



Lewis Central Community Schools

4121 Harry Langdon Blvd.

Council Bluffs, IA 51503

(712) 366-8202

www.lewiscentral.org

Lewis Central Community Schools
Request for Statements of Qualifications – Construction Manager at Risk
(CMR)
Lewis Central Middle School
November 5th, 2025

NOTICE

In accordance with Iowa Code Chapter 26A, established through Senate File 183 effective July 1, 2022, Lewis Central Community Schools is accepting Statements of Qualifications (SOQ's) for Construction Manager at Risk services to renovate the Lewis Central Middle School building located at 3820 Harry Langdon Boulevard, Council Bluffs, Iowa 51503. The SOQ's will be accepted at the Lewis Central ERC located at 4121 Harry Langdon Boulevard, Council Bluffs, Iowa 51503 until **November 19, 2025 at 2:30PM (CDT)**.

All responses to the Request for Statements of Qualifications for Construction Manager at Risk Services must be submitted to Dr. Brent Hoelsing, Superintendent, Lewis Central Community Schools. Each response shall include six (6) hard copies and one (1) electronic copy of the Proposal.

The SOQ's will be evaluated by the Lewis Central Community Schools selection committee and all submitting firms will be notified if they meet the qualifications criteria to submit a proposal for the project.

Questions or requests for clarification MUST be emailed to Brett Wallace, Lewis Central Community Schools representative, brett@project-advocates.com on or before 2:00 PM (CDT) on November 12, 2025. All written questions and responses will be posted to the planrooms and district website.

REQUEST FOR STATEMENTS OF QUALIFICATIONS FOR CONSTRUCTION MANAGER AT RISK

Lewis Central Community Schools (“the District”) is requesting SOQ’s from interested firms to perform Construction Manager at Risk services for the Lewis Central Middle School project.

The District shall have the right to reject any and all proposals to the RFQ at any time, except for the purpose of evading the provisions of the state procurement statutes. The District further shall have the right to cancel or amend the RFQ at any time and shall notify all proposers of the action taken. The District may subsequently solicit new proposals using the same or different project performance criteria or cancel the construction manager at risk process.

1 Project Scope

- 1.1 The District is requesting SOQ’s for Construction Manager at Risk Services to renovate the Lewis Central Middle School.
- 1.2 See attached drawings for scope information.
- 1.3 While this project is under construction the Students and Educators will remain in the building.

2 Project Schedule

2.1 Listed below are milestone dates included for this project:

2.1.1	Design Start	June 17, 2025
2.1.2	Design Completion	February 26, 2026
2.1.3	Last Day of School for Students	May 22, 2026
2.1.4	Substantial Completion 1	August 03, 2026
2.1.5	FFE/Move in start	August 05, 2026
2.1.6	Certificate of Occupancy 1	August 10, 2026
2.1.7	First Day of School for Students	August 24, 2026 (Tentative)
2.1.8	Substantial Completion 2	August 02, 2027
2.1.9	FFE/Move in start	August 10, 2027
2.1.10	Certificate of Occupancy 2	August 09, 2027
2.1.11	First Day of School for Students	August 23, 2027 (Tentative)

*Construction to occur throughout the summers of 2026 and 2027. Construction is also anticipated during the 2026-2027 school year, phasing to be coordinated and scheduled between the CMR and school district.

3 Project Estimated Costs

3.1 Estimated Construction Costs \$ 7,699,230

4 Request for Qualifications Schedule

4.1 RFQ distributed for responses	November 5, 2025
4.2 SOQ due	November 19, 2025
4.3 Notification of Qualified Firms	November 21, 2025
4.4 Issue Request for Proposals	November 21, 2025
4.5 Proposals Due	December 5, 2025
4.6 Select CMR Firm	Week of December 8, 2025



5 Statement of Qualifications Instructions

5.1 Submitting firms are requested to provide the following information as part of their SOQ: Please provide six (6) hard copies (one signed original) and one (1) electronic copy on a flash drive in PDF format. Responses must be in sufficient detail for a thorough evaluation and assessment.

5.2 Information presented in the SOQ should conform to the following:

5.2.1 The SOQ shall be limited to a maximum of forty (40) single-faced pages of information; the Cover Sheet, Table of Contents and divider pages are not counted in the page count.

5.2.2 The SOQ shall conform to the requirements as specified in this RFQ. Include executive summary, and relevant project experience.

5.2.3 Information submitted must be arranged in the same order in which it is requested in Section 5 of this RFQ.

5.2.4 SOQ's are to be bound or stapled in upper left-hand corner.

5.2.5 Font size must be at least 10 point.

6 Statement of Qualification Requirements

6.1 To be considered for evaluation the SOQ submittal must contain the following information:

6.1.1 Cover Letter

6.1.2 Table of Contents (not included in page count): Format Table of Contents to correspond with the Submittal Components listed herein.

6.1.3 Executive Summary: Identify the members of your proposed project team for the scope of the services described in this RFQ, including:

6.1.3.1 Name of firm, main office address, phone number

6.1.3.2 Number of all employees in firm

6.1.3.3 Brief history of firm and number of years that the firm has provided CMR services for similar projects

6.2 Insurance: Provide a copy of current insurance coverage issued by your firm's carrier(s)

6.2.1 Provide evidence of your firm's insurance limits, limits of liability, and Iowa workers' compensation multiplier

6.2.2 Provide evidence of your firm's bonding capacity, current total value of bonded projects, and current premium rate for Performance and Labor & Material payment bonds.

6.3 Claims: Provide a complete listing of the formal (written) claims presented to your firm, joint venture partners, outside consultants, and/or subcontractors in the past three years; include (1) the name of the claimant, (2) a brief description of the claim, (3) dollar value of the claim, and (4) whether the claim was accepted, rejected, or if settlement of any type was made in full or part without admission of guilt or negligence. If handling of the claim is still in process, clearly indicate "resolution pending." For purposes of this subparagraph, the term "claims" shall include lawsuits, administrative adjudications, arbitrations, mediations, and/or claims on bonds or sureties.

6.4 Project Staff: Provide detailed information, including duties/roles and time allotment of the firms' Key Project Specific Personnel. Identify the correlation between the firm's experience and the individuals assigned to those projects. Also, cite who will be your firm's primary point of contact on the project. Include an organizational chart and resumes for all key project specific personnel including general experience and responsibilities, K-12 education construction experience, and a summary of CMR delivery experience.

6.5 Past Relevant Experience: Provide a listing of similar projects (function, size, and/or scope of work) that your firm has completed within the past five (5) years. Provide the following for each project:

6.5.1 Name and description of project, including size and location (address, city, and state)

6.5.2 Names of all employees from your firm on the project

6.5.3 The construction delivery method used for the project

6.5.4 The proposed budget or guaranteed maximum price and the final cost of the project

6.5.5 The initial and final completion dates

- 6.5.6 Name, title, and current contact information, including email, of project Owner
- 6.6 Current Relevant Experience: Provide a listing of current similar projects (function, size, and/or scope of work). Provide the following for each project:
 - 6.6.1 Name and description of project, including size and location (address, city, and state)
 - 6.6.2 Names of all employees from your firm on the project
 - 6.6.3 The construction delivery method used for the project
 - 6.6.4 The proposed budget or guaranteed maximum price and the projected final cost of the project
 - 6.6.5 The initial and final completion dates
 - 6.6.6 Name, title, and current contact information, including email, of project Owner
- 6.7 References: Include a minimum of three (3) and a maximum of five (5) references with regard to K-12 education or similar projects for which you have provided Construction Manager at Risk services. The list of references should include a contact name, address, telephone number, and email address.
- 6.8 Narrative of Approach to Construction Services:
 - 6.8.1 Describe your firm's approach to deliver the construction phase of this project. Include, at a minimum, your approach to the phased construction; site logistics plan; and working in an occupied school building.
 - 6.8.2 Describe the challenges associated with the successful delivery of this project. Identify how your firm will approach these challenges and overcome them to deliver the project on time and within budget.
 - 6.8.3 Identify any self-perform capabilities that may be utilized, and the approach to maintain cost competitiveness to the District.
 - 6.8.4 Include a schedule including critical milestones for the District and Design Team.
- 6.9 Construction Manager's compliance with laws relating to the contract:
 - 6.9.1 Construction Manager to provide current contractor licensing information.
 - 6.9.2 Construction Manager to provide letter of good standing from CMR's bonding company
 - 6.9.3 Construction Manager to (10) ten-year history of any violations/fines received for:
 - 6.9.3.1 Storm Water management
 - 6.9.3.2 OSHA

6.10 Safety: Describe your firm's approach to project safety. Include project control measures; staffing theology; training including sub-contractors; hazard analysis; distribution of information; public, student, educator and visitor safety; and other items deemed critical by firm. Additionally, include firm's safety record; EMR and other safety statistics.

