



Des Moines Area Community College
2006 S Ankeny Blvd, Ankeny IA 50023

REQUEST FOR QUALIFICATIONS FOR SELECTION OF A CONSTRUCTION MANAGER AT-RISK (CMaR) ON A GUARANTEED MAXIMUM PRICE CONTRACT

RESPONSES TO RFQ QUESTIONS FOR THE DMACC DENTAL CLINIC PROJECT:

1. **Q:** Maximum RFQ length is 40 total pages. Do cover pages/section divider pages count towards this total?
A: No, they will not count towards this total.
2. **Q:** What is the general type of construction of the new building (precast, block, steel framed, etc.)?
A: It is commercial grade long term construction, but exact materials are unknown at this time.
3. **Q:** Item 6.5.c, 7.a and 7.c call out phasing of the project. Can you expand on the phasing that will need to be reviewed and planned for the new building?
A: Refer to the project schedule included in this Q & A document. Phasing within that timeline could be a collaboration with the project team to accelerate schedule.
4. **Q:** What is the current design schedule?
A: Tentative Design Schedule is as follows:
 - 2024 Sept-November: Schematic Design
 - 2024 December - 2025 April: Design Development
 - 2025 May - July: Construction Documents
5. **Q:** What is your thought on when documents would be completed and construction starts, and is it correct the intended completion isn't until 2027?
A: 2025 September - no later than 2027 May Project Complete & Ready for Move-In.
6. **Q:** What's the anticipated bid period and anticipated construction start for the dental clinic?
A: The CMaR is responsible for the subcontractor bidding schedule.
 - 2025 September - Begin Construction