

Request for Qualifications for



IOWA WESTERN

Transportation and Logistics Building

Iowa Western Community College Campus

Statement of Qualifications Due: 2:00 PM, CST, Thursday May 30, 2024

Mail or Personal Delivery Submissions to:

Iowa Western Community College, Attn: Eddie Holtz

2700 College Road

Ashey Hall Room 144

Council Bluffs, IA 51503

**Request for Qualifications (RFQ): Construction Manager-at-Risk
Iowa Western Community College Transportation and Logistics Building**

Iowa Western Community College

SELECTION PROCESS:

ELIGIBILITY – Any qualified Construction company or Construction Management company with relevant experience is herewith invited to submit a statement of qualifications for consideration as a candidate to provide Construction Management-at-Risk services for a Transportation and Logistics Building located at 2700 College Road, Council Bluffs, IA 51503. The project is currently in the preliminary design phase with a tentative construction completion date of December 2027.

The new Transportation and Logistics Building will be a two-story structure totaling approximately 86,000 square feet. The building is planned to be constructed utilizing a steel structure system with a mix of precast wall panels and brick for exterior finishes. The roof will consist of steel structure with EPDM. Interior finishes include but are not limited to gypsum board and CMU walls, lay-in acoustical ceilings, carpet tiles, polished concrete, LVT flooring, casework, doors and windows.

Site work is anticipated to include grading, utilities, paving, and stormwater detention. Utility extensions are expected to include but are not limited to storm sewer, sanitary sewer, water, gas, power, and fiber. Estimated paving quantities include 5,500 SY of roadway paving, 24,000 SY of parking lot pavement, and 2,000 SY of sidewalk, ***Refer to Exhibit A attached to this document for Preliminary Plans.***

Responses to this RFQ shall be received no later than 2:00 p.m. on May 30, 2024. All firms submitting a Statement of Qualifications will be named publicly at this time in Clark Hall, Room 161. Please submit three (3) bound copies and one (1) electronic copy on a USB drive in PDF format. Deliver your RFQ response to the following address:

Iowa Western Community College
Attn: Eddie Holtz, Vice President of Finance
2700 College Road
Ashley Hall Room 144
Council Bluffs, IA 51503

SCHEDULE FOR SOLICITATION:

The proposed schedule of events is tentative and may be modified throughout the selection process at the discretion of Iowa Western Community College.

RFQ Posted	May 15, 2024
Questions from Proposers Due to IWCC	May 23, 2024
SOQ Due to IWCC	May 30, 2024
IWCC Resolution of SOQ	June 6, 2024
RFP Sent to Qualified Contractors.....	June 7, 2024
Contractor RFP's Due to IWCC	June 25, 2024
Contractor Interviews	July 10-11, 2024
Resolution for Contractor Selection	July 15, 2024
Contractor Negotiation	July 17 - 30, 2024
Contractor Agreement	July 31, 2024

A Design Professional has been selected and is under contract to provide design services, please direct all questions to:

HGM Associates	Attn: Lincoln Rodenburg, P.E.
640 5 th Ave.	712-323-0530
Council Bluffs, IA 51501	Email: lrodenburg@hgmonline.com

Iowa Western Community College is seeking a Construction Manager-at-Risk that will provide the services generally including but not limited to the following:

- Refer to AIA Document A133- 2019; Article 3- Preconstruction Phase and Construction Phase for general overview of expected responsibilities of the Construction Manager.

Expectations/tasks of CMaR in addition to the general overview:

- Construction Schedule Development
- Construction Phase Development
- Document Constructability Review
- Cost Estimates, Bidding, and Guaranteed Maximum Price
- Value Engineering Process Management
- Coordination of Owner Sourced Contracts for Technology/Low Voltage, Furniture, Fixtures, and Equipment
- Subcontractor/Vendor Solicitation
- Bid Package Distribution
- Preconstruction Services
- Construction Services

SELECTION PROCESS OVERVIEW:

A two-phase solicitation process will be used to select the CMaR that provides the best value. This process requires firms to submit in their RFQ documentation: their general information, relevant past projects, relevant past performance, proposed personnel, project delivery methodology, responsiveness to the owner, safety record, and other factors or capability information initially for review and consideration by the Owner. Following the review, evaluation, and rating of these proposals, the Owner intends to select no less than two (2) and not to exceed five (5) of the highest rated Proposers to receive the RFP package and to participate in the RFP process of this solicitation. The RFP process shall include the submission of a cost proposal, concurrent with the interviews of each firm, to be opened after the completion of the RFP process.

