

Request for Qualifications Construction Management at Risk

1. Project Announcement

Additions and Renovations for New Berlin CUSD #16
600 Cedar St
New Berlin, IL. 62670

The Board of Education of New Berlin CUSD #16 (hereinafter also referred to as "NB #16", "District" and "Owner") is requesting proposals for the services of a Construction Manager as Constructor. The purpose of this Request for Qualifications (RFQ) is to identify those firms most capable of delivering the professional preconstruction and construction management services required for the successful delivery of the additions, renovations, and building demolition at the site of the junior and senior high school of New Berlin CUSD #16 (hereinafter, the "Project"). Through the RFQ process, the District intends to determine which firm should be awarded an AIA A134-2019 Edition – Standard Form of Agreement Between Owner and Construction Manager as Constructor without a Guaranteed Maximum Price as modified by Owner.

2. Project Description

This project consists of a combination of additions, renovation, and partial building demolition at the site of the junior and senior high school in the New Berlin CUSD #16 School District. More detailed information can be found at www.pretzelpride.com/page/facility-planning

New Berlin Junior and Senior High School is to receive a new approximately 74,500sf additions including a two-story classroom wing, commons area, shop, performing arts space, competition gym and locker rooms, and other support spaces. Renovations include roughly 28,500sf of gym, locker rooms, fitness rooms and life skills wing. The remaining roughly 64,000sf of existing building will be demolished upon completion of the project. Site work will include a new bus barn and paving for bus and car drop off and parking.

3. Requirements for Submittal of Qualifications:

a. General Company Information

- i. Legal entity proposed to provide Construction Management as Constructor Services
- ii. Construction Manager's corporate structure, including any whole or partially owned subsidiaries
- iii. State your bonding capacity and your ability to bond this project. Provide contract information for your bonding company.
- iv. Insurance Information
 1. General Commercial Liability Carrier and Policy Limits
 2. Professional Liability Carrier and Policy Limits
- v. Provide the total value of all work in progress.
- vi. Pending on ongoing mediation, arbitration, or litigation with current or past K12 clients.

b. Project Approach: Relative to our proposed project, please provide the following information, outlining how your firm structure a successful project on behalf of the district.

i. Project Finances

1. Compensation and job costs

- a. Pre-Con Fee Approach
- b. CM Fee Range (% Range or \$ range) -include service matrix
- c. General Conditions (% range or \$ range) - include service matrix
- d. other fees or direct CM income pathways (rental, mark-up, etc.)

2. Project Allowances/Contingency

- a. Recommended practices for this scope
- b. Breakdown (% range or \$ range per category)
- c. Allocation and tracking approach

3. Provide an estimated project schedule based on an expected date of 1 April 2023 for the completion of 100% Construction Documents with considerations for early bid packages as able.

ii. Estimating Process

1. Value prioritization: Considering the current bidding climate, the requested delivery date, lead time and market volatility, please prioritize the value controls outlined here which your team would most recommend utilizing to ensure a successful project is delivered on behalf of the owner.

- a. Time
- b. Quantity/Scope
- c. Quality

2. Cost System review, comparison, and recommendations

3. Contingency Usage Process

4. Bid Packages

- a. Describe Process to identify
- b. Separate or combined project(s)
- c. Self-performance or non-bid work

c. Construction

i. Phasing

ii. Bidding Sequence

iii. Early Packages

iv. Staffing of Subcontractors

v. Management of allowances and contingencies

- d. Personnel: Identify *all* team members your team would recommend/require to deliver the project as outlined. For each member list *only* experience for K12 and other educational projects over \$20 Million of construction costs. Include their role on the project, a project reference for each individual, *and* a contact from the design team. The list must include:

i. Pre-Con Team members

1. Pre-Construction Manager
2. Estimator
3. Other (per response to section 4.b)

ii. Construction Services

1. Project Manager
2. Project Superintendent
3. Project Administrator
4. Other (per response to section 3.b)

iii. Project Executive (owner, principal, or corporate level manager)

4. Additional Required Information

a. Firm Philosophy Answer the following questions

- i. Question 1: What are the most valuable insights that your team, as constructors, can advise and implement on our project during the pre-construction phase that best support the delivery of a project to successfully meet our goals and objectives.
- ii. Question 2: What would be your reaction to a project that came in 15% under budget after the acceptance of any/all add alternate items?
- iii. Question 3: In one sentence, please describe how you identify what project success looks like relative to the value lenses outlined in section 3.B.ii.
- iv. Question 4: Please describe your firm's estimating process, and how it fits the overall pre-construction/design phase of the project. Please include how you can deliver the scope, quality, and schedule associated with our project.
- v. Question 5: Please describe your firm's philosophy on punch list work, relative to owner occupancy and substantial completion.

b. Case Studies

Please provide three case studies *with the following information* that best demonstrate your firm's ability to provide value towards the successful delivery of a similar K-12 and other educational construction project.

Scope:

- i. Total Project Budget / Construction Budget
- ii. Schedule
 1. Bid Date
 2. Owner Occupancy Date
 3. Closeout Date

- iii. Value added Highlight: please describe how you were able to add value to the owner's project, to ensure a successful project outcome on behalf of the client. Please refer to impacts related to time, quantity/scope, quality, and cost.

iv. Project Finances History:

Budget Item	SD		DD		BID		Close Out	
	%	\$	%	\$	%	\$	%	\$
Soft Costs								
Technology								
FF&E								
Trades Estimate								
Self-Performed Work								
Contingencies								
Allowances								
General Conditions								
CM Fee								
Total Project Cost								

5. Contact

All inquiries and questions regarding this project must be made in writing and addressed to the following:

Jill Larson, Superintendent
New Berlin CUSD #16
600 Cedar St
New Berlin, IL. 62670

7. Submission Requirements

Provide two printed hard copies of your Statement of Qualifications along with an email link *or* one USB drive containing an electronic copy to the following address:

Jill Larson, Superintendent,
New Berlin CUSD #16
600 Cedar St
New Berlin, IL. 62670

8. Schedule

Statement of Qualifications Submittal shall be submitted not later than 3:00 pm 22 July 2022
Questions or clarifications shall be made via email to Jill Larson (jl Larson@pretzelpride.com) no later than July 20 2022. Additional dates related to the review, response, and additional information requests will be shared with the submitting firms once finalized.