



REQUEST FOR PROPOSAL

Construction Manager as Constructor

For the Following Projects:

Building and Site Improvements to:

Columbus East High School
Columbus North High School
L. Frances Smith Elementary School
Northside Middle School

New Construction of:

New Elementary School #12

Responses Due:

Tuesday, March 19, 2024, 2:00 pm

For The:

Bartholomew Consolidated School Corporation

1200 Central Avenue Columbus, IN 47201

REQUEST FOR PROPOSAL

CONSTRUCTION MANAGER AS CONSTRUCTOR

Bartholomew Consolidated School Corporation (BCSC) is seeking a Construction Manager as Constructor as allowed under Indiana Code 5-32 for a project. The RFP is for improvements at 5 BCSC Facilities which include Columbus East High School, Columbus North High School, L. Frances Smith Elementary School, Northside Middle School and a new elementary school. Additional information is included below regarding the proposed scope of work at each facility, selection criteria, and submittal requirements for interested parties wishing to submit qualifications for consideration. This REQUEST FOR PROPOSALS ("RFP") invites the submittal of a proposal ("Proposal") from persons or firms interested in providing construction management as constructor ("Offeror") services. By submitting a Proposal, the Offeror represents that it has carefully read the terms and conditions of this RFP, all attachments and addenda, and agrees to be bound by them. This RFP is not an offer to enter into a contract of any kind with the Owner, but merely a solicitation of Offerors interested in submitting a Proposal to the Owner, as defined below and more fully described in this RFP.

Section I – Projects Description:

Projects Scope:

The proposed BCSC projects defining the scope of work issued under this RFP are list below. They are grouped into three CMc packages. Proposers may submit individually on one, two or all three of the packages listed below. Proposers may also submit on any combination of the packages below once they have submitted on the individual packages. Proposers may not submit on an individual project when more than one project is listed within a package

A. CMc Package #1

- a. Northside Middle School: The school was originally constructed in 1961 as a three-level structure with a lower level partially below grade. In 1991 a major one-story addition was added to the original building bringing the building size up to approximately 170,000 square feet. This project will focus primarily on interior renovations, especially in the original part of the building that need most systems and finishes replaced. Renovations will also address creating collaborative learning environment, alignment of spaces to current instructional needs, converting a swimming pool to a performance facility, increasing safety, code compliance, building circulation and a host of many other items require to both preserve and modernize this historic facility.
- b. Columbus North High School: This building will receive more intensive work in a future phase but it has one immediate small need that is to be addressed in this phase. The scope of this project is to convert a couple adjacent spaces into a new PLTW Bio-Medical Lab. It is being paired with the Northside Middle School project since they are located adjacent and their bidding cycles can be combined.

B. CMc Package #2

- a. Smith Elementary School: The school is scheduled to receive renovations and several additions to address many issues at this building. This will include creation of collaborative learning areas, new wellness area, potential relocation of main office to improve security, new STEM lab, new instructional technology, accessibility improvements, and many other general improvements. The HVAC system was replaced several years ago, but many need to be expanded to accommodate the added square footage. The site is also scheduled to received major improvements to address vehicular parking, bus lots, general traffic flow, site safety and hardscape conditions.
- b. Columbus East High School – C4 Program Expansion: The goal of this project is to expand the number of classrooms and labs supporting the current C4 Nursing, Medical Assisting, Dental and PLTW Bio-Medical programs to meet current demand. This will require some reconfiguration of their current spaces along with conversation of adjacent regular classroom areas into these specialty labs and classrooms. These spaces all reside on the west side of the classroom wing.

C. CMc Package #3

- a. New Elementary School: The Districts owns a 23.3-acre parcel on the westside of Columbus where this new 700 student elementary will be built. The site is located on the west side of Tipton Lakes Blvd just south of State Road 46 and the Church that sits at the intersection. The building is anticipated to be a two-story structure of approximately 110,000 square feet with full site development of drives, parking, play areas, utilities, storm water detention and other typical site elements for an elementary school. A national Design Architect will be selected for this project through the Cummins Foundation program to join the CSO design team.

D. Other Scopes of Work:

- a. BCSC reserves the right to include additional scope or projects under this agreement if mutually agreed upon by both parties. Any changes agreed upon are subject to negotiation for the additional associated fees.
- E. BCSC has hired CSO to serve as the Architect for these Projects. CSO has been working on programming for all projects and is will be starting the schematic design phase on some projects soon. One of the first tasks of the CMc will be to complete SD cost estimates for their projects and also look at construction phasing, material lead times, and etc. to firm up the construction schedule.
- F. The successful CMc(s) will help determine the best overall strategy for their projects in respect to the need for early bidding packages, early equipment procurement and similar strategies to ensure the successful completion of construction.
- G. Funding/Authority: BCSC has obtained public approvals to issue bond for these projects. The District intends to sell bonds yearly as needed to fund the project costs for the next year. Successful proposers will be required to provide and track funding forecasts. BCSC has also applied for several grants on a couple of these projects, which may require separate broken out pay applications if the district is successful in obtaining these. Funding for projects is not contingent on approvals of these grants.

Projects Budgets

The total Cost of Work / GMP for the Construction Manager as Constructor is to be based on costs identified below for each project. The total Project Budget includes the CMc "Cost of the Work" Budget and the Soft Cost/Bond Expenses Budget

Projects & CMc Packages	Cost of the Work / GMP	Total Project Budget
Northside Middle School	\$40,500,000	\$50,250,000
CNHS	\$321,000	\$430,000
CMc Package #1 Totals	\$40,821,000	\$50,680,000
L Frances Smith	\$16,000,000	\$20,200,000
CEHS	\$2,140,000	\$3,020,000
CMc Package #2 Totals	\$18,140,000	\$23,220,000
New Elementary #12	\$49,220,000	\$59,820,000
CMc Package #3 Totals	\$49,220,000	\$59,820,000
Total All Packages	\$108,181,000	\$133,720,000

Project Design and Construction Schedule:

- A. The Preliminary Projects Schedules are shown below. On CMc Packages #1 and #2, design and bidding schedules are aligned between the two projects but construction durations vary due to the scope of work differences between the projects. Use the months of construction durations shown below for calculating staffing costs. Once the true construction duration has been determined, this lump sum staffing costs fee will be adjusted up or down to match based on the change in months for each Project.
- B. Preliminary Project Schedule

BCSC Envision 2030	2024												2025												2026												2027												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
1A: Northside Middle School																																																	
1B: Columbus North High School																																																	
2A: L Frances Smith Elementary																																																	
2B: Columbus East High School																																																	
3: New Elementary #12																																																	
CMc Package #3																																																	
	PreDesign												SD Phase												DD Design Phase												CD Design Phase												
	Bidding												Construction Prep												Construction												Closeout / Move-in												

Section II – Firm Information, Relevant Project Experience and CMc Approach:

Firm Identification:

Name of Firm:

Year Established:

Address:

Phone:

Website Address:

Business Organization:

- A. Business structure: ___Individual ___Partnership ___Corporation
- B. Number of years your firm has provided Construction Management services.
- C. Number of full-time employees in your organization.
- D. Provide a brief history of your firm.
- E. List principals/officers of the firm.
- F. Describe the bond capacity of the firm available for the Projects. The selected Construction Manager as Constructor will be required to provide a Payment Bond and Performance Bond on the forms and in the amount of the Guaranteed Maximum Price indicated in this RFP.
- G. Provide a statement confirming your firm will meet the minimum insurance requirements for Projects identified in this Section and in the modified A133-2019 and A201-2017 included in this RFP.
- H. The CMc must be a contractor qualified for all categories which may be part of the Projects under IC 4-13.6 and provide proof of contractor certification under IC 4-13.6.

Proposer's Submission and Included CMc Packages:

A. CMc Package(s) Included in your Submission:

- a. Clearly list the Bid Packages your firm is proposing on in this submission, preferably using the chart below.

No/ Yes	Individual CMc Packages	No/ Yes	Two of the Three CMc Packages	No/ Yes	All Three CMc Packages
	#1: NMS + CNHS		#1 + #2		#1 + #2 + #3
	#2: SES + CEHS		#2 + #3		
	#3: New Elementary		#1 + #2		

B. Proposers CMc Package Preferred Packages:

- a. The three packages each contain a major project that is very different from the other two. Package #1 is major interior renovation to a historic multi-level building occupied by middle school students. The building is very compact and the urban site will be very challenging for construction staging, park and access. Package #2 is a unique, multi-level elementary building that is typically elevated above grade and sprawling in all directions. Its building wings are connected by sloped tube structure and most corridor walls are poured load bearing concrete. The work will involve interior renovations, constructing multiple small additions and major site improvements all while the school continues to operation. Package #3 is a new elementary school on a new site, but there will be some site challenges due to the slope and geometry of the site.
- b. For each package your firm is submitting on, provide rationale as to why your firm and its assigned people have the expertise to successfully execute the project from start to finish.

Relevant Project Experience/References:

Please align your K-12 experience examples below with the projects you are proposing on.

A. K-12 Experience

- a. List any relevant experience for K-12 construction in Indiana for similar projects in scope to those listed in the packages you are proposing on. These are to have been completed within the last 5 years.
- b. For each project listed above for experience, list the key people from your company who were involved in the project and a main Owner's representative with contact information.
- c. Two packages involve experience in renovating occupied school buildings which is a very important criteria to BCSC, so please make that is adequately addressed in your project examples and references.

C. CMc Experience

- d. List any K-12 projects your firm has served in the role of Construction Manager as Constructor under Indiana Code 5-32.
- e. List any non- K-12 projects your firm has served in the role of Construction Manager as Constructors under Indiana Code 5-32.

D. References

- f. Provide a list of five (5) K-12 educational client references with contact names and information whom your firm has worked within the past five (5) years.
- g. Provide a list of three (3) architectural partners with contact names and information whom your firm has worked on public K-12 projects within the past five (5) years.

E. Provide information detailing your firm's history on the following related to diversity:

- h. Firms hiring practices and programs related to increasing opportunities for minorities and women and veterans' enterprises in the construction industry.
- i. Contracting practices and programs that your firm uses for increasing involvement opportunities for minority, women, and veteran business enterprises.

Staffing:

- A. Provide a proposed project Team Staffing Chart that addresses each CMc Package your team is submitting on. Proposers, if submitting on more than one CMc Package, should also identify how that chart would change if they were only awarded one or two packages instead of three.
- B. Provide resumes of team members proposed in Team Staffing Chart highlighting relevant project experience.
- C. Provide Owner references for team members within the Team Staffing Chart.

CMc Project Approach:

For the three sections below, proposers may provide a detailed answer to each section or answer each item within a section individually. Please base answers on the projects you are proposing on. Answer in general terms of how your firm would handle these BCSC projects and then, where appropriate, provide answers tailored to the individual projects you are proposing on.

Proposers may also answer with multiple responses for an entire section with each response tied to a CMc Package and its unique projects. As an example, firm's responses to the "Phase 3. Construction" questions would vary greatly depending on which Package is being referenced.

Phase 1. Preconstruction

- COMMUNICATION: Describe your recommended methods of communication with BCSC and the Design Team during this phase and how you would work best with each group.
- ESTIMATING: Describe your firm's approach to estimating for Schematic Design, Design Development, and Construction Documents. Address what estimating occurs in-house versus out-of-house. Describe the level of estimate detail that will be shared with BCSC and the Design Team. Share your estimating track record versus actual bids on the last five (5) projects.
- BUDGET: Describe your process for establishing overall project budgets and the timing of that. How do you then track and manage those budgets through each design phase and eventually construction? When a project and its budget get off-track, what are your recommended processes to get back on budget?
- VALUE / COST MANAGEMENT: Sometimes there is more scope requested than available dollars on Projects. Describe your approach, processes, and methods to Value / Cost Management that will assist BCSC in decision making during this Phase. Provide some examples from past projects.
- PHASING / SCHEDULING: Describe and/or provide examples of how you worked with the Owner and Design Team to create effective construction phasing plans and construction schedules for occupied school buildings.
- DRAWING REVIEW / SCOPE ASSIGNMENT COORDINATION: Describe your processes related to the review of the design and construction documents for constructability, material availabilities, scope assignments, and other aspects that would benefit the Projects in the bidding and construction phases.

Phase 2. Bidding

- PREQUALIFICATION: Describe your process for working with the Owner to assist them in establishing a prequalifying program for First Tier Subcontractors as allowed under the CMc statute.
- SUBCONTRACTORS: How will your firm divide the Work into subcontractor packages? How will your firm ensure that the Projects receive good bid coverage for all packages?
- XBE PARTICIPATION: Describe your contracting practices and programs that your firm would use on these Projects to ensure involvement opportunities for minority, women, and veteran business enterprises.
- SELF-PERFORMANCE: Would your firm seek to self-perform any of the Work? If so, describe the type of Work and your process for this. When your firm is bidding one of these bid packages, describe your approach to ensure competitive bids are received from other contractors. Provide data on your recent bidding history in these type case scenarios. This data shall include: project, bid category, list of bidders, and base bid price for each bidder.

Phase 3. Construction

- COMMUNICATION: Describe your recommended methods of communication with BCSC and the Design Team during this Phase and how you would work best with each group.
- OCCUPIED SCHOOL BUILDING: Describe your firm's approach to phased renovations of occupied school building. How do you keep everyone safe? How do you control noise and dust?
- STAFFING: Describe how your firm recommends to staff these Projects for the duration of construction with the different sites. The District is open to seeing options on how this could be accomplished and the financial impact of that. One of reasons the District is considering this delivery method is to lessen the day to day workload of their facilities staff so that the hiring of additional staff is not required. Besides these projects, they have many other smaller projects going on at the same time, so also consider addressing in this response ways the CMc can structure their services to make more efficient use of the time involvement of BCSC facilities staff.
- GENERAL CONDITIONS: Describe your approach to managing the general conditions and reimbursable expenses. Describe what types of items and or services are placed within bid tier one contracts and what is procured directly by the CMc. What practices do you use to ensure the Owner receive competitive pricing on the items procured directly?
- SAFETY: Describe your approach to construction for renovations to an occupied school building. Address issues such as phasing, student safety, dust containment, asbestos removal, lead paint, noise, etc.
- GUARANTEED MAXIMUM PRICE: The Owner would like to set a guaranteed maximum price ("GMP") since they have a fixed budget for each Project. A GMP for each project would be established after bidding to reduce risk for all parties.
- SCHEDULE: Describe what practices your firm would put in place to keep the construction phases on schedule. Specifically address what measures your firm would put in place to ensure that subcontractors are staffing the Projects appropriately, ordering materials in a timely manner, etc. to ensure the success of the Projects.
- CMc CONTINGENCY: Identify the percentage of the Cost of the Work that should be allocated as a CM's Contingency. List for each package if there is a difference based on the project scope.

- OWNER'S ALLOWANCE: Identify the percentage of the Cost of the Work that you would recommend to be included within the Guaranteed Maximum Price as an Owner's Allowance to cover unforeseen conditions, Owner design changes, and other instances identified in the agreements as the Owner's responsibilities during construction. List for each package if there is a difference based on the project scope.
- CLOSE OUT: Describe your approach to punch lists and Project completions to ensure Projects are completed in a timely manner. nu

Insurance Requirements:

A. The Construction Manager shall carry the following minimum Insurance policies and limits:
Provide a statement and or proof of compliance to these insurance requirements listed below in the written RFP response.

- a. Workers' Compensation insurance, including employer's liability, for all persons whom Contractor employs (or uses as subcontract labor if the Subcontractor is uninsured) in carrying out any Work. Such insurance shall be in strict compliance with the requirements of the most current and applicable workers' compensation insurance laws (State & Federal) in effect from time to time in the state(s) where the Work is performed, and shall include the following. Voluntary compensation, if applicable shall apply.

The limits for Worker's Compensation Insurance shall meet statutory limits.

- The limits for Employer's Liability shall be as follows:

Bodily Injury by Accident \$1,000,000/each accident

Bodily Injury by Disease \$1,000,000/policy limits

Bodily Injury by Disease \$1,000,000/each employee

- b. The limits for Commercial General Liability (on an ISO CG 0001 form or equivalent) insurance including coverage for Premises-Operations, Independent Contractors' Protective, Products-Completed Operations, Contractual Liability, and Personal Injury. The coverage shall apply to the contractor's operations under the agreement, whether such operation by the contractor or by a subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Limits shall at a minimum be as follows:

\$1,000,000 Each Occurrence

\$2,000,000 Project Site Aggregate

\$1,000,000 Personal and Advertising Injury, contractual excepted

\$2,000,000 Products-Completed Operations Aggregate

- i. The policy shall be endorsed to have the Project Site Aggregate apply to this Project only. Provide a \$2,000,000 General Aggregate.
 - ii. The Contractual Liability insurance shall include coverage sufficient to meet the obligations in modified AIA Document A201-2007 under Paragraph 3.18.
 - iii. Products and Completed Operations insurance shall be maintained for a minimum period of at least two (2) years after either ninety (90) days following Substantial Completion or final payment, whichever is earlier.
 - iv. Include a Severalability or separation of insured clause
- c. Automobile Liability insurance (owned, non-owned, and hired vehicles) for bodily injury and property damage shall at a minimum be as follows:

\$1,000,000 Each Accident

- d. Umbrella or Excess Liability coverage excess over the automobile Liability, General Liability and Employer's liability and shall at a minimum be as follows. Coverage shall not be more restrictive than the primary insurance
\$5,000,000 over primary insurance.
\$10,000 retention for self-insured hazards each occurrence.
 - e. Contractor's Pollution Liability coverage of \$2,000,000.
- B. Both Bartholomew Consolidated School Corporation and CSO Architects shall be named as an additional insured as to CMC's General Liability on a CG 2026 11 85 and a CG 2037 10 01 or equivalent form, Automobile Liability, Pollution and Umbrella Liability. Coverage is to be primary and non-contributory. Waiver of subrogation in favor of Bartholomew Consolidated School Corporation applies as to CMC's General Liability, Automobile Liability, Umbrella Liability, and Worker's Compensation.

Section III – Compensation Proposal:

Include separate Lump Sum / Fixed fees for Pre-Construction and Construction Phase services for Construction Management (CMc) for each defined CMc package your firm is submitting on. Fees shall be based on the defined "Cost of the Work", Project Schedule and Project Scope for each Package within this RFP. Additionally, Proposers may also submit separate Lump Sum / Fixed Fees for any combination of the CMc packages. To simplify this option, Proposers can simply list their new Pre-Construction Fee, Staffing Cost and CMc Fee for each indicated combination and are not required to provide new effort schedules.

CMc packages are as follows and Compensation Proposals should reflect such:

1. CMc Package #1: Northside Middle School and Columbus North High School
2. CMc Package #2: Smith Elementary School and Columbus East High School
3. CMc Package #3: New Elementary School

A. Preconstruction Services Fixed / Lump Sum Fee:

- a. The proposed Fixed / Lump Sum fee for Pre-Construction Services to include: Planning and Scheduling, Estimating, Value Management, Quality Review, Preparing Contracts for Construction, Life-Cycle Costing, Front End Specifications, Bid Procurement, Tracking Costs Against the Budget, Design Meetings, and all Staffing Costs.

B. Construction Services Fee:

- a. Provide a Fixed / Lump Sum Fee for Construction Services to include: Cost of all on-site and off-site CMc staff that will be working on the Projects. Provide an Effort Schedule that identifies the estimated man hours charged each month by each staff position over the course of the Projects. These hours should be multiplied by an hourly billing rate that include wages and customary fringes per the attached Effort Schedule example. In addition to a lump sum staffing costs, provide a monthly staffing cost that can be added to or subtracted from the lump sum cost once the construction duration has been determined.
- b. Provide a CMc fee percentage for overhead and profit that will be multiplied by the Cost of the Work.

- C. The Proposal does not need to identify the predicted costs for the following (these items will be considered reimbursable expenses). Items to be included in the General Conditions will be: safety equipment, first aid supplies, handrails and toe boards, opening protection, fire extinguishers, temporary fencing, storage rental, temporary toilets, temporary stairs, temporary enclosures, temporary barricades, project signs, bulletin boards, on-site equipment, printing, telephone expenses, temporary power service, temporary water service, temporary heating service, heating energy charges, temporary wiring, temporary lighting, regular clean-up, trash dumpsters, dump permit and fees, traffic control, temporary roads, roadway maintenance, job trailer/trailer utilities,

material testing, project website, permitting, and all other jobsite construction-related miscellaneous expenses excluding construction manager staffing costs. The Construction Manager's employee expenses shall be included within the Fixed / Lump Sum Fee CMc Construction Services Fee as previously noted above in Item B, a.

D. Items to be completed by other Consultants (Paid directly by the Owner):

- Architecture and Engineering
- Site Surveys
- Soil Explorations

E. The Proposal shall be based on the modified AIA A133 – 2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, AIA A133-2019 Exhibit B Insurance and Bonds, the modified AIA A201 – 2017 General Conditions of the Contract for Construction, and modified A312 Payment Bond and modified A312 Performance Bond which are attached to this RFP.

Section IV – Selection Process:

Selection Criteria:

- A. The Owner's Evaluation Committee will evaluate Proposals based on the following Criteria listed below: This Procurement will be in accordance with Indiana Code 5-32, as amended, and all applicable federal, state, and local laws, as well as the Owner's policies and procedures. The Owner may select one firm to manage all projects, may select by individual projects, or a combination therein.
- a. K-12 experience
 - b. Experience with similar school projects
 - c. CMc experience with projects of similar size and scope
 - d. Key personnel and relevant experience
 - e. Project approach and alignment with BCSC's mission and vision
 - f. Firm's financial and staffing capacities.
 - g. References
 - h. Firm's history of contracting with or hiring minority, women, and veteran business enterprises, and good faith efforts to fulfill the state's goals for contracting with or hiring minority, women, and veteran business enterprises.
 - i. Fee Proposal
 - j. Interviews, if any
- B. BCSC Evaluation Committee Members
- a. Committee Members:
 - i. Mr. Tom Vujovich, BCSC Districting and Facilities Committee Member, or designee
 - ii. Dr. Brett Boezeman, BCSC Director of Operations
 - iii. Mr. Greg Ferguson, BCSC Manager of Projects
 - iv. Dr. Chad Phillips, BCSC Assistant Superintendent of Finance

- v. Mr. Rich Stenner, BCSC School Board Member
- b. Committee Advisors:
 - i. Jim Funk, CSO
 - ii. Brad Krohn, CSO

Selection Schedule:

- A. The following is the selection process schedule:
- | | |
|--|---------------------------------|
| Public Notice (1 st) in papers | February 21, 2024 |
| RFP is available | February 21, 2024 |
| Optional virtual project review w/CSO | March 1, 2024 at 10:00 |
| Optional on-site visit | March 6, 2024 9:00 |
| Public Notice (2 nd) in papers | March 6, 2024 |
| RFP submissions due | Tuesday, March 19, 2024 at 2:00 |
| Evaluation Committee Meeting (review responses) | March 20-22, 2024 |
| Evaluation Committee Meeting (interviews, if required) | March 26-28, 2024 |
| Board Approval of Recommended CMc | April 15, 2024 |
| Board Approval of CMc Contract | May 13, 2024 |
- B. Optional Virtual Scope Review Session: CSO/BCSC will review the current scope, design direction and answer questions for each project that is part of the RFP. An on-site visit of Northside and Smith will also be offered. It is requested that no more than three representatives from each firm attend this session. The dates and times for these sessions are listed above. Contact Greg Ferguson to inquire about on site visits.
- C. Formal Questions: Questions shall be submitted in writing to Greg Ferguson, fergusong@bcsc.k12.in.us. All questions shall be submitted no later than one week prior to the RFP submission deadline. Answer to any questions will be a formal response back to all Proposers that have obtained a copy of the RFP.

Section V - Submittal Format and Submission:

- A. Please submit one (1) electronic copy in PDF format and eight (8) hard copies.
- B. Hard copies shall not exceed 8 ½" x 11" and shall be bound.
- C. Please limit size of the RFP Proposal to no more than twenty five (25) pages if submitting one package, thirty (30) pages for two packages, or thirty five (35) for all three packages. A cover letter, the "TEAMING STAFF CHART", "CONSTRUCTION ISSUES CHART" and the "EFFORTS SCHEDULE" all do NOT count toward the thirty (30) page limit.
- D. Deadline -
 - a. Proposals must be received no later than 2:00 PM, local time, on Tuesday March 19, 2024. Proposals shall be addressed to Dr. Brett Boezeman, and delivered to the Bartholomew Consolidated School Corporation's Administration Building, 1200 Central Avenue, Columbus, IN 47201.
 - b. The Owner's Evaluation Committee will review and evaluate only those Proposals that the Owner and the Evaluation Committee, in their sole and complete discretion, determine to be

submitted in compliance with the requirements set forth in this RFP and contain all of the information required by this RFP. It is the Offeror's sole responsibility to ensure that the Proposal is delivered in compliance with all of the requirements set forth in this RFP and contains all of the information required by this RFP. If a Proposal is mailed, the post office becomes the agent of the Offeror and not that of the Owner. DO NOT FAX OR EMAIL PROPOSALS. PROPOSALS RECEIVED VIA FAX OR EMAIL WILL NOT BE ACCEPTED AND WILL BE RETURNED TO THE OFFEROR WITHOUT CONSIDERATION BY THE OWNER OR THE EVALUATE COMMITTEE. Each of the Owner and the Evaluation Committee reserves the right to reject for any reason and for no reason at all any and all Proposals received by the Owner and to be the sole judges of the value and merit of the Proposals submitted. The Owner reserves the right to terminate for any reason and for no reason at all the Projects prior to executing the Construction Manager as Constructor Agreement (as hereinafter defined). If such termination occurs, the Owner shall not be liable for any costs incurred by any of the Offerors with respect to the RFP or any Proposal.

Section VI – Communications during RFP Process:

- A. Once the first public notice is published and until the completion of the CMc procurement process, all questions and communications regarding this CMc Selection process must be addressed only to BCSC's agent listed below. Only answers issued in writing by Addendum will be considered valid.

Name	Brad Krohn
Company	CSO
Email	BKrohn@csoinc.net
Office	317-848-7800
Direct	317-706-2438

- B. Proposers may request a Zoom scope review meeting with the Owner's Agent to learn more about the proposed projects.
- C. Any prospective Construction Managers as Constructors (Offeror) who otherwise contacts any employee, agent or elected or appointed official of the Owner or any member of their designated CMc Evaluation Committee during the selection process is subject to disqualification at the sole and complete discretion of BCSC.

Section VI – Miscellaneous Provisions:

- A. BCSC reserves the right to terminate the RFP process for any reason, to be the sole judge of the responses submitted, to reject all responders to this RFP, and to waive any informalities or irregularities in any of the responses.
- B. BCSC reserves the right to award individual package projects or combination projects to a Construction Manager as Constructor at its discretion following the rules and guidelines outlined on this document.
- C. BCSC creates no obligation, expressed or implied, of any kind or description in issuing this RFP or receiving a Proposal. Neither this RFP nor a Proposal shall be construed as a legal offer.
- D. BCSC assumes no responsibility or liability for any expenses incurred by the selected or prospective Construction Managers as Constructor, in connection with the preparation or delivery of a Proposal, requested interview or any action related to the process of completing and submitting a Proposal to this RFP.
- E. All documentation and Proposal provided to the Owner or their EC may be considered public documents under applicable laws and may be subject to disclosure. Offerors recognize and agree that the Owner and the EC will not be responsible or liable in any way for any losses that the Offeror may suffer from the lawful disclosure of information or materials to third parties.
- F. Any materials requested to be treated as confidential documents, proprietary information, or trade secrets must be clearly identified and readily separable from the balance of the Proposal. Such designations will not necessarily be conclusive, and Offerors may be required to justify why such material should not, upon written request, be disclosed by the Owner or the EC under the applicable public records law. The Owner will endeavor to provide at least two (2) Business Days' notice of a public records request for material submitted pursuant to this RFP. Offerors must

respond to the notice in writing with any objection to the production of the documents within two (2) Business Days of receipt of the notice. All costs incurred by Offerors associated with any public records request are the responsibility of the Offerors.

- G. Owner / Evaluation Committee Rights and Procurement Conditions: Each of the Owner and the Evaluation Committee reserves without limitation, and may exercise at its sole discretion, the following rights and conditions with regard to this Procurement process:
- a. To cancel the Procurement process and reject any and all Proposals;
 - b. To waive any informality or irregularity;
 - c. To revise the Procurement Documents and Schedule via an addendum;
 - d. To reject any Offeror that submits an incomplete or inadequate response or is not responsive to the requirements of this RFP;
 - e. To require confirmation of information furnished by an Offeror, require additional information from an Offeror concerning its Proposal and require additional evidence of qualifications to perform the work described in this RFP;
 - f. To provide clarifications or conduct discussions, at any time, with one or more Offerors;
 - g. To contact references who are not listed in the Proposal and investigate statements on the Proposal and/or qualification of the Offeror and any firms or individuals identified in the Proposal;
 - h. To consider alternative technical concepts and/or approaches identified by Offerors;
 - i. To take any action affecting the RFP process, or the Project that is determined to be in the Owner's best interests; and
 - j. Approve or disapprove of the use of particular Subconsultants, Subcontractors, or Key Team Members and/or substitutions and/or changes to Subconsultants, Subcontractors, or Key Team Members from those identified in the Proposal. Such approval or disapproval shall not be unreasonably exercised
 - k. To negotiate submitted fees with any offeror.
- H. Prospective Construction Managers as Constructors shall, if requested by the EC, provide a fully completed Financial Statement specific enough for the Owner's governing body to make a proper determination of the CMC's capability for completing the project if awarded.

Attachments

- **Exhibit A:** Legal Notice
- **Exhibit B:** Example Staff Effort Schedule
- **Exhibit C:** Proposed Renovated School Floor Plans
- **Exhibit D:** New Elementary Site Overview
- **Exhibit E:** Modified AIA A133 Contract Documents and Modified AIA A201 Contract Documents

Exhibit A - Legal Notice

Notice of
Request for Proposals for
Construction Manager as Constructor Contract

Notice is hereby given that the Bartholomew Consolidated School Corporation (the "Owner"), requests any Construction Manager as Constructor (as defined in Indiana Code Section 5-32-2-5, as amended) which is interested in being considered by the Owner as the Construction Manager as Constructor with respect to five identified projects for the Bartholomew Consolidated School Corporation located in Columbus, Indiana. The five projects consist of renovations and site improvements to Northside Middle School, L. Smith Elementary School, Columbus East High School, Columbus North High School, and the construction of a new elementary school. All is described in more detail in the Request for Proposals for Construction Manager as Constructor Contract, dated as of February 21, 2024 (the "RFP"), to submit a Verified Statement of Proposal to provide Construction Manager as Constructor Services for the Projects. The estimated Cost of the Work is approximately \$133,720,000 combined for the three projects.

Verified Statements of Proposals shall be received by the Owner until 2:00 PM, Eastern Standard Time on Tuesday, March 19, 2024 the Administration Office of the Owner, which is located in the 1200 Central Avenue, Columbus, IN 47201, Attention: Dr. Brett Boezeman, Director of Operations. Each Proposal to the RFP that the Owner and the Owner's Evaluation Committee will determine to be a qualified response must be in accordance with the RFP and all of the provisions of Indiana Code 5-32, as amended and as applicable to the RFP process. Each Proposal to the RFP must also be submitted by a person or entity satisfying the definition of a construction manager as constructor as defined in Indiana Code Section 5-32-2-5, as amended (each, a "CMc").

To obtain a copy of the RFP or any other available additional information regarding the Projects or to ask any questions regarding the RFP, please contact the Architect, whose contact information is as follows: Brad Krohn, RA, CSO Architects: bkrohn@csoinc.net (317) 848-7800 (office).

Unless otherwise specifically authorized by the Architect, as of the date of this notice, all communication between any CMc and the Owner and/or the EC or their respective agents shall be conducted through only the Architect. Any CMc who otherwise contacts any employee, agent or elected or appointed official of the Owner or any member of the EC between the date of this notification and the award of the Construction Manager as Constructor Contract is subject to disqualification at the sole and complete discretion of the Owner.

All Proposals to the RFP received by the date and time set forth above, which shall be determined solely by the Owner in its sole and complete discretion, will be reviewed by the Evaluation Committee against the established selection criteria will then evaluate all responses and make a recommendation to the Owner regarding which CMc it believes in its sole and complete discretion provides the best value to the Owner with respect to the Projects.

Each of the Owner and the Evaluation Committee reserves the right to reject for any reason and for no reason at all any and all responses received to the RFP and to be the sole judges of the value and merit of the Proposals offered. The Owner reserves the right to terminate for any reason and for no reason at all the Projects prior to executing the Construction Manager as Constructor Contract. If such termination occurs, the Owner shall not be liable for any costs incurred by any of the CMc with respect to any Proposal to this RFP.

By: Brett Boezeman, Director of Operations
 Bartholomew Consolidated School Corporation, Indiana
Dated: February 21, 2024

Exhibit B - Example Effort Schedule

BCSC		TIMELINE																								Construction Staffing																										
CMc Staff Effort Schedule		2024												2025												2026												2027												Hrs	Rate	Total \$ - Const
Design		Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug																					
Schematic Design	#1: NMS / CNHS																																																			
Design Development	#1: NMS / CNHS																																																			
Construction Documents	#1: NMS / CNHS																																																			
Bidding / Award	#1: NMS / CNHS																																																			
Schematic Design	#2: SES / CEHS																																																			
Design Development	#2: SES / CEHS																																																			
Construction Documents	#2: SES / CEHS																																																			
Bidding / Award	#2: SES / CEHS																																																			
Schematic Design	#3: New Elem.																																																			
Design Development	#3: New Elem.																																																			
Construction Documents	#3: New Elem.																																																			
Bidding / Award	#3: New Elem.																																																			
Staff Position	Staff Name																																																			
Project Executive																																																				
Pre-construction Manager																																																				
Sr. Project Manager																																																				
Chief Estimator																																																				
Architectural Estimator																																																				
MEP Estimating																																																				
Staff Hours - Provide Monthly & Overall Totals																																																				
Construction																																																				
#1 Northside Middle School																																																				
#1: Columbus North High School																																																				
#2: Smith Elementary School																																																				
#2: Columbus East High School																																																				
#3: New Elementary School																																																				
Staff Position	Staff Name																																																			
Project Executive																																																				
Sr. Project Manager																																																				
Chief Estimator																																																				
Architectural Estimator																																																				
Superintendent																																																				
Asst Supt / Project Engineer																																																				
Project Accountant																																																				
Safety Engineer																																																				
Administrative Assistant																																																				
Staff Hours - Provide Monthly & Overall Totals																																																				

Exhibit C – Existing Building Information

Bartholomew Consolidated School Corporation Northside Middle School



Existing Conditions Analysis – Building History

Built: 1961
Architect: Harry Weese
Square Footage: 170,231
Acres: 13
Capacity: 1250
Enrollment September, 2011: 787
Program: Grade 6-8 Middle School



South Building Entrance

Construction History

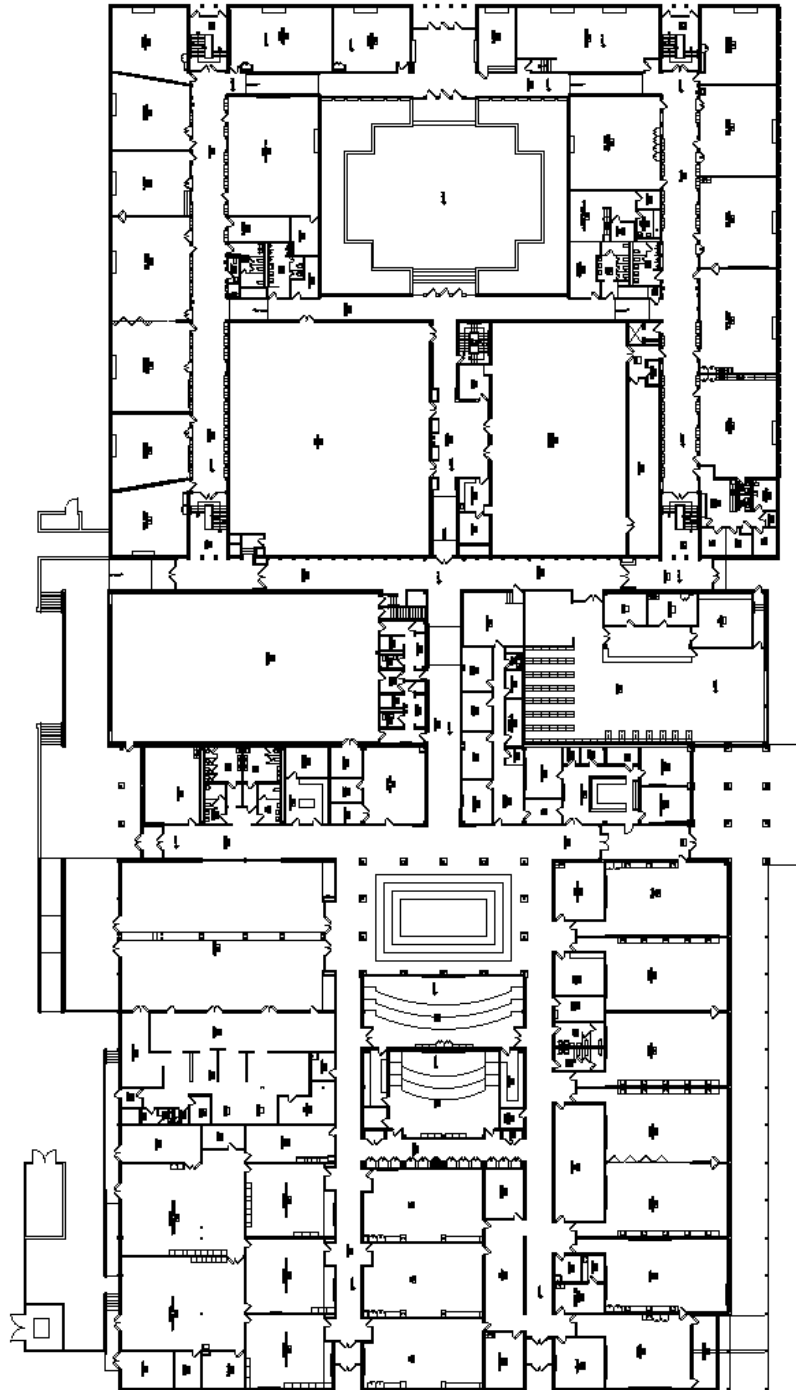
1961 Original Construction
1991 Addition – Leers,
Weinzapfel & Assoc.
2004 HVAC upgrades
2013 New Roofing/Secure
Entrance – CSO Architects