7 Selection Criteria and Process

7.1 The Selection committee will evaluate each SOQ taking into consideration the flowing criteria. The total points for evaluation of this RFQ are set forth below.

7.1.1 Experience with projects of similar size and scope

7.1.2 Past performance

7.1.3 Safety record

7.1.4 Proposed personnel

7.1.5 Proposed methodology to manage project

7.2 The District will notify all submitting firms of those who are selected as qualified to submit formal proposals for the project.

7.3 The District will issue a Request for Proposals to all qualified firms.

8 General Terms and Conditions

8.1 The District will be requiring the utilization of One Source background check/verification for all personnel on the project including sub trades and vendors. The cost for verification checks shall be borne by the CMR.

8.2 Any SOQ submitted after the time specified for receipt will not be considered and will be returned unopened.

8.3 No SOQ may be altered, amended or withdrawn after the specified time for opening proposals.

8.4 By submitting a response to the RFQ, the Construction Manager agrees to follow and comply with all District policies, regulations, written staff directives, and practices, as well as information management, purchasing, and accounting requirements.

8.5 Certification of Valid Licensure: To be considered responsive to the requirements of this RFQ, the Construction Manager shall provide verifiable evidence of the following:

8.5.1 Terminations: The Construction Manager, and their employees, shall certify that neither the firm nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the firm cannot certify these two statements, the firm shall submit a written explanation of the circumstances for review by the District. Construction Manager's responding are to submit these certifications

with their SOQ responses.

8.5.2 Release of References: Construction Manager, for the firm and their employees, must affirmatively agree to the following:

“By submitting this response to the RFQ, our firm, and all employees thereof, individually and corporately, hereby release, discharge and agree to hold harmless the Lewis Central Community School District, its board members, administrators, officers, employees, agents and contractors, and any third-parties who provide any information to the Lewis Central Community School District, as well as any assignees, from any and all claims for damages for libel, slander, defamation, invasion of privacy, false light, tortious interference with business expectancy or any other claim based on any investigation of the background, references, credentials, history, experience and abilities of the submitting Construction Manager at Risk and any statements, comments, records, documents, or publications, not maliciously made, in any form, made by or received by the Lewis Central Community School District, and any third-parties providing requested information about the Construction Manager’s background, history, credentials and/or abilities to provide the services identified in this RFQ.”

8.6 Communications Between the District and the Firms

8.6.1 Informal Communications

8.6.1.1 From the date of receipt of this RFQ by each Firm, until a binding contractual agreement exists with the Selected Firm and all other Firms have been notified or when the District rejects all proposals, informal communications regarding this procurement shall cease. Informal communications shall include, but are not limited to: requests from the Firms to any District Staff and Board of Education members.

8.6.2 Formal Communications

8.6.2.1 From the date of receipt of this RFQ by each Firm, until a binding contractual agreement exists with the Selected Firm and all other Firms have been notified or when the District rejects all proposals, all communications between the District and the Firms will be formal, or as provided for in the RFQ, or as requested by Project Advocates. Formal communications shall include, but are not limited to: addenda and clarifications.

8.6.3 Any failure to adhere to the provisions in 8.6.1 and 8.6.2 above may result in the rejection of any Firm’s Proposal or cancellation of this RFQ.

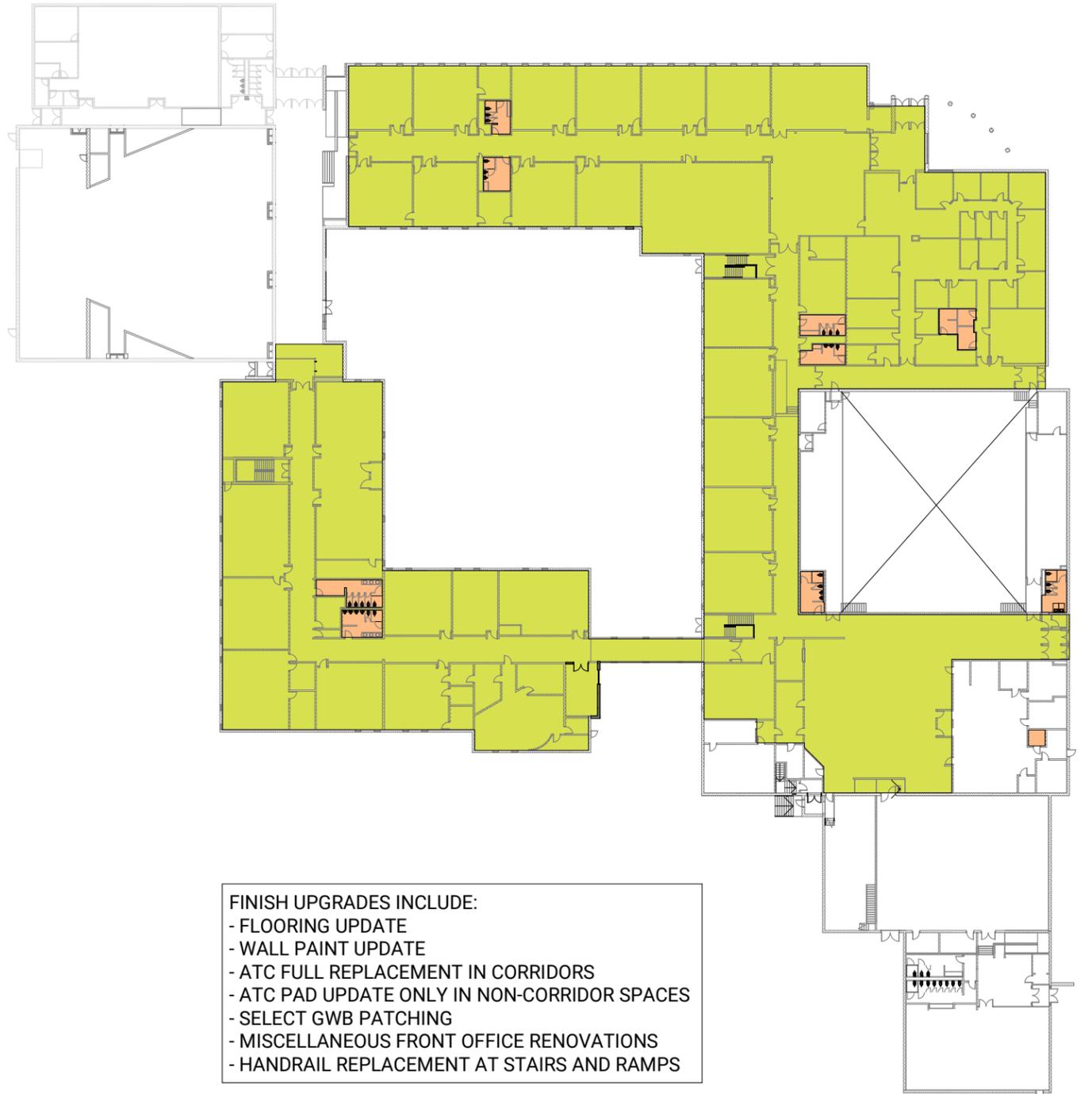
8.7 The District reserves the right to reject any and all SOQ’s, and to reject any SOQ’s that are non-responsive or not responsive, and to waive technicalities and formalities.

