

# **SCHOOL DISTRICT OF JANESVILLE CONSTRUCTION MANAGEMENT REQUEST FOR PROPOSAL**

## **INTRODUCTION**

The School District of Janesville is requesting proposals for Construction Management (CM) services regarding a secure pathway system for each of the district's academic buildings and the district office. The District is a 4K-12 unified school district comprised of over 9,450 students throughout twenty academic buildings consisting of over 2,250,000 square feet across 20 sites totaling 250 acres within the City of Janesville, Wisconsin.

## **PROJECT DESCRIPTION**

In March 2020 the district engaged JP Cullen and Eppstein Uhen Architects (EUA) to conduct a high-level review of each of the district's academic buildings and associated need for a secure pathway. On November 3, 2020, School District of Janesville voters supported a \$22.5 million capital referendum addressing secure pathways, boilers at six locations and needed life-safety systems throughout the district. Within the approved referendum, \$15.5 million is targeted to address the creation of a secure pathway for each building. The district defines a secure pathway as a secure entry sequence, where a visitor is greeted in person by a staff member before gaining access to the school proper.

## **EXPECTATIONS**

The School District of Janesville will work with the CM on an open bidding process for materials and labor. The CM will be allowed bid on work to self-perform. Additionally, the project timeline has not yet been determined, but September 2022 is a targeted window to complete this project.

## **EVALUATION**

Proposals will be partially evaluated based on responses to the attached questionnaire and fees sheet. Any costs involved with the qualification submission are solely the responsibility of the respondent. The School District of Janesville reserves the right to accept or reject any proposals. Project personnel assigned by the CM and the CM's experience in the 4K-12 marketplace will also be considerations.

## **TIMELINE**

November 11, 2020	RFP available
November 30, 2020	Proposals due at 3:00 PM

Please forward three (3) copies of your response to the questionnaire, and (1) PDF version to Dan McCrea by November 30, 2020, 2:00 PM, CST. In addition, please submit the attached fee sheet in a separate, sealed envelope. Evaluation of qualifications will be based on information

contained in the proposals, with a select group of companies invited for interviews. Proposals and qualifications should be mailed or delivered to Dan McCrea at the ESC.

## **KEY CONTACTS**

Dan McCrea, SFO  
Chief Financial Officer  
School District of Janesville  
Educational Services Center  
527 South Franklin Street  
Janesville, WI 53548  
608.743.5100  
daniel.mccrea@janesville.k12.wi.us

Dave Leeder  
Senior Facility Manager  
School District of Janesville  
Educational Services Center  
527 South Franklin Street  
Janesville, WI 53548  
608.743.5000  
dleeder@janesville.k12.wi.us

## PROPOSAL TOPICS

1. Please provide a letter of intent and project understanding.
2. Please list relevant experience during the past 3 years within Dane, Green, Rock, Jefferson, and Walworth Counties. Specifically, experience should include work on secure pathways. Indicate project manager, project superintendent, and reference, with phone number for each project.
3. Considering the district has 20 sites where work of varying scope needs to occur, please share your experience is managing a multi-site project.
4. The district is committed to a safe working environment, please share your firm's safety record, protocols and practices in both an unoccupied and occupied school building.
5. Describe how your firm has embraced technology and implemented innovations leading to an improved customer experience and project savings.
6. Present your track record of budgeting Guaranteed Maximum Price (GMP) along with final cost results. Provide a narrative outlining your philosophy in this area. How are any savings realized from GMP?
7. Describe how your firm will manage material purchases to take advantage of the tax-exempt status of the Owner.
8. Provide resumes and references for your assigned personnel, including your project manager, site superintendent, estimator, and/or pre-construction coordinator. Each team member must have at least 2 educational references.
9. Maintaining a safe and comfortable environment for our employees, students, and visitors is paramount. Please describe your project approach during construction. Be sure to address the issues of safety and noise, as well as other issues you feel are appropriate.
10. Indicate why your firm should be selected for this project.
11. Complete the included fee spreadsheet and seal in a separate envelope.

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