Each firm shall present a full Statement of Qualifications to be considered as a candidate, and an authorized representative of the firm shall sign the proposal. Responses to the RFQ received after the time due, whether delivered in person or mailed, shall not be accepted. Submittals that do not include the relevant adequate information for each of the criteria for evaluation listed below shall not be considered to have met the qualifications.

Iowa Western Community College expressly reserves the right to select or not select any firm which submits information pursuant to this request for qualifications. Any information submitted is at the sole expense of the firm providing the information.

Requests for Proposals may ask for additional information for the Criteria for Evaluation listed above.

Submissions will be reviewed by Iowa Western Community College representatives. The evaluation will be complete within 45 days of the date the College opens the RFQ responses. The College will look collectively at experience and qualifications which align to the needs of the project which shall be included under the final CM Contract.

The College reserves certain rights, including, but not limited to, the following:

1. Cancel the entire RFQ
2. Reject all proposals
3. Cancel the entire RFQ process and restart with modified criteria
4. Remedy minor technical errors in the RFQ process
5. Appoint evaluation committees to review qualifications and proposals

6. Seek assistance of outside technical experts in evaluation
7. Issue subsequent requests for proposals
8. Waive minor informalities and irregularities in the RFQ or subsequent RFP process

This RFQ shall not, in any manner, be construed to be an obligation on the College to enter into a contract or result in any claim for reimbursement of cost for any effort expended in responding to the RFQ or in anticipation of any contract.

By submitting a statement of qualifications, each proposer agrees to waive any claim it has or may have against Iowa Western Community College, the Architect/Engineer, and their respective agents, representatives, board members, officers, directors, and employees arising out of or in connection with the administration, evaluation, or recommendation of any proposal; waiver of any requirements under the Proposal Documents, or the contract documents, acceptance or rejection of any proposal; and award of the Contract.

<u>CRITERIA FOR EVALUATION:</u>	<u>Highest Possible Points</u>
Similar Project Experience in Either the Public or Private Sector	15 points
Past Performance	15 points
Proposed Personnel.....	5 points
Project Delivery Methodology	15 points
Responsiveness to the Owner	5 points
Safety Record	5 points
Maximum Points Possible.....	60 points

STATEMENT OF QUALIFICATION REQUIREMENTS:

Statement of Qualifications: Each Construction Management firm shall provide the following information in its Statement of Qualifications and request for consideration as a candidate to build the Transportation and Logistics Building for Iowa Western Community College.

The following items shall be included in the submission:

- List of exception(s)/deviation(s) to the RFQ requirements.

Formal Communication, Proposer Explanations: Any explanation desired by a Proposer regarding the meaning or interpretation of the solicitation or project documents shall be requested in writing and with sufficient time allowed for a reply to reach the Proposers before the deadline for submission to the RFQ. All questions and requests for information shall be received NOT LATER THAN seven (7) calendar days prior to closing (due date) for the RFQ process.

Minimum Requirements: As a precondition of consideration, RFQ Proposers shall provide the following information in their SOQ as evidence of meeting minimum requirements and conditions: Evidence of the ability to provide a payment and performance bond in the amount of \$50,000,000.

Cover Sheet: Showing the name, address, telephone, and e-mail address for the company. The sheet shall also include the name of the individual representing the firm. Finally, the cover sheet shall have a statement that the response and all attachments are being submitted to Iowa Western Community College as a submittal of qualifications for consideration of the firm as a candidate to provide Construction Management at Risk (CMaR) services, and it must be dated and signed by the authorized representative.

Firm Description: A description of the firm including:

The type of business entity (corporation, partnership, sole proprietorship, professional corporation, joint venture, limited liability company, or other specified type of business).