Aerial Site Photo

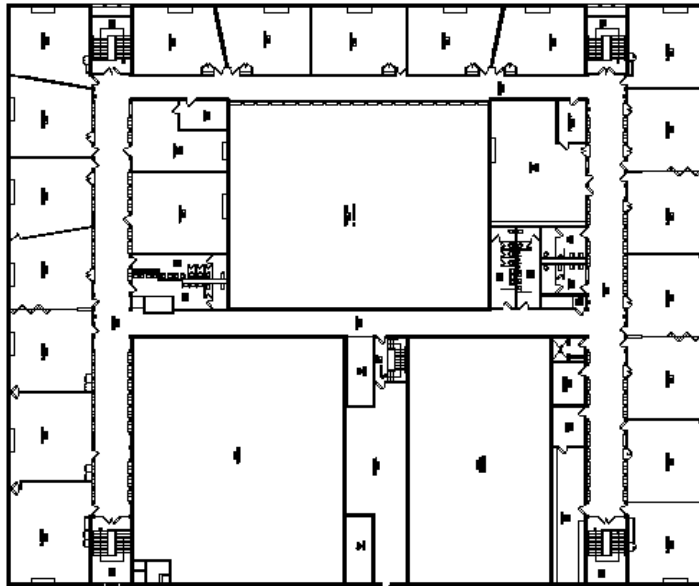
135

Northside Middle School Main Level Floor Plan



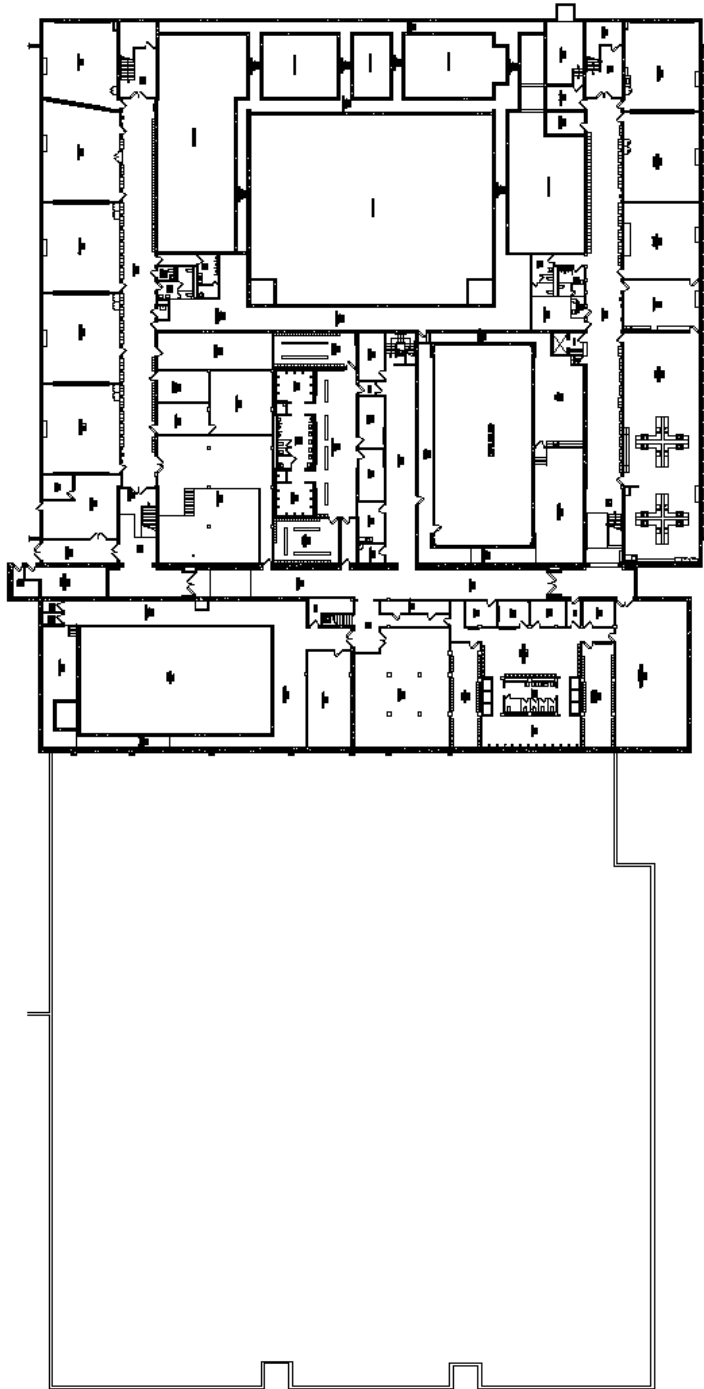
Northside Middle School
Main Level Floor Plan

Northside Middle School Upper Level Floor Plan



Northside Middle School
Upper Level Floor Plan

Northside Middle School Lower Level Floor Plan



Northside Middle School
Lower Level Floor Plan

North High School

Bartholomew Consolidated School Corporation Columbus North High School



Existing Conditions Analysis – Building History

Built: 1952
Architect: McGuire & Shook
Square Footage: 534,930
Acres: 33
Program: High School for Grades 9-12



Main Building Entrance

Construction History

1952 Original Construction
1954 Gymnasium Construction - McGuire & Shook
1956 Classroom Wing Addition - McGuire & Shook
1960 Classroom Wing Addition - McGuire & Shook
1962 Industrial Tech. & Classroom Additions - McGuire & Shook
1967 Minor Classroom Wing Addition - McGuire & Shook
1984 Aux. Gymnasium, Natatorium, Auditorium Additions – Wood & Burn
2002 Fitness Facility Addition
2012 Major Building Renovation/Additions - CSO Architects
2013 Outdoor Track, Restroom/Concessions and Grandstand Improvements – CSO Architects
2015 Athletic Facilities Renovations – CSO Architects
2017 Auditorium Renovations



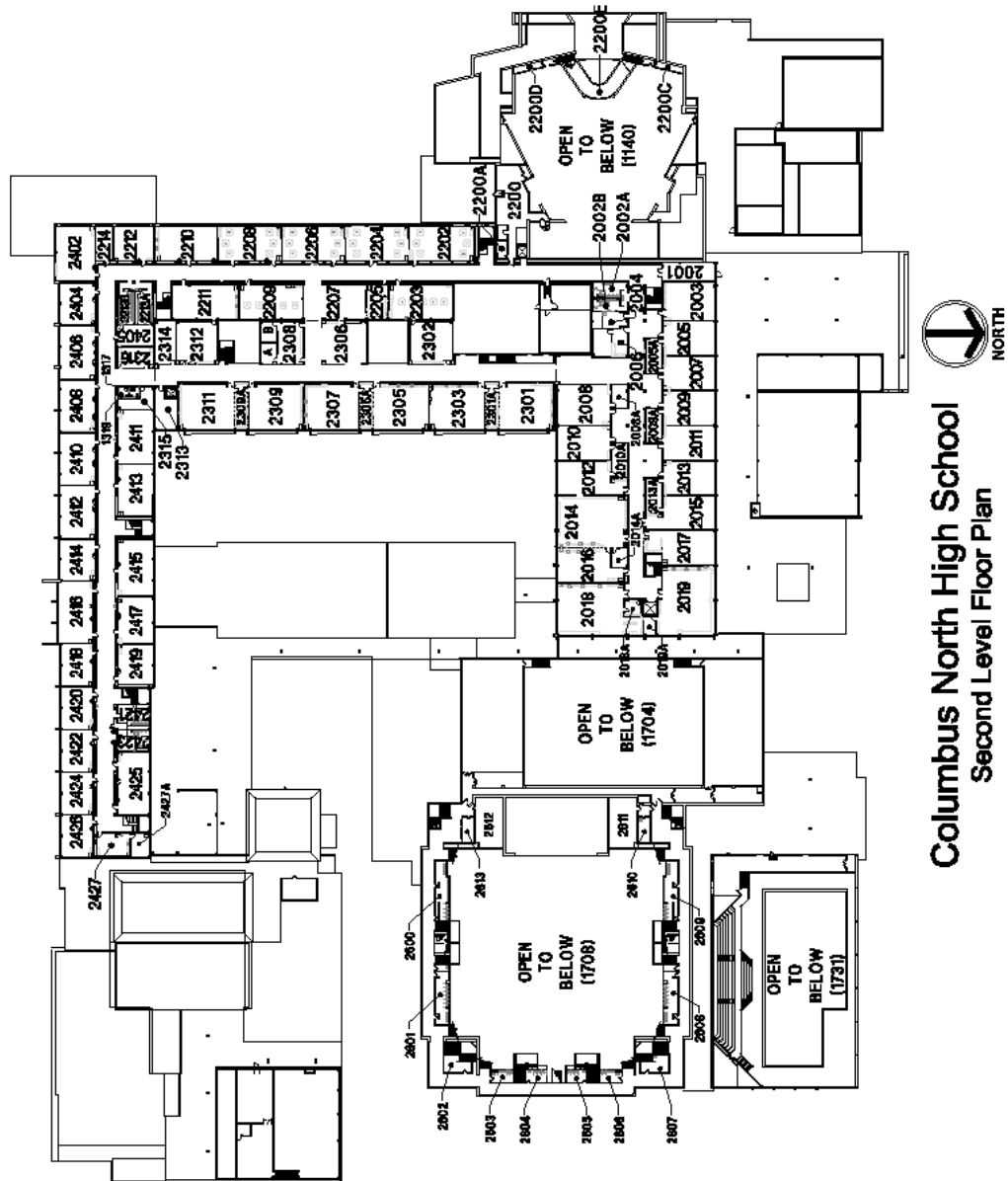
Site Aerial Photo

155



Columbus North High School

North High School Second Level Floor Plan



L. Frances Smith Elementary School

Bartholomew Consolidated School Corporation Smith Elementary School



Existing Conditions Analysis – Building History

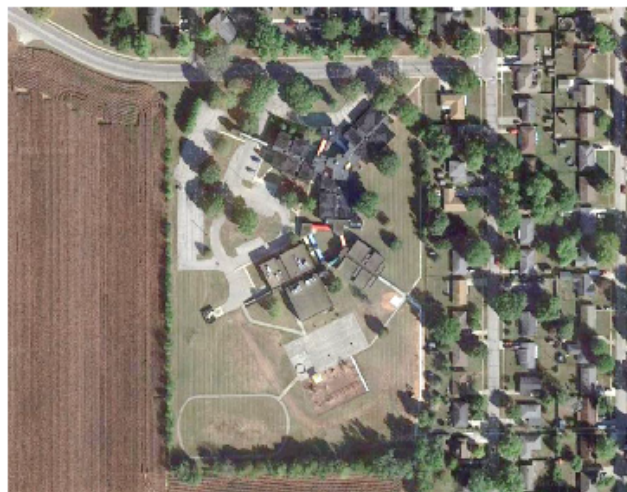
Built: 1969
Architect: John Johansen
Square Footage: 78,185
Acres: 11.5
Program: Traditional K-6 Elementary School; District-wide Special Education (ED)



