

REQUEST FOR QUALIFICATIONS

GENERAL CONTRACTOR FOR AN IDAHO CHARTER SCHOOL

SECTION I

SELECTION SCHEDULE

Notice of RFQ:	October 16 th through October 28 th , 2025. Open to any qualified responder, and delivered to selected contractors.
Question Deadline:	Any questions regarding the project should be directed to the email addresses below, no later than October 24 th , 2025. The questions and answers may be shared with other responding parties.
Optional Site Visit:	October 22 nd 2025 from 1:00 – 3:00
Submission Deadline:	October 28 th by 5:00 pm Mountain Time to: Branden Durst branden.durst@brabeion.org AND Chad Borup Chad@RoundTableFunding.org *Proposals must be submitted in compliance with Section IV of this RFQ.
Review of proposals:	October 28 th through October 30 th 2025
Recommendation to Board:	October 31 st 2025
Award Date:	November 3 rd 2025

SECTION II

INTRODUCTION

- A. Brabeion Academy (the “School”) is requesting qualifications from General Contractors licensed in the state of Idaho to provide General Contractor services (GC) for a new educational facility. Brabeion Academy is seeking qualifications for the intent of entering into an agreement with an experienced Building Contractor and Architect (Contract Team). Brabeion Academy is a public charter school opening in the 2026-27 school year with approximately 485 students in grades K-8. A grade will be added each year until grades K-12 are served. The successful Contract Team will work with the School in designing and constructing a suitable school facility to accommodate the student body. Currently, the School is negotiating the purchase of an existing 106,000 sq ft building, portions of the building will be renovated. It is expected that the remodel costs will be \$2-3m. The new facility will require occupancy by 7/15/2026.
- B. Since this is an existing building, there will be some due diligence studies carried out (ALTA Survey, Phase I Environmental Study, Property Condition Study, etc.), and some pre-construction expenses incurred (Design work). It is expected that that the Contractor will help to evaluate the reports that are gathered during this phase. **If the Contractor has the ability to carry some or all of these costs, until the School secures funding, please indicate that in the Proposal.**
- C. The intent of this RFQ process is to select a general contractor early in the design process to form a partnership with the design team and owner to successfully complete the project. Construction is contemplated to begin in the fall of 2025 and to be completed by the summer of 2026.
- D. GENERAL CONTRACTOR COST ESTIMATING AND DESIGN COLLABORATION

Cost Estimating:

1. Provide reasonably accurate cost estimates at the multiple levels intervals as the design progresses.
 - Conceptual design budget (RFQ)
 - 50% Construction Documents (CD)
 - 90% Construction Documents (CD)
2. Meet with the project team to review and reconcile the budget with design features.
3. Ensure the work remains within the budget and develop/track cost reduction options as necessary in coordination with the rest of the project team.
4. Complete final GMP pricing through price solicitation from multiple subcontractors or vendors on each project component to ensure competitive pricing.

Design Collaboration:

1. Provide constructability review comments to accompany pricing through coordination with building vendors.
2. Provide cost estimate comparison studies of various options to assist with decision making during the design process.
3. Provide cost savings and/or alternate pricing options for the Owner to consider maintaining the construction budget.
4. Assist with pricing various alternate bid options and prioritization of alternate bid items in the final CDs to ensure project is within the budget.

TERM OF CONTRACT.

- A. Brabeion Academy will award the contract for GC for up to 2 years, beginning November 3rd 2025.

AWARD OF CONTRACT. The contract will be awarded to the offeror whose proposal is determined to be the most advantageous to Brabeion Academy, taking into consideration the price and the evaluation factors set forth in this RFQ.

SECTION III

PROPOSAL INFORMATION

- A. Proposals must be submitted in compliance with Section IV of this RFQ.
- B. The services required and offered in a proposal should meet the needs described below. Only one proposal from each offeror may be submitted and considered. Offerors may include any special or unique services they plan to provide.
- C. Proposals will be evaluated by a committee appointed by the School. Brabeion Academy will cooperate with all potential offerors, to the extent that is reasonably possible, in their attempt to obtain information or visit the site. Discussions may be conducted with offerors who submit proposals for the purpose of assuring full understanding of, and responsiveness to, the solicitation requirements.
- A. If selected, the successful offeror must be prepared to execute a written GC agreement now, to be followed up with a Guaranteed Maximum Price contract once sub-contractor bids are in.

- B. It is understood that the School's issuance of this RFQ does not obligate the School to accept any of the proposals submitted in response to this RFQ, nor does it guarantee that the School will in fact accept any of the said proposals. No agreement exists on the part of the School and any offeror until a written contract is approved and executed by the School governing board.
- C. This RFQ does not obligate the School to pay for any costs of any kind whatsoever that may be incurred by an offeror or any third parties in connection with a proposal. All proposals, responses and supporting documentation shall become property of the School.
- D. At any time during the evaluation process the evaluation committee may, with appropriate approval, request best and final offers from responsible offerors who submit responsive proposals that meet any minimum qualifications, evaluation criteria, or score thresholds identified in this RFQ.

SECTION IV

PROPOSAL REQUIREMENTS

Since this is a request for qualifications and not a solicitation for bids, selection will be based on qualifications, experience, past project costs and other key metrics decided upon by the selection committee. Respondents are expected to address the following key elements in their responses:

A. Relevant Experience

Outline your experience in the design and construction of schools, and particularly public charter schools, or similar projects, including your experience in Idaho.

B. Preconstruction Services

Your proposed scope during the preconstruction phase – including the typical fee for pre-construction work (if any), your role with entitlements and your role in permitting.

C. General Conditions and Fee

What is your construction fee on a project like this? What are your typical General Conditions costs as a percentage of the project cost?

D. Construction Cost Estimate

Provide a project budget on your most recent relevant project, that demonstrates cost per square foot; provide evidence of your track record of completing on time and on budget. Provide a preliminary construction cost estimate range based on the conceptual plans provided.

E. Supply Chain Challenges

Your plans to mitigate challenges related to the current supply chain delays. List equipment or

materials that will likely have longer lead times.

F. Project Schedule

Your required build-time and proposed schedule in the current construction environment. What is your typical build time and what is your estimated build time for this project?

G. Other Matters

Any other information you feel would be beneficial to support your firm's qualifications and experience for this project. Proposals must be sent to:

Branden Durst branden.durst@brabeion.org AND

Chad Borup Chad@RoundTableFunding.orgailed to

on or before October 28th 2025 by 5:00 pm Mountain Time. Proposals should be in a PDF format.

Proposals must be signed by the offeror.

SECTION V

EVALUATION CRITERIA

For ease of evaluation, the proposals must provide a point-by-point response, addressing each area of the evaluation criteria in detail. Proposals will be evaluated based on the following criteria, as elaborated above:

- Relevant Experience
- Pre-construction Services
- General Conditions and Fees
- Construction Cost Estimate
- Supply Chain Strategy
- Proposed Schedule
- General model and culture

It is expected that criteria will be weighted equally. However, the School reserves the right to weigh factors differentially based on overall value and all information provided, and to select any responder it considers the best value to the School. The School also reserves the right to extend its evaluation time as needed.

The School reserves the right to reject any and all bids, to waive any informalities or irregularities therein, and to accept the proposal that, in the opinion of the School, is in the best interest of the project.

Thank you for your time in preparing a proposal.

SECOND FLOOR