ATTACHMENTS (to be distributed after the pre-proposal meeting)

A- Lewis Central Community Schools Middle School School Schematic Design prepared by BCDM



ORANGE REPRESENTS RESTROOM UPGRADES. FINISHES AND MINIMAL RECONFIGURATION IN SELECT RESTROOMS, TYP.



FINISH UPGRADES INCLUDE:
 - FLOORING UPDATE
 - WALL PAINT UPDATE
 - ATC FULL REPLACEMENT IN CORRIDORS
 - ATC PAD UPDATE ONLY IN NON-CORRIDOR SPACES
 - SELECT GWB PATCHING
 - MISCELLANEOUS FRONT OFFICE RENOVATIONS
 - HANDRAIL REPLACEMENT AT STAIRS AND RAMPS

2 EXHIBIT SD-A - LOWER LEVEL FINISH UPGRADES
 SD-A 1/64" = 1'-0" 0' 64'-0" 128'-0"

1 EXHIBIT SD-A - UPPER LEVEL FINISH UPGRADES
 SD-A 1/64" = 1'-0" 0' 64'-0" 128'-0"

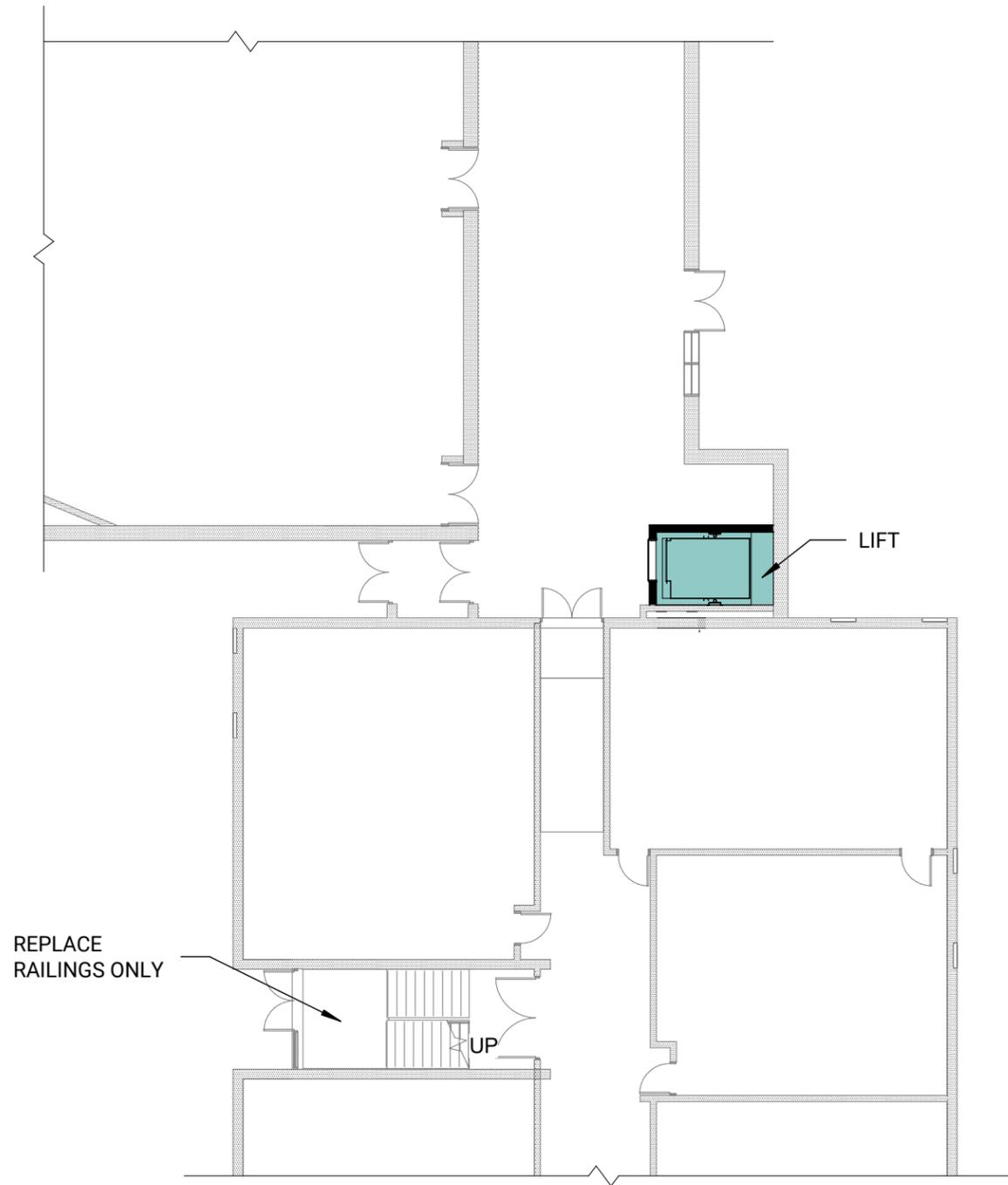
LEWIS CENTRAL MIDDLE SCHOOL RENOVATION

LEWIS CENTRAL COMMUNITY SCHOOL DISTRICT

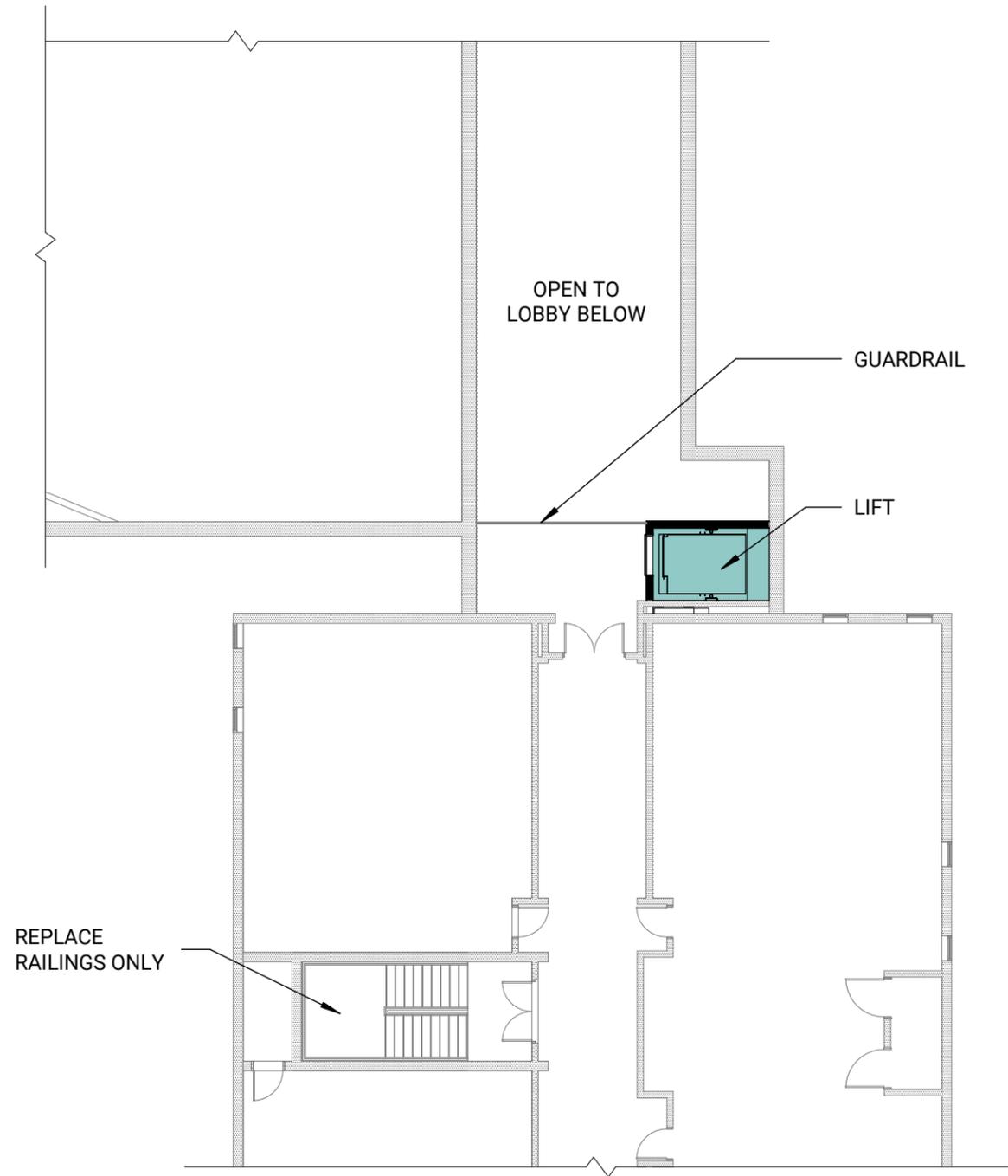
BCDM NO. 5551-02

05 NOVEMBER 2025





2 EXHIBIT SD-B - LOWER LEVEL AUDITORIUM LIFT
SD-B 1/16" = 1'-0" 0' 16' 32'



1 EXHIBIT SD-B - UPPER LEVEL AUDITORIUM LIFT
SD-B 1/16" = 1'-0" 0' 16' 32'

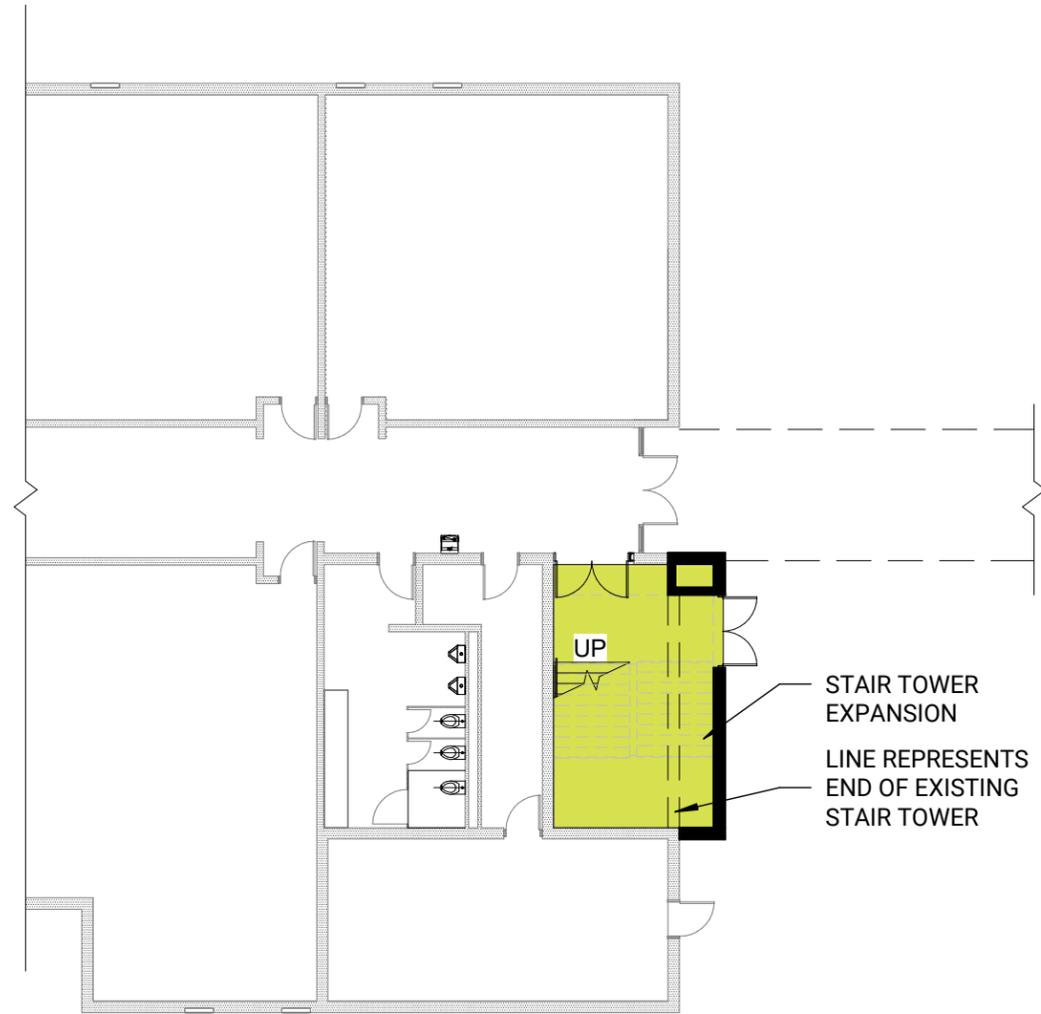
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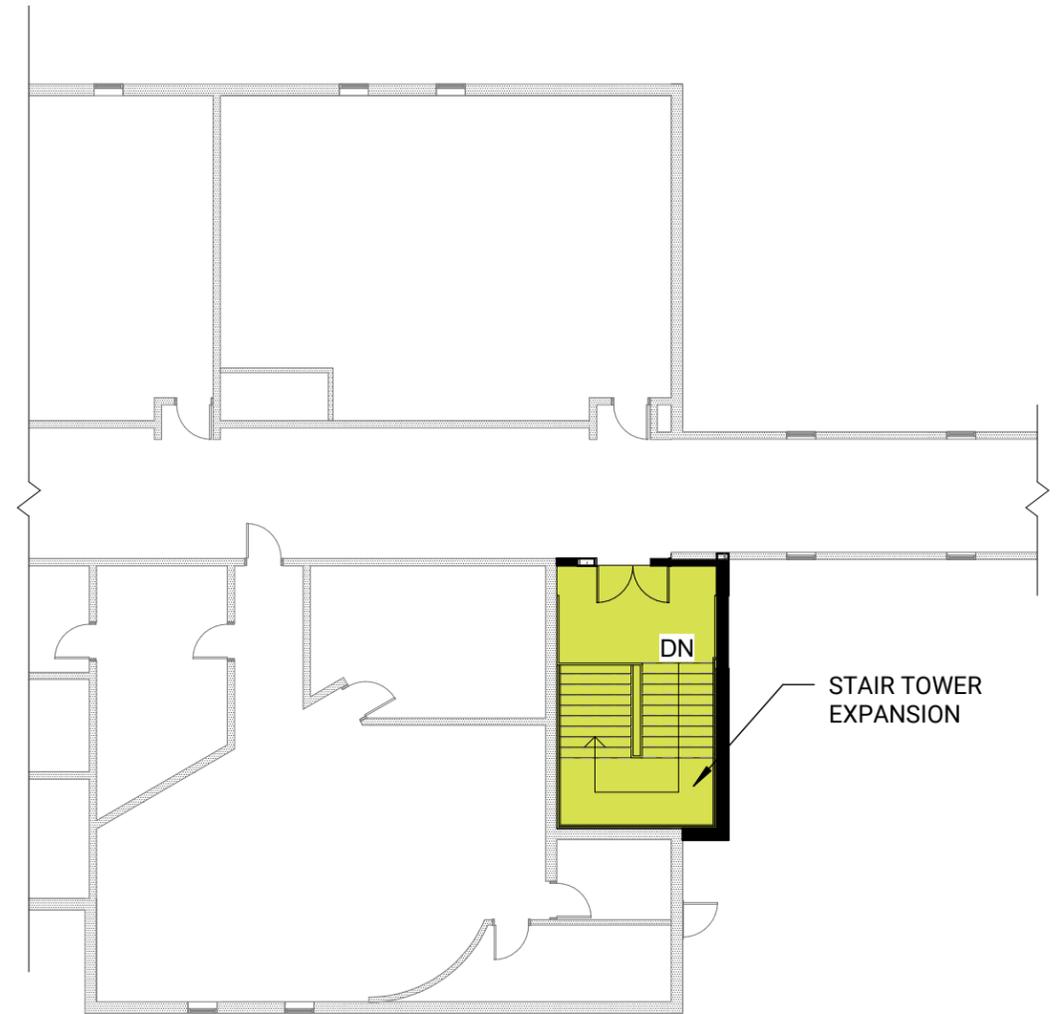
BCDM NO. 5551-02

