have been identified by previous surveys. See the attached file "26336 MIL Bldg 710 ACM Survey 2007.pdf" for additional detail.

*****END OF ADDENDUM NO. 1*****

MWR Consolidation Concept

Bldg. 00309

SITE: 16A20
LOCATION: Bldg. 00710
PLANNING ESTIMATE: $960,000
PRV: $13.67M

PREPARED BY: Deferred Maintenance Section

Latest Relevant Repair Project(s):

- 2020 Bldg. 00710 West End Repair: Moved Lodging operations to west end, cost approx. $182,000

- 2018 Bldg. 00309 Repair: Repaired the MWR Suttler Store, cost approx. $1,000,000

Statement of Work Description: This project aims to develop a comprehensive repair and design plan to consolidate all Morale, Welfare, and Recreation (MWR) operations from Building 309 into Building 710 at Gowen Field. The proposed work will address several key needs, including mechanical repairs, replacing the south patio while correcting exterior storm water drainage, and providing full ADA access throughout the facility. The project's scope includes an improved functional design to accommodate all the MWR's core services.

Justification: This split-site model complicates administrative oversight, increases overhead costs, and creates a disconnected experience for service members. To address these challenges, a strategic proposition is proposed to consolidate all MWR services and its functions into a single facility at Bldg. 00710.

Bldg. 00710

Bldg. 00309

Bldg. 00309 Background:

The Morale, Welfare, and Recreation (MWR) program at Gowen Field currently operates from two separate facilities, creating administrative and logistical inefficiencies. MWR's core patron services—including the retail store, beverage cooler, class VI sales, dining cafe, coffee bar, barbershop, and ample warehouse back stocking.

The most recent project for this facility was completed in 2018. The building was repaired to support the MWR for approx. $1,000,000.

