



Capital Projects Management

Addendum #1

Request for Proposal for

Consultant Services

for the

Dakota County

**County-Wide Exterior Envelope
Replacement Program**

Addendum #1 Issued October 3, 2025

RFP Issued September 26, 2025

Due Date: October 21, 2025 by 1:00 pm

This addendum includes questions asked or submitted by various consultants (Q) and the county's response (A). Questions are listed in the order in which they were received. Questions may be combined with similar topics, paraphrased or reworded slightly from the original submission.

Q1. Will you please extend the timeline for completion when considering the time needed to first assess the number of facilities you've listed, and then to complete a thorough 10-year program?

A1. Yes, the Key Dates noted within RFP Section A.3 can be amended as follows:

Work to Commence after Contract Executed	no later than 11/10/2025
5% Report Due for Owner Comment	01/26/2026
50% Report Due for Owner Comment	02/25/2026
95% Report Due to Owner	03/26/2026
Final Report Due to Owner	04/16/2026

The county expects that the 5% report for review will show the proposed formatting. The 50% report will cover the first five years of proposed replacements. The 95% report will cover the last five years of replacements. The Final report will capture all county feedback received from the first three (5, 50 & 95 percent) reviews. It's critical to the county's 2027 planning that the 50% report covers the first five years as we'll be forming our Capital Improvement Program (CIP) for 2027 in early March. Generally, the consultants will be able to trust that the VFA database recommendations for the year of replacement (**Attachment P**) is accurate and so, focusing assessments on those buildings first to then produce the 50% report before March is a reasonable approach for all.

Q2. Can you provide a map showing where all (or most) of the buildings are around the county?

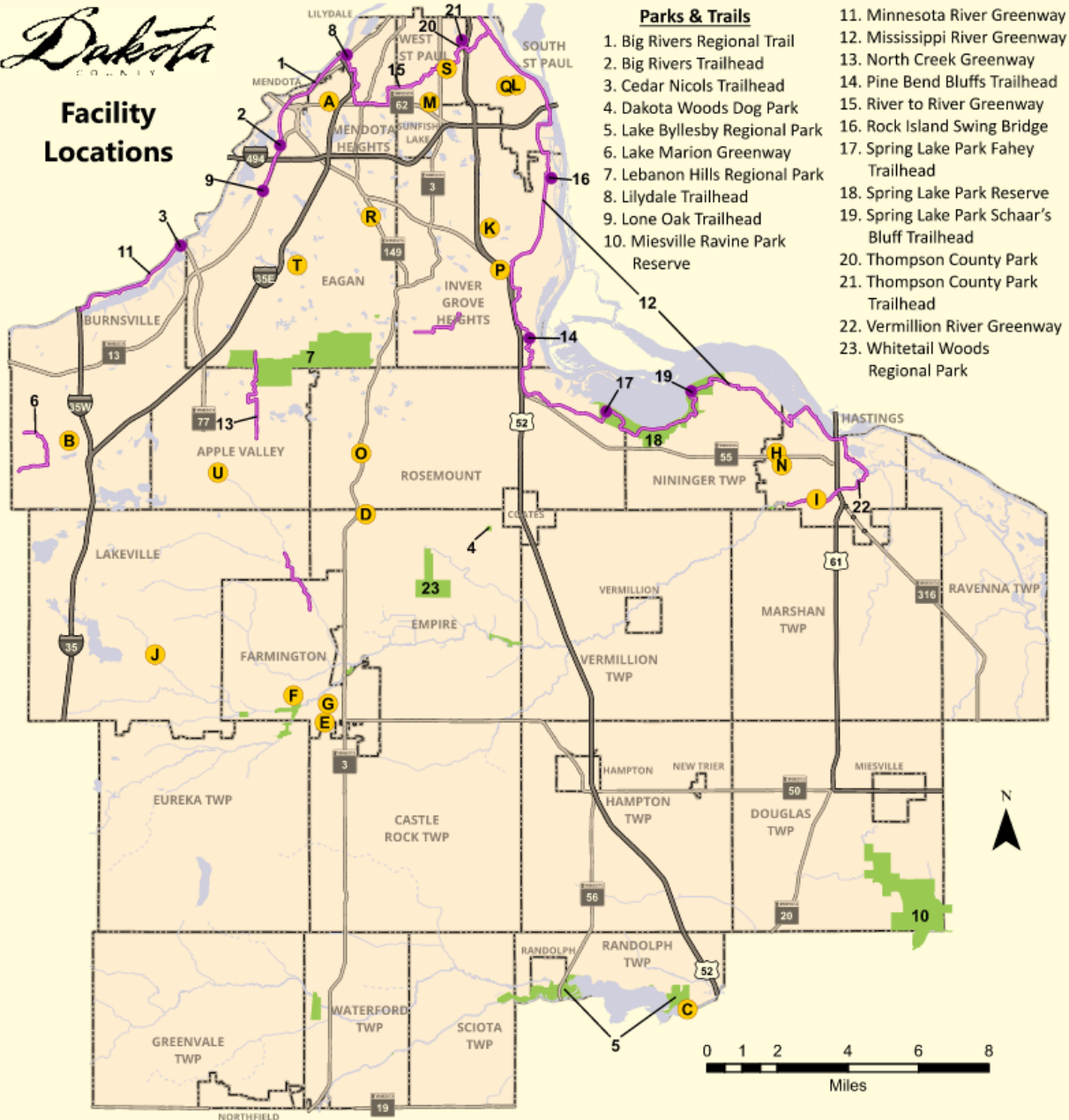
A2. Yes, refer to the map on the next page.

