

Public Notice

RE: Construction Manager at Risk – Request for Qualifications Notice
Center Point-Urbana Community School District
Center Point-Urbana – Secure Entries, Field Renovations, and Performance Addition
145 Iowa Street
Center Point, IA 52213

Owner Contact: John Elkin, Superintendent

Lead Design Professional: Ryan Ellsworth AIA, LEED AP, Architect, INVISION Architecture

The Center-Point Urbana School District intends to retain the services of a qualified Construction Manager at Risk (CMaR) for the construction of projects approved in their November 2024 bond referendum. Projects include a secure entry renovation at the Primary School, a secure entry addition and renovation at the Middle School, baseball and softball field renovation and upgrades, and the construction of an addition at the High School to include a weight room, auditorium, multi-purpose space and support spaces.

CMaR Selection Schedule

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| • Public Notice of RFQ | April 2, 2025 |
| • Issuance of RFQ | April 17, 2025 |
| • Qualification of Statements Due | May 14, 2025 |
| • Issuance of RFP | May 21, 2025 – subject to change |
| • Proposals Due & Opened | June 4, 2025 – subject to change |
| • CMaR Selection | July 16, 2025 – subject to change |

Pre-planning for the projects occurred as part of a district master plan completed in 2024. Schematic Design will begin in August 2025. The projects will be designed and bid independently, with the first project starting construction in Spring of 2026 with the final project being completed in Summer of 2028. The school district intends to/not occupy. The preliminary construction budget for the work is \$17,180,000 including the projects described above.

Selection Criteria

To properly evaluate each CMaR firm, and in accordance with Iowa state law, the Center Point-Urbana CSD reserves the right to select the firm that offers the best value based on the criteria listed below and the ranking of each firm as it relates to the selection criteria.

Qualifications Criteria in RFQ

Section 1.0 – Firm Profile and Background

Section 2.0 – Applicable Project Experience, Qualifications, and References

Section 3.0 – Insurance, Litigation

Section 4.0 - Proposed Project Team

Section 5.0 – Proposed Management Process

Section 6.0 – Differentiation

Additional Criteria will be required in RFP

Section 7.0 – Management Process – Additional Content

Section 8.0 – Bonding Requirements

Section 9.0 – Construction Schedule

Section 10.0 – Construction Budget

Section 11.0 – Fee Proposal

And RFQ and subsequent RFP will follow this Notice and outline the deliverable and selection criteria in more detail.