

## SUBCONTRACTOR REQUEST FOR STATEMENTS OF QUALIFICATIONS



### LEWIS CENTRAL MIDDLE SCHOOL RENOVATION

The Lewis Central Community School District (“Owner”), located in Council Bluffs, Iowa, has entered into a Construction Manager at Risk (CMAR) agreement with Mecco-Henne Contracting for the above-referenced project.

Pursuant to Iowa law, including Iowa Code Chapter 26A, all prospective subcontractors interested in bidding on this Project must submit a Statement of Qualifications (SOQ) and meet the prequalification criteria outlined herein. Only subcontractors deemed qualified will be invited to submit bids for applicable trade packages. Certain materials may be purchased directly by the Construction Manager. Installation labor will be competitively bid as part of this procurement.

The completed Request for Statement of Qualifications form must be submitted to Mecco-Henne Contracting by email to: [estimating@mecohenne.com](mailto:estimating@mecohenne.com) and must be submitted by the date and time specified below to be eligible to bid on the project.

**Project Address:** 3820 Harry Langdon Blvd, Council Bluffs, IA 51503

**Owner:** Lewis Central Community Schools

**Project Description:** The Lewis Central Middle School Renovation includes *interior finish upgrades, accessibility improvements, exterior envelope repairs, and building system replacements* throughout the existing facility. Scope includes *stair tower expansion, new flooring, paint, acoustical ceilings, restroom upgrades, locker replacement, lift and stair improvements, EIFS repairs/replacement, front entry upgrades*. Mechanical work includes *new classroom heat pumps, DOAS units, and ductwork upgrades*, while electrical scope includes *installation of new lighting*.

**Schedule:** Project start May 2026 and substantial completion August 2027. The project will be phased with the majority of the work in summer 2026 and summer 2027. Select classroom renovation work and work in mechanical rooms to be completed during the school year.

#### **Design Team:**

- Architect of Record: BCDM Architects
- Civil Engineer: Lamp Rynearson
- Structural Engineer: Lange Structural Group
- Mechanical & Electrical Engineer: Morrissey Engineering
- Geotechnical Engineer: Thiele Geotech Inc.

#### **BIDDING & PROCUREMENT SCHEDULE**

- **Request for Statements of Qualifications Issued:** 1/30/2026
- **Statements of Qualifications Due:** 2/13/2026 at 5:00 PM
- **Anticipated Notification of Qualified Bidders:** 2/20/2026
- **Bid Documents Issued to Qualified Firms:** 2/27/2026
- **Bids Due:** 3/17/2026 at 2:00 PM

**Meco-Henne Contracting reserves the right to modify this schedule as necessary.**

## **BID PACKAGES INCLUDED IN THIS PREQUALIFICATION**

Subcontractors may submit qualifications for one or more of the following bid packages:

- Division 02 – Selective Demolition
- Division 03 – Concrete
- Division 04 – Masonry
- Division 05 – Structural & Miscellaneous Metals
- Division 06 – Carpentry Install
- Division 07 – Thermal & Moisture Protection / Roofing
  - 07.1 – Waterproofing
  - 07.2 – Joint Sealants
  - 07.3 – EIFS & DEFS
  - 07.4 – Metal Composite Material Wall Panels
  - 07.5 – Roofing & Sheet Metal Flashing/Trim
- Division 08 – Openings
  - 08.1 – Hollow Metal Doors, Frames, Hardware
  - 08.2 – Aluminum Storefronts, Glass/Glazing & Power Door Operators
- Division 09 – Finishes
  - 09.1 – Metal Stud Framing, Drywall, Ceilings, Insulation
  - 09.2 – Flooring
  - 09.3 – Painting and Coatings
- Division 10 – Specialties
  - 10.1 – Metal Lockers
  - 10.2 – Dimensional and Panel Signage
- Division 14 – Vertical Platform Lifts
- Division 21 – Fire Suppression
- Division 22 – Plumbing
- Division 23 – HVAC
- Division 26 – Electrical (Must Include Complete Div. 27 & 28 with Div. 26 Bids)
  - Division 27 – Communications (Included in Division 26)
  - Division 28 – Electronic Safety & Security (Included in Division 26)

**Final bid package scopes may be adjusted prior to bidding.**

## **PREQUALIFICATION REQUIREMENTS**

Interested subcontractors must complete the required Statement of Qualifications form and submit all requested information by the deadline noted above.

Statements of Qualifications will be evaluated based on the following criteria:

1. Firm's experience on similar projects, including CMAR and K-12 work
2. Relevant project experience
3. Capacity and experience of key personnel
4. Workforce Availability and ability to perform the work as scheduled.
5. Bonding and Financial Capacity
6. Firm's safety record
7. References and past performance
8. Compliance with applicable state and federal laws

## **SUBMISSION INSTRUCTIONS**

Completed Statements of Qualifications shall be submitted electronically as follows:

**Email:** [estimating@mecohenne.com](mailto:estimating@mecohenne.com)

**Due Date:** 2/13/2026 at 5:00 PM

## **RESERVATION OF RIGHTS**

Meco-Henne Contracting reserves the right to:

- Reject any or all Statements of Qualifications
- Request additional information
- Establish a list of qualified bidders by trade
- Modify the procurement process as allowed by law

This Request for Statements of Qualifications does **not** constitute a request for bids.

