

NOTICE OF CMc REQUEST FOR PROPOSALS

Notice is hereby given that the South Bend Community School Corporation (“SBCSC”), is requesting proposals from responsible offerors to provide Construction Manager as Constructor (“CMc”) services for construction, renovation, and alterations for the SBCSC build-out of the Career Hub leased space at the Studebaker Building 84, located at the Career Hub project site and building, 635 S. Lafayette Blvd, South Bend, IN 46601.

The CMc services will include, but not necessarily be limited to: (1) preconstruction phase services, including full participation with the SBCSC, the architecture engineering and interiors (“AEI”) team to assist with construction scheduling, construction cost estimates, value analysis, constructability, and qualifications of 1st tier prime and subcontractors. As CMc the selected offeror will be required to work with the SBCSC team as well as the AEI team to provide a guaranteed maximum price post receipt of prime and subcontractor bidding.

Proposals are due to SBCSC on March 08, 2024 by 3:00 pm EST. Proposals must be delivered to Assistant Superintendent Kareemah Fowler (co William Drehmel), South Bend Community School Corporation, 215 S. Dr. Martin Luther King Jr. Blvd., South Bend, IN 46601 and via wdrehmel@sbcsc.k12.in.us (CC: kfowler@sbcsc.k12.in.us). Any proposals received after the stated time will not be considered and will be returned to the submitter unopened.

CMc services will be performed under the AIA Document A133-2019 Construction Manager as Constructor (CMc) and AIA Document 122-2017 General Conditions. The form of the contract is set forth in the actual “Request for Proposals” (RFP). Offerors must submit a financial statement, a statement of experience, a proposed planning process for the performance of the CMc services inclusive of the SBCSC team, the AEI team of Jones Petrie and Rafinski (JPR) and the building owner, the Studebaker Building LLC., inclusive of the resources, labor, and technology, materials, supplies and equipment the offeror has available for the performance of the CMc services. The financial statement must be submitted on SBOA Form 96 (<https://forms.in.gov/Download.aspx?id=6422>)

Discussions may be conducted with, and best and final offers obtained from, responsible offerors who submit proposals determined to be reasonably susceptible of being selected for award. If SBCSC later determines to proceed with the project, SBCSC may enter into negotiations with the offeror whose proposal has been selected by an evaluation committee considering: (1) the responses to the RFP; (2) any interviews with selected offerors; and (3) evaluation of fees.

A CMc contract may be made with an offeror whose proposals are determined to be advantageous to SBCSC taking into consideration price and other evaluation factors set forth in the RFP. The RFP includes the criteria, process, and procedures including consideration of qualifications and fees, by which: an offeror will be evaluated; a CMc will be selected; and a CMc contract will be awarded.

The RFP documents for the CMc services are on file with SBCSC and may also be examined at https://www.sb.school/news/notice_for_cm_c

All offerors must comply with applicable laws including but not limited to requirements of IND. Code § 5-16-6/ 5- 16-13; 5-32; and 36-1-12 as outlined in the RFP. Offerors must also be able to and meet all requirements found in applicable CMc, public contract, and public work project statutes.

Prior to the approval and execution of the CMc contract the responsible offeror who submits proposals determined to be reasonably susceptible of being selected for award must furnish satisfactory evidence showing evidence of financial responsibility and it can faithfully perform the contract and all obligations arising hereunder.

School tentatively expects to award the contract for CMc services at its March 18, 2024 board meeting to the responsible offeror(s) whose proposal is determined in writing to be the most advantageous to SBCSC, taking into consideration price and the other evaluation factors set forth in the RFP. SBCSC reserves the right to hold proposals, including any alternates, for up to 60 days from the date of the opening. SBCSC reserves in its sole discretion the right to cancel the solicitation, reject any and all proposals in whole or part, delay the opening, ask for new proposals, is not obligated to accept the lowest or any other proposal, and may waive any irregularities, discrepancies, omissions, variances or informalities in the request for proposal procedure.

An optional pre-bid meeting for discussion of the CMc services, reviewing the scope of work, project specifications and drawings, RFP documents, qualifying requirements, and other important matters will be held at the Studebaker Building 84 at 635 S. Lafayette Blvd, South Bend, IN 46601 on March 04, 2024 at 1:00 pm EST. It is recommended that all prospective offerors attend this important meeting due to the age of the building and existing conditions, which will require coordination by the CMc. Offerors will be responsible for complying with items discussed at the meeting.

Questions regarding the contract(s) or requests for fair and equal treatment, can be directed in writing to Kareemah Fowler (co William Drehmel) wdrehmel@sbcsc.k12.in.us (CC: kfowler@sbcsc.k12.in.us).