

**DECEMBER 17, 2025**

**ADDENDUM #1**

**GATEWAY REGIONAL LAW ENFORCEMENT TRAINING CENTER COMMISSION  
RFP 25-001**

**Addendum #1 is being issued to address  
Submitted Questions and Answers**

Q1: I was wondering if you were able to disclose the location of this project?

**A1: The final site has yet to be determined. There are several sites under consideration, all located in either St. Louis or eastern St. Charles County. The selected owner's representative will play a role in helping finalize that decision.**

Q2: If known, when is this project expected to go to bid for contractors and what is the expected start date for construction?

**A2: The selected Owner's Representative will help determine schedule, however, it is anticipated the first round of bids will be issued sometime during the first quarter/early second quarter of 2026 with construction beginning late 2026.**

Q3: If we are awarded the contract for Owners Representation, would our other divisions (Construction Management, Design Build, General Contracting) also be able to propose on their specific scopes of work, once those specific RFP's/RFQ's are released?

**A3: No.**

Q4: If we are not awarded the contract for Owners Representation, please confirm that we would still be eligible to submit proposals for either Construction Management, Design Build, and/or General Contracting services at the times of release for each scope of work?

**A4: Yes. That is correct.**

Q5: Will you please provide a link to the drawings for the above project?

**A5: The renderings attached represent the only drawings currently available and are conceptual in nature. While they represent the design elements envisioned for the project, they most certainly will change, with the assistance of the selected Owner's**

**Representative, as we refine scope based on budget, site selection, engineering, and construction costs.**

Q6: Of the \$50 million budget, what portion is dedicated to construction hard cost (excluding FFE, land acquisition, professional services, specialty equipment, etc.)?

**A6: The selected Owner's Representative will assist in that calculation; however, the current projected budget anticipates approximately 80% of the available budget, or \$40 million dollars. These are rough estimates and are subject to change.**

Q7: Article 1 - The Introduction notes that owner's representation services will include coordination with county law enforcement training designees "to finalize the conceptual plan." Can you describe the current level of development of the conceptual plan and any existing studies/program documents (e.g., prior planning documents, site concepts, space programs) that will be provided to the Owner's Representative at contract award?

**A7: The conceptual plan is complete. The drawings we currently have function as the program. There should be very little interface or additional work required until we receive responses from the CMAR.**

Q8: Article 4.2 indicates the Owner's Representative will "begin the programming portion of the design work," while Exhibit A – 2.2.2 mentions the "Owner's Representative shall review the program furnished by the Owner...". Can you clarify the expected extent of programming services by the Owner's Representative (e.g., full architectural programming vs. advisory validation of an existing program)?

**A8: As noted above, the programming is complete. Only a review of the program would be needed to provide a response. This is simply an advisory validation of the existing program.**

Q9: The RFP states that the overall design and construction project is anticipated to take approximately 18–20 months to complete. Is this duration measured from execution of the Owner's Representative agreement, from architect notice-to-proceed, or from construction notice-to-proceed to substantial completion? Are there specific grant-driven milestones that control the schedule (e.g., obligation and expenditure deadlines)?

**A9: The duration is estimated at 18–20 months from the execution of the Owner's Representative Agreement. There are no grant-driven milestones.**

Q10: We are reaching out to confirm the attached RFP solicitation is for an Owners Representative and not a CMAR. Additionally, if that is the case, do you have a timeline for when an RFP for a CMAR would be released?

**A10: The first sentence (“this is not a solicitation for CMAR”) is correct. The timeline to issue to the CMAR would be approximately 30–60 days.**

Q11: Is it a requirement or expectation that the selected Owner's Representative Project Manager be located on-site, full-time, operating from the general contractor's trailer?

**A11: The answer is no, it is not a requirement. As to expectation, the time the project manager will be located on site and full-time will vary throughout the project. Leading the departments through the finalization of the CMAR bid will be time intensive, and then less time will be needed until the bids come in. The owner's representative will lead the Commission and Working Group through an evaluation of the bid responses and during that time the Owner's Representative will be thoroughly involved. During the development of the construction documents and the time when construction is going on, the Owner's Representative will be the Commission and Working Group's eyes and ears to keep the Project on schedule, including reviewing change order requests, construction issues and to work with the CMAR project lead. At that stage we would expect multiple weekly site visits up to full time presence depending on the flow of the project.**

Bidders shall sign this Addendum as acknowledgment and return it with the bid.

**ADDENDUM #1**

**RFP 25-001**

**SOLICITATION FOR OWNER'S REPRESENTATION FOR CONSTRUCTION SERVICES**

**Addendum #1**

**Dated: December 17, 2025**

We, the undersigned, acknowledge the receipt of the above addendum, as dated.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_