Retail Space

Beverage Cooler

Class VI Sales

Cafe

Coffee Bar

Warehouse Back-stocking

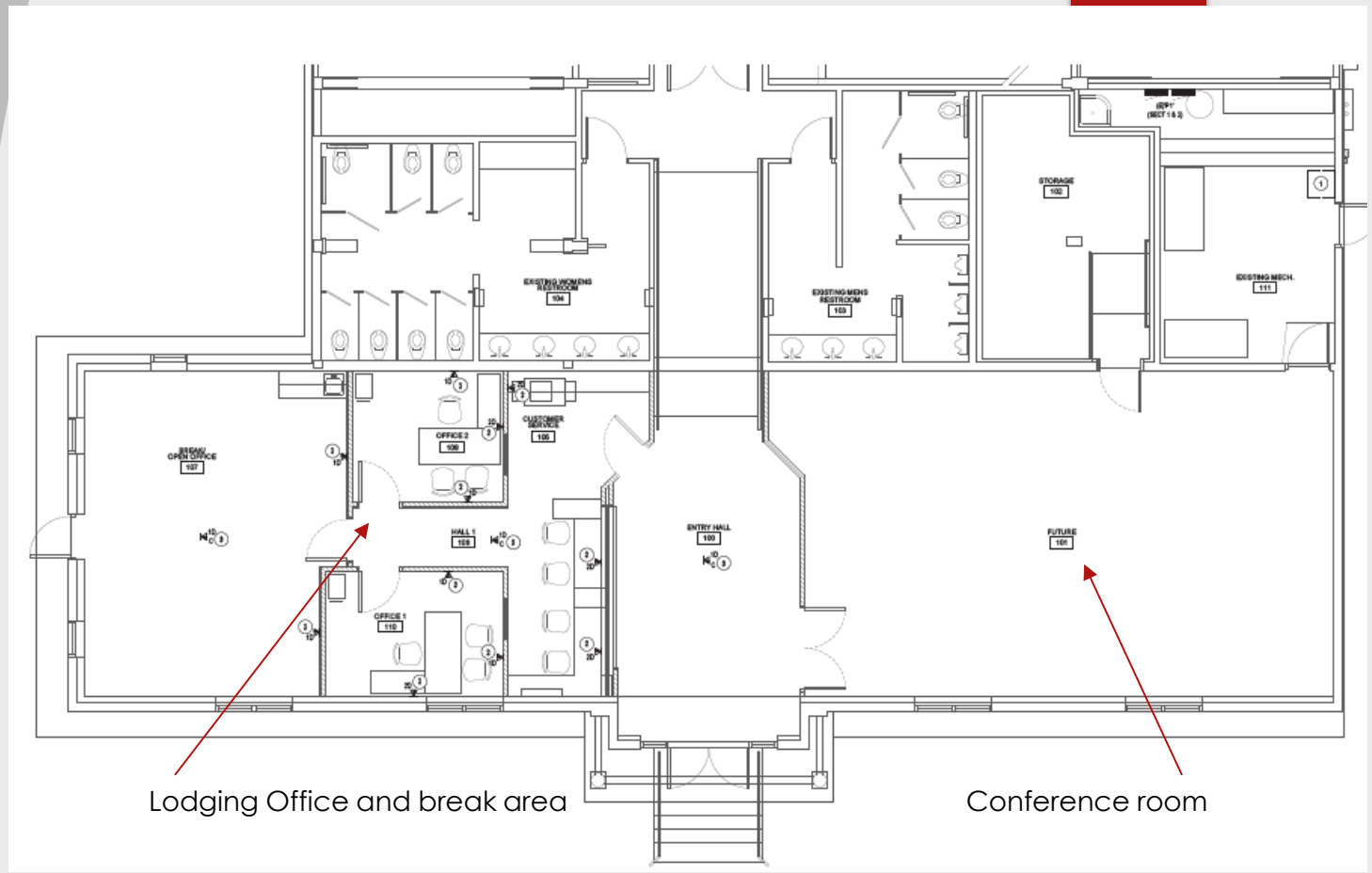
Bldg. 00710 West End

Bldg. 00710 Background:

Meanwhile, Building 710 houses the MWR's large event functions in its ballroom, with an existing kitchen for daily café food preparations and catering events, and an underutilized conference room located in the west end of the facility.

The most recent project for this facility was completed in 2020. The west end of this facility was repaired to support the Lodging Program for approx. $182,000.

This split-site model complicates administrative oversight, increases overhead costs, and creates a disconnected experience for service members. To address these challenges, a strategic proposition is proposed to consolidate all MWR services and its functions into a single facility at Bldg. 00710.



Bldg. 00710 West End

Bldg. 00710 Required Repairs

Bldg. 00710 requires essential repairs and minor modifications to ensure functionality, safety, and accessibility. The scope includes mechanical system repairs, complete restoration of the outdoor decking to include footings, water drainage, joists, decking, trellis refinishing, and ADA access throughout the exterior of the facility.

