



# REQUEST FOR PROPOSAL.

Construction Manager Services for:  
Manatee School for the Arts: New Art & Dance Buildings; &  
HOLA Elementary: New Classroom Building

**Prepared by:**



**Submittal Deadline: October 22, 2025, 4:00 pm local time**

**Send submittal in PDF format to email: [tmcmurray@raeschools.org](mailto:tmcmurray@raeschools.org)**

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# Executive Summary.



The project comprises three new educational facilities listed below:



## Art Building

26,000 SF

Studios/classrooms for painting, drawing, ceramics, and related fine arts; durable, flexible layouts; natural light emphasis.



## Dance Building

38,500 SF

Rehearsal studios, instruction spaces, support areas; performance-oriented finishes and acoustics.



## Classroom Building

8,270 SF

General education classrooms with support spaces (restrooms, storage, admin/teacher support), designed for efficient circulation, daylighting, and durability.

Campus considerations: phasing and logistics to maintain safe operations on active school sites; separation of construction activities from students/staff.

See Conceptual Design Package for additional project information.

# Critical Dates & Preliminary Budget.



**Proposals Due**

**October 22, 2025**



**Shortlist Announced**

**October 29, 2025**



**Interviews**

**November 5, 2025**



**CM Selection Announced**

**November 7, 2025**



**Owner's Preliminary Budget**

**\$27,000,000**

The Owner's Preliminary Budget is an estimate and shall not be construed as a guarantee of total