



W. A. KLINGER, L.L.C.

2015 E. 7th Street • P.O. Box 8800 • Sioux City, IA 51102 • 712.277.3900

DATE: February 26, 2025
TO: All Potential Bidders
FROM: Chad Willer, Project Manager
RE: PRE-QUALIFICATION PROCESS FOR UPCOMING BID FOR WESTWOOD COMMUNITY SCHOOL DISTRICT – PHASE 1 - 2025 CONCESSION BUILDINGS & REROOFING PROJECT 1000 REBEL WAY, SLOAN, IA 51055

The Westwood Community School District has secured funding to complete the Concessions Buildings and Reroofing project. The scope of this work includes a new softball concession building, renovation and addition to the football concession building, and reroofing of portions of the main building.

Construction is tentatively scheduled to begin May 1, 2025, and be completed by September 15, 2025. The school district has hired CMBA Architects to provide architectural design services, EDA to provide mechanical and electrical engineering, and DGR to provide civil engineering. W. A. Klinger, L.L.C., has been hired as the Construction Manager at Risk (CMaR).

The CMaR process involves prequalifying all bidders. This is an evaluation of potential contractors based on their experience, financial stability, and technical capabilities. Only qualified firms will be invited to bid on the project.

W. A. Klinger invites all potential bidders to complete the attached Request for Qualifications (RFQ) for subcontractors for the bid packages listed below. Bids will not be accepted by any company that has not successfully completed the RFQ process.

RFQ RESPONSES DUE: Thursday, March 13, 2025, 4:00 PM CST
Email your completed form to bid@waklinger.com

Table with 2 columns: Package # and Scope of Work. Rows include Site Grading & Utilities, Concrete, Masonry, Rough Carpentry (Demolition, Wood Framing, Siding, Metal Roofing), Finish Carpentry (Casework, Doors, Specialties), Coiling Doors, Glass & Glazing, Flooring (LVT only), and Roof Replacement.





Package #	Scope of Work
10	Insulation & Drywall
11	Painting
12	Fluid Applied Flooring
13	Plumbing & HVAC
14	Electrical

Please submit your completed RFQ form to bid@waklinger.com.

If you have any questions regarding the project or bid packages, contact Chad Willer at 712-301-9340 or cwiller@waklinger.com. Thank you for your interest in the Westwood Community School District project.

W. A. KLINGER, L.L.C.

Chad A. Willer, Project Manager

CAW:bas

Attachment

**W. A. KLINGER PREQUALIFICATION FORM
WESTWOOD COMMUNITY SCHOOL DISTRICT – PHASE 1 – 2025
CONCESSION BUILDINGS & REROOFING PROJECT
1000 REBEL WAY, SLOAN, IA 51055**



INSTRUCTIONS:

- Complete this prequalification form and return the completed PDF to bid@waklinger.com.
- Your RFQ response should be submitted by no later than **4:00 PM CST, Thursday, March 13, 2025**.
- Qualified firms will be notified of their eligibility to bid via bid invitation. Bid invites are tentatively scheduled to be distributed on March 20, 2025. Bids will be due 2:00 PM CST, April 10, 2025.
- Failure to fully complete this form may be grounds for disqualification.
- If you have any questions pertaining to this RFQ, contact Chad Willer at 712-301-9340 or cwiller@waklinger.com.
- Official changes to this RFQ will be issued via addendum as required and should be acknowledged on your form.

Potential bidders shall provide responses to the following qualification areas:

1. Firm’s Experience as a Contractor

- a. Firm name: _____
- b. Physical address: _____

- c. Main point of contact: _____
- d. Bid package(s) of interest (see pages 1-2): _____
- e. Years in business: _____
- f. Annual revenue volume of work completed over the past 3 years:
2024: \$ _____ 2023: \$ _____ 2022: \$ _____
- g. Current construction market(s) served (residential, commercial, specific industries):

2. Capacity of Key Personnel

Role	Name	Email	Phone	Years of Experience
Estimator				
Project Manager				
Foreman				

- a. Based on the tentative schedule dates (May 1, 2025 start; September 15, 2025 completion), does your firm have the capacity to meet the project schedule with your proposed team?YES NO

3. Technical Competence

- a. Given the information available, does your firm have the technical competence to successfully perform the specified scope of work?YES NO

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4. Capability to Perform

- a. Insurance requirements for subcontractors are listed below.
 Can your firm meet these requirements?YES NO

Workers Compensation	Statutory limit in state where project is located
Employers Liability	\$1,000,000 Per Accident \$1,000,000 BI by disease for each employee \$1,000,000 BI disease aggregate
Commercial General Liability	
Bodily Injury	\$2,000,000 each occurrence \$2,000,000 aggregate
Property Damage	\$2,000,000 each occurrence \$2,000,000 aggregate
Commercial Auto Liability (BI & PD)	\$2,000,000 combined single limit
Limited Pollution Liability with Mold Coverage	\$100,000 each pollution incident, including clean up

The amounts of insurance required in the above section may be satisfied by the limits specified or by any combination of primary and umbrella limits, so long as the total amount of insurance is not less than the limits specified.

- b. Given the information available, does your firm have the capability to successfully perform the specified scope of work?YES NO

5. Past Performance of the Firm

- a. In the past 10 years, has your firm failed to complete a project?YES NO
- b. List previous litigation filed by or against your firm in the last 10 years. Include a brief description of the situation and outcome:

- c. Are there any open litigation cases currently?YES NO
- d. Please provide 3 owner references from past projects:

Project Name	Owner Contact	Email	Phone

6. Safety Record

- a. List your Experienced Modification Rate (EMR) for the past 3 years:
 2024 _____ 2023 _____ 2022 _____

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7. Compliance with State and Federal Law

- a. Have you received any fines or citations from OSHA or the DNR in the past 3 years?YES NO

If yes, provide a description and explanation of each:

- b. Have you received any other fines or convictions from state or federal agencies?YES NO

If yes, provide a description and explanation of each:

8. Availability and Familiarity with the Project Location

- a. Is the project location inside your service area?YES NO

- b. Given the project schedule, do you have the availability to complete the scope of work per the project schedule?YES NO

If no, explain:

9. Acknowledge RFQ Addenda (if any)

- a.