A brief background including:

- a) The year the business was established;
- b) The name of its parent company, if applicable, and location of the parent firm and date it was established;
- c) The number of employees in the business;
- d) A list of the services provided by the business which would be used in the project and the qualifications of personnel who would be used on the project;
- e) Limits of professional liability insurance and limits of general liability insurance;
- f) Trade area for the business and, if the business has multiple offices, which office would have responsibility for the project.

1. Similar Project Experience in Either the Public or Private Sector (15 points maximum)

A brief description of experience of the firm relevant to evaluation of Criterion 1. Provide a minimum of 3 examples to demonstrate recent experience completed by the firm in facilities of similar size, scope, and complexity to this project. If no specific similar experience, then three recent projects which most closely relate to this project shall be listed. This may include projects that have been constructed or are presently being constructed. If the SOQ is submitted as a partnership all project examples shall represent projects completed by said partnership to be considered relevant to the criteria evaluation. Please complete the following information for each project separately. In describing this experience include:

- a. Location of the project;
- b. Approximate size of the project in square feet, number of buildings, if more than one, and number of stories in each building;
- c. Approximate cost of the project;
- d. Owner of the project at the time of construction, including owner's address;
- e. Firm role in the project and specific person from the firm that had principal responsibility for that project;
- f. Aspects of that project which are similar to the Iowa Western Community College and a Transportation and Logistics Building.

2. Past Performance (15 points maximum)

A list of three professional references for the firm relevant to evaluation of Criterion 2. As a part of these references include:

- a. The name, business, business address and business telephone for each individual reference;
- b. The present position of the reference;
- c. The relationship of the firm with the reference;
- d. Specific points to which the reference can speak the below, and a one sentence statement of what qualifies the reference to speak on the point or points.
 - i. Quality of work
 - ii. Keeping within established budgets
 - iii. Timely completion of projects
 - iv. Reputation of the Proposer and Proposer's goods and services

3. Proposed Personnel (5 points maximum)

Outline the general organizational structure for the proposed project relevant to evaluation of Criterion 3. As part of this structure include:

- a. Provide a resume for each proposed team member. Include references for each team member if possible. If any projects are listed on team members resumes were completed while working for a different firm it shall be clearly identified;
- b. Briefly describe the proposed role on this project for each team member listed;
- c. Identify other project commitments that are concurrent with this project for each team member listed.

4. Project Delivery Methodology (15 points maximum)

A brief description of the firm relevant to evaluation of Criterion 4. Examples of demonstrable recent experience in providing services by different project delivery methods including but not limited to Design-Bid-Build, Construction Manager-at-Risk, Design-Build, etc delivery methods. This criterion relates to projects that have been constructed or are presently being constructed. In describing this experience include:

- a. Describe methods and experience collaborating effectively with the Owner, Architect, consultants, contractors, and other project partners in a team environment to achieve project objectives;
- b. Identify your strategies for packaging the Work, identifying subcontractors and generating interest in the project;
- c. Describe how your firm is currently managing labor shortages and material delays on projects;
- d. Describe innovative strategies to achieve project budget and schedule requirements that you have successfully implemented on previous projects;
- e. Describe the work you anticipate self-performing, and the work you anticipate being performed by sub-contractors.

5. Responsiveness to the Owner (5 points maximum)

A brief description of the firm relevant to evaluation of Criterion 5 including:

- a. Describe steps to be taken to ensure this project will be delivered on time;
- b. Provide evidence of timely completion of similar projects over the past five years;
- c. Indicate how you will assure the Owner that the proposed project team members will dedicate the proper amount of time to this project and will not be reassigned to another project;
- d. Indicate why you are interested in this project and have the motivation to provide exceptional service.

6. Safety Record (5 points maximum)

A brief description of the firm relevant to evaluation of Criterion 6 including:

- a. Safety records for the last five (5) years;
- b. Describe key elements of general safety plans for all projects.

