

REQUEST FOR PROPOSALS

CONSTRUCTION MANAGER (AT RISK) SERVICES FOR
SWEETWATER COUNTY SCHOOL DISTRICT No. 1
NEW CTE FACILITY AT GREENE'S ENERGY SERVICE BUILDING
ROCK SPRINGS, WYOMING

SUBMITTAL DATE AND TIME

June 4th, 2026 - 2:00 p.m.

CTE & GREEN'S ENERGY SERVICE BUILDING

Mr. Dan Selleroli, Facilities Director
3575 Foothill Boulevard
Rock Springs, WY 82901
Telephone: 307.352.3400 (Ext. 1206)
Email: sellerolid@sw1.k12.wy.us

SUBMIT ANY QUESTIONS REGARDING THE RFP TO:

William W. Wheatley, AIA, Plan One/Architects
Telephone: 307.352.2954
Email: wwheatley@planone.com

Request for Proposals
Construction Manager at Risk Services for the
Sweetwater County School District No. 1
New CTE Facility at Greene's Energy Service Building

Introduction:

Sweetwater County School District No. 1, Rock Springs, Wyoming, is seeking proposals from qualified construction companies to assist in Construction Management Services regarding the renovation of the Existing Greene's Energy Service Building, located at 3037 Yellowstone Road, Rock Springs, WY 82901, for the purposes of converting into a Career & Technical Education (CTE) curriculum-based building for the district.

Proposals will be received at the office of the Mr. Dan Selleroli, Facilities Director, 3575 Foothill Boulevard, Rock Springs, WY 82901 until 2:00 PM, on June 4th, 2026. Submittals will not be accepted after this date and time under any circumstances. Sweetwater County School District No. 1 reserves the right to reject any and all proposals at its sole discretion. Additionally, Sweetwater County School District No. 1 does not bind itself in any way to accept any proposal. The Owner will review the submitted proposals and select based upon scored results.

Project Description:

Services will include preconstruction services as well as construction related services to perform the work within the facility. Work to include but not limited to the renovation of interior spaces, installation of new mechanical, electrical, plumbing, fire, and life safety systems, as well as upgrades to on-site sewer utility, within an approximate building area of 32,735sf.

Project Funding:

Sweetwater County School District will be using district funds to perform the work. The project is considered fully funded.

General Procurement Standards:

Requests for proposals for a Construction Manager at Risk (CMAR) will be publicized per State and Federal statute which provides for free and open process. No interview process is anticipated, selections will be made based on the final scoring of packages submitted. It is anticipated that the duration remaining in design including pre-construction services will be approximately 2 weeks. The date to commence construction, and its duration, will be coordinated between District and Construction Manager at Risk (CMAR), and is expected to last no longer than approximately 1 month, or as determined by the Construction Manager at Risk (CMAR).

Proposal Requirements:

Proposals will be accepted until 2:00 PM, June 4th, 2026; (5) hard copies and one (1) electronic copy of the proposal shall be submitted to:

Mr. Dan Selleroli, Director of Facilities
Sweetawater County School District No. 1
3575 Foothill Boulevard
Rock Springs, WY 82901
Telephone: 307.352.3400 (Ext. 1206)
Email: sellerolid@sw1.k12.wy.us

Please send an additional electronic copy of the submittal to:

Dr. Joseph Libby, Superintendent
Email: libbyj@sw1.k12.wy.us

One electronic copy of the proposal shall be submitted to:

William W. Wheatley, AIA
Plan One/Architects
wwheatley@planone.com

The Owner will review the submitted proposals and select from the proposals based on final scoring of submittals received.

Based on contract execution and receipt of insurance, and bonds, the CMAR is expected to begin pre-construction services for the project as soon as possible. Drawings are currently in progress..

All Proposals should include the following, and will be evaluated on the following categories:

1. Construction Company Information:

- a. Cover letter / Statement of interest:
List the firm's name and complete address. List both street and mailing address. Provide the address of the specific office which will have responsibility for performing the work.
- b. Firm Background: Describe your firm's history. Include information identifying the firm's annual volume of business, financial/bonding capacities, and speak to the firm's stability in the marketplace. Information identifying the firm's strengths along with special capabilities that may be appropriate to this project will assist in the evaluation. Provide your firm's number of employees.
- c. In the last five (5) years, have you (for each "yes" response provide an

explanation):

- i. had a settled or pending claim against your payment or performance bond?
- ii. had a contract terminated on a project?
- iii. been assessed liquidated damages for late delivery of a project?
- iv. taken legal action or dispute resolution proceedings (claim) against an Owner or project?
- v. failed to deliver a project from preconstruction or construction?

2. Project Team Knowledge:

- a. Indicate your proposed project manager and superintendent (please submit resumes for both). Demonstrate that they have successfully completed projects of this size and type. Please provide a short biography for both the project manager and project superintendent and their construction experience within your firm.
- b. Proposers should provide evidence of their success in maintaining project schedules for projects.
- c. Proposers should provide their current and projected workload, specifically projects under construction and projects under contract. Provide an approximate total dollar value for projects under contract.
- d. List of three (3) similar projects completed in 2021 – 2026 with Owner and Architect contact information for reference.

3. Provide a response to the following questions regarding challenges and change orders:

- a. What do you see as the greatest challenges with this project?
- b. We anticipate 3 weeks of preconstruction services with an agreed upon 1 month window of construction. Does the proposed schedule present any challenges? Is it realistic? What recommendations as CMAR would you make?
- c. How do you minimize change orders during the construction process?
- d. How do you strive to maintain a cooperative team attitude throughout the project?
- e. How will you encourage the greatest possible extent of local subcontracting?

4. Bonding Capacity:

- a. Provide proof of bonding capacity. The Proposer must be capable of providing a 100% performance bond and 100% payment bond for a project valued up to \$2.5 million in construction costs, as documented by a letter or binder from the Surety. Provide contact name, phone, and email information for this project.
- b. Builders Risk Insurance must be carried by the CMAR for this project.

5. Safety:

- a. Provide incidence rate, experience modification rate, and loss ratio.

6. Cost Information:

Sweetwater School District No. 1 intends to make a CMAR selection based on both qualifications and cost basis. Please provide the following cost information.

- a. What is your cost for pre-construction services?
- b. What is your mark-up on subcontractors?
- c. What is your mark-up on materials?
- d. What is your profit (fee)?
- e. Explain your system of charging for General Requirements (cost of the work).
- f. Attach any rate sheets or listing of these services and charges typically used by your firm.
- g. Describe any work you intend to self-perform.
- h. Provide your labor rates for your staff.

7. Pre-Construction Services:

- a. Identify your knowledge of the CMAR process and the pre-construction services your firm intends to provide?

8. Special Considerations:

- a. Please feel free to add any other information you feel is pertinent.

9. Form of Contract:

a. AIA Document 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. A133 shall remain unamended without modification by CMAR.

Attachments:

1. Contractor Scoring Criteria Matrix
2. Code Review Drawing of Facility
3. Schematic Site/Sewer Drawing
4. XXXXX