



## FINAL ANSWERS TO QUESTIONS FROM POTENTIAL APPLICANTS

### PUR 2025 – 01 Construction Manager at Risk RFQ Children's Board Family Resource Center

December 20, 2025

PLEASE NOTE: The opportunity to submit questions has expired per the RFQ release instructions to proposers. This is the final document that will be posted with Children's Board official Answers to Questions for PUR 2025-01.

The Construction Manager at Risk RFQ allowed potential applicants to submit questions. All questions from potential applicants and the Children's Board's answers are as follows:

**Question 1:** When you are talking about the 1200 sq. ft building, will you be adding ductwork for an HVAC or using mini splits?

*Answer: Our mechanical engineer is suggesting we add an HVAC system that utilize ductwork rather than using several mini-splits systems to reduce overall cost. Our mechanical engineer acknowledges mini-split systems work well for small spaces and reduce the amount of space needed to accommodate the unit however, since two-thirds of the metal building contain four individual offices. The use of a mini splits systems will require each office to have one. To avoid the higher expense that's associated with each office having it's own mini-split unit, one large tradition split system is being recommended with ductwork branching to each space.*

**Question 2:** Pertaining to the permitting, is the design firm handling the permitting or would that be something the general contractor would be expected to handle?

*Answer: DSA's contract with the Owner (CBHC) does not include permitting services. Since the contract between the general contractor and the Owner will be structured as a construction manager at risk, then the general contractor will be expected and ultimately responsible for handling the permitting process for*

*submitting the permit documents to the AHJ. GC should make consideration for including permitting services in their pricing.*

**Question 3:** Concerning the option of an owner direct purchase program, is that something that you will be exploring?

*Answer: The owner direct purchase program is a possibility for this build out. Upon completion of the design documents, owner direct purchase may be considered.*

**Question 4:** Has a budget been established?

*Answer: The Children's Board Operations budget includes up to \$2M for the build out.*

**Question 5:** Based on the drawings, has an estimated schedule been set or will the general contractor be handling that aspect?

*Answer: During contract negotiation, the substantial completion date will be negotiated, the construction schedule, within that time period, will be managed by the general contractor.*

**Question 6:** Has asbestos testing been done?

*Answer: Yes, during the due diligence period prior to purchasing the building, the Children's Board had Terracon complete Asbestos testing. Per that report, the building does not contain any asbestos. If requested, the Terracon report can be provided to the general contractor selected to complete the project.*