



Addendum #1 to City Park Conservancy's CMAR RFQ

Issued 6/22/2026

Questions Received since June 1, 2026:

1. Will the multi-purpose athletic fields and the renovation/reconstruction of two baseball/softball fields and the two multi-purpose fields at the quadraplex be converted to turf, or will they remain natural grass surfaces?

Response:

This is still to be determined. It is likely the quad fields will remain natural grass.

2. Do you happen to have a cost estimate or range for this project?

Response:

The minimum cost estimate for this project is \$15,000,000. CPC is submitting grants that might increase this amount by another \$10,000,000 to \$12,000,000.

3. Can you disclose what other GCs have been invited and who is on the selection committee?

Response:

This is an open solicitation that has been publicly advertised in the local newspaper and on our website. We are providing the RFQ package to any interested parties upon request.

Please note that committee assignments are not yet final and may not be determined until after the RFQ process has closed.

4. Is there a minimum or maximum limit to the work that may be self-performed by the CMAR?

Response:

No.



5. Should our proposal be limited to Phase One scope, or should it include all scope outlined in the executive and plan summaries, regardless of phase?

Response:

Responses should be limited to the scope described in the RFQ and not the entire City Park 2050 Plan. There could be items such as rest rooms, concession buildings, and play structures added to what was outlined in the RFQ.

Additional Information:

- 1) A question was asked at the June 10, 2026, Pre-Submittal meeting about the criteria for the short list interviews. Below is the matrix the review committee will use:

1. Team Compatibility and Intra-Team Relationship (10 Points)
2. Approach, Methodology, and Creativity (10 Points)
3. Response to Questions, Discussion of RFQ (10 Points)

30 points Total MAX to be added to the total points awarded to the submitted SOQs.

- 2) Since the RFQ was issued on June 1, 2026, detailed guidelines on the grant funding CPC is pursuing for this project have been issued. One of the funding restrictions associated with the funding is the Build America, Buy America (BABA) Preferences:

This program has Federal funding for infrastructure projects. Buy America preferences apply to Federal awards for infrastructure projects in the United States. Reference 2 CFR Part 184 - Buy America Preferences for Infrastructure Project for further guidance.

Considering this requirement, CPC is revising the RFQ in the following three sections
(additions in red):



3) BACKGROUND AND SCOPE OF SERVICES

3)b. Preconstruction Phase Services

Services may include, but are not limited to the following:

- Collaboration with CPC, MVVA, and other members of the Project Team.
- Identification and mitigation of risk through analysis and assessment.
- Developing and updating project schedules.
- Developing detailed cost estimates and transparency of costs for various design sets that are issued.
- Develop specific studies to understand the cost implications of particular design solutions and material selections.
- Performance of constructability review services.
- **Ensure BABA requirements are considered during and incorporated into design phase.**
- Project Site evaluation and preconstruction planning.
- Participation in value engineering exercises to maintain the project construction budget in collaboration with the Project Team.

3)c. Construction Phase Services

- Collaborate with the Project Team to execute the Project.
- Develop, update, and achieve Project schedules.
- Manage subcontractor bidding and contracting.
- Provide reporting and Project Management of all subcontractors.
- Provide construction management services during construction.
- Coordinate, conduct, and document regular construction meetings.
- Reconcile construction contract requirements with the construction budget.
- Document activities associated with administration, management, and construction of Project.
- **Review proposed materials and products for the applicability of BABA.**
- **Document BABA compliance**



5) SUBMITTAL RESPONSE REQUIREMENTS

5) b. ii)

Discuss the Firm's experience managing projects that utilize federal funding and managing the associated federal requirements as well as coordinating with federal regulators. **Please include experience following and documenting BABA requirements.**