Marshall County, South Dakota Request for Proposals (RFPs) Courthouse Remodel and Sheriff’s Department Building Addition Construction Manager at Risk

COUNTY/CITY/STATE: Marshall/Britton/South Dakota

Receipt and openings of submittals: Notice is hereby giving, that Marshall County will receive sealed Request for Proposals (RFP) for Construction Manager At Risk (CMAR) until **Tuesday, October 10th , 2023**, at the hour of **2:00 pm** (CST) for the purpose of providing preconstruction and construction services for the project identified above. The services are more fully described and set forth in the full RFP document, which is on file at the Marshall County Courthouse in Britton, South Dakota and can be obtained on the County’s website.

RFPs shall be submitted via hard copy to:

Megan Biel

Marshall County Auditor

911 Vander Horck

PO Box 130

Britton, SD 57430

Project description: The existing courthouse is to be remodeled, and a new single story building addition of approximately 11,500 square feet with a 3-story elevator and stair shaft connected to the courthouse is to be constructed. A general project description is below. *The project scope is subject to change and will be finalized during the design phase.* A concept site plan and concept floor plans are attached to this document for reference.

Site

* The existing sitework/parking lot will be modified to accommodate the required vehicular flow for the building addition, as well as additional parking capacity for the courthouse.
* The site will need to be regraded to accommodate the building addition as well as address some areas of poor drainage.

Building Addition

* A building addition of approximately 11,500 square feet for the Sheriff’s Department and 911 dispatch will include offices, breakroom, evidence storage, mechanical room, holding cells, and a hardened 911 dispatch area.
* The new addition will include a three-story elevator and stair tower providing access to the existing courthouse.

Building Interior

* Areas of the existing courthouse will be remodeled to better suit the needs of various county departments.

Mechanical and Electrical

* The existing mechanical system in the courthouse will be replaced.

The CMAR will begin in an agency support role for preconstruction phase services and may hold the construction contract(s) with the owner for the project. At some point, prior to construction, the CMAR will submit a finalized guaranteed maximum price (GMP). Following acceptance of the GMP by the owner and execution of GMP contract(s), the CMAR will assume the risk of delivering the project. The owner also reserves the right to decline the final GMP and advertise for bids. Assuming the GMP contract is executed, the CMAR will be responsible for construction means and methods and will be required to solicit bids from suppliers and subcontractors to perform the work following the requirements of South Dakota Codified Law Chapter 5-18A for public agency procurement. The CMAR may also compete to self-perform the work in compliance with SDCL Chapters 5-18A and 5-18B.

The CMAR will actively participate in all design meetings, constructability reviews, periodically provide cost estimates during the design process, and ultimately develop a GMP.

Obtaining RFP Documents: Complete digital project request for Proposals are available at the Marshall County website <https://marshall.sdcounties.org/>.

A pre-proposal building walk through is scheduled for **Monday, October 2 at 11:00am**.

Questions: Questions must be submitted in writing, via email by 3:00 PM (CST) Friday, August 25th, 2023. Answers will be provided in writing via email to all registered RFP holders within two (2) business days.

Address questions via email to:

Josh Muckenhirn – [Josh.Muckenhirn@ISGInc.com](mailto:Josh.Muckenhirn@ISGInc.com)

Megan Biel – [mcauditor@venturecomm.net](mailto:mcauditor@venturecomm.net)

Written questions received after the question submittal deadline may not be answered.

Owner’s Rights Reserved: The Owner reserves the right to reject any and all RFPs and to waive any irregularities or informalities therein and to award the Contract in the best interests of the Owner. No CMAR may withdraw their RFP for a period of thirty (30) day after the RFP opening.

Submittal Requirements: Firms interested in the project shall submit two packages: No. 1 Services Proposal and No. 2 Cost Proposal. The Owner will evaluate the initial proposals, and select a short list of firms to interview, after which it will make a preliminary selection based upon the skillsets, experience, professional backgrounds, and interview performance. After the preliminary selection is made, the Owner will open Package No. 2 to evaluate if the tentatively selected firm is providing the best value relative to the other candidates. Proposals are to be organized in the same sequence as outlined in the RFP and sections should be tabbed and clearly identifiable. Limit proposal response to twenty (20) sheets, minimum font size of 11 point. The submittal package shall display the following: firm name, name of proposed project manager, contact information, and name of project.

Publication dates: 9/20 & 9/27