CMBA ARCHITECTS

REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGER AT-RISK

November 18, 2026

To Whom It May Concern:

On behalf of Midwest Christian Services, we wish to invite your company to submit your qualifications for the 9,500 s.f. bedroom and family room addition to their residential campus located at 4509 20th Ave, Peterson, IA 51047.
The Construction Manager At-Risk (CMaR) is expected to become a member of the Project Team and work closely with the Owner and Architect during Project final design and construction document development. At a minimum, the Construction Manager/General Contractor shall provide the services outlined in AIA Document A133 CMc – 2019 Standard Form of Agreement Between Owner & Construction Manager as Constructor – Cost of Work Plus a Fee with a Guaranteed Maximum Price Agreement. It is anticipated construction documents for the Project will be completed in spring 2027. The selected CMaR will begin their review of the current design documents upon engagement by Midwest Christian Services.

All sub-contracts of the project will be bid, and the final bid selections will be made with the Owner pursuant to the AIA Document A133 CMc Construction Management Agreement noted above. The General Conditions for the project will be AIA A201 - 2017, General Conditions of the Contract for Construction. The CMaR may also be a bidder for portions of the work with their own workforce. All subcontractors will be the responsibility of the CMaR, who will enter into a Guaranteed Maximum Price (GMP) Contract in accordance with the AIA Document A133 CMc Construction Manager Agreement.

It is anticipated that the Construction Manager At-Risk shall submit a Guaranteed Maximum Price (GMP) to the Owner by May 1, 2027.

The Construction Manager/General Contractor shall also provide a final construction schedule by May 1, 2027.

If you are interested in participating in this project, please submit an electronic copy (PDF) of your qualifications to Terry Glade, AIA at CMBA Architects at glade.t@cmbaarchitects.com no later than 12:00 PM noon, December 2, 2026.

Please address your qualifications to Deanna Scott, Executive Director, as noted on the attached Project Description.

Required Qualification Submittal Content

Submittal should include, but is not limited to, the following:

1. Provide a list of similar projects you have constructed or renovated in the last five years. Include their size, total cost, type of construction, and Owner references (contact person, address, phone number).

2. Description of proposed Project Team members including Project Manager, Project Engineer, Job Superintendent, and other personnel provided for the duration of the project. Provide an organizational chart you would propose for this specific project.

3. Provide documentation for any specific construction certifications the proposed team members have achieved.

4. Identify your current workload with a list of projects and their respective completion dates. Discuss your ability to complete this project on time, including local workforce availability.

5. Provide a Preliminary Construction Schedule illustrating major activities and critical dates for the project. Midwest Christian Services understands this is your initial impression and will work with the selected CMaR to finalize the construction schedule by May 1, 2027.

6. State your current bonding capacity and ability to expand capacity if needed.

7. Describe your company's approach and methodology in design and constructability, developing cost estimates and managing and controlling project costs.

8. Describe your company's approach and methodology to ensure safe construction and quality control.

9. State your ideas on how you would propose staging and phasing this project including designating construction parking and staging areas. Also note that parking in the existing parking lots will need to be maintained to the greatest extent possible during the project to accommodate guest & staff parking.

10. Discuss your litigation history in the past five years including instances with owners and sub-contractors.

11. Complete a Contractor's Pre-Qualification Statement (AIA Document A305-2020).

12. State your company's resources in terms of ability and experience working on this project type as well as any services you offer that differentiates your company from others.

The Project Team will review the above information and may request clarification or further information regarding any items in your qualifications. The Project Team is comprised of CMBA Architects and Midwest Christian Services. Attached please find the CMaR Evaluation Form to be used by the project team as a guide in the selection of a CMaR.

Construction Managers meeting the qualifications for the project will then be sent a Request for Proposal. If selected to provide a proposal, the firms will be asked to provide value-added content along with a proposed fee structure for the project including preconstruction and construction services. Additional follow-up questions may also be asked in the Request for Proposal.

The Owner reserves the right to waive any informalities and to make decisions that are in the best interest of Midwest Christian Services.

Sincerely,

Attachments:
Project Description
Schematic Plans and Images
CMaR Evaluation Form

Terry Glade, AIA
CMBA Architects

CMBA ARCHITECTS

MIDWEST CHRISTIAN SERVICES
BRICK HOUSE ADDITION

Project Description

The Midwest Christian Services Addition project consists of approximately 9,500 s.f of new construction. It will include a new 12-bed sleeping wing with connected kitchen and living area. This wing will be attached to an existing living quarters by way of a new family room and office area. This new family room will be used by both existing and new resident wings and become an area to meet with guests as well as house offices for onsite therapists and counselors.
The addition will be single story, primarily consisting of brick and wood frame construction. Site work will include rerouting existing utility connections, adjustment/expansion to the existing septic system & leach field, and the addition of a new driveway. There will also include some minor interior renovation work in the existing building in the area shown on the attached drawings. Current construction estimate is $3 - 3.5 million. See the attached drawings for details.

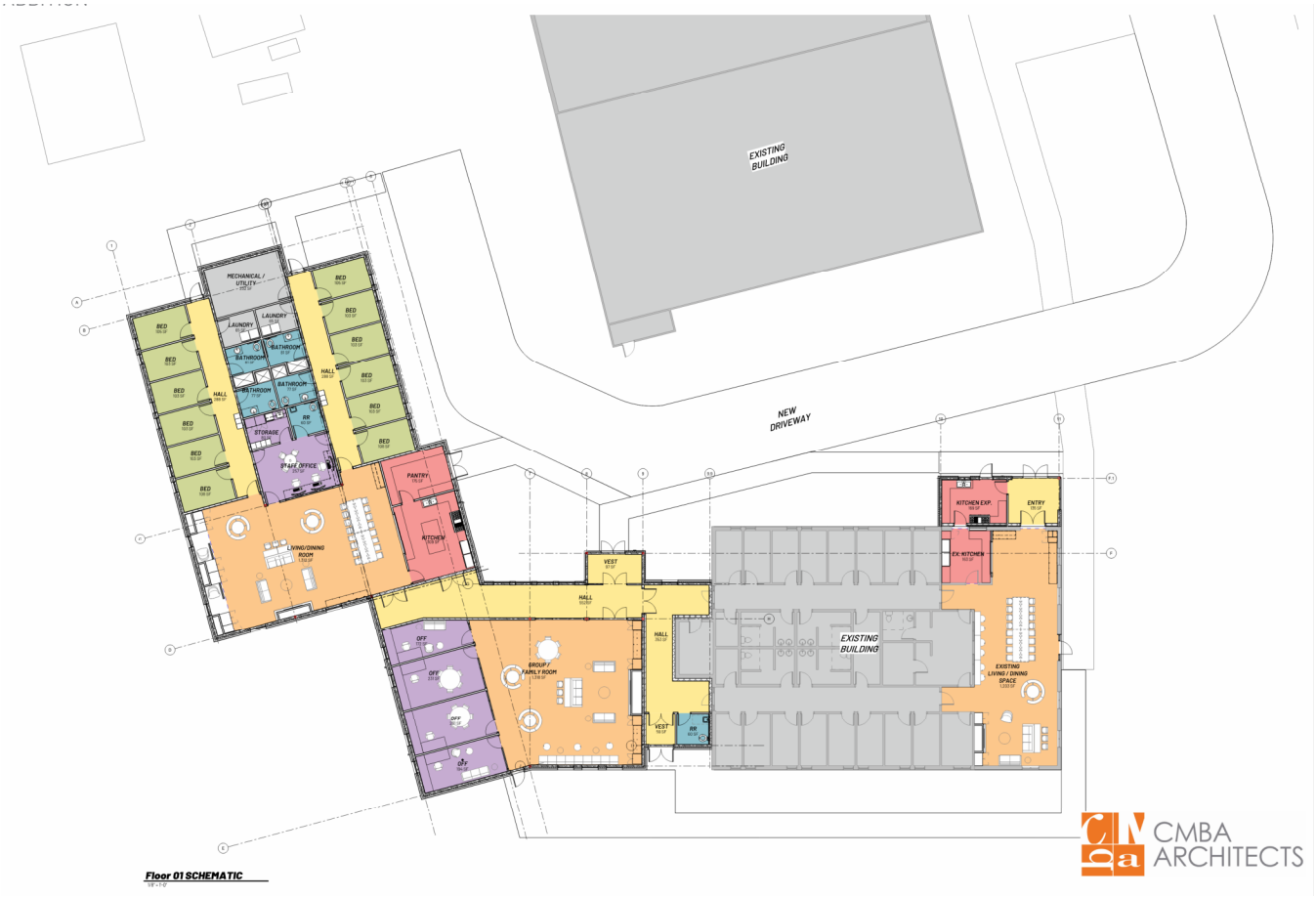
Project Architect:

CMBA Architects
Terry Glade, AIA – Principal
P: 712.274.2933
M: 712.898.9459
Email: glade.t@cmbaarchitects.com

Levi Brausey – Project Manager
P: 712.262.3426
Email: brausey.L@cmbaarchitects.com

Owner's Representative:

Midwest Christian Services
Deanna Scott, Executive Director
4509 20th Ave
Peterson, IA 51047
P: 712.295.7601
Email: dscott@midwestchristianservices.com





*Concept rendering

Evaluation Criteria	Construction Managers At-Risk					
	CMaR #1			CMaR #2		
	Score (1 - 5)	Weight Factor	Weighted Score	Score (1 - 5)	Weight Factor	Weighted Score
Experience		3	0		3	0
Project Team		2	0		2	0
Current Workload / Availability		1.5	0		1.5	0
Methodology & Approach		1.5	0		1.5	0
Safety Procedures		1	0		1	0
References		1	0		1	0
Completeness of RFQ		1	0		1	0
Company Differentiator		1	0		1	0
Other		1	0		1	0
Total Score			0			0