Construct ADA Access

Replace Decking and add ADA Access

Replace HVAC

Repair Existing Fireplaces

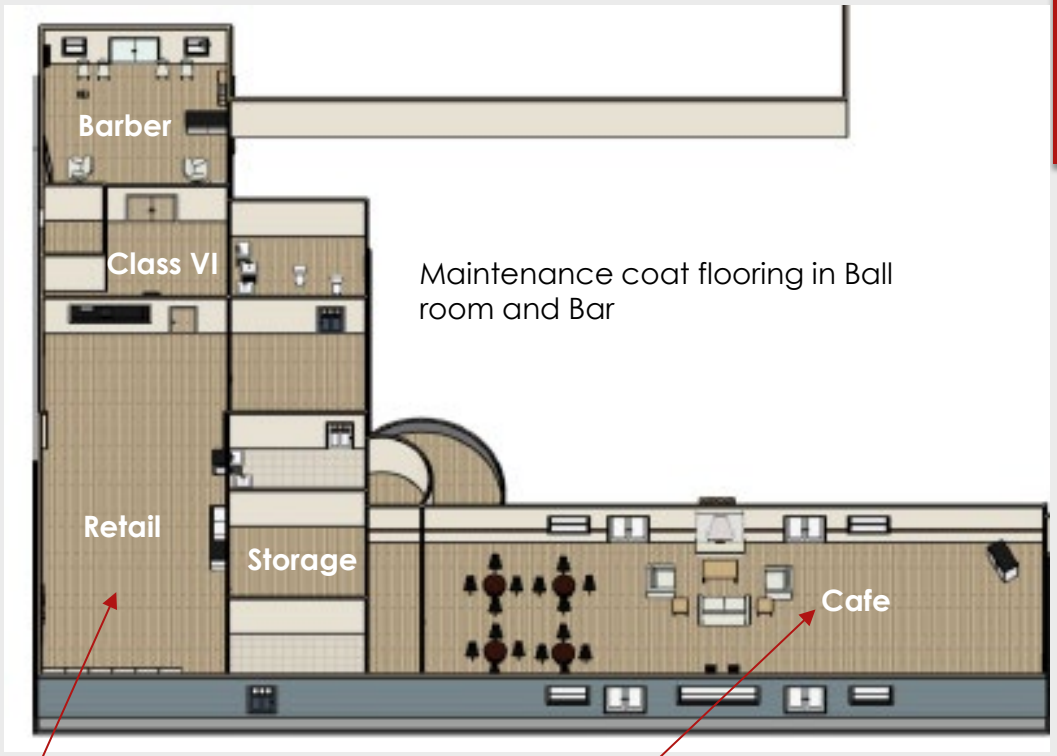
Repair Electrical Loads

Bldg. 00710 Repair Concept

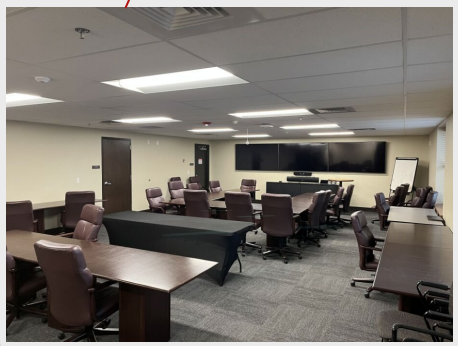
A preliminary assessment of Building 710's west end which was remodeled in 2020 has been identified as a key opportunity. This area includes not only the under-utilized conference room (900sf) but also a newly renovated space currently occupied by the Lodging program (900sf). It is believed that this renovated space could be repurposed to better meet MWR's mission needs, specifically by functioning as a right sized location for retail sales, Class VI sales, café, and barbershop.

However, it is important to note that this repair concept does not currently address the emerging need for a kitchen walk-in cooler/freezer, or optimal warehouse space. Furthermore, per the MWR's guidance, a beverage cooler for the retail sales will not be needed.

A full consolidation requires comprehensive design services to make this plan a success. Building 710 needs foundational work, including mechanical system repairs, exterior construction, and facility-wide ADA accessibility upgrades. This project will therefore develop the necessary repair and design plan to address these deficiencies and strategically reconfigure the space to create a modern, compliant, and fully unified MWR facility.



Maintenance coat flooring in Ball room and Bar



Use conference room space as retail space

Install serving window

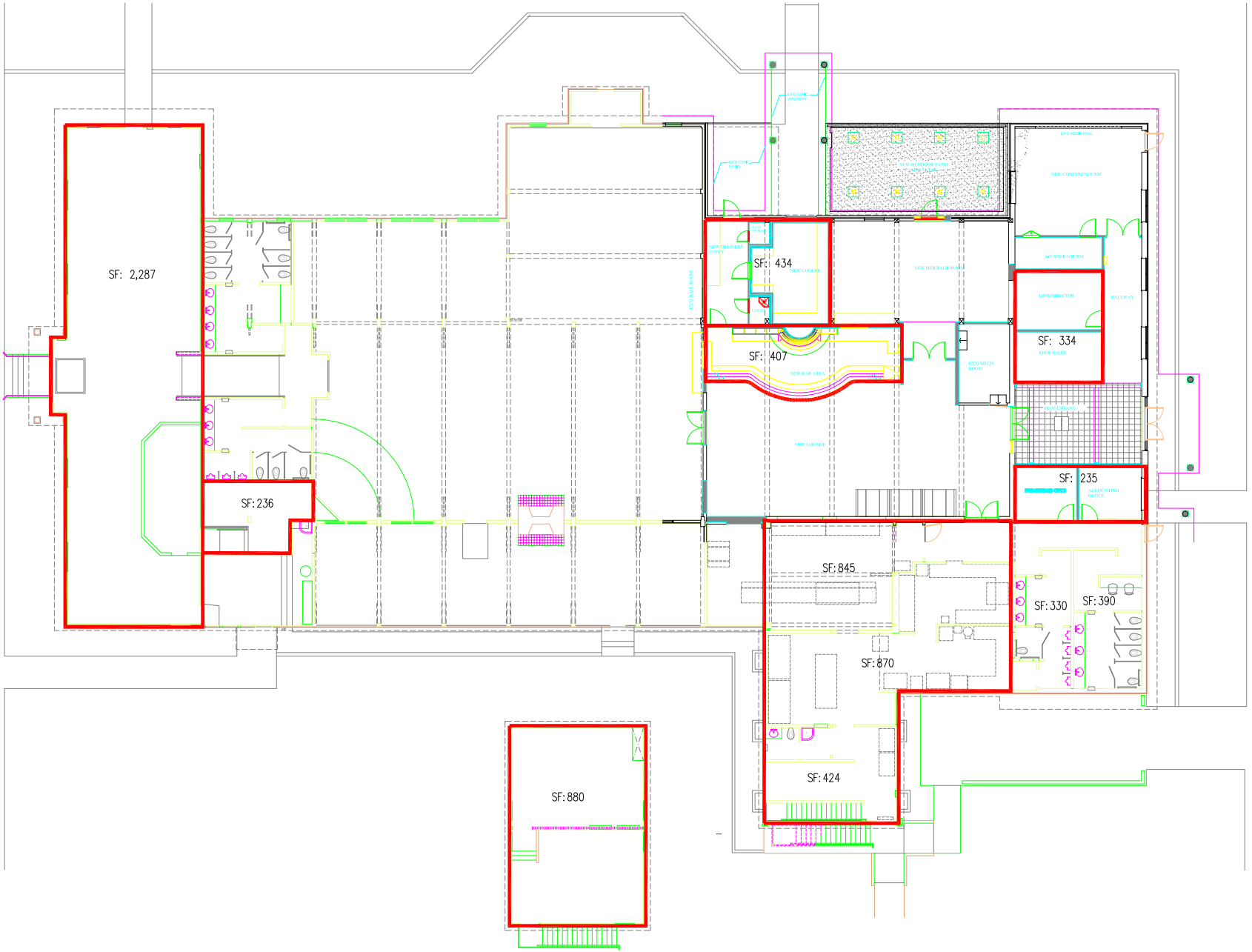
Employ movable sales counter and utilize existing dinning area.

