



The Board of Library Trustees of the North Chicago Public Library is soliciting Statements of Qualification from professional firms to provide construction management services for the renovation of the facility located at 2100 North Argonne Drive, North Chicago, IL 60064. Firms with relevant construction management experience are encouraged to apply. Consideration will be limited to firms which have demonstrated successful experience in the provision of construction management services of a similar scope for a public library or other public sector owner.

Project Description

The North Chicago Public Library seeks to renovate the existing facility to include:

- *Overall Planning and Finishes
- *Repairs to the Building
- *Remodeling of facilities

The Library will remain open when possible during construction which will be completed as a multiyear project completed in phases. The Construction Manager will be required to work closely with the owner/library personnel to develop and maintain a workable phased schedule to minimize public inconvenience. The Construction Manager will also be responsible for coordinating the schedules of any required movers and/or furniture installers during the construction phase.

Scope of Service

The Construction Manager selected will work in cooperation with the Architect to realize the goals of the Library in an expeditious and economical manner. Construction Manager services shall include but not be limited to:

**North Chicago Public Library
2100 N Argonne Drive. North Chicago, IL 60064
847-689-0125**



*Work has been preliminarily estimated at \$1,800,000 - \$2,000,000 exclusive of construction management costs and fees spread out across all phases of the project.

*The Board has not yet decided whether the project will be CM-Advisor (CMA) or CM-At Risk (CMC) and will be considering both approaches.

*Pre-Construction: Participation in regular meetings with the library and the Architect; development of a preliminary project schedule; assistance in phasing the project to minimize interruption of library service; preparation of (2) cost estimates during the design phase.

*Bidding: Preparation and coordination of the bid documents and manuals, public bid announcement and pre bid walk through, Obtaining and opening bids along with recommendation of award in a manner consistent with requirements for public libraries under applicable statutes; and obtaining all required permits with the City of North Chicago.

*Construction: Daily on site supervision including scheduling, coordination and quality control, scheduling and coordination of bi-weekly construction meetings with owner/architect, obtaining all required inspections with the City of North Chicago building department, coordination of all shop drawings and material submittals between architect and subcontractors, submittal and management of all payment applications including all lien waivers, change orders, etc., final punch list per phase, and project close out including all manuals and documentation.

Expected Schedule

RFQ issued

Wednesday, August 11, 2021

**North Chicago Public Library
2100 N Argonne Drive. North Chicago, IL 60064
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Statements of Qualifications RFQ proposals received Wednesday, September 15, 2021.

Construction Manager Interviews/

Library Board Selection / Award (Tentative) On or before Wednesday, December 15, 2021

Project Start (Tentative) Spring 2022

Project Completion (Tentative) Fall 2022 – Phase 1

Submittal Requirements/Statement of Qualifications

Submittals containing the information described below should be mailed or delivered to:

North Chicago Public Library

Attn: Lou Carlile, Library Director- Construction Manager - RFQ

2100 North Argonne Drive, North Chicago, IL 60064

By 3 p.m. on Wednesday, September 15, 2021.

Faxed or emailed proposals will not be accepted.

Statements of qualifications will be taken under advisement and reviewed by the library staff following the submittal deadline.

1. Information about the Firm

*Firm name, address and telephone number

*Primary contact name with email and telephone number

*Brief history of the Firm

*Information about workload and availability



2. Qualifications of the individual(s) who will work on the renovation project

Identify and provide resumes for the person(s) who will be assigned to this project and describe their respective roles and responsibilities. Should your firm be shortlisted, these individuals shall be present during the interview process:

*Project Manager

*On-Site Superintendent

3. Representative projects

*Provide at least three examples of similar projects completed by the assigned personnel (library projects preferred). Include contact information for person(s) who can provide references.

*Discuss your Firm's experience with completing projects on-time and within budget as the Construction Manager.

4. Project Approach

*Briefly describe your Firm's experience and knowledge of the Construction Manager's role in a Library project. Describe your understanding of the North Chicago Public Library project and how your services would contribute to it.

