

May 24, 2021

To: All Potential Respondents
From: Bobbi Pulley, Purchasing Agent
Subject: RFP182335228 – Construction Management Services

Addendum One

Please amend the subject RFP to include the following:

Pre-Proposal Meeting Notes:

- Additional information about State-owned property can be found at: <https://iowa.maps.arcgis.com/apps/webappviewer/index.html?id=5289b27635074af794c5007f6992eee1>
Please note the following agencies are exempt from using the SDCRB: Board of Regents, Department of Transportation, the National Guard, Natural Resource Commission, and the Iowa Public Employees' Retirement System.
- Additional information regarding past SDCRB projects can be found at: <https://das.iowa.gov/general-services/design-and-construction-resource/infrastructure-financials>
- Fees are listed in Section 1.4.3 and will be the same for all Construction Managers (CM). The Hourly Rates should be included in Exhibit A and will be negotiated after the Notice of Intent to Award is issued. Hourly rates for all CMs will be within a reasonable difference (~10% of average).
- Section 1.3.2 The Construction Manager will be required to participate in an initial onsite project assessment meeting to identify project scope and budget, at no cost to the State. This initial meeting does not guarantee the Construction Manager an Exhibit for a project. As part of the assessment the Construction Manager will turn in the following to DAS:
a) letter summary describing the scope assumptions that went into the project and any exclusions; b) DAS issued budget form to summarize the estimated costs of the project; c) pictures to help document the potential work.
- Section 1.3.10 – Will the CM be responsible for the bid tab or will Procurement do that? The CM will be responsible for the bid tab. Procurement prepares a bid summary that is issued with the Notice of Intent to Award.
- Section 1.3.16 – Please clarify how many OAC construction meetings will be held per project. The goal is to maintain constant communication during the project. The default number of meetings is 2 per month but the actual number will depend upon the project. CM will discuss with the DAS owner representative the necessary number for the project during the end of design phase when preparing the quote for CM services during construction.
- How many CMs will DAS be awarding? DAS not have a specific number at this time but it will be around four.
- Who are the current CMs? DCI Group, Story Construction, Samuels Group and Ryan Companies.

Questions and Answers:

- Q1. For the time period between November 9, 2021 and November 8, 2022 what is the goal of DAS and SDCRB for number of projects and projected value of those projects they would like to complete?
- A1. **DAS does not have that information at this time. Historical information can be found at <https://das.iowa.gov/general-services/design-and-construction-resource/infrastructure-financials>**
- Q2. Section 1.3 – wanting to confirm that all scope of work items as listed are billable by the CM with the exception of 1.3.2 as it states?
- A2. **Please see Section 1.4.4.**
- Q3. Section 1.4.3 - CM Fee schedule, for projects greater than \$10M. Will this be a full and open solicitation process to select a CM or will there be prequalified CM's via this RFP process that will be solicited?
- A3. **The CM for \$10M projects will be selected via an open RFP process.**
- Q4. Section 3. .4, This RFP does not establish a statewide contract. Will multiple CM's be chosen based on an established service area criteria?
- A4. **CMs may work across the entire state but the contract will only be available for use by SDCRB; not other state agencies.**
- Q5. Section 2.1, 2.1.2, Targeted Small Businesses, will there be a preference given to Targeted Small Businesses in the evaluation process?
- A5. **No.**