## **QUESTIONS**

Please contact Ilanna Fern with Meco-Henne Contracting for any questions.

Email: [ifern@mecohenne.com](mailto:ifern@mecohenne.com)

Phone: 402-339-8127

The Statement of Qualifications form is available with this solicitation starting on the following page and must be completed and submitted in its entirety by the deadline noted above.

## SUBCONTRACTOR STATEMENT OF QUALIFICATIONS

### Lewis Central Middle School Renovation

**Owner:** Lewis Central Community School District

**Construction Manager at Risk:** Mecco-Henne Contracting

**Project Delivery Method:** CM at Risk (Iowa Code Chapter 26A)

## FIRM INFORMATION

**Legal Company Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City / State / Zip:** \_\_\_\_\_

**Primary Contact Name & Title:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Iowa Contractor License No. (if applicable):** \_\_\_\_\_

## TRADE(S) REQUESTED

Please indicate the trade(s) for which your firm is submitting qualifications (check all that apply):

- ☐ Division 02 – Selective Demolition
- ☐ Division 03 – Concrete
- ☐ Division 04 – Masonry
- ☐ Division 05 – Structural & Miscellaneous Metals
- ☐ Division 06 – Carpentry Install
- ☐ Division 07 – Thermal & Moisture Protection / Roofing
  - ☐ 07.1 – Waterproofing
  - ☐ 07.2 – Joint Sealants
  - ☐ 07.3 – EIFS & DEFS
  - ☐ 07.4 – Metal Composite Material Wall Panels
  - ☐ 07.5 – Roofing & Sheet Metal Flashing/Trim
- ☐ Division 08 – Openings
  - ☐ 08.1 – Hollow Metal Doors, Frames, Hardware
  - ☐ 08.2 – Aluminum Storefronts, Glass/Glazing & Power Door Operators
- ☐ Division 09 – Finishes
  - ☐ 09.1 – Metal Stud Framing, Drywall, Ceilings, Insulation
  - ☐ 09.2 – Flooring
  - ☐ 09.3 – Painting and Coatings
- ☐ Division 10 – Specialties
  - ☐ 10.1 – Metal Lockers
  - ☐ 10.2 – Dimensional and Panel Signage
- ☐ Division 14 – Vertical Platform Lifts
- ☐ Division 21 – Fire Suppression
- ☐ Division 22 – Plumbing

- ☐ Division 23 – HVAC
  - ☐ Division 26 – Electrical (Must Include Complete Div. 27 & 28 with Div. 26 Bids)
    - Division 27 – Communications (Included in Division 26)
    - Division 28 – Electronic Safety & Security (Included in Division 26)

## 1. FIRM EXPERIENCE

**Years in Business:** \_\_\_\_\_

### Experience with CMAR Projects:

☐ Yes ☐ No

If yes, briefly describe:

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**EXPERIENCE WITH K-12 / OCCUPIED FACILITIES:**☐ Yes ☐ No

If yes, briefly describe:

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## 2. RELEVANT PROJECT EXPERIENCE:

List up to **five (5)** projects similar in scope or delivery method.

Project Name	Owner	CM/GC	Year	Contract Value

### 3. KEY PERSONNEL

Identify key personnel proposed for this project.

[illegible]

#### 4. WORKFORCE & CAPACITY:

Typical Workforce Size: \_\_\_\_\_

Maximum Workforce Available for This Project: \_\_\_\_\_

Self-Performed Work (%): \_\_\_\_\_ %

Portion of Work Subcontracted (%): \_\_\_\_\_ %

#### 5. BONDING & FINANCIAL CAPACITY:

Bonding Company: \_\_\_\_\_

Single Project Bonding Capacity: \$ \_\_\_\_\_

Aggregate Bonding Capacity: \$ \_\_\_\_\_

☐ Our firm can obtain performance and payment bonds if required

#### 6. SAFETY INFORMATION:

Experience Modification Rate (EMR):

- Current Year: \_\_\_\_\_
- Prior Year: \_\_\_\_\_
- Two Years Prior: \_\_\_\_\_

**OSHA Recordable Incidents (past 3 years, if applicable):**

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☐ Our firm maintains a written safety program

☐ Our firm conducts regular safety training

#### 7. REFERENCES

Provide a minimum of **three (3)** references (preferably CMAR or public projects).

Name	Company	Phone	Email

#### 8. COMPLIANCE & CERTIFICATION

By signing below, the undersigned certifies that:

- All information provided is true and accurate
- The firm complies with applicable **state and federal laws**
- The firm is not debarred or suspended from public work

**Authorized Representative Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## **SUBMISSION INSTRUCTIONS**

**Completed Statements of Qualifications shall be submitted electronically to:**

[estimating@mecohenne.com](mailto:estimating@mecohenne.com) no later than 2/13/2026 at 5:00 PM

**Subject Line:** *Lewis Central – Subcontractor SOQ – [Company Name]*