REQUEST FOR QUALIFICATIONS (RFQ) FOR SUBCONTRACT AGREEMENT

Issued By:
Cresco Building Service, Inc
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Cresco, IA, 52136
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563-547-2525

Date of Issue: 10-13-2026

Submission Deadline: 11-20-26, 2:00 p.m.

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1. INTRODUCTION

The Construction Manager at Risk, Cresco Building Service Inc, is seeking qualified subcontractors to provide services for the **South Winneshiek Community School District Additions and Renovations** project located in Calmar, IA.

The purpose of this Request for Qualifications (RFQ) is to identify and pre-qualify subcontractors with the necessary experience, capacity, and technical expertise to successfully perform the required work under a subcontract agreement.

The project includes additions and renovations to the South Winneshiek CSD High School campus in Calmar, Iowa. Work includes demolishing part of the existing 1930's cast-in-place / masonry two-story building, including all fixtures, equipment, and interior elements, utility connections and the constructing a two-story (49,000 SF approx.) addition with precast sandwich panel walls and hollow-core floors in approximately the same location. This will be a multi-phased project.

The ground floor will house district and school offices, the main entry, a commercial kitchen, cafeteria/commons, a competition gymnasium seating more than 1,200 spectators, locker rooms, a weight room, and support spaces. The second floor will include art and general education classrooms, a library/media center, commons and meeting spaces, a wrestling practice room, and access to a suspended walking track around the gymnasium.

Renovations will convert the existing weight and locker rooms into classrooms; relocate the main mechanical and electrical plant to the existing office area; and replace piping, mechanical equipment, and components required for a new water boiler system from the current steam boiler system.

Site work includes street, parking, and related improvements. W. Clay Street will become a one-way bus and vehicle lane, and Webster Street improvements will create a pick-up/drop-off lane. The courtyard between the existing building and addition will feature artificial turf, below-grade storm drainage, and cast-in-place seating. The base bid also includes reconfiguring the parking lot at W. Clay and Washington Streets and adding exterior parking lot lighting.

New plumbing work will include the extension of a new 6-inch water and fire protection service from Webster Street. A fire protection sprinkler system will be provided for the new addition. Sprinkler mains will be extended from the service entrance in the mechanical room to the new addition. There will be one zone for the new addition and a future zone set up for extension into the existing building under a future project. A new water meter and backflow preventer will be set in the relocated mechanical room. A new gas service will be extended and a new meter set outside the new mechanical room. Gas piping will be provided for the new mechanical equipment, kitchen and back feeding the existing building. New water heaters, water softener and recirculated hot water pump will be installed in the new mechanical room location. The existing domestic cold, hot water and recirculated hot water in the tunnels will remain and be back fed from the new services in the mechanical room. New piping access and tunnel access will be provided in the mechanical room. Internal roof drains and storm piping from the new addition will extend to the north and northeast. New sanitary from the addition will be tied in at Washington Street. An exterior grease interceptor will be installed on the east side of the addition serving the kitchen and concessions sanitary.

All existing steam and steam condensate piping will be removed from the existing tunnels. The existing vacuum pump in the tunnel will also be removed. A new hot water boiler plant will be provided in the existing building. The building circulation loop will be provided by two base mounted pumps with variable frequency drives. New hot water heating supply and return piping will be routed in the existing tunnels to service the existing building. HVAC for the addition would include two central station air handling units that will be located in the mechanical mezzanine above the wrestling room. One air-handling unit will serve the first floor, and the second unit will serve the second floor. HVAC for the new competition gym will be served by two 40-ton, packaged roof top units, operated as single zone VAV. Air distribution for the gym will be with hard ducted mains with fabric duct branches for air distribution. A gas-fired packaged makeup air unit will be mounted on the roof of the addition providing makeup air for the kitchen range and heating and cooling for the kitchen and serving spaces. Stainless steel grease duct will be extended from the range hood(s) to the kitchen hood exhaust fan on the roof. The existing building direct digital controls will be extended for the new equipment. Exhaust for the concessions, training, locker rooms and restroom areas on the first floor will be routed through the AHU to recover heat utilizing the energy recovery wheel in the unit.