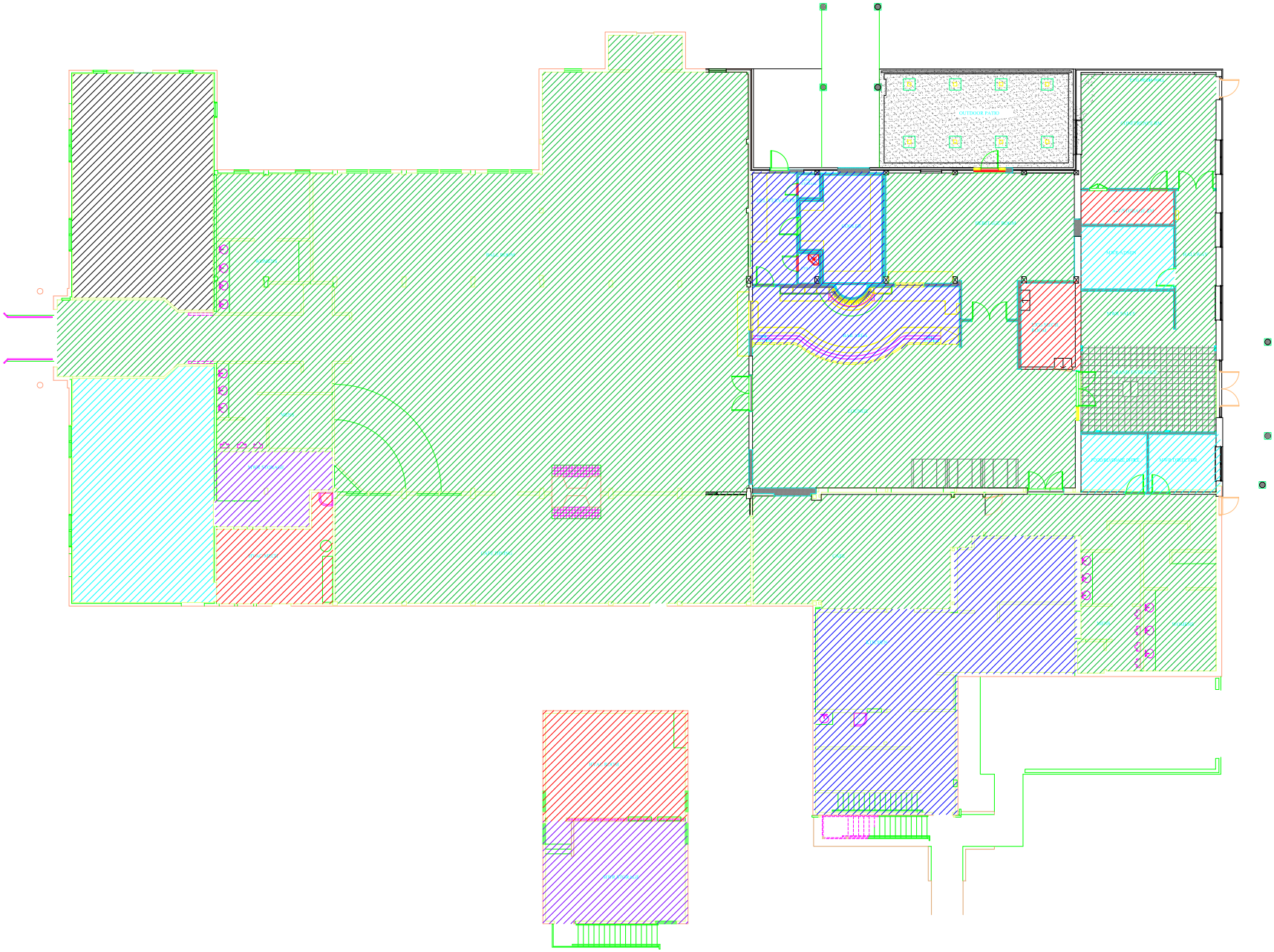
PROJECT TITLE: 16A25 R1A18 Building Repair
IDARNG DESIGN GUIDE EXCERPT

PROJECT TITLE: 710 REPAIR
PREPARED BY: SGT NEVEAREZ, RICHARD

System (Level II)	Component (Level III)	Material/Equipment Category (Level IV)	Sub-Component Type (Psuedo Level V)	UoM	Replace Unit Cost	Quantity	Estimated Cost (*1.1)
B10 SUPERSTRUCTURE	B1010 FLOOR CONSTRUCTION	B101003 FLOOR DECKS AND SLABS	Deck - Composite w/Bar Joists	SF	$24.51	3200	$86,265.97
C10 INTERIOR CONSTRUCTION	C1010 PARTITIONS	C101001 FIXED PARTITIONS	General	SF	$12.93	500	$7,108.91
C10 INTERIOR CONSTRUCTION	C1020 INTERIOR DOORS	C102001 STANDARD INTERIOR DOORS	General	EA	$1,950.07	2	$4,290.16
C10 INTERIOR CONSTRUCTION	C1030 SPECIALTIES	C103010 CASEWORK	General	LF	$355.63	25	$9,779.90
C30 INTERIOR FINISHES	C3010 WALL FINISHES	C301003 GYPSUM WALLBOARD FINISHES	General	SF	$3.31	20	$72.80
C30 INTERIOR FINISHES	C3010 WALL FINISHES	C301005 WALL COVERINGS	Paint	SF	$2.02	3500	$7,776.65
C30 INTERIOR FINISHES	C3020 FLOOR FINISHES	C302010 HARDENERS AND SEALERS	General	SF	$6.45	3200	$22,691.74
C30 INTERIOR FINISHES	C3030 CEILING FINISHES	C303090 OTHER CEILING & CEILING FINISHES	Other	SF	$6.52	900	$6,456.53
C30 INTERIOR FINISHES	C3040 INT COATINGS / SPECIAL FINISHES	C304005 INTERIOR WOOD FINISHES	General	SF	$12.28	50	$675.44
D20 PLUMBING	D2020 DOMESTIC WATER DISTRIBUTION	D202003 DOMESTIC WATER EQUIPMENT	Water Heaters, Commercial, Gas - 115 MBH input, 110 GPH	EA	$13,442.08	2	$29,572.58
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302002 FURNACES	Gas, 100 MBH	EA	$5,982.15	5	$32,901.82
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302002 FURNACES	Gas, 125 MBH	EA	$6,146.04	3	$20,281.94
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302002 FURNACES	Gas, 45 MBH	EA	$5,621.58	1	$6,183.74
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302002 FURNACES	Gas, 60 MBH	EA	$5,698.07	1	$6,267.87
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302002 FURNACES	Gas, 75 MBH	EA	$5,900.20	4	$25,960.89
D30 HVAC	D3030 COOLING GENERATING SYSTEMS	D303002 DIRECT EXPANSION SYSTEMS	Condenser, DX, Air Cooled - Direct Drive, 1-1/2 ton	EA	$5,954.83	1	$6,550.32
D30 HVAC	D3030 COOLING GENERATING SYSTEMS	D303002 DIRECT EXPANSION SYSTEMS	Condenser, DX, Air Cooled - Direct Drive, 3 ton	EA	$7,866.94	5	$43,268.15
D30 HVAC	D3030 COOLING GENERATING SYSTEMS	D303002 DIRECT EXPANSION SYSTEMS	Condenser, DX, Air Cooled - Direct Drive, 5 ton	EA	$12,811.09	5	$70,460.98
D30 HVAC	D3040 DISTRIBUTION SYSTEMS	D304007 EXHAUST SYSTEMS	Fan System, Roof Exhaust - 1500 CFM	EA	$19,366.87	3	$63,910.66
D30 HVAC	D3050 TERMINAL & PACKAGE UNITS	D305006 PACKAGE UNITS	A/C Unit, Split Systems w/ Air Cooled Condenser - 2 TN	EA	$3,760.28	1	$4,136.30
D30 HVAC	D3060 CONTROLS & INSTRUMENTATION	D306002 ELECTRONIC CONTROLS	General	EA	$1,042.37	1	$1,146.61
D50 ELECTRICAL	D5010 ELECTRICAL SERVICE & DISTRIBUTION	D501004 PANELBOARDS	Main lugs, 600 amp	EA	$7,930.95	4	$34,896.20
D50 ELECTRICAL	D5010 ELECTRICAL SERVICE & DISTRIBUTION	D501090 OTHER SERVICE AND DISTRIBUTION	GFCI Receptacle	EA	$552.87	5	$3,040.79
D50 ELECTRICAL	D5020 LIGHTING & BRANCH WIRING	D502002 LIGHTING EQUIPMENT	Exterior Lighting	EA	$1,235.76	66	$89,716.50
D50 ELECTRICAL	D5020 LIGHTING & BRANCH WIRING	D502002 LIGHTING EQUIPMENT	Interior Lighting, LED	EA	$629.35	50	$34,614.52
G10 SITE PREPARATIONS	G1030 SITE EARTHWORK	G103001 GRADING	General	SY	$1.13	3200	$3,970.73
G10 SITE PREPARATIONS	G1030 SITE EARTHWORK	G103005 COMPACTION	General	SY	$1.13	3200	$3,970.73
G20 SITE IMPROVEMENTS	G2030 PEDESTRIAN PAVING	G203003 PAVED SURFACES	Ramp	SF	$75.76	250	$20,832.81
G20 SITE IMPROVEMENTS	G2030 PEDESTRIAN PAVING	G203004 GUARDRAILS & BARRIERS	General	LF	$77.48	50	$4,261.29

					Construction Subtotal		$ 651,063.52
					Bonding/Insurance	2%	$ 13,021.27
					Owner Contingency	10%	$ 65,106.35
G10			General Requirements (6 Month Project)	JB	8%	8%	$ 52,085.08
Z10 DESIGN ALLOWANCE			Type A, B, and C Services	JB	12%	12%	$ 78,127.62
Z60 OVERHEAD & PROFIT			As awared per Design Build Contract	JB	15%	15%	$ 97,659.53
					Grand Total		**$ 957,063.38**


SF: 2,287
SF: 236
SF: 434
SF: 407
SF: 334
SF: 235
SF: 845
SF: 330
SF: 390
SF: 870
SF: 424
SF: 880



CFMO Mnt. – 1,029 SF

MWR ADMIN. – 1,642 SF

MWR FOOD PREP – 2,263 SF

MWR STORAGE – 692 SF

BASE GENERAL – 12,266 SF

BILLETING – 950 SF

TOTAL - 18,842 SF

Building 708: Building 708 is the CAMP TROOP facility that was constructed in 1941 with a total floor space of 7,800 sq. ft. **Walk through inspection revealed no suspect material found at this time.**

Building 709: Building 709 is the CAMP TROOP facility that was constructed in 1941 with a total floor space of 7,800 sq. ft. **Walk through inspection revealed no suspect material found at this time.**

Building 710: Building 710 is the OPEN MESS, OFF facility that was constructed in 1941 with a total floor space of 13,293 sq. ft.

Homogeneous Areas: The visual survey resulted in the identification of 21 homogeneous areas as described below.

