

	Design-Build (RSMo 67.5060)	CM At-Risk (RSMo 67.5050)
Bidding	<p><u>Three Phases:</u></p> <p>Phase I – Solicitation of qualifications of the design-build team, including list of required submissions</p> <p>Phase II –Technical proposal including conceptual design (2-5 firms)</p> <p>Phase III – Proposal of construction cost</p>	<p><u>Two Steps:</u></p> <p>Step I – Purely qualitative submission; no fees or pricing</p> <p>Step II – Five or less firms selected solely on basis of qualifications provide proposed fee and price for fulfilling general conditions</p>
Award	<p>Phase II: Qualifications: ≤ 20% of total points; Phase II must account for ≥ 40% of total point score as specified in the RFP.</p> <p>Phase III must account for ≥ 40% of total point score as specified in the RFP.</p>	<p>Qualifications: ≥ 40% of total points Cost: ≤ 60% of total points</p>
Timing for Evaluation of Bids	No requirement	Evaluation and ranking of bids must occur within 45 days after date of opening the proposals or qualification submissions
Publication of Request for RFP	Newspaper of general circulation in the county where the political subdivision is located once per week for two consecutive weeks prior to opening proposals	Same
Thresholds for Use (\$)	<p>Civil Works: None</p> <p>Non-Civil Works: > \$7 Million</p>	<p>Civil Works: > \$2 Million</p> <p>Non-Civil Works: > \$3 Million</p>
Bid Stipend	Amount set in RFP (not less than 0.5% of total project budget) must be paid by political subdivision to each prequalified design-builder whose proposal is responsive but not accepted; bidder provides nonexclusive license to use design submitted without any liability for use of such design	None
Sunset	September 1, 2026	September 1, 2026