

REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGEMENT AT RISK SERVICES

Glenwood Community School District (GCSD) is requesting Statements of Qualifications for Construction Management at Risk (CMR) Services for the new Central Office building project. It is desired to retain the Construction Management firm to work with the School District's Architect and Engineering Firm and provide accurate cost and schedule information to the School Board. The project consists of a 37,000 square foot two-story pre-manufactured metal building to house the district administration offices, Thrive program and Innovation Center classrooms and shall include all required site work. See attached for preliminary floor plans and elevations. The fit out for the Kid's Place is not currently included in the project. The start date for the project will be as soon as possible following selection of construction manager. The target completion date is August 2025.

The Statements of Qualifications will be evaluated by a selection committee composed of representatives of the School District, the project Architect and Engineer, in relation to the criteria set forth below and the contractors who are determined to meet the qualifications will be invited to submit proposals in response to a Request for Proposals (RFP) issued by the School District. Each Proposal submitted in response to the RFP shall include the contractor's proposed fees. The District shall select the contractor that submits the Statement of Qualification and Proposal that offers the best value for the District based on the published selection criteria and on its ranking evaluation.

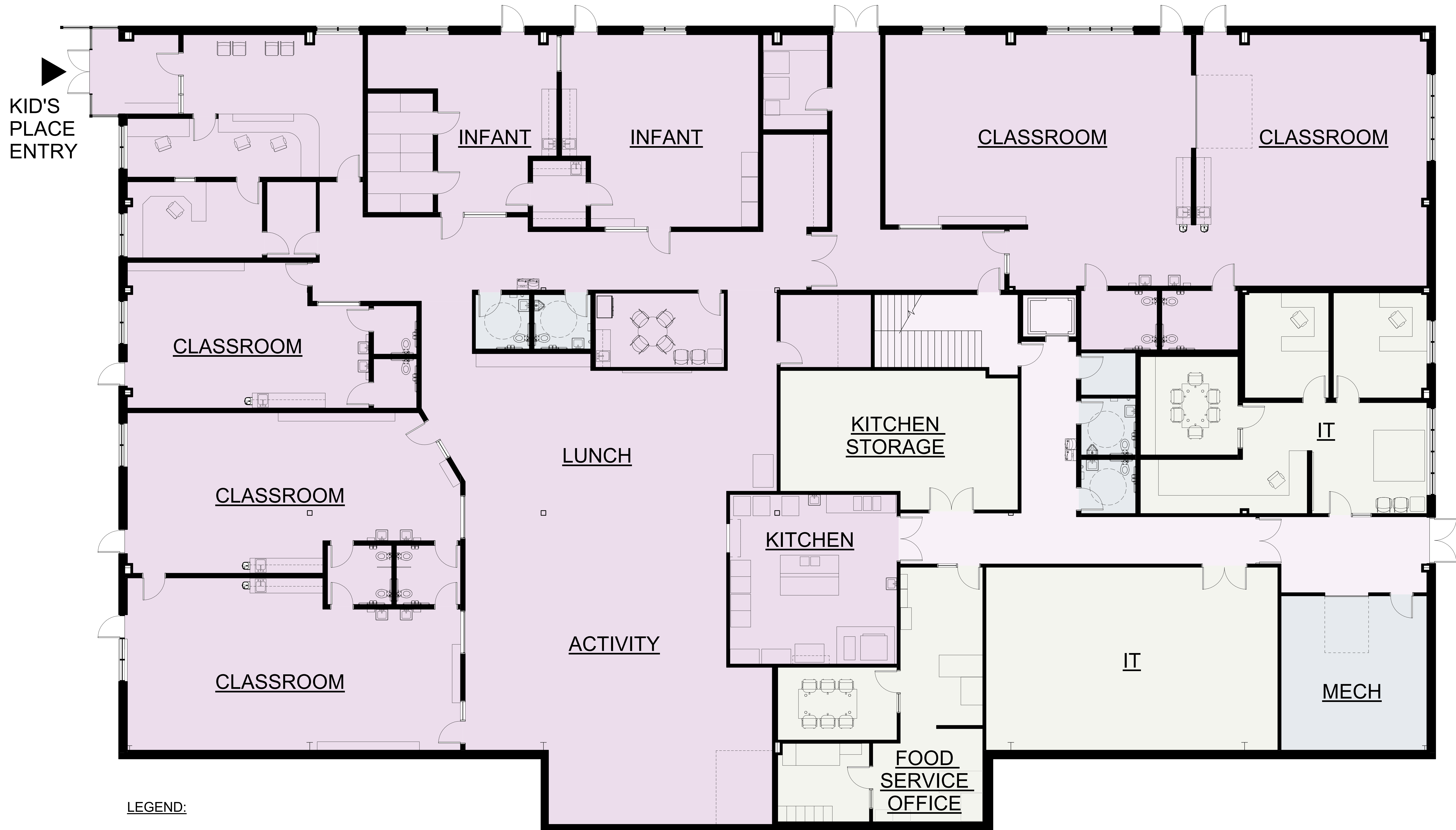
Glenwood Community School District requests the following material for use in selecting the Construction Manager:

