

ADDENDUM NO. 1

6/24/2024

EMMET COUNTY COURTHOUSE ADDITION

Estherville, Iowa

The request for CMAr qualification is hereby modified as follows:

Qualification statement due date is changed from June 28, 2024 at 5:00pm to July 9th at 9:30am. Interested CMAr's need to mail their proposals to the county auditor or deliver them to the auditor before the deadline. All CMAr qualification statements will be opened and the names of interested applicants read aloud at the July 9th 9:45am Board of Supervisors meeting room at the courthouse at 609 1st Avenue North Estherville, Iowa.

Request for clarifications due date is changed from June 20, 2024 at 5:00pm to June 26, 2024 at 5:00pm.

Clarification response due date is changed from June 26, 2024 at 5:00pm to July 2nd, 2024 at 5:00pm.

Wording changes:

Paragraph two, last sentence should read: Drawings are to be prepared under the direct supervision of the architect.

Paragraph four, first sentence should read: The CMAr may be responsible for structure and foundation engineering.

Paragraph four, fifth sentence should read: The form of contract will be an A133.

The Emmet County Board of Supervisors is soliciting qualification statements for Construction Manager at Risk services from firms interested in assisting with an addition on the Courthouse at 609 1st Avenue North Estherville, Iowa for additional office space and handicap accessibility to the courthouse.

The Emmet County Board of Supervisors has contracted with an architect for architecture services for the project. The CMAr is to assist the design professional throughout the project and specification development for the project and provide CMAr services throughout construction to completion. Drawings are to be prepared by the CMAr under the direct supervision of the architect.

The goal of the project is to provide an addition that provides ADA accessibility to the lower and main level of the courthouse as well as additional office space, a conference room, and an interview area for the Sheriff's office with access to the anticipated addition. The anticipated addition would be approximately 2,500 square feet. A blend of material that compliments the existing law enforcement center and courthouse is desired.

The CMAr will be responsible for structure and foundation engineering. The owner has a budget of \$1,650,000 for the project. The project needs to be completed by July 1 of 2026. A performance bond by the successful CMAr will also be required. The form of contract will be AIA document A101-2017. A \$50,000 contingency amount is to be included.

The owner will provide builder's risk insurance. The CMAr will provide insurance at the following minimum levels.

Workers' compensation

Statutory

General liability

\$1,000,000 per occurrence

\$2,000,000 general aggregate

Commercial Auto Liability

\$1,000,000 per accident

Umbrella / Excess Liability

\$1,000,000

Interested CMArs must submit their qualification statement by June 26, 2024 no later than 5:00pm by emailing it to hgoebel@emmetcountyla.gov or by delivering to the Emmet County Auditor at 609 1st Avenue North Suite #6 Estherville, Iowa 51334.

All requests for clarifications must be submitted via email no later than June 20, 2024 at 5:00pm. Clarification response will be provided by the owner by June 26, 2024 at 5:00pm.

EMMET COUNTY ADA ADDITION SELECTION CRITERIA

Criterion
Number of years in business
Project experience and projects designed in house
Knowledge of job
Proximity to job
Staff capabilities
in-house workforce
Equipment owned

The owner reserves the right to discontinue the selection process at any time and will not be held responsible for any costs that have been incurred by interested firms.

Qualification statements are to be limited to 20 pages or less.

Owner reserves the right to reject the qualifications of any proposer if Owner believes that it would not be in the best interest of the project.