Signature of Authorized Personnel Attesting to the Statement of Qualifications:

Signature of Personnel	Title	Date
Printed Name	Name of Firm	

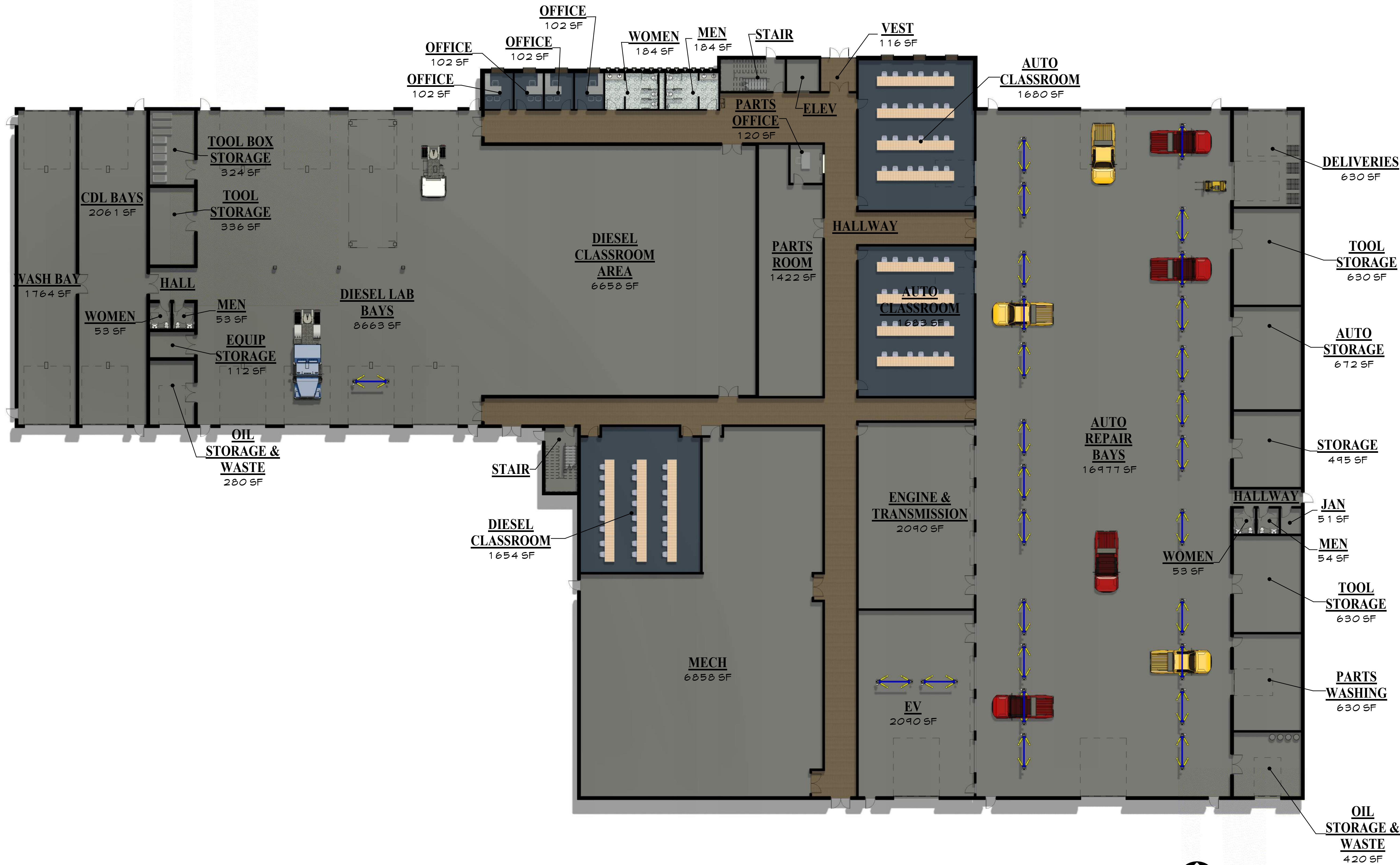
ATTACHMENTS:

1. EXHIBIT A

- Preliminary Floor Plans
- Preliminary Site Plans

Gross Building Area	
Name	Area
First Floor	68907 SF
Second Floor	17240 SF
	86147 SF

