

February 3, 2023

Mick Michel
This is Iowa Ballpark, Inc.
340 1st Avenue E
Dyersville, IA 52040

RE: Field of Dreams Movie Site Professional Ballpark – Construction Manager at Risk – RFQ/RFP Results and Recommendation

Dear Mick:

Over the past several months, multiple steps have been completed in accordance with the State of Iowa's process for retaining a Construction Manager at Risk (CMR) to construct the proposed ballpark at the Field of Dreams Movie Site. As you are aware, retaining a firm to serve as a CMR helps to ensure the most qualified contractor at the best value is retained while allowing complex / phased projects to be let and coordinated by one entity, providing flexibility, yet accountability through the establishment of a Guaranteed Maximum Price Contract.

On November 7th, 2022, the City of Dyersville City Council approved the Notice of Intent and public hearing regarding the engagement of a Construction Manager at Risk. The Notice of intent was posted to the City's website and distributed to the State of Iowa Construction Update Network / lead service on November 8, 2022.

On November 21st, 2022, the City of Dyersville City Council approved the Request for Qualifications (RFQ), initiating the process to retain a firm for Construction Management Services. During the same meeting, the City Council appointed This is Iowa Ballpark Board to serve as the selection committee. The request for qualifications was posted and distributed on November 22nd, 2022.

On December 15th, three firms submitted qualifications to service as the CMR. These qualifications were opened, read aloud and recorded by the City Clerk. The submissions were the scored by the Selection Committee. The results of the Selection Committee's scoring are included as an attachment to this memorandum.

On December 22nd, 2022, the selection committee's scoring identified two firms that were qualified to serve as a CMR for the ballpark build. These firms were invited to submit a fee proposal and participate in an interview. Interviews were conducted on January 11th, 2022, and subsequently scored by the Selection Committee. The fee proposals were then submitted on January 16th at 2pm. The fee proposals were publicly opened, read aloud and tabulated. The results of the bid opening and interview are included as an attachment to this memorandum.

After a review of the firm's qualifications and fee proposal scoring, the most qualified, best value firm was identified as Miron Construction (Cedar Rapids, IA), followed by Larson Construction (Independence, IA). Pursuant to the procurement laws in the State of Iowa, the selection committee moved forward with contract negotiations with Miron Construction. The negotiations were positive and ultimately led to an agreement. As the Architect of Record, RDG Planning & Design supports the Selection Committee's decision and recommends that the City of Dyersville consider approving the agreement between This is Iowa Ballpark, The City of Dyersville and Miron Construction.

Should you have any questions regarding the process noted above, please do not hesitate to contact me.

Respectfully Submitted,



Tom Ohle, AIA
Project Manager

Enclosures: (2)

