



## DECC RFP 01-25 Construction Manager at Risk Services Based on Guaranteed Maximum Price – Bonding Infrastructure Upgrades

### CM Questions & Responses 4/29/25

1. Are liquidated damages included?

*Response Q1: No.*

2. In the LHB predesign report under Part 7: Schedule it references 9 months for Preconstruction Services followed by 7 months of construction. Trying to make sure we are apples for apples when calculating Fees do these durations still hold true now and are these duration to be used to calculate our preconstruction and construction phase fees. Please confirm what you want the CMs to base their fees on.

*Response Q2: For purposes of this RFP, assume the CM will be selected at end of May, followed by 9 months Preconstruction followed by 7 months construction.*

3. Can you clarify the construction phase schedule would be 7 months consecutive, or do you anticipate these priorities to phase over a longer period of time based on projected lead times for equipment or are you preferring that once construction starts it will be consecutive months without interruption to the schedule because equipment has been procured ahead of time.

*Response Q3: For purposes of the RFP response, assume the schedule noted in Q2 response. There may be some phased stops/starts based the final approved scope, and reasonable financial considerations may be discussed at that time.*

4. For Attachment C it references using an Excel file labelled Exhibit C. The one Excel file provided in the link to this RFP is labelled Exhibit D. Can you clarify if there is an Exhibit C and if so, can you send it to the CMs so we can fill it out and provide it with the response.

*Response Q4: Exhibit D (Excel document) is correct. Please use that form for your response and return your response as an Excel document with your proposal.*

5. Some of the Attachments reference using a text box provided below. All the attachments are in PDF format, and we can't use the referred to text boxes, do you have them in a format we can access a text box.

*Response Q5: Please see attachments to this Q&A, with the Word documents for Attachments A-G. Please fill out your responses directly on the Word Attachments A-G, except for Attachment C which you should fill out (Excel document) Exhibit D.*

6. Can you clarify the meaning in section 9.0 Proposal Response Requirement when it says to ("utilize the following attachments to this RFP. Any deviation from this format provided may cause the Proposal to be considered non-responsive") are you saying if we don't type our text responses using the attachments you provided it will be considered non-responsive or can the

CMs use their own formatted responses if we specifically format and respond to each Attachment A through G. All the referenced attachments are in PDF format and don't have text boxes for us to type anything into at this point. Are you providing something that will allow this?

*Response Q6: Please provide your proposal responses on the (Word) Attachments provided with this Q&A Response and the (Excel) Exhibit D provided with the RFP.*

7. The RFP is for CM at Risk Services, but I see references to a "GC" in several spots in this RFP. I am assuming your looking for a CM and not GC since the contract exhibits provided are all CM at Risk with a GMP and not Negotiated GC with GMP. Please clarify your looking for a CM and not GC.

*Response Q7: Yes, the DECC is looking for a CM at Risk with a GMP. Anywhere RFP documents refer to GC, it's intended to mean CM.*

8. Does your construction budget of \$4,420,000 include the preconstruction and construction phase fees or is this coming out of a separate budget? Reviewing Appendix 6a the project cost forms it's not clear if they are part of construction budget or some other line item in this document. Under other cost it references CM at Risk for \$24,755.

*Response Q8: Yes, for purposes of the RFP, assume \$4,420,000 is the anticipated GMP and includes preconstruction fees and construction costs.*

9. Based on the construction budget are the following priorities as listed and as talked about during the RFP walkthrough being Priority #1 Electrical Transformer, Priority #2 Chiller AC for Pioneer Hall, and Priority #3 Dehumidification for Amsoil Arena are the three priorities you want accomplish with this budget.

*Response Q9: Correct, these are the three top priorities of the original Predesign Report. The cost estimates provided by the selected CM for the project scope will help determine the final project scope.*

10. In attachment C of the RFP, it references utilizing Excel File labelled Exhibit C. Is this supposed to be Exhibit D or is there a different excel spreadsheet that should be utilized?

*Response 10: See Q.4 and Q.5 responses.*

11. Can you update the anticipated design schedule as the dates provided in Exhibit A don't align with current time, or will the CM collaborate with the overall team to create this schedule?

*Response 11: For purposes of this RFP, assume the CM will start in June 2025 and preconstruction will last for 9 months.*

12. Have lead times been identified for large mechanical and electrical infrastructure items to help guide the design and construction schedule?

*Response Q12: Yes, here are some lead time estimates: Chiller (20) Weeks; Dehumidification (25) Weeks; Transformer (38) Weeks*

- a. Have potential specifications, manufacturers and suppliers been identified for the transformer?

*Response Q12a: No; A Basis of Design has been determined and will be identified in a project scope narrative provided to selected construction manager.*

- b. Have potential specifications, manufacturers and suppliers been identified for the chilled water systems?

*Response Q12b: No; A Basis of Design has been determined and will be identified in a project scope narrative provided to selected construction manager.*

- c. Have potential specifications, manufacturers and suppliers been identified for the dehumidification system?

*Response Q12c: No; A Basis of Design has been determined and will be identified in a project scope narrative provided to selected construction manager.*

- 13. Attachment B references signing the contract. By checking “yes,” we acknowledge that we are willing to sign the contract once all business terms are included, but we’re also assuming contract negotiations will allow modifications acceptable to both parties. Can you clarify?

*Response Q13: If you indicate “yes” that means you’re willing to accept the contract as-is; if you are not willing to accept the contract as-is you should indicate “no” and provide all exceptions by making notes on a separate document and provide that document with your proposal response.*

- 14. Regarding question #6 on attachment B, have “all applicable laws and regulations governing contracts applicable to Owner” been identified by the Owner, and those that specifically roll down to the Contractor been included in the draft contract provided?

*Response Q14: Yes, to the best of DECC’s knowledge.*

- a. If not, does selecting “yes” still allow us the opportunity to review all Contractor-specific requirements before the contract is executed?

*Response Q14A: No. See Q&A 13 response.*

- 15. Who will be on the selection committee?

*Response Q15: This information is not being provided.*

- 16. Who will own the transformer, the local utility or the DECC? Who will be responsible for the procurement of the transformer based off ownership structure?

*Response Q16: The DECC.*

- 17. Will this require following the State of MN B3 process?

*Response Q17: Refer to paragraph 4.D within the March 27, 2024, Predesign Report which states, that this project scope does not include new construction and is not a major renovation, therefore it is assumed that State of Minnesota Sustainable Building Guidelines (B3) will not be required. However, the applicability form will be submitted and confirmed with the state. Energy efficient equipment will be specified to meet current energy code standards and include requirement for the contractor to submit a “Waste Management and Recycling Plan”.*

- 18. What level of disruption is acceptable as it relates to infrastructure replacements?

*Response Q18: The DECC facility will remain open and operational during construction. A phased construction strategy will be created with DECC Staff, Owner’s Rep, Design Team, and Construction*

*Manager's input prior to construction start. DECC building areas being impacted during construction will be scheduled to minimize impacts to seasonal use. July/August and last two weeks of December are slower seasons. March/April & September/October are typically the busier seasons at the DECC.*