05 NOVEMBER 2025





2 EXHIBIT SD-C - STAIR TOWER RENOVATION
 SD-C 1/16" = 1'-0" 0' 16' 32'



1 EXHIBIT SD-C - STAIR TOWER RENOVATION
 SD-C 1/16" = 1'-0" 0' 16' 32'

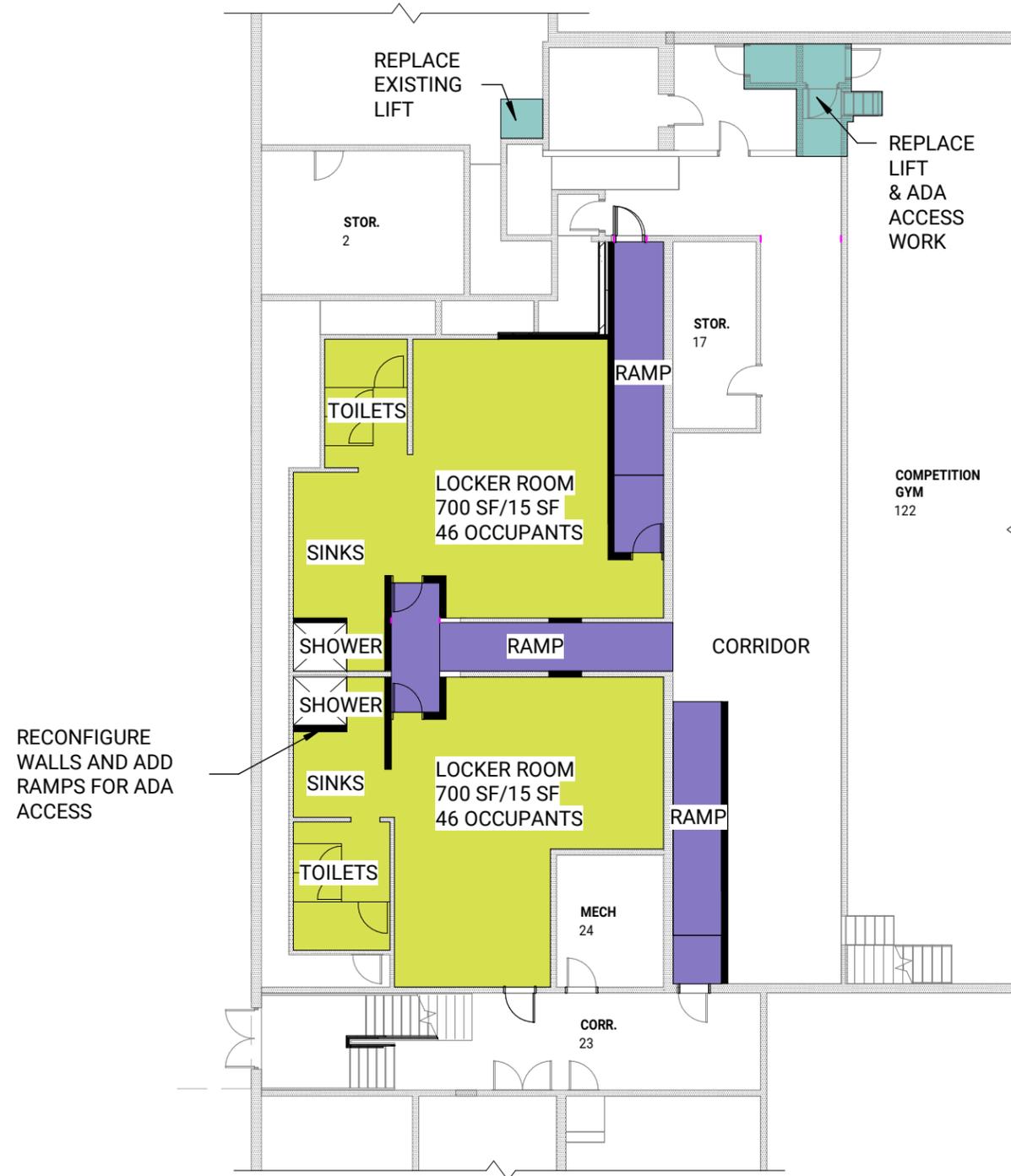
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1 EXHIBIT SD-D - LOWER LEVEL LOCKER RENOVATION
 SD-D 1/16" = 1'-0" 0' 16' 32'