1. Procedure:
 - a. Due Date: Wednesday, June 12, 2024 at 2:00pm. The District will publicly open, and read aloud names of contractors submitting statement of qualifications.
 - b. Email an electronic submittal (PDF) to Devin Embray(superintendent):
embrayd@glenwoodschoools.org
 - c. Project Location:
Glenwood Community School District
602 Hersey Ave
Glenwood, IA 51534
2. Content:
 - a. Company Introduction
 - b. Ability of Key Personnel
 - i. Organizational chart for all key personnel.
 - ii. Include brief resumes of personnel to be assigned to this project.
 - iii. Indicate staff responsible for project management and site superintendent.
 - c. Related Experience
 - i. Experience in educational projects with comparable scale, complexity, and function.
 - ii. Include name, size, estimated cost, bid amount, final construction cost, change order rate, and date completed for up to four similar projects.
 - d. Explain Company's Approach
 - i. Provide approach on any self-performance construction work. Specifically identify any self-perform work proposed and how will costs be determined.
 - ii. Provide your ability to follow Iowa Chapter 26A for Guaranteed Maximum Price Contracts
 - iii. Explain ability to provide early bid package for purchase of metal building upon approval of contract and prior to completion of construction documents.
 - e. Current and projected workload.
 - f. Company's safety record.

- g. Company's compliance with state and federal laws.
 - h. Statement indicating current insurance coverages and bonding capacity.
3. Scoring Criteria: Responses will be evaluated by the following scoring criteria.
- a. Ability of Key Personnel – 30%
 - b. Related Experience – 30%
 - c. Company Approach – 30%
 - d. Current and Projected Workload – 10%
4. Form of Agreement:
- a. AIA Document A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor, as revised and negotiated by the parties

The School District reserves the right to conduct interviews with respondents. Potential interviews are tentatively planned for the week of June 17th, 2024 and will be held at the current GCSD administration office. Respondents who are deemed qualified will be issued an RFP per Iowa Ch 26A Guaranteed Maximum Price Contracts. RFP will be issued on June 25th.

GCSD reserves the right to reject any and all proposals and to waive irregularities and informalities therein and further reserves the right to award the contract in the best interests of the school district.



LEGEND:

- CIRCULATION
- KID'S PLACE
- DISTRICT OFFICES
- SUPPORT SPACE

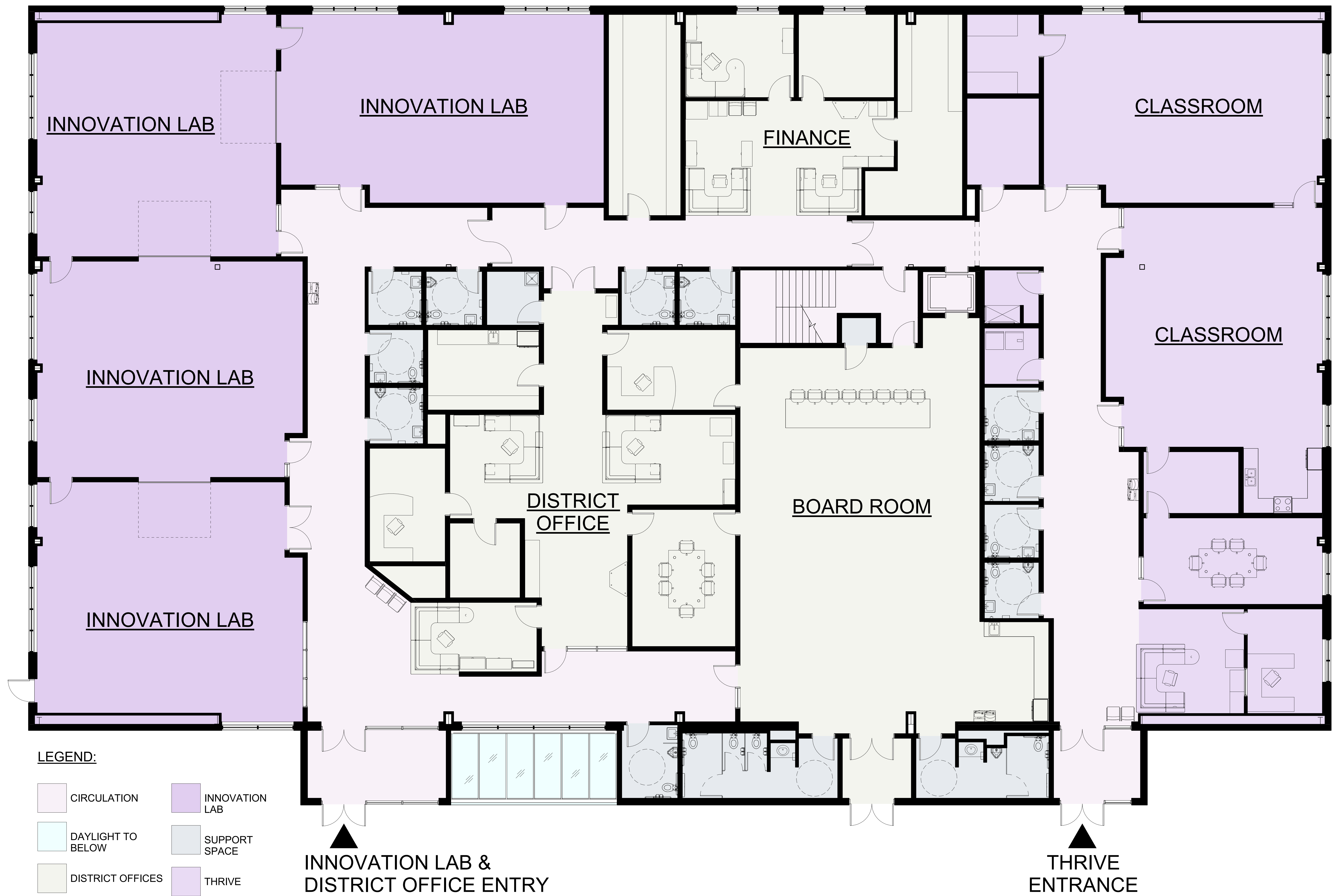


INNOVATION CENTER / KID'S PLACE / THRIVE / DISTRICT OFFICES

GLENWOOD COMMUNITY SCHOOL DISTRICT

PROPOSED PLAN - LOWER LEVEL





INNOVATION CENTER / KID'S PLACE / THRIVE / DISTRICT OFFICES

GLENWOOD COMMUNITY SCHOOL DISTRICT

PROPOSED PLAN - MAIN LEVEL





4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



INNOVATION CENTER / KID'S PLACE / THRIVE / DISTRICT OFFICES

GLENWOOD COMMUNITY SCHOOL DISTRICT

PROPOSED BUILDING ELEVATIONS

