

DLR Group inc.
an Iowa corporation

1430 Locust Street, Suite 200
Des Moines, IA 50309

**DMACC DIESEL & TRADES BUILDING
ANKENY, IA
DLR GROUP PROJECT NO. 11-24120-00**

February 14, 2025

NOTICE TO BIDDERS: Amend the RFP FOR SELECTION OF A CONSTRUCTION MANAGER AT-RISK ON A GMP CONTRACT to the above referenced project as follows:

- ITEM NO. 1. Can you share who all responded to the RFQ and, in doing so, received the RFP?
A. You can find the list of those who submitted and scoring through the Action plan room site.
- ITEM NO. 2. All RFP submitters who provide required content will be interviewed?
A. Correct, per the RFP an interview will be arranged with firms who submit Proposals with all required content as noted.
- ITEM NO. 3. Any additional details you could provide to the group on interview format (length, presentation vs. Q&A, handouts, etc.)
A. In regard to the interview structure, DMACC can't determine details until we receive the RFPs, due to the unknown quantity.
- ITEM NO. 4. As I've read the RFP in detail and it looks like everyone that submitted an RFQ will be asked to submit and RFP.
A. Per the RFP an interview will be arranged with firms who submit Proposals with all required content as noted.
- ITEM NO. 5. Can you tell us how many contractors submitted RFQ's and is able to submit an RFP?
A. You can also find the list of firms that submitted with their scoring on the Action Repro plan room site.
- ITEM NO. 6. Are you able to tell me how many groups were invited back to submit the RFP?
A. DMACC has elected to issue the RFP to all firms who submitted a Statement of Qualifications in response to its Request for Qualifications in Phase 1. You can find the listing of all those and scoring through the Action Repro plan room site.
- ITEM NO. 7. Article 1.6.B is related to activities after a CMAR is selected. There is no GMP required at this RFP stage, and we need only provide those items listed in 1.6.D, 1.6.E and 1.6.F as it relates to costs in order to meet the intent of the RFP?
A. 1.6 B. requirements are part of the agreement and briefings with owner and team are after the award of contract. However, information in Article 1.6 D-F is required as part of the CM proposal submission and will be used in the evaluation and scoring of the RFP.

- ITEM NO. 8. Do existing Buildings 14 and 20 need to stay in service until the new Diesel and Trades Building is ready for occupancy or can they be demolished at the start of construction to accommodate staging and construction of the new building?
- A. Buildings 14 and 20 must stay in service during the duration of construction.
- ITEM NO. 9. Item 1.8.5.i.A.2 of the RFP states Commercial General Liability insurance limits of not less than \$5,000,000 for each occurrence and \$5,000,000 in aggregate are required. This is higher than our policy limits and higher than what most CM's in Iowa carry as part of their standard insurance package. Typical limits are \$1M occurrence/\$2M aggregate or \$2M occurrence/\$4M aggregate. Can the \$5M limits be reduced to be in line with what is standard in our industry in Iowa?
- A. Acceptable
- ITEM NO. 10. My team is requesting clarification for columns four and five in the Fee and General Conditions matrix on pages 10 and 12 in the RFP. Should costs be provided for all items in columns four and five based on paragraph 1.6.F on page 5 of the RFP?
- A. Items under 1.6.F should be itemized as stated in 1.6.F.1-3.
- ITEM NO. 11. 1- The column labeled "Cost of Work (Included in cost proposal item #3 & GMP or otherwise included in the GMP) implies that we are supposed to put together an estimated cost for these items and include them as a part of Cost proposal Item #3 for construction phase services. Many of the items in the cost of work category are specific to the final design and cannot be reasonably estimated until more details are known about the project design. Please confirm if the items in the cost of work column are to be included or excluded for the proposal.
- 2 – In the spreadsheet there are line items related to ICRA as a part of the cost of work. Please confirm these are not relevant to this project.
- 3 – In the spreadsheet there is a line item related to the Owners Project Website (Build UI) being owner by owner or others. Please confirm if this system or other owner provided documentation system will be used on this project.
- A. 1. Items under 1.6.F should be itemized as stated in 1.6.F.1-3.
2. Correct
3. Owner will not provide a documentation system