

MARCH 20, 2026
ADDENDUM #1

GATEWAY REGIONAL LAW ENFORCEMENT TRAINING CENTER COMMISSION
RFQ 26-001

Addendum #1 is being issued to address Submitted Questions and Answers and Clarify Interview Expectations

Interview Expectations

The Commission will be conducting interviews with shortlisted Consultants. These interviews will be conducted on either April 3rd or April 6th. Submitting teams should be prepared to present in person at that time. Interviews will be conducted at the St Louis County Emergency Operations Center located at 1150 Hannah Road, Ballwin MO 63021. Interviews will last approximately one hour, which will include time for follow-up questions. The room will be equipped with AV systems should firms wish to include a presentation, which is not required.

Questions Submitted and Responses

Q1: “Consultant Services” sub-section “Construction Closeout” identifies the need for “Building systems commissioning” to be provided by the selected architecture and engineering team. Will the building systems commissioning scope include MEP systems only or also include low voltage systems, building envelope or other systems?

A1: Building Commissioning will include MEP systems, as well as any specialty systems designed by Consultant, such as Audio-Visual Systems, Security Electronics, Shooting range components, etc.

Q2: Is project pursuing LEED accreditation, and if so, would these services be provided by the A/E team?

A2: NO

Q3: Are cost estimating services to be provided by design/engineering team?

A3: NO

Q4: RFQ indicates procurement is via Construction Manager At Risk: Does Commission anticipate the inclusion of multiple design packages and/or construction phasing?

A4: Potentially. Schedule may require sitework package to be issued prior to completion of building interior and systems

Q5: Has Commission defined an anticipated construction budget?

A5: Current Direct Construction Budget is \$40 million

Q6: Regarding the closed-circuit driver training track: does the using agency intend to employ the low-speed open area for any 'at speed' maneuvers (under 50 mph) or will this just be for static traffic stop training?

a: Will the highway simulation portion feature an overpass, exit/entrance ramp and/or other elevated features?

b: Will there be a skid pad?

c: Will there be a control / observation tower?

A6: Sites currently being evaluated cannot accommodate on-site emergency vehicle operations training. However, the possibility exists additional property may be acquired to accommodate the driving track

Q7: Is Board of Commissioners review and approval required at each phase of the design process before authorization to move into the next phase? If so, is there an anticipated duration of Owner review to be included within the proposed project schedule?

A7: While there is not a specific Commission review and approval required after each phase of the design, the Commission may choose to review the design at their discretion

Q8: Will there be any state and/or federal review of the project during the design phases or will it be limited to the Board of Commissioners?

A8: There is no state or federal review. The Commission will be periodically reviewing project status throughout the design phase

Q9: Is there a page limit for the RFQ?

A9: NO

Q10: Are we to include the entire RFQ with company name included at the bottom? Does the company name need to be included in blue ink?

A10: YES, each page must be acknowledged in blue ink as noted

Q11: Do we need to include proof of licensure in the RFQ?

A11: NO, however proof of licensure must be presented should proposer be invited into negotiations

Q12: Do we need to include proof of insurance in the RFQ?

A12: NO, however proof of insurance must be presented should proposer be invited into negotiations

Q13: Has a site location been confirmed? If so, can it be shared?

A13: At this time, the Commission is not in a position to publicly confirm or announce a specific site location. Discussions regarding potential locations are still ongoing. That said, to give a general sense of what would be suitable, the type of site under consideration would be similar in character to the parcels described below. For example, an ideal site would typically be:

- **Moderate-to-large in size:** generally, in the range of roughly 15–25 acres, allowing sufficient room for primary use, supporting infrastructure, and appropriate setbacks
- **Relatively flat and regularly shaped:** rectangular or gently irregular, to support efficient layout, access, and development
- **Located along a major arterial roadway:** with strong visibility and direct access to a well-traveled corridor that accommodates significant daily traffic
- **Within a commercial or light industrial area:** surrounded by compatible uses such as office, retail, or industrial facilities, rather than residential neighborhoods
- **Near regional transportation infrastructure:** such as proximity to a highway corridor or airport

Q14: Has a budget in alignment with the stated key scope been developed?

A14: The current budget and scope as envisioned are as established until further programming and design development take place

Q15: Are scaled versions of the plans on the website available?

A15: NO

Q16: The plans on the website have numbers on them. Please confirm what these numbers represent and if any information tied to those call-outs are available.

A16: Program document has been provided to consultants who signed the NDA which provides further information

Q17: Is there a developed scope for elements exterior of the building, i.e.: quantity of parking?

A17: NO

Q18: Are there any specialty site elements, i.e.: defensive driving course?

A18: Program document has been provided to consultants who signed the NDA which provides further information

Q19: What is the extent of the streetscape that extends to the exterior?

A19: Program document has been provided to consultants who signed the NDA which provides further information

Q20: Is the mechanical system for the range to be ground mounted or roof mounted?

A20: This will depend on final facility design

Q21: Will the consultant be required to review and approve pay applications during the Construction Phase?

A21: NO

Q22: For Construction Closeout, is a Revit model acceptable or are CAD files required?

A22: CAD files along with PDF versions are required for closeout documents and record drawings

Q23: Is the Commission open to any contract negotiations or revisions?

A23: The agreement draft as presented is to be the form used with no major changes, however some minor changes may be acceptable depending on their nature

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

ADDENDUM #1

RFQ 26-001

**SOLICITATION FOR PROFESSIONAL SERVICES – NEW LAW ENFORCEMENT
TRAINING CENTER**

Addendum #1

Dated: March 20, 2026

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

By: _____

Title: _____

Company: _____

Date: _____