New vertical blower coil units will be provided for heating and cooling of the renovated classrooms in the existing building. The blower coil units will have hot water and DX coils. Outside air will be ducted to the existing louver location that was serving the weight room air handling unit. Air cooled condensing units will be set on grade west of the mechanical closet. New ductwork will be extended in a lower bulkhead along the exterior wall. The existing unit ventilators in the existing building will remain, and the steam coils will be removed and replaced with new high-capacity hot water coils to accommodate the new lower water temperatures of 140F. The existing air handling units for the wrestling room and administrative offices will remain, and the steam coils will be removed and replaced with new high-capacity hot water coils to accommodate the new lower water temperatures of 140F. The existing cabinet unit heaters, propeller fan unit heaters, convectors and fin tube radiation will be replaced with new with higher output coils to accommodate the new lower heating water temperatures of 140F. The air handling unit and condensing units serving the auditorium will be replaced. New heating hot water supply and return mains will be routed in the existing tunnels following the same general routing as the steam and steam condensate piping being removed. New branch piping will be routed to all new and existing air handling units, blower coil units, unit ventilators, unit heaters, convectors and fin tube radiation.

A new electric service & distribution system will need to be installed in parallel to the existing service. Once existing circuits are re-worked to be fed from the new approx. 2000A, 120/208V-3phase service, the old service will be removed just prior to the demolition of the East portion of the building. The new service may have provisions for future solar system power connections. Existing panels in existing building spaces will generally remain and be re-wired to the new service. Some of the existing panels are old Frank Adams equipment. The intent is to remove and replace the Frank Adams panels with new panels in the same location, and re-wire to the new electric service, and re-feed existing loads from the new panel. New panels and distribution systems will be installed in the new East building addition.

Lighting in the new addition will be LED lighting fixtures appropriate for the installation application. Remodeling areas in the existing building will be new LED lighting, but areas not remodeled will generally have the existing lighting remain in service. All new lighting to be controlled with occupancy sensors, dimming switches and where applicable, daylight harvesting sensors. Exterior lighting on the existing building will remain. Wall mounted and soffit mounted exterior lighting will be added to the new addition. The lighting will feature a signature wall on the East side of the new addition with specialty lighting installed to highlight the graphics. Signage lighting connections, where applicable. New pole-mounted light fixtures will be installed along the North drive lane and parking lot areas.

The existing fire alarm system will remain but will be reworked to convert from a horn/strobe to a speaker/strobe annunciation system to comply with current codes. Existing building remodeling areas will have fire detection systems relocated or added as applicable. The new addition will have sprinkler system with fire alarm connections and applicable detectors per code. The owner will be relocating the existing fiber service and head end MDF data cabling systems from the East building to be removed into a remodeling area in the center link portion of the existing building. Contractors will extend voice & data systems from this new MDF location with fiber to new IDF equipment locations, and CAT 6e cabling to feed the new addition and remodeling areas. The telephone system consists of VOIP technology using the data cabling system. TV locations will operate over the data cabling system. Modify and extend the existing building paging systems to serve the new addition and remodeling areas.

CCTV cameras, door security, and door access control systems will be installed by the owner’s vendors. Contractors to install empty conduit system rough in for security systems.

2. SCOPE OF WORK WITH CRESCO BUILDING SERVICE

Preliminary Bid Packages would be as follows:

- **Bid Package #0 1930's Building Demolition**
- **Bid package #1 Concrete, Steel, and Precast**
- **Bid Package #2 Masonry**
- **Bid Package #3 General Construction**
- **Bid Package #4 Roofing**
- **Bid Package #5 Aluminum and Glazing**
- **Bid Package #6 Metal Stud Framing and Drywall**
- **Bid Package #7 ACT Ceilings/Sound Panels**
- **Bid Package #8 Flooring and Ceramic Tile**
- **Bid Package #9 Painting**
- **Bid Package #10 Gym Equipment/Gym Flooring**
- **Bid Package #11 Bleachers**
- **Bid Package #12 Food Service Equipment**
- **Bid Package #13 Fire Suppression**
- **Bid Package #14 Mechanical**
- **Bid Package #15 Electrical**
- **Bid Package #16 Site Improvements**

3. QUALIFICATION & SUBMISSION REQUIREMENTS

To be considered for prequalification, interested subcontractors must complete & submit the Statement of Qualifications (SOQ) document provided herein. You may also submit, with the SOQ, any additional supporting documentation that you feel demonstrates your capability.

