

## ALMIRA SCHOOL DISTRICT

### - *TRANSPORTATION BUILDING REPLACEMENT PROGRESSIVE DESIGN-BUILD PROJECT*

1. *The schedule is very aggressive in terms of SOQ and RFP advertisement periods as well as the time allocated for GMP negotiation (2 weeks, 17 days, and 1 week respectively). Can you provide the reasoning behind the establishment of these timeframes?*

The Almira School District acknowledges that the proposed procurement and negotiation timelines are ambitious. Nonetheless, our primary goal is to deliver a high-quality facility that provides the best overall value within the budget.

The proposed durations—two weeks for Statement of Qualifications (SOQ) collection, 17 days for RFP responses, and one week for Guaranteed Maximum Price (GMP) negotiations are tailored to the project's specific requirements and align with our Progressive Design-Build (PDB) approach. Given the project's clearly defined scope as a pre-engineered metal building (PEMB), experienced teams should be well-positioned to respond efficiently. To further support focused and timely proposals, we will issue clear and comprehensive RFQ/RFP documents that outline project goals, budget parameters, and key milestones.

The one-week GMP negotiation is feasible because it follows approximately 2.5 months of intensive collaboration with the selected design-builder. This phase will include programming, validation, design development, and permitting, supported by open-book cost estimating, target value design, value engineering, and constructability reviews. Such early and transparent engagement fosters a shared understanding of scope, costs, and risks—laying the foundation for a streamlined GMP agreement.

While we are confident in the efficiency of this process, we remain flexible. If schedule extensions are necessary to ensure robust participation, thorough evaluation, or completion of GMP development, we are prepared to make adjustments to support the overall success of the project.