SQ FOOTAGE	
Room Name	Area
FIRST FLOOR	
AUTO CLASSROOM	1680 SF
AUTO CLASSROOM	1683 SF
AUTO REPAIR BAYS	16977 SF
AUTO STORAGE	672 SF
CDL BAYS	2061 SF
DELIVERIES	630 SF
DELIVERIES	630 SF
DIESEL CLASSROOM	1654 SF
DIESEL CLASSROOM AREA	6658 SF
DIESEL LAB BAYS	8663 SF
ELEV	100 SF
ENGINE & TRANSMISSION	2090 SF
EQUIP STORAGE	112 SF
EV	2090 SF
HALL	150 SF
HALLWAY	5053 SF
HALLWAY	117 SF
JAN	51 SF
MECH	6858 SF
MEN	53 SF
MEN	184 SF
MEN	54 SF
OFFICE	102 SF
OFFICE	102 SF
OFFICE	102 SF
OFFICE	102 SF
OFFICE	102 SF
OIL STORAGE & WASTE	420 SF
PARTS OFFICE	120 SF
PARTS ROOM	1422 SF
PARTS WASHING	630 SF
STAIR	200 SF
STAIR	200 SF
STORAGE	495 SF
STORAGE	415 SF
TOOL BOX STORAGE	324 SF
TOOL STORAGE	336 SF
TOOL STORAGE	630 SF
TOOL STORAGE	630 SF
TOOL STORAGE	630 SF
VEST	116 SF
WASH BAY	1764 SF
WOMEN	53 SF
WOMEN	184 SF
WOMEN	53 SF
SECOND FLOOR	
CDL CLASSROOM	1734 SF
CDL SIMULATORS	743 SF
CLASSROOM	2096 SF
CLASSROOM	1693 SF
CLASSROOM	1549 SF
HALLWAY	3455 SF
LOGISTICS CLASSROOM	1698 SF
LOUNGE	778 SF
LOUNGE 2	123 SF
MEN	184 SF
MEZZANINE	1204 SF
OFFICE	108 SF
OFFICE	108 SF
OFFICE	108 SF
OFFICE	108 SF
STORAGE	347 SF
STORAGE	381 SF
STORAGE	150 SF
WOMEN	184 SF



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

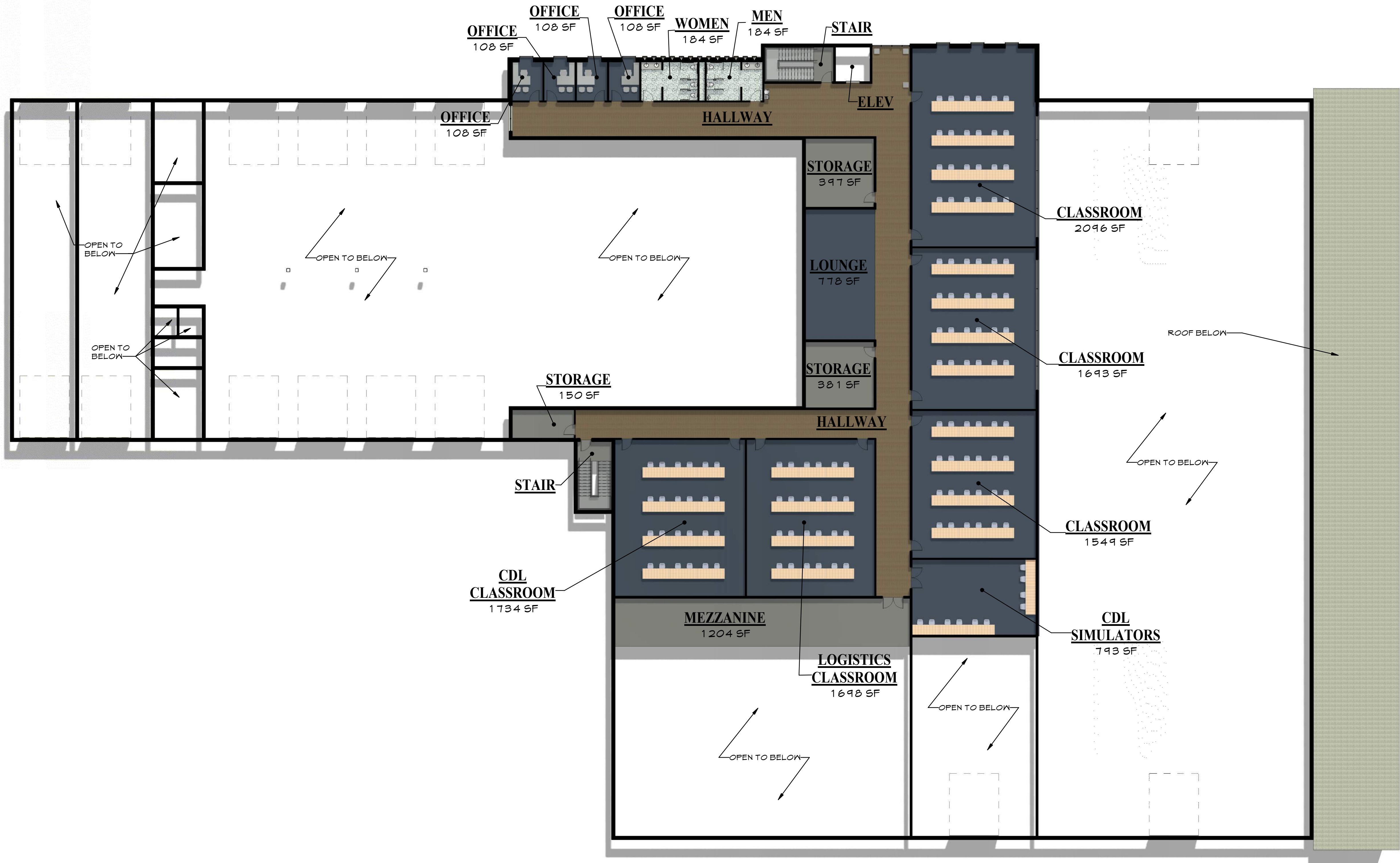
Iowa Western Community College
Transportation & Logistics Building
2700 College Road, Council Bluffs, IA 51503