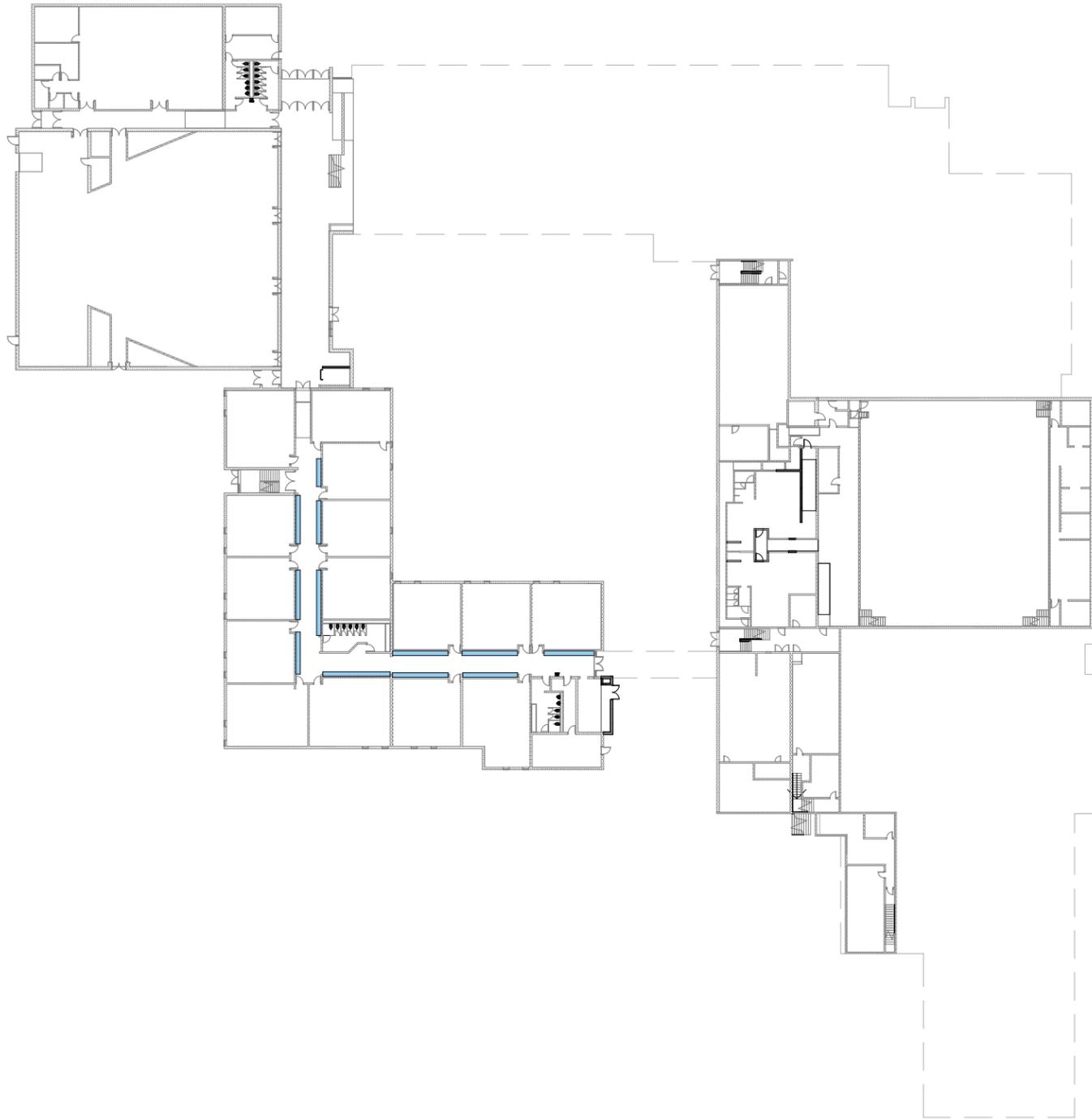
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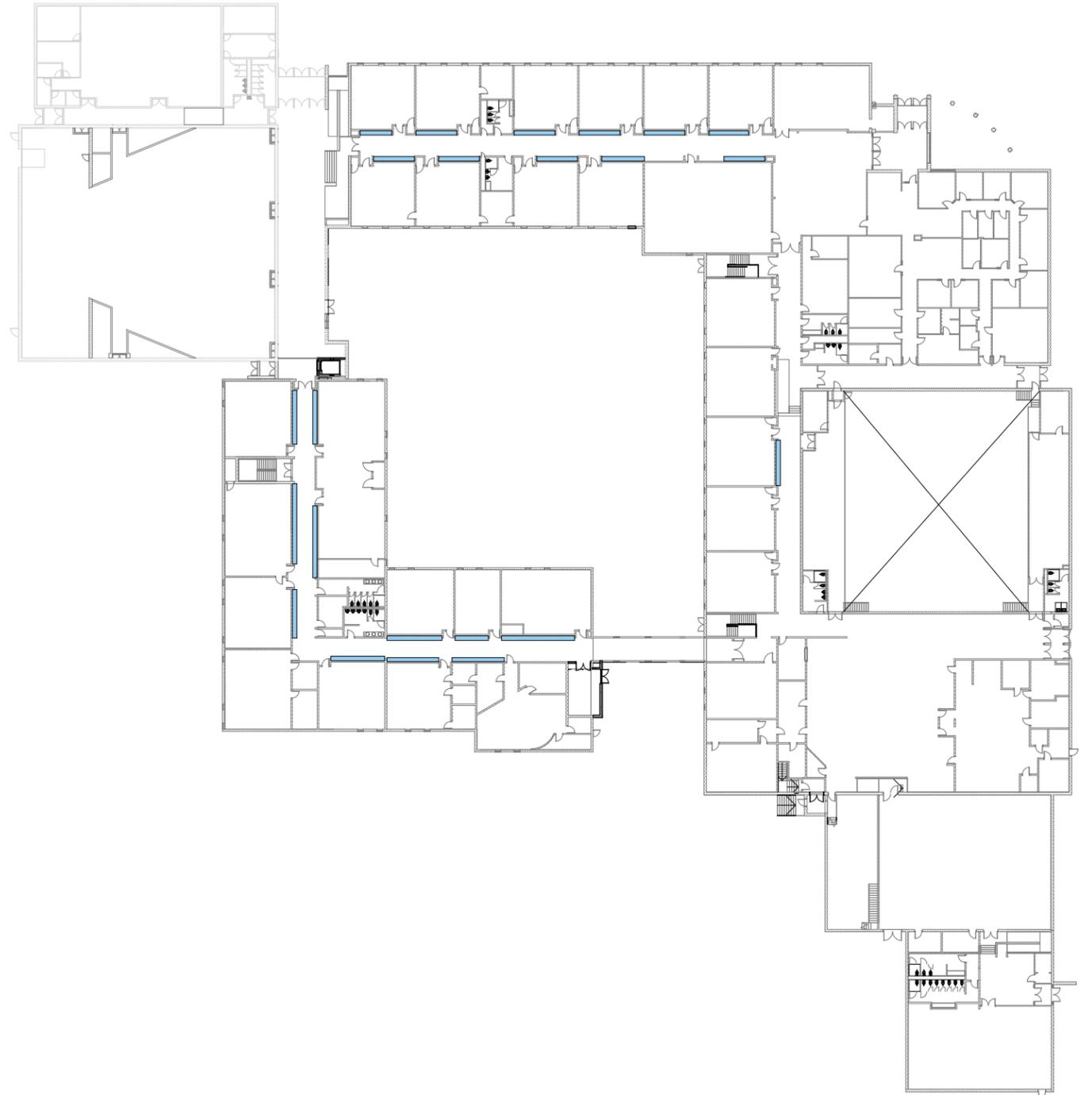
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2 EXHIBIT SD-E - LOWER LEVEL LOCKER REPLACEMENT
SD-E 1/64" = 1'-0" 0' 64'-0" 128'-0"



