

Please see the following questions and responses below for clarification on the library's RFQ issued on December 1, 2025. The library's responses are colored red.

1. The RFQ language seems to suggest that the project will be built using a General Contractor via the design-bid-build process. Has the board considered utilizing a Construction Manager at Risk for this project? There are benefits to that process, and we have a lot of experience assisting with hiring a qualified CMaR.

The board is open both to utilizing a general contractor via the design-bid-build process and to utilizing a construction manager-at-risk for this particular project.

2. Regarding Section II, funding for the project is discussed as potentially coming from multiple sources including a public bond. Will the scope of work include providing images and information to assist with fund raising activities? Related, is it anticipated that the scope of work will pause while fund raising or a bond issue is being pursued?

Yes, the scope of work will include providing images and information to assist with fundraising activities, and yes, the scope of work might pause during fundraising efforts or the pursuit of a bond issue.

3. Is there a desired schedule for starting construction and or completion of the project?

Currently there is no formal schedule for starting construction and/or completion of the project; however, the board is hopeful to begin and complete the project within a period of three to five years, subject to change due to the purchase of land as well as the topography and development of the land itself.

4. Is future design work anticipated for the existing building, and if so, could this RFQ allow for the selected design team to extend their contract for that future design work?

No, the board anticipates no future design work for the existing building.

5. Regarding item B.2 - are you asking for an organization chart for this specific team or for the Architectural firm?

The board requests both a chart of high-level organizational leadership and of the specific team to be assigned to this particular project.

6. Regarding item B.6 - I understand you have been made aware that fees cannot be requested at this time. Please confirm you will be excluding item B 6 from the RFQ.

Yes, item B.6 has been removed to ensure compliance with the Missouri RFQ process, and an amended RFQ has been issued.

7. Regarding Section D - civil engineering is not listed. Please confirm you will hire the civil engineer independently, and we will coordinate with them.

Yes, a civil engineer will be hired independently, and the selected architectural firm will coordinate with the civil engineer.

8. Regarding Section D - you list AV under specialty consulting. Does the library have an IT and/or security consultant that we will coordinate with?

Yes, the library has an I.T. consultant that the selected architectural firm will coordinate with, and no, the library does not currently have a security consultant that the selected architectural firm will coordinate with.

9. Regarding item E - do you have specific forms you would like us to use for the disclosures?

No, there are no specific forms to use for the disclosures in item E.

10. Regarding item F - do you have minimum insurance requirements for our professional liability?

No, the library does not have a minimum insurance requirement for professional liability.