4. SELECTION PROCESS

Cresco Building Service will evaluate submissions based on the following criteria:

- Safety
- Experience and past performance
- Technical expertise and personnel qualifications
- Financial capacity and stability
- Compliance with industry regulations. EMR Rating

Subcontractors may be invited for interviews or requested to submit additional information.

If approved, subcontractors will be sent notifications of plans and specs availability for bidding purposes on or around 12-23-26 and from there, bids will be due on 1-28-27 at 2:00 p.m. These are tentative dates and subject to change.
Construction shall begin upon contract execution and is expected to last until August 2028.

5. SUBMISSION INSTRUCTIONS

Interested subcontractors must submit their qualifications electronically to matt@crescobuildingservice.biz or via hard copy to Cresco Building Service, 521 2nd Ave SW, P.O. Box 88, Cresco, IA 52136 by the deadline of 11-20-2026 at 2:00 p.m.

Submitted qualifications are to be clearly labeled with the subject "**QUALIFICATIONS FOR THE SOUTH WINNESHIEK CSD ADDITIONS AND RENOVATIONS**."

6. CONTACT INFORMATION

For any questions or clarifications, please contact:

Matt Brace
matt@crescobuildingservice.biz
Office 563 547 2525
Cell 641 220 4403

or

Dave Bourassa
dave@crescobuildingservice.biz
Office 563 547 2525
Cell 641 220 4402

Cresco Building Service reserves the right to accept or reject any or all submissions, to waive any deficiencies or irregularities in any RFQ response, and to make any decision deemed in the best interest of the owner and overall project. This RFQ does not constitute an offer to contract nor an obligation to engage any respondent.

CRESCO BUILDING SERVICE INC.
GENERAL CONTRACTOR
CONSTRUCTION MANAGEMENT

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Phone 563.547.2525 – Fax 563.547.2256
www.crescobuildingservice.biz

Subcontractor Statement of Qualifications

Project: ___South Winneshiek CSD Additions and Renovations___ Date:_____

Seeking Prequalification for the following Bid Package(s):_____

Company Information

Company Name:_____

Company Address:_____

_____

Contact Person / Title:_____

Contact Person Email:_____

Contact Person Phone Number:_____

Number of Years your company has been in Business: _____

Iowa Contractor Number: _____

Qualifications

Safety

Does your company have a safety program? (Yes/No) _____

Does your company comply with OSHA regulations? (Yes/No) _____

Does your company comply with all Local, State and Federal Regulations? (Yes/No) _____

What is your company's EMR Rating: _____

Personnel

Does your company have the resources (personnel, financial, other) to successfully complete this project? (Yes/No) _____

Do your trade workers have the capability and technical competence to successfully complete this project? (Yes/No) _____

Does your company have the experience to successfully complete this project? (Yes/No) _____

How many full-time employees does your company have? _____

What work does your Company Self Perform? _____

_____

List of Key Personnel projected to work on this project (add additional if needed)

Employee Name	Title/Position	Years in Trade	Work related skills/tasks performed daily

List of Relevant Projects similar in size and scope to this project your company has recently completed.

Project Name	Architect	Contract Amount

Insurance and Bonding

Can your company secure the level of insurance typically required for a public project like this? (Yes/No) _____

Can your company secure payment and performance bonds for this project, if required? (Yes/No) _____

What is the name of your bonding company? _____

Legal

Has your company failed to complete any contracted work in the last 3 years? (Yes/No)_____

Are there currently any judgements, claims, arbitrations, or other proceedings pending against your company? (Yes/No)_____

In the past 5 years, has any company officer been convicted of a felony/crime? (Yes/No)_____

Certification

The undersigned states that you have carefully examined all the information provided and representations made in this Statement of Qualifications and certifies, to the best of your knowledge, that this Statement of Qualifications is entirely complete, true, and accurate.

Submitted by: _____

Print Name: _____

Title: _____

Company Name: _____

Date: _____