PRELIMINARY
NOT FOR CONSTRUCTION

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Gross Building Area	
Name	Area
First Floor	68,907 SF
Second Floor	117,240 SF
	86,147 SF

SQ FOOTAGE	
Room Name	Area
FIRST FLOOR	
AUTO CLASSROOM	1,680 SF
AUTO CLASSROOM	1,683 SF
AUTO REPAIR BAYS	1,697.7 SF
AUTO STORAGE	672 SF
CDL BAYS	2,061 SF
DELIVERIES	630 SF
DIESEL CLASSROOM	1,654 SF
DIESEL CLASSROOM AREA	6,658 SF
DIESEL LAB BAYS	8,663 SF
ELEV	100 SF
ENGINE & TRANSMISSION	2,090 SF
EQUIP STORAGE	112 SF
EV	2,090 SF
HALL	150 SF
HALLWAY	5,053 SF
HALLWAY	117 SF
JAN	51 SF
MECH	6,858 SF
MEN	53 SF
MEN	184 SF
MEN	54 SF
OFFICE	102 SF
OFFICE	102 SF
OFFICE	102 SF
OFFICE	102 SF
OIL STORAGE & WASTE	280 SF
OIL STORAGE & WASTE	420 SF
PARTS OFFICE	120 SF
PARTS ROOM	1,422 SF
PARTS WASHING	630 SF
STAIR	200 SF
STAIR	200 SF
STORAGE	495 SF
TOOL BOX STORAGE	324 SF
TOOL STORAGE	336 SF
TOOL STORAGE	630 SF
TOOL STORAGE	630 SF
VEST	116 SF
WASH BAY	1,164 SF
WOMEN	53 SF
WOMEN	184 SF
WOMEN	53 SF
SECOND FLOOR	
CDL CLASSROOM	1,734 SF
CDL SIMULATORS	793 SF
CLASSROOM	2,096 SF
CLASSROOM	1,693 SF
CLASSROOM	1,549 SF
HALLWAY	3,455 SF
LOGISTICS CLASSROOM	1,698 SF
LOUNGE	778 SF
LOUNGE 2	123 SF
MEN	184 SF
MEZZANINE	1,204 SF
OFFICE	108 SF
OFFICE	108 SF
OFFICE	108 SF
OFFICE	108 SF
STORAGE	397 SF
STORAGE	381 SF
STORAGE	150 SF
WOMEN	184 SF



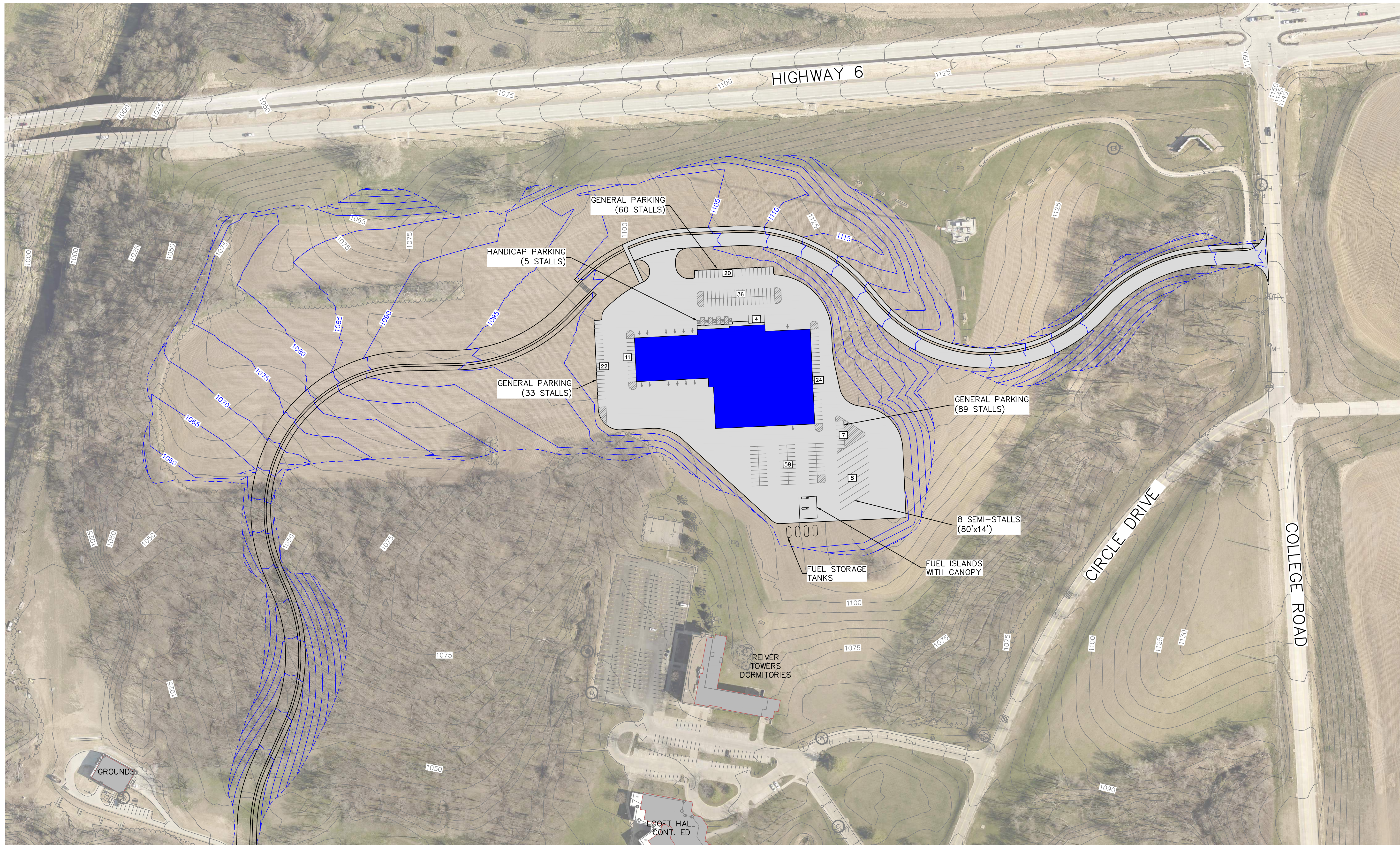
1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



Iowa Western Community College
Transportation & Logistics Building
2700 College Road, Council Bluffs, IA 51503

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Iowa Western Community College
Transportation & Logistics Building
2700 College Road, Council Bluffs, IA 51503

1 CIVIL SITE PLAN
0 50' 100' 200'



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hgm 104624
ASSOCIATES INC. **C1-1**