1. The 12"x12" beige floor tile.
2. The white mastic under the 12"x12" beige floor tile.
3. The 12"x12" brown/cream floor tile.
4. The black mastic under the 12"x12" brown/cream floor tile.
5. The 12"x12" brown specked floor tile.
6. The black mastic under the 12"x12" brown specked floor tile.
7. The 9"x9" red floor tile.
8. The black mastic under the 9"x9" red floor tile.
9. The 9"x9" brown floor tile.
10. The black mastic under the 9"x9" brown floor tile.
11. The 9"x9" black floor tile.
12. The black mastic under the 9"x9" black floor tile.
13. The 9"x9" green floor tile.
14. The black mastic under the 9"x9" green floor tile.
15. The mudded thermal system insulation on the steam supply line fittings.
16. The thermal system insulation on the steam supply line.
17. The thermal system insulation on the drain pipe.
18. The 12"x12" gray floor tile.
19. The yellow mastic under the 12"x12" gray floor tile.
20. The 12"x12" white floor tile.
21. The yellow mastic under the 12"x12" white floor tile.

Location of Homogeneous Areas:

Homogeneous Area #1: One sample (#710-01) was taken. This sample tested negative for asbestos; therefore, the 12"x12" beige floor tile located in the middle of the janitor's room and throughout the building is considered **NON-ACM.**

Homogeneous Area #2: One sample (#710-01A) was taken. This sample tested negative for asbestos; therefore, the white mastic under the 12"x12" beige floor tile located in the middle of the janitor's room and throughout the building is considered **NON-ACM.**

Homogeneous Area #3: One sample (#710-02) was taken. This sample tested negative for asbestos; therefore, the 12"x12" brown/cream floor tile located in the southwest corner of the powder room and throughout the building is considered **NON-ACM.**

Homogeneous Area #4: One sample (#710-02A) was taken. This sample tested negative for asbestos; therefore, the black mastic under the 12"x12" brown/cream floor tile located in the southwest corner of the powder room and throughout the building is considered **NON-ACM.**

Homogeneous Area #5: One sample (#710-03) was taken. This sample tested positive with 3% chrysotile asbestos; therefore, the 12"x12" brown specked floor tile located by the west wall next to the sewer pipe in the women's rest room and throughout the building is considered **ACM.**

Homogeneous Area #6: One sample (#710-03A) was taken. This sample tested negative for asbestos; therefore, the black mastic under the 12"x12" brown specked floor tile located by the west wall next to the sewer pipe in the women's rest room and throughout the building is considered **NON-ACM. However, due to cross contamination from the asbestos containing tile, if the mastic is involved in a renovation or construction project, it must be treated as ACM.**

Homogeneous Area #7: One sample (#710-04) was taken. This sample tested positive with 3% chrysotile asbestos; therefore, the 9"x9" red floor tile located in the center of the room of old building #705 and throughout the building is considered **ACM.**

Homogeneous Area #8: One sample (#710-04A) was taken. This sample tested positive with 6% chrysotile asbestos; therefore, the black mastic under the 9"x9" red floor tile located in the center of the room of old building #705 and throughout the building is considered **ACM.**

Homogeneous Area #9: One sample (#710-05) was taken. This sample tested positive with 3% chrysotile asbestos; therefore, the 9"x9" brown floor tile located in the center of the room of old building #705 and throughout the building is considered **ACM.**

Homogeneous Area #10: One sample (#710-05A) was taken. This sample tested positive with 5% chrysotile asbestos; therefore, the black mastic under the 9"x9" brown floor tile located in the center of the room of old building #705 and throughout the building is considered **ACM.**

Homogeneous Area #11: One sample (#710-06) was taken. This sample tested positive with 4% chrysotile asbestos; therefore, the 9"x9" black floor tile located in the door way of the storage room going into the basement and throughout the building is considered **ACM.**

Homogeneous Area #12: One sample (#710-06A) was taken. This sample tested positive with 3% chrysotile asbestos; therefore, the black mastic under the 9"x9" black floor tile located in the door way of the storage room going into the basement and throughout the building is considered **ACM.**

Homogeneous Area #13: One sample (#710-07) was taken. This sample tested positive with 4% chrysotile asbestos; therefore, the 9"x9" green floor tile located next to the east wall of the storage room going into the basement and throughout the building is considered **ACM**.

Homogeneous Area #14: One sample (#710-07A) was taken. This sample tested positive with 5% chrysotile asbestos; therefore, the black mastic under the 9"x9" green floor tile located next to the east wall of the storage room going into the basement and throughout the building is considered **ACM**.