Main Building Entrance

Construction History

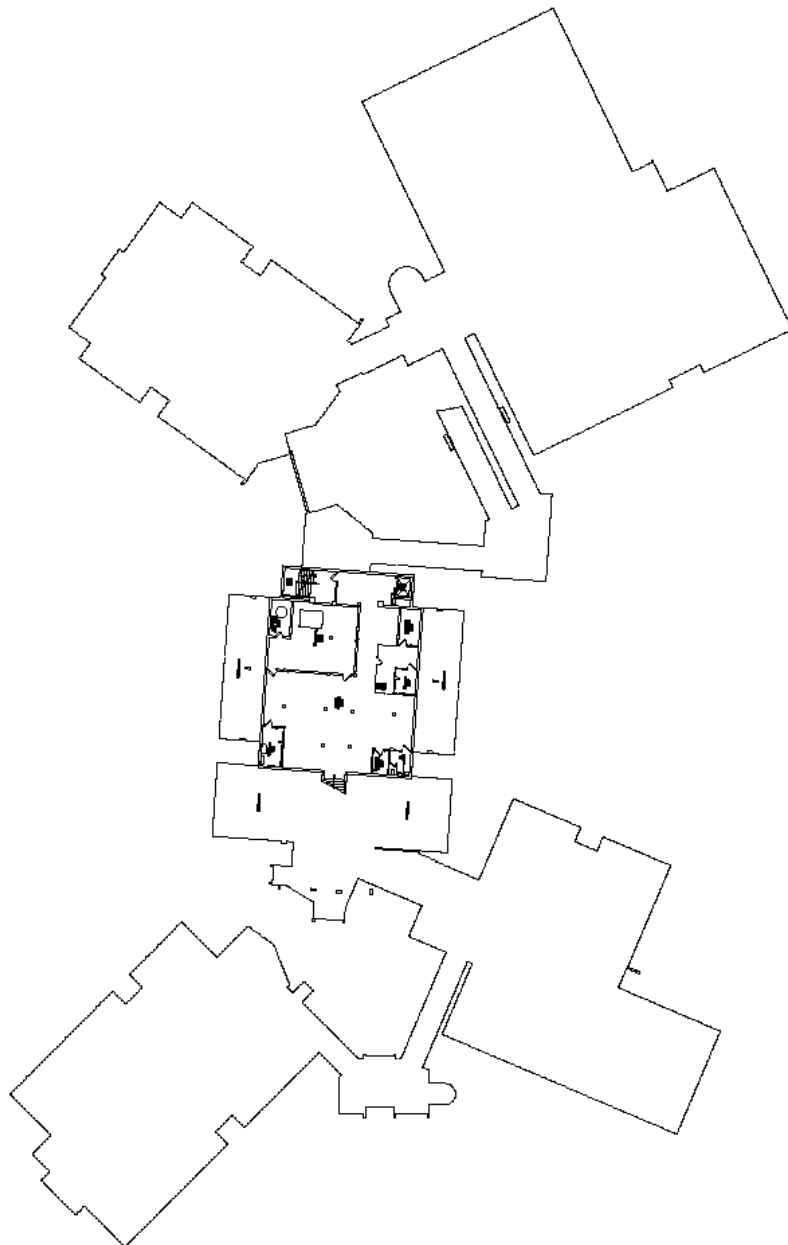
1969 Original Construction
1998 Addition - Christian Johansen
2011 Partial Roofing Replacement
2013 Secure Entry Renovation –
CSO Architects
2015 HVAC and Finish
Improvements – CSO Architects
2019 Playground Improvements



Site Aerial Photo

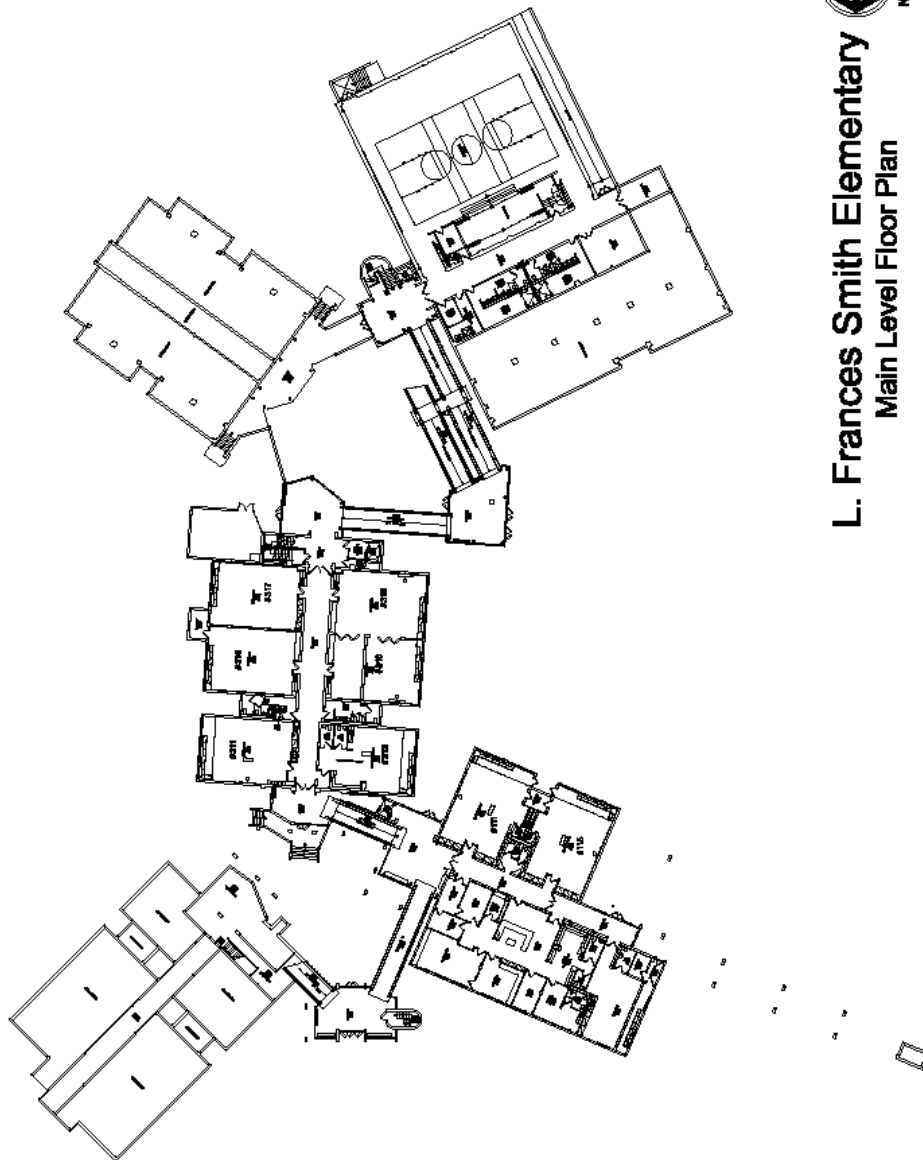
97

L. Frances Smith Elementary School Basement Floor Plan



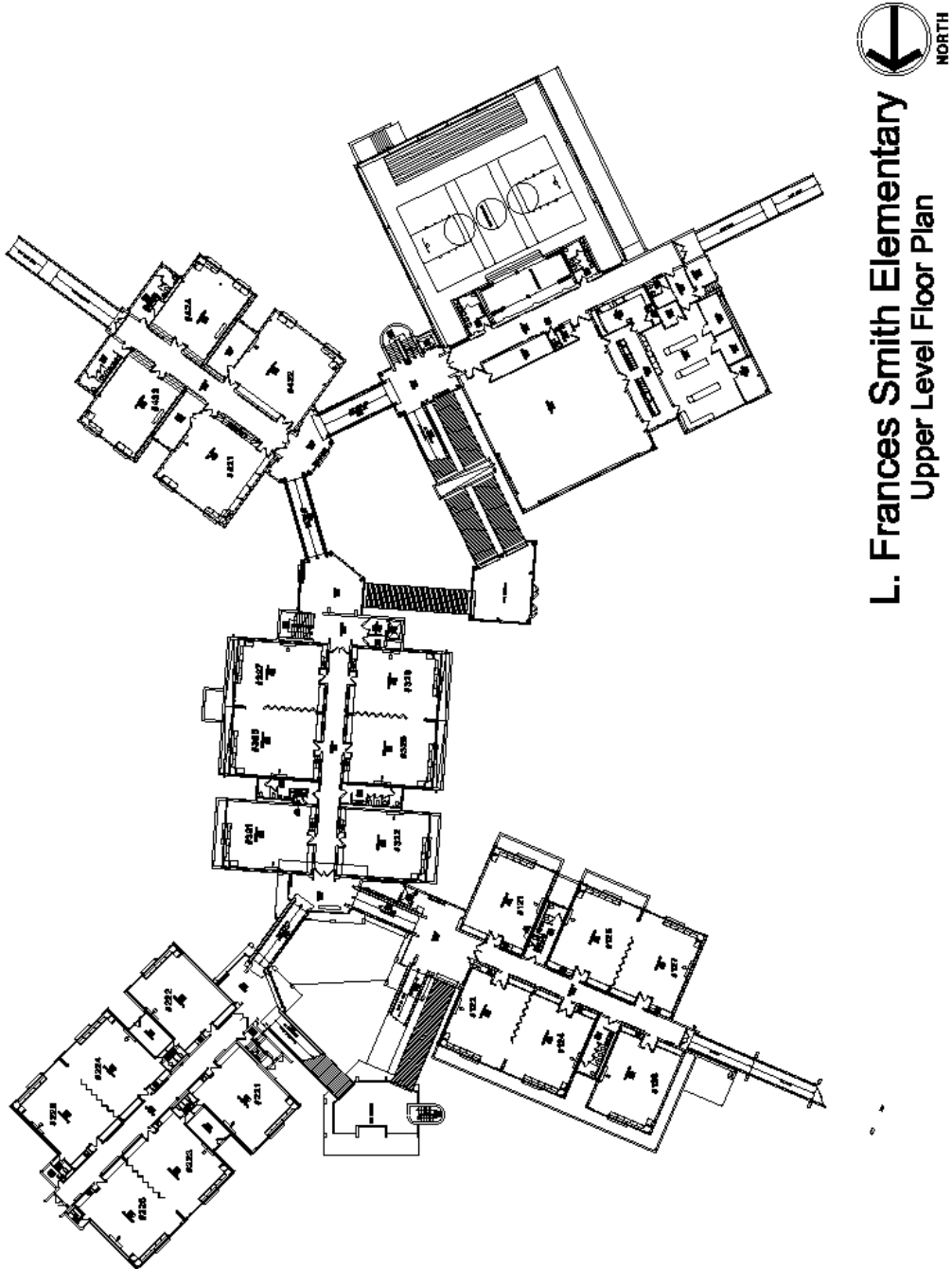
L. Frances Smith Elementary
Basement Floor Plan

L. Frances Smith Elementary School Main Level Floor Plan

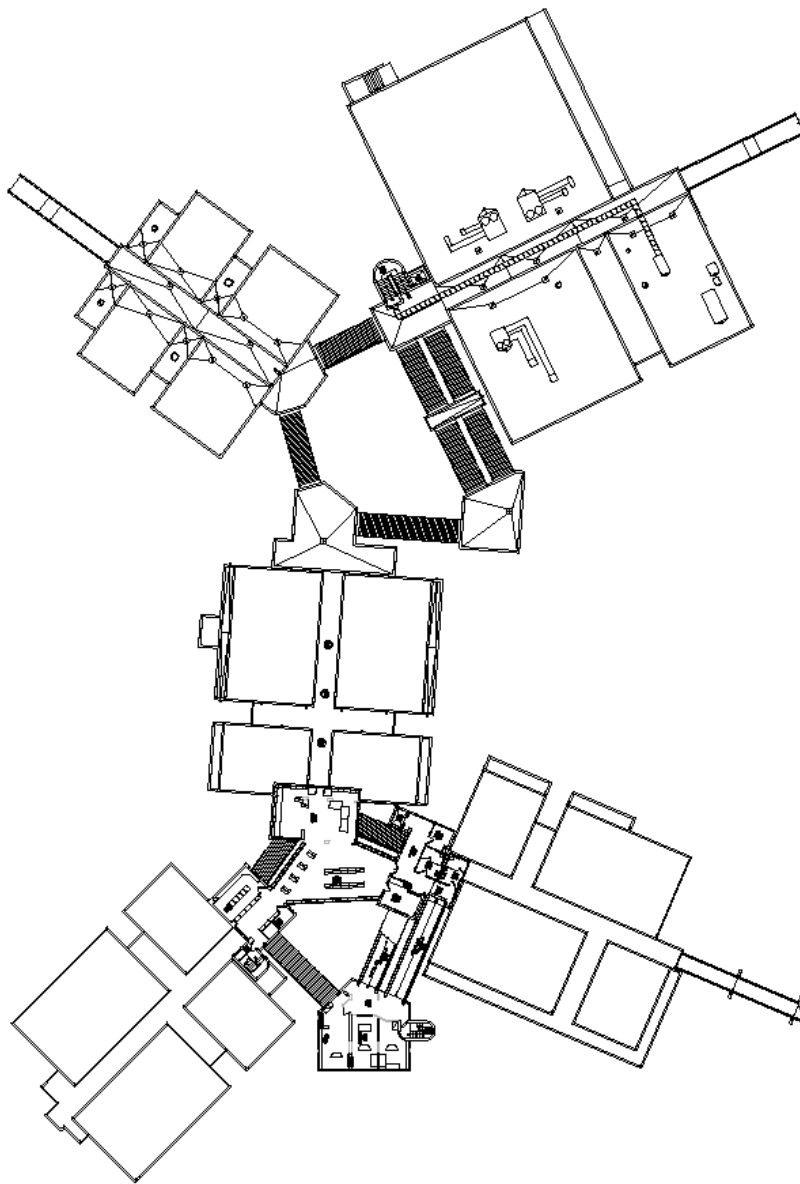


L. Frances Smith Elementary
Main Level Floor Plan

L. Frances Smith Elementary School Upper Level Floor Plan



L. Frances Smith Elementary School Media Center Level Floor Plan



L. Frances Smith Elementary
Media Center Level Floor Plan

Columbus East High School

Bartholomew Consolidated School Corporation Columbus East High School



Existing Conditions Analysis – Building History

Built: 1972
Architect: Mitchell/Giurgola
Square Footage: 483,028
Acres: 50
Program: High School for Grades 9-12, C4 Programs



Main Building Entrance

Construction History

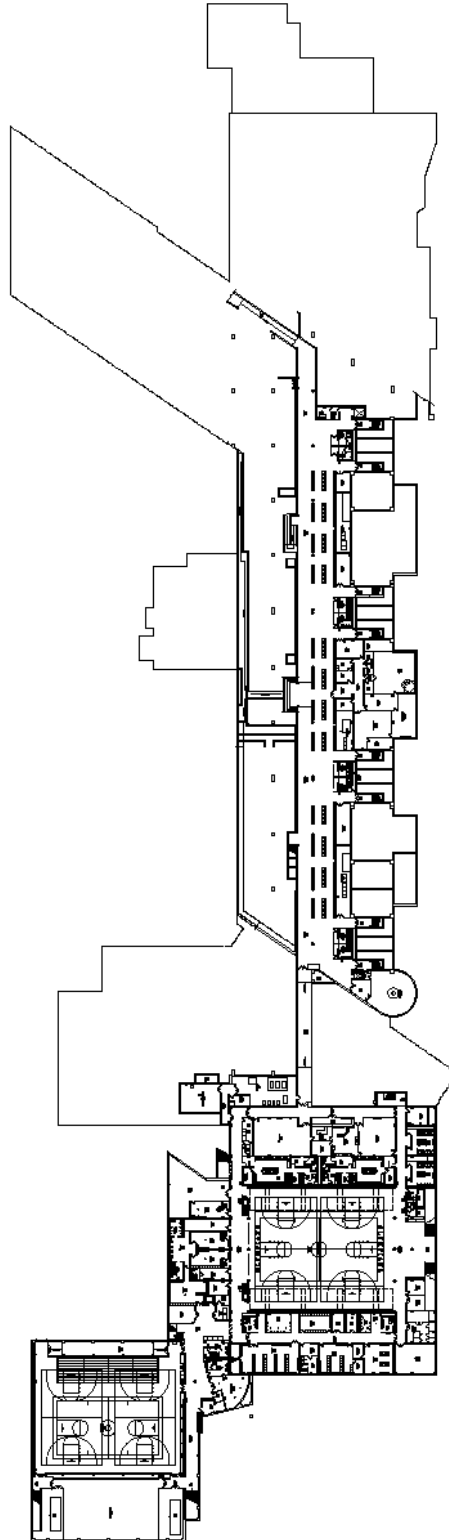
1972 Original Building Construction
1982 New Pool Roof Structure and Renovations
1999 Athletics Program Expansion – Mitchell/Giurgola
2001 Special Education Addition
2004 Classroom Renovation – CSO Architects
2012 Major Renovation and Additions – CSO Architects
2013 Band Room Addition – CSO Architects
2014 Stadium upgrades – CSO Architects
2015 Interior renovations – CSO Architects
2019 Auditorium renovation – CSO Architects



Site Aerial Photo

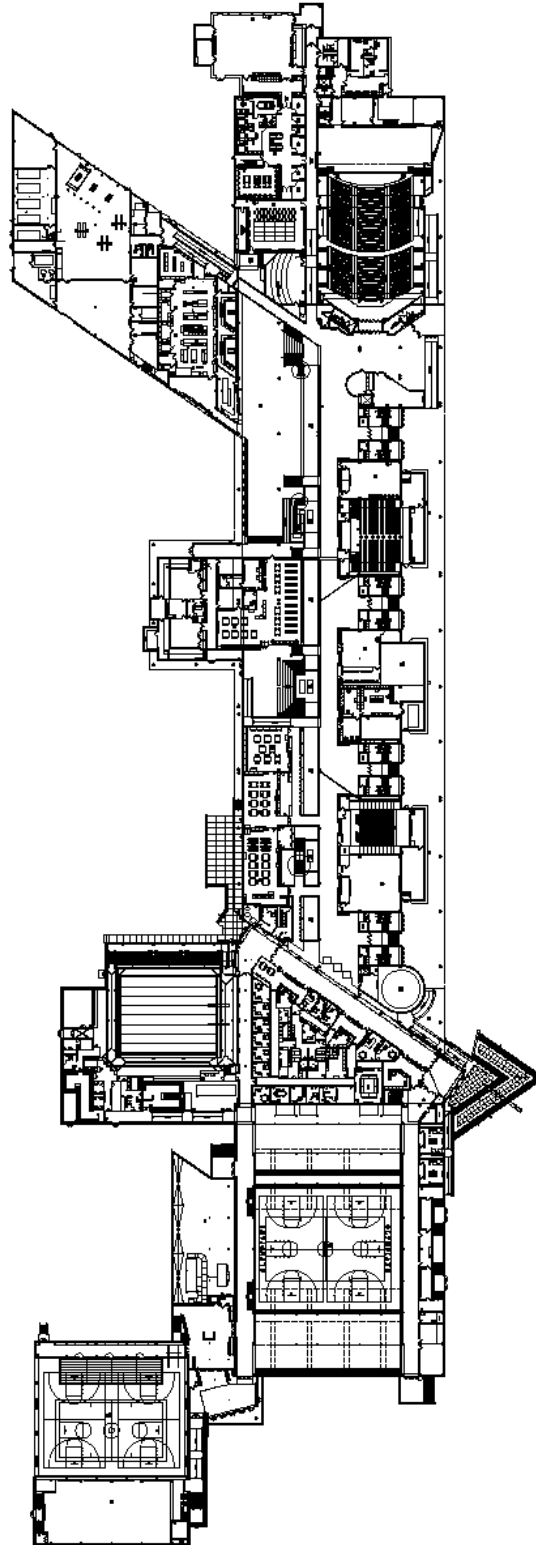
146

Columbus East Lower Level Floor Plan



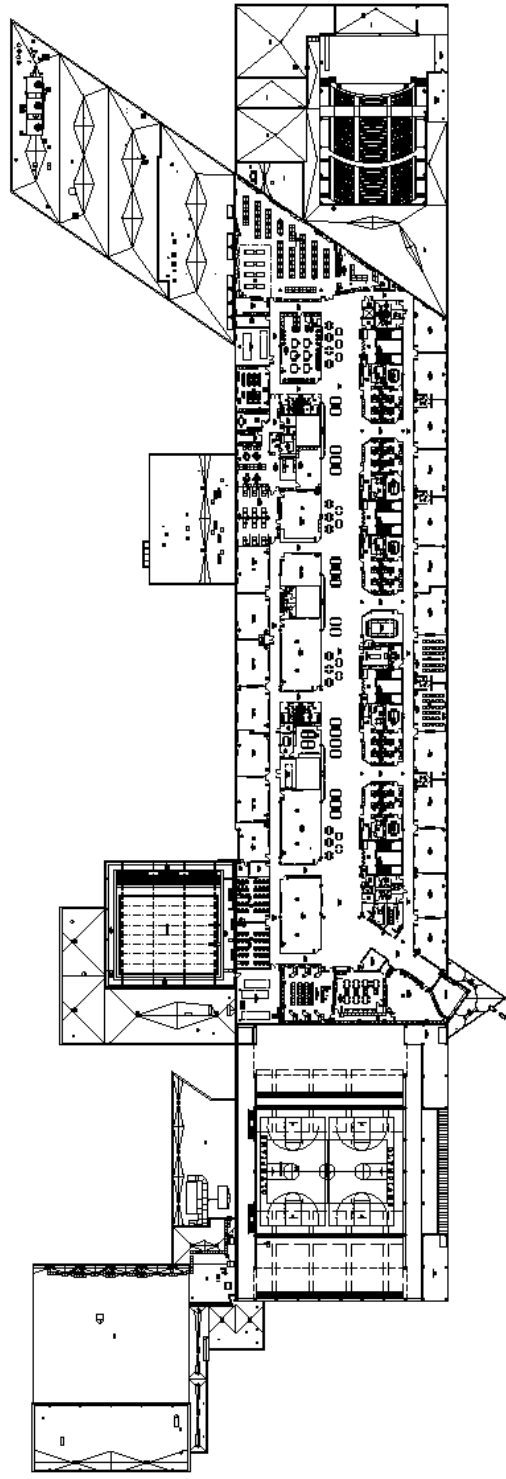
Columbus East High School
Lower Level Floor Plan

Columbus East First Level Floor Plan



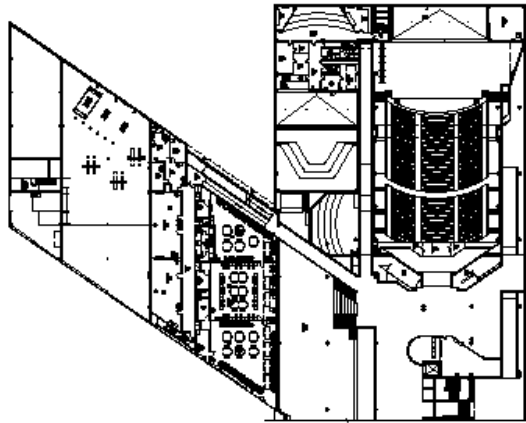
Columbus East High School
First Level Floor Plan

Columbus East Second Level Floor Plan



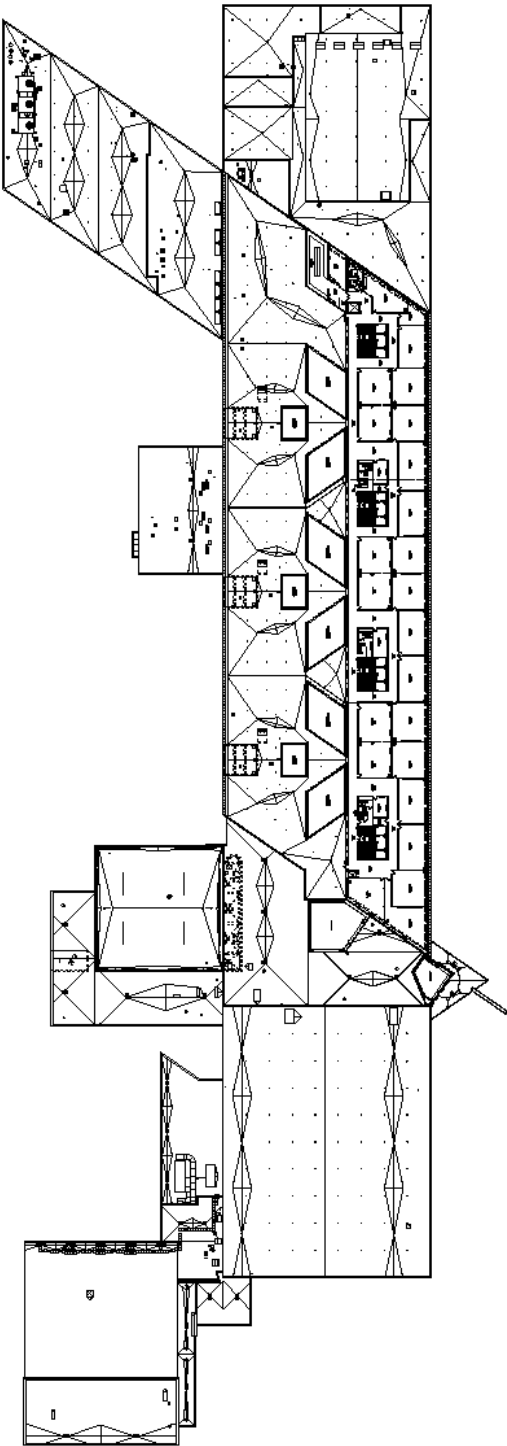
Columbus East High School
Second Level Floor Plan

Columbus East Second Level 642 Floor Plan



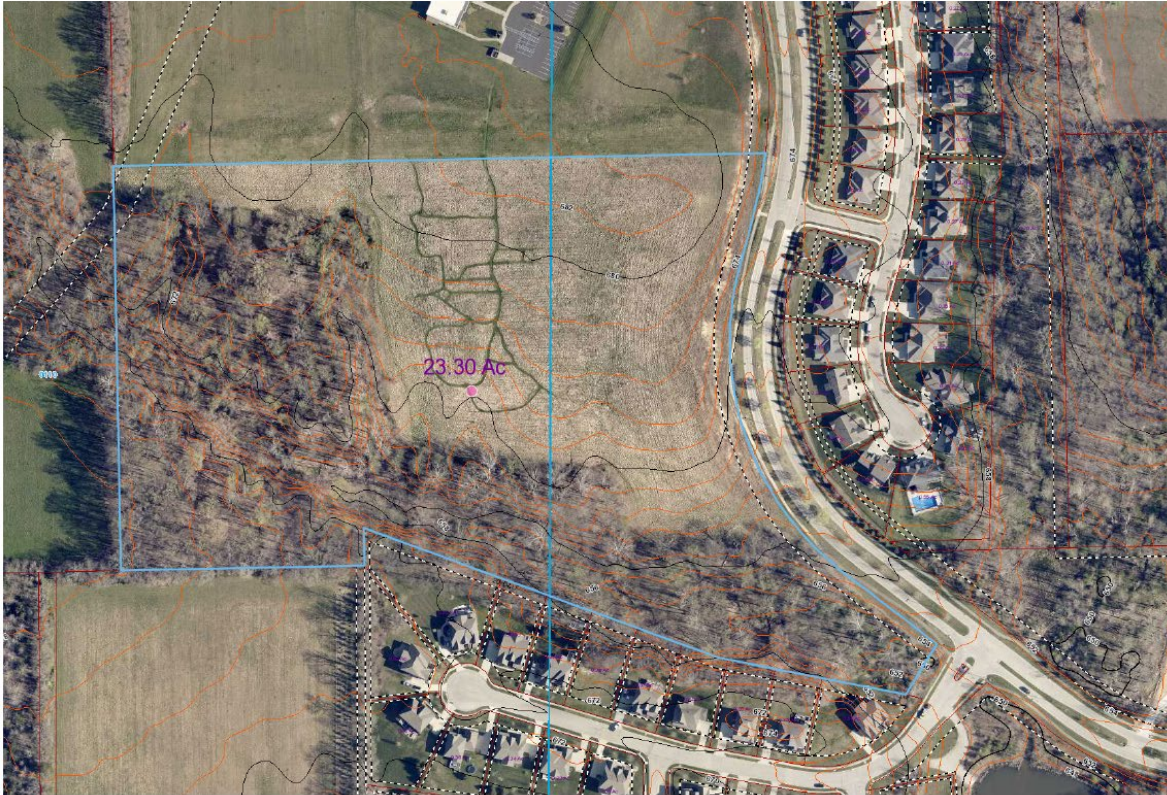
Columbus East High School
Second Level 642 Floor Plan

Columbus East Third Level Floor Plan



Columbus East High School
Third Level Floor Plan

BCSC New Elementary #12 Proposed Site



BCSC New Elementary #12 Proposed Site

Exhibit F - Modified AIA A133 Contract Documents & Modified AIA A201 Contract Documents

Contract documents will be sent via addendum