Q3: Can you clarify the requested information in RFP Section E. 5? Are consultants to provide a total of three previous projects (three previous projects, plus references *for those projects*) or a total of six previous projects (three previous projects, plus three references with project information)?

A3: We are looking for three project examples or similar efforts AND three references with current contact information. References can be associated with the three example projects (three projects total) or can be for other projects. References do not need to be associated with the three example projects but should be associated with other similar work or efforts to this request. Formatting of this information in the proposal is up to the consultant.



Facility Locations



Parks & Trails

1. Big Rivers Regional Trail
2. Big Rivers Trailhead
3. Cedar Nicols Trailhead
4. Dakota Woods Dog Park
5. Lake Byllesby Regional Park
6. Lake Marion Greenway
7. Lebanon Hills Regional Park
8. Lilydale Trailhead
9. Lone Oak Trailhead
10. Miesville Ravine Park Reserve
11. Minnesota River Greenway
12. Mississippi River Greenway
13. North Creek Greenway
14. Pine Bend Bluffs Trailhead
15. River to River Greenway
16. Rock Island Swing Bridge
17. Spring Lake Park Fahey Trailhead
18. Spring Lake Park Reserve
19. Spring Lake Park Schaar's Bluff Trailhead
20. Thompson County Park
21. Thompson County Park Trailhead
22. Vermillion River Greenway
23. Whitetail Woods Regional Park

Buildings

- | | | |
|---|--|---|
| <p>A. Aspen House</p> <p>B. Burnhaven Library / License Center</p> <p>C. Byllesby Dam</p> <p>D. Empire Township Facilities</p> <ul style="list-style-type: none"> • Dakota 911 • Empire Maintenance Facility <p>E. Extension and Conservation Center</p> <p>F. Farmington Highway Shop</p> <p>G. Farmington Library</p> | <p>H. Government Center</p> <ul style="list-style-type: none"> • Administration Center • Judicial Center • Law Enforcement Center • Juvenile Service Center <p>I. Hastings Highway Shop</p> <p>J. Heritage Library / License Center</p> <p>K. Inver Glen Library</p> <p>L. Lawshe Museum</p> | <p>M. Northern Service Center / Crisis and Recovery Center</p> <p>N. Pleasant Hill Library</p> <p>O. Robert Trail Library / License Center</p> <p>P. SMART Center</p> <p>Q. Kaposia Library</p> <p>R. The Recycling Zone</p> <p>S. Wentworth Library</p> <p>T. Wescott Library</p> <p>U. Western Service Center / Galaxie Library</p> |
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End of Addendum #1