

RFP 2022-3: Architectural & Construction Management Services Questions and Responses as of 9/21/2022

1. Is the procurement method Design-Bid-Build or Design-Build?

The procurement method is Design-Bid-Build.

2. Pursuant to the above, if Design-Build is the planned method, do you anticipate the project costs will exceed \$7 million?

The procurement method is not Design-Build.

3. With either of the above methods, are you contracting with a third-party Construction Management entity?

The hope is and the preference would be to award an Architectural and Construction Management Services contract to a single respondent.

4. If Design-Bid-Build is the planned method, Architects are typically required to provide proof of Professional Liability insurance coverage at specified limits rather than a Performance Bond. Also, if Design-Bid-Build is the planned method, MO statutes require selecting on the basis of best qualifications/experience and do not permit pricing to be submitted before architect selection.

The RFP will be amended and published prior to the Mandatory Pre-Proposal Conference. The amended RFP will reflect the removal of and/or revisions to specific sections which are typical in construction procurement. Additional addenda and/or amendments may be published after the Mandatory Pre-Proposal Conference. Missouri statute allows for a political subdivision to adopt a qualification-based selection procedure commensurate with state policy. A panel of CCDDR representatives will be assigned to this RFP, and this panel will manage the procurement process. If there is only one respondent, a second solicitation may or may not be offered. Respondent references, respondent experience, respondent qualifications, proposal presentation, proposal clarity, timelines for project completion, quality of proposed services, and other factors shall be considered during the procurement process. If a contract is awarded, it shall not be solely based on price. All other preferences and guidelines identified in applicable Federal, state, and local law shall be recognized. The right is hereby reserved to reject any or all submissions for any reason, in part or in whole, received in response to this solicitation; to waive or not waive informalities or irregularities in any response or the proposal procedures; to request supplementary information from respondents as determined necessary to effectively evaluate responses; to cancel this solicitation, advertise for new; and to accept or request clarification or further negotiate the terms, conditions and/or methodology of any response if, in the Board's sole judgment, the best interests of the Board will be so served.

5. Phase 2 Construction Administration Detail – the last paragraph discusses providing a logbook of daily activities, weather, etc. Is this for the GC or for the design professional? I ask because this requirement reads as if you are requesting daily job supervision. Is this something that the Contractor will provide through his construction contract with the Board or is this to be provided by the design professional?

For the purposes of this RFP, "Construction Management" and "Construction Administration" shall be defined as the oversight and execution of Phase 2 (Construction Administration). This shall include all elements as described in Phase 2 (Construction Administration) of the "Scope of Work". However, the preparation of a logbook, recording the hours worked on the job site, weather conditions, list of visiting officials, daily activities, decisions, manning levels by trade, observations in general, and specific observations in more detail (if applicable) described in "Construction Completion (Stage 2)" are to be prepared by the contracted construction company procured to do the work, delivered to the awarded party, and then delivered to the Board by the awarded party. Daily oversight of the project would not be the responsibility of the awarded party; however, construction administration expectations would involve periodic visits to the site to monitor progress.