Homogeneous Area #15: Two samples (#710-08 and 09) were taken. Both samples tested positive with 50% chrysotile asbestos; therefore, the mudded thermal system insulation on the steam supply line fittings located above the ceiling of old building #705's dining hall and throughout the building is considered **ACM**.

Homogeneous Area #16: Two samples (#710-10 and 11) were taken. Both samples tested positive with 35% chrysotile asbestos; therefore, the thermal system insulation on the steam supply line located above the ceiling of old building #705's dining hall and throughout the building is considered **ACM**.

Homogeneous Area #17: Three samples (#710-12, 13, and 14) were taken. All samples tested positive with 30-60% chrysotile asbestos; therefore, the thermal system insulation on the drain pipe located in the northeast corner of the entrance going into the basement is considered **ACM**.

Homogeneous Area #18: One sample (#710-15) was taken. This sample tested negative for asbestos; therefore, the 12"x12" gray floor tile located in the south door way going into the kitchen area of old building #705 and throughout the building is considered **NON-ACM**.

Homogeneous Area #19: One sample (#710-15A) was taken. This sample tested negative for asbestos; therefore, the yellow mastic under the 12"x12" gray floor tile located in the south door way going into the kitchen area of old building #705 and throughout the building is considered **NON-ACM**.

Homogeneous Area #20: One sample (#710-16) was taken. This sample tested negative for asbestos; therefore, the 12"x12" white floor tile located in the south door way going into the kitchen area of old building #705 and throughout the building is considered **NON-ACM**.

Homogeneous Area #21: One sample (#710-16A) was taken. This sample tested negative for asbestos; therefore, the yellow mastic under the 12"x12" white floor tile located in the south door way going into the kitchen area of old building #705 and throughout the building is considered **NON-ACM**.

Recommended Action: The asbestos containing material was found to have minimal damage but does not pose a threat. Repair action is required. The material should also be included in a recurring preventative maintenance program whereby inspections are made every six months or as needed. If the condition deteriorates, repair or removal should be performed. Removal must be considered if the areas are ever included in a repair or

construction project. Actions taken to repair or remove the ACM should be annotated in the **"Changes That Affect Sample Summary"** section of the plan.

Building 711: Building 711 is the CAMP TROOP facility that was constructed in 1941 with a total floor space of 8,220 sq. ft. **Walk through inspection revealed no suspect material found at this time.**

Building 712: Building 712 is the DH, OFF (DET) facility that was constructed in 1941 with a total floor space of 8,706 sq. ft.

Homogeneous Areas: The visual survey resulted in the identification of 10 homogeneous areas as described below.

1. The thermal system insulation on the boiler jacket.
2. The 2'x4' ceiling tile.
3. The thermal system insulation on the hot water supply lines.
4. The mudded thermal system insulation on the hot water supply line fittings.
5. The thermal system insulation on the hot water tank.
6. The mudded thermal system insulation on the domestic hot water line fittings.
7. The 12"x12" light tan floor tile.
8. The yellow mastic under the 12"x12" light tan floor tile.
9. The 12"x12" cream/green floor tile.
10. The black mastic under the 12"x12" cream/green floor tile.

Location of Homogeneous Areas:

Homogeneous Area #1: Three samples (#712-01, 02, and 03) were taken. Sample #712-02 tested positive with 15% chrysotile asbestos. One positive sample identifies the system as asbestos; therefore, the thermal system insulation on the boiler jacket is considered **ACM.**

Homogeneous Area #2: One sample (#712-04) was taken. This sample tested negative for asbestos; therefore, the 2'x4' ceiling tile in the kitchen area and throughout the building is considered **NON-ACM.**

Homogeneous Area #3: Three samples (#712-05, 06, and 07) were taken. Sample #712-05 tested positive with 55% chrysotile and 20% amosite asbestos. One positive sample identifies the system as asbestos; therefore, the mudded thermal system insulation on the hot water supply lines located in the mechanical room and throughout the building is considered **ACM.**

Homogeneous Area #4: Three samples (#712-08, 09, and 10) were taken. Sample #712-08 tested positive with 15% chrysotile asbestos. One positive sample identifies the system as asbestos; therefore, the mudded thermal system insulation on the hot water supply line fittings located in the mechanical room and throughout the building is considered **ACM.**

Homogeneous Area #5: Three samples (#712-11, 12, and 13) were taken. All samples were tested and samples #712-12 and -13 tested positive with 15% chrysotile