



2026 ASC Problem Statement – Region 4 (Commercial – GC)

Project Description

The City of Cleetus, Iowa has passed a \$50MM bond funded by the Fire Safety Sales Tax for the construction of three separate, ground-up, fire stations. The City of Cleetus is now seeking a qualified General Contractor or Construction Manager for the first of these stations. Successful contractors will be awarded both subsequent fire stations. This first station sits on a 9-acre site and includes a 15,000 SF fire station and a 14,000 SF pre-engineered metal building. The fire station will encompass several office spaces, bunk rooms for personnel, a gym, kitchenette/day room, and an apparatus bay. The detached pre-engineered metal building will house a service center, training room, office spaces and other miscellaneous support spaces for the Fire Station. Since this development will be a part of a larger multi-station construction project, The City of Cleetus will be placing a heavy emphasis on preconstruction efforts including early engagement of contractors, concept estimating, and value-engineering to ensure all three projects can be accomplished with this bond. Please note, the City of Cleetus reserves the right to make the final contract selection based upon “Best Value” as determined by the client. This is demonstrated most notably through the ability to leverage preconstruction feedback to guide a project toward conceptual estimates, while drawing on experience from similar projects.

Firms will be evaluated on the completeness of the following items below.

Request for Qualification Information

The City of Cleetus is seeking requests for qualification from your company. These qualifications will be evaluated on the following. The qualification package shall include, but not be limited to:

- Letter of Transmittal
- Table of Contents
- Cover Letter
- Company Information
 - Mission Statement
 - History
 - Locations
 - Services provided and sectors served
- Project Understanding and Approach
- Key Personnel
 - Resumes
 - Organization chart showing personnel who have worked together before
- Safety Program
 - What value does your program add for the City of Cleetus
 - New protocols or initiatives your company has implemented in the last year
 - Near miss reporting and corrective implementation efforts
- Preconstruction
 - Services provided
 - Demonstrate proven experience and record of delivering projects off early estimates
 - Preconstruction staff and experience
 - Estimate refinement / variance tracking through design development
 - Include sample variance report from previous project
 - Preconstruction Cost

- Indirect costs (CM fee, insurance rates etc.)
 - Precon fee/cost for a project of this caliber. -Explain what this fee includes/provides the City of Cleetus.
- Self-Perform Strategy
 - Overview of operations
 - Scopes to be self-performed
- Project Experience
 - Previous related experience
 - Current projects

Qualification packages must be submitted electronically, via the OneDrive by 6pm on October 16, 2026. Your qualifications must be combined into a single PDF file that does not exceed 20 pages (including the letter of transmittal). Qualification packages shall be saved in the following nomenclature: “[COMPANY NAME] - RFQ Response – 2026 ASC Competition”. Any package that is submitted late or does not meet these requirements may not be considered for evaluation.

To obtain access to the OneDrive folder, each team must email Clay Roberts at crroberts@tcco.com prior to October 1st, 2026. In your request for access to the OneDrive, please state your Team’s name. An invitation to the OneDrive will then be sent so qualifications packets can be uploaded. Please note that the email address utilized to obtain access to the OneDrive will be used for all electronic communication during the competition.

Qualifications will be graded prior to the start of the competition, and judges’ comments will be uploaded to the OneDrive immediately following the pre-bid conference on Monday, October 26th.

Request for Proposal Information

The RFP documents will be distributed to teams during a mandatory pre-bid conference held at 6:00AM CST on Monday, October 26th at 6:00AM. Final proposal deadline will be communicated at the pre-bid conference, and shall be submitted electronically.