1 EXHIBIT SD-E - UPPER LEVEL LOCKER REPLACEMENT
SD-E 1/64" = 1'-0" 0' 64'-0" 128'-0"

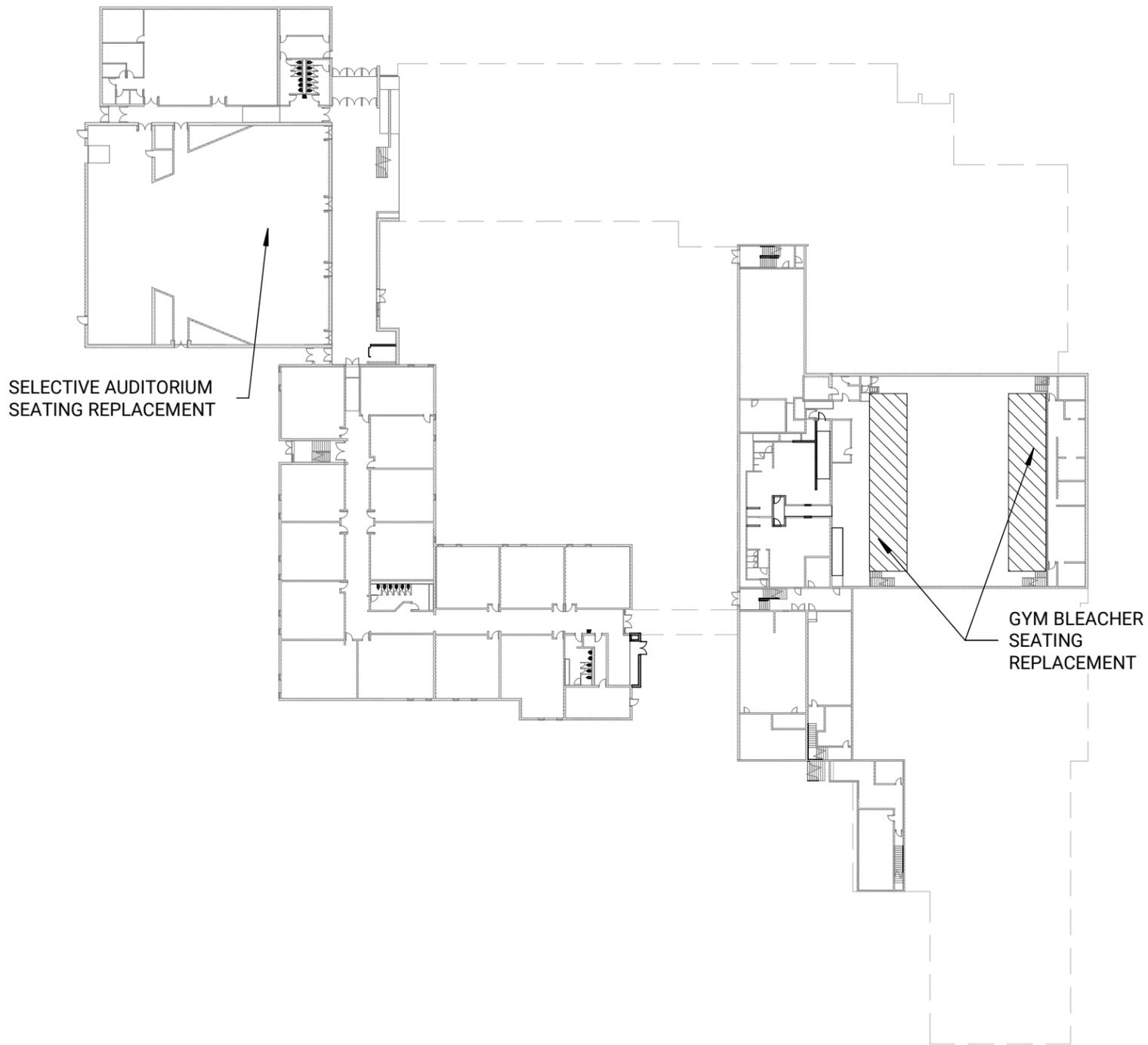
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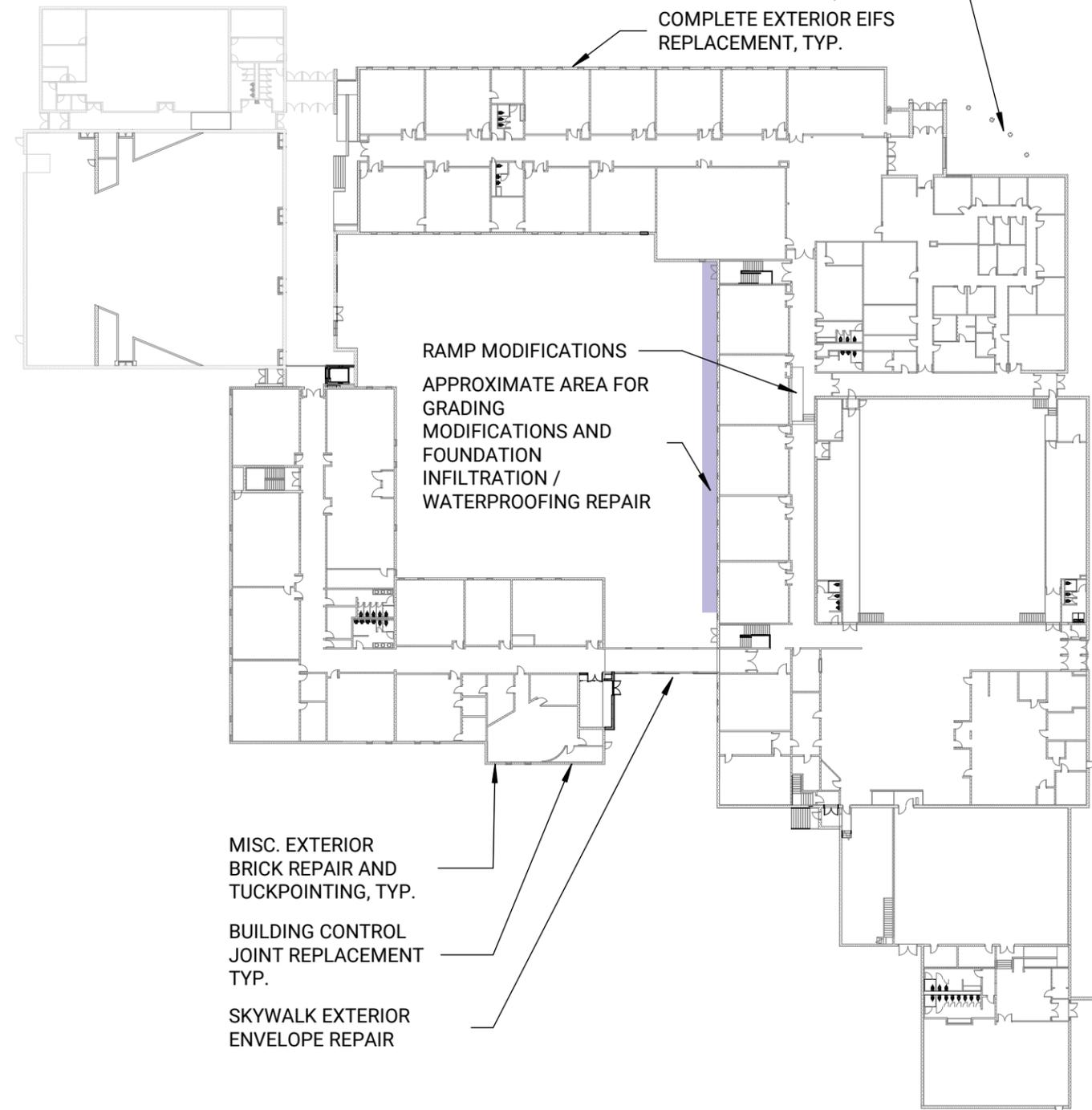
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2 EXHIBIT SD-G - LOWER LEVEL ADDITIONAL ARCH SCOPE
 SD-F 1/64" = 1'-0" 0' 64'-0" 128'-0"



1 EXHIBIT SD-G - UPPER LEVEL ADDITIONAL ARCH SCOPE
 SD-F 1/64" = 1'-0" 0' 64'-0" 128'-0"

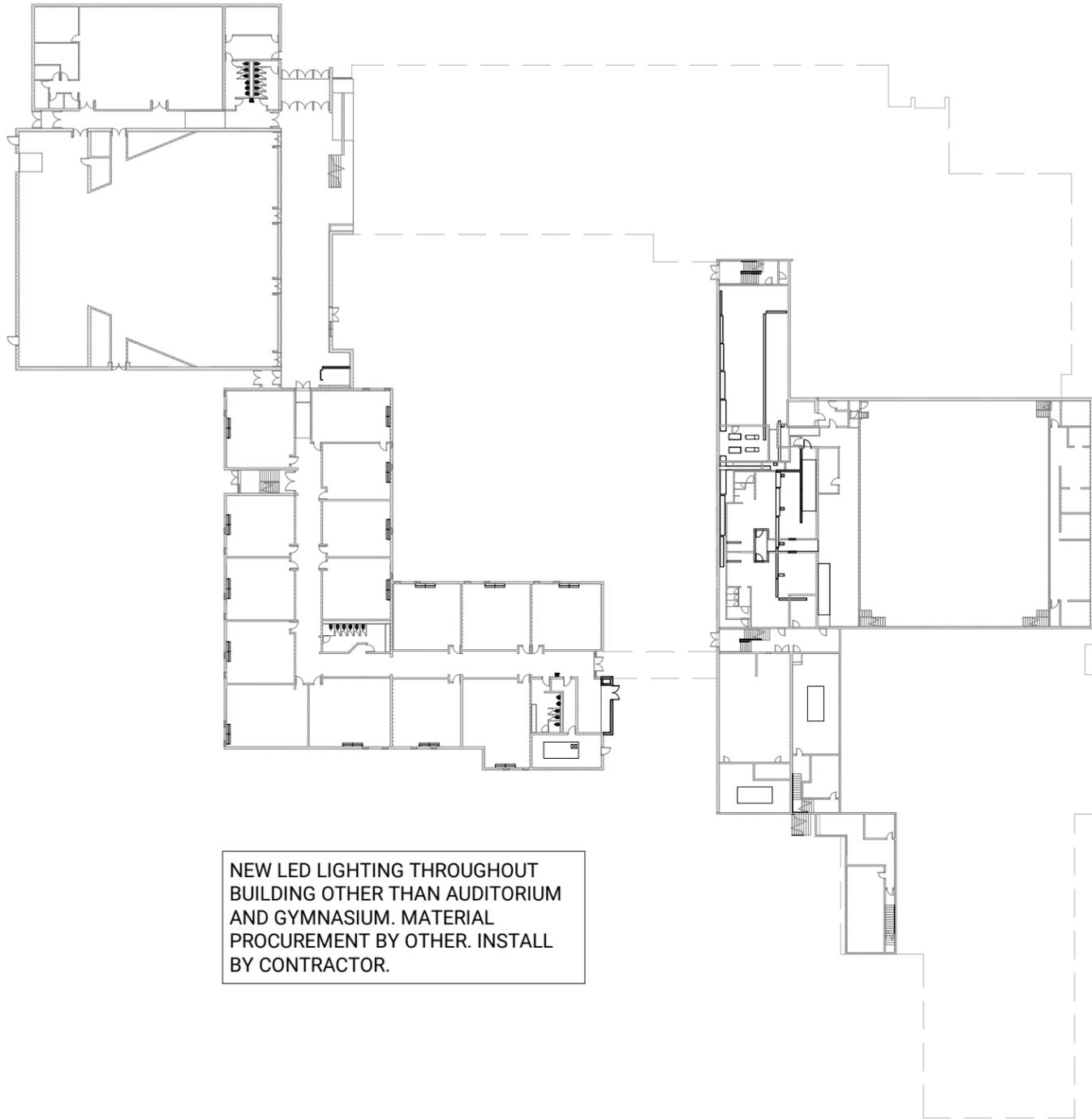
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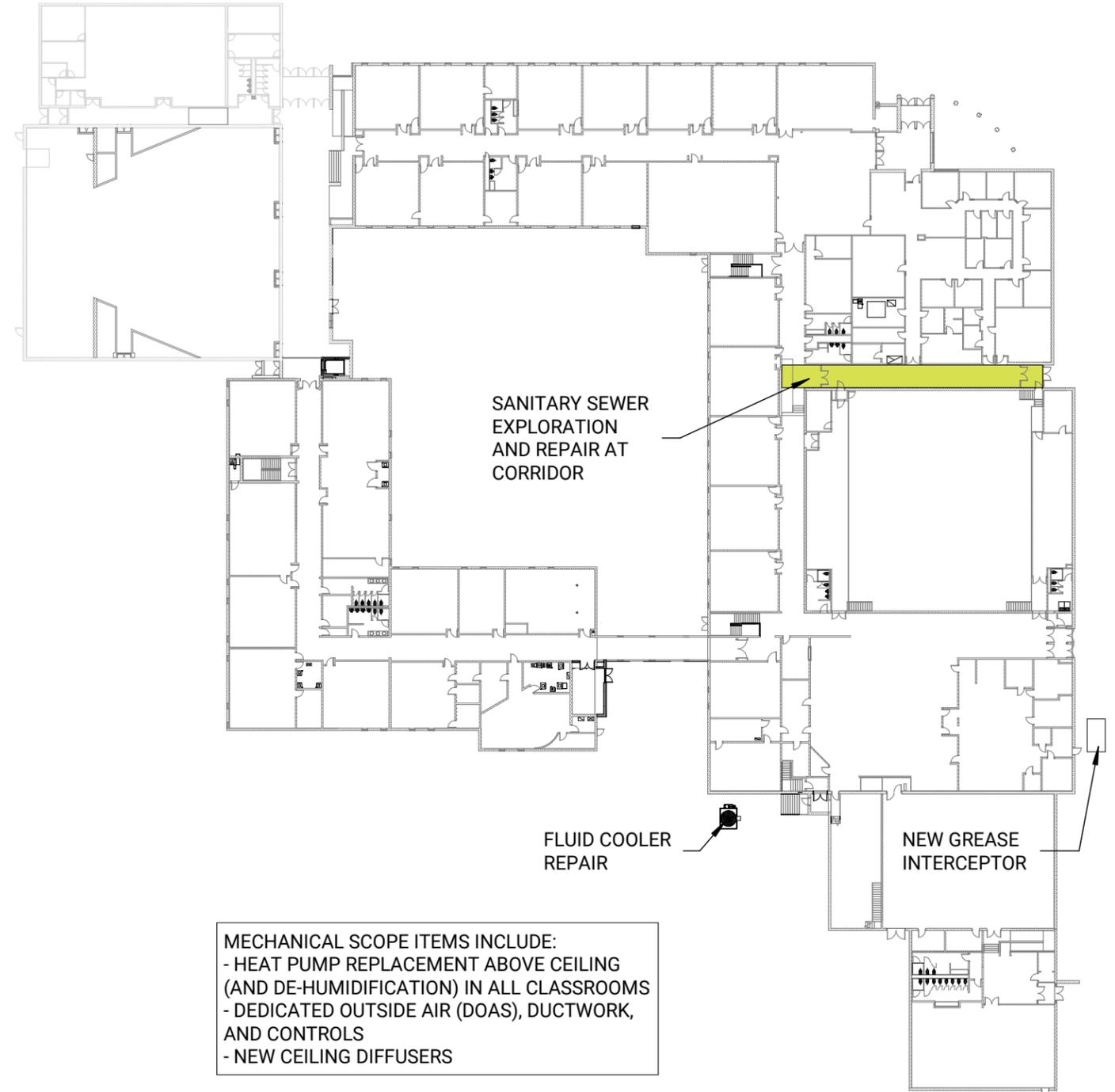
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NEW LED LIGHTING THROUGHOUT BUILDING OTHER THAN AUDITORIUM AND GYMNASIUM. MATERIAL PROCUREMENT BY OTHER. INSTALL BY CONTRACTOR.



SANITARY SEWER EXPLORATION AND REPAIR AT CORRIDOR

FLUID COOLER REPAIR

NEW GREASE INTERCEPTOR

MECHANICAL SCOPE ITEMS INCLUDE:
 - HEAT PUMP REPLACEMENT ABOVE CEILING (AND DE-HUMIDIFICATION) IN ALL CLASSROOMS
 - DEDICATED OUTSIDE AIR (DOAS), DUCTWORK, AND CONTROLS
 - NEW CEILING DIFFUSERS

2 EXHIBIT SD-G - LOWER LEVEL MECHANICAL SCOPE
 SD-G 1/64" = 1'-0" 0' 64'-0" 128'-0"

1 EXHIBIT SD-G - UPPER LEVEL MECHANICAL SCOPE
 SD-G 1/64" = 1'-0" 0' 64'-0" 128'-0"

LEWIS CENTRAL MIDDLE SCHOOL RENOVATION

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