

SECTION 00 11 53.03
REQUEST FOR STATEMENT OF QUALIFICATIONS #3:
Multiple Packages

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Purpose, Laws and Regulations
- B. Project Information
- C. Statement of Qualifications Submittal and Evaluation
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1.02 PURPOSE, LAWS AND REGULATIONS

- A. The purpose of the Prequalification Procedure described in this Document is to provide Construction Manager with a mechanism to evaluate and determine whether Prospective Bidders are qualified to participate in the construction of Project. Evaluation will be limited to that office of the Prospective Bidder that is proposed to perform the Work.
- B. Applicable provisions of Iowa Chapter 26A shall be observed in the soliciting, receiving, and evaluating of Prospective Bidder's qualifications.
- C. Applicable provisions of Iowa Chapter 26A shall be observed in bidding, letting, and execution of the Work.
- D. Prospective Bidders are required to comply with these Requirements for Prequalification. Only those Prospective Bidders who have complied with the Requirements for Prequalification and have been determined to be qualified will be eligible to submit construction bids on Project.

1.03 PROJECT INFORMATION

- A. Notice to Prospective Bidders: Prospective bidders may submit Statement of Qualifications for project as described in this Document. Submit qualifications according to the 1.03, Statement of Qualifications Submittal.
 - 1. Regulatory Requirements: Iowa laws shall govern submittal, opening, and qualification of subcontractors.
- B. Project Identification: DMACC Industrial Trades
 - 1. Project Location: 2006 S Ankeny Blvd, Ankeny, IA 50023

2. Client Project Number: 11-24120-00
- C. Owner: Des Moines Area Community College
 1. Owner's Representative: Joe Baxter, Executive Director, Facilities Planning & Management. (515) 964-6374. jgbaxter@dmacc.edu
- D. Architect: DLR Group – Jason Pecsí, Construction Administrator: 1430 Locust Street, Suite 200, Des Moines, Iowa 50309. (515) 276-8097, jason.pecsi@dlrgroup.com
- E. Construction Manager: Ryan Companies US, Inc. – Ryan Pigneri: 111 East Grand, Suite 200, Des Moines, Iowa 50309. (515) 771-6799, ryan.pigneri@ryancompanies.com
- F. Project Description: Construction of a new approximately 66,000 square foot, free-standing diesel and building trades educational facility located on the Des Moines Area Community College Ankeny Campus, 2006 S Ankeny Blvd, Ankeny, IA 50023.
- G. Construction Contract: Statement of Qualifications will be received for the following Work:
 1. Bid Package #05 Site Concrete
 2. Bid Package #06 Structural Steel Fabrication, Steel Erection, & Precast Erection
 3. Bid Package #07 Rough/Finish Carpentry
 4. Bid Package #08 Joint Sealants
 5. Bid Package #09 Membrane Roofing
 6. Bid Package #10 Glass & Glazing
 7. Bid Package #11 Framing, Drywall, & Ceilings
 8. Bid Package #12 Painting
 9. Bid Package #13 Flooring & Tile
 10. Bid Package #14 Window Treatment
 11. Bid Package #15 Fire Protection
 12. Bid Package #16 Plumbing & Mechanical
 13. Bid Package #17 Overhead Doors
 14. Bid Package #18 Electrical
 15. Bid Package #19 Landscape
 16. Bid Package #20 Masonry
 17. Bid Package #21 Building Demolition
 18. Bid Package #22 Polished Concrete

1.04 STATEMENT OF QUALIFICATIONS SUBMITTAL AND EVALUATION

- A. Construction Manager will receive Statements of Qualification until the submission deadline time and date at the location given below. Construction Manager will consider qualifications prepared in compliance with Iowa Chapter 26A, and delivered as follows:
1. Last day for questions regarding the Statement of Qualification: September 8, 2025 at 12:00 p.m., local time.
 2. Submission Deadline: September 12, 2025 at 12:00 p.m., local time.
 3. Submission Format: Building Connected
 - a. Ryan Companies US, Inc. Building Connected Public Platform
 - 1) <https://app.buildingconnected.com/public/554a8c5b146b470800d9ed28>
 - 2) Project Name: DMACC Diesel and Trades building Qualifications #3 Multiple Packages
 - 3) Electronic submission utilizing qualifications form provided within Building Connected.
 - b. Prospective Bidders shall complete all required forms and attachments described in the Prequalification Documents, entering "Not Applicable" where information does not apply. Absence of any of the forms included in the Prequalification Documents will be reason for possible disqualification.
 - c. Consideration of qualifications may be withheld if the Qualification Statement shows any unexplained erasures, omissions, alterations of form, additions not called for, added restrictions or qualifying conditions, or other irregularities of any kind.
 - d. Hard copy or emailed submissions will not be accepted.
- B. The Construction Manager-at-risk shall utilize objective prequalification criteria in the request for statements of qualifications. All firms who meet the objective prequalification criteria as a qualified firm shall be allowed to submit a bid for the relevant trade contract work and materials package. Upon determining which firms meet the prequalification criteria, the construction manager-at-risk shall notify all firms who responded to the request for qualifications whether they successfully meet the prequalification criteria. The notification shall include a list of all firms who were deemed to have successfully met the prequalification criteria. Notification shall be given no less than fifteen days prior to the subcontractor bids being due. Subcontractors who failed to meet the prequalification standards shall also be provided with information regarding which prequalification criteria were not met.
- C. Objective prequalification criteria per Section 26A.3(5)(a)(2)(b) Iowa Code will be based on the following:

1. Firm's experience as contractor
2. Capacity of key personnel
3. Technical competence
4. Capability to perform
5. Past performance of the firm and firm's employees
 - a. Safety record
 - b. Compliance with state and federal law
 - c. Availability and familiarity with the location of the project subject to bid

1.05 DOCUMENTS

- A. Online/Electronic Procurement and Contracting Documents: Obtain access after August 29, 2025, by contacting Ryan Companies - Construction Manager. Online access will be provided to all registered bidders and suppliers.
 1. Ryan Companies US, Inc. Building Connected Public Platform
 - a. <https://app.buildingconnected.com/public/554a8c5b146b470800d9ed28>
 - b. Project Name: DMACC Diesel and Trades building Qualifications #3
Multiple Packages

1.06 ACCEPTANCE OF QUALIFICATIONS

- A. Prospective bidders will be notified of Construction Manager's determination, within 14 days from the date of submission.
- B. Construction Manager may deny prequalification if it finds one or more of the following:
 1. The Prospective Bidder does not have sufficient financial capacity to perform the Work.
 2. The Prospective Bidder does not have the appropriate experience to perform the Work.
 3. The Prospective Bidder or any officer, director, or owner thereof has had judgments entered against him within the past five years for the breach of contracts for governmental or nongovernmental construction work including, but not limited to, design-build or construction management contracts.
 4. The Prospective Bidder has been in substantial noncompliance with the terms and conditions of prior construction with Construction Manager and/or Owner, or in documented substantial noncompliance with the terms and conditions of prior construction with another public body without good cause.
 5. The Prospective Bidder or any officer, director, owner, or chief financial official thereof has been convicted within the past 10 years of a crime related to governmental or nongovernmental construction or contracting.

6. The Prospective Bidder or any officer, director, or owner thereof is currently debarred pursuant to an established debarment procedure from bidding or contracting by any public body, agency of another state, or agency of the Federal Government.
7. The Prospective Bidder provides false, nonresponsive, misleading, or incomplete information for items required.
- C. The acceptance of a Prospective Bidder's qualifications will be a Notice of Prequalification from the Construction Manager. The acceptance of a Prospective Bidder's qualifications by Construction Manager does not constitute a contract or promise to award a contract to the Prospective Bidder.

1.07 TIME OF COMPLETION

- A. Successful bidders shall begin the Work on receipt of the Notice to Proceed and shall complete by the Substantial Completion. Construction schedules are being finalized and will be shared with the bid documents. The following tentative dates are anticipated:
 1. Notice to Proceed: October 1, 2025.
 2. Substantial Completion: December 1, 2026.

1.08 NOTIFICATION

- A. By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa Domestic Labor.
- B. All Statement of Qualifications submissions will be governed by applicable provisions in the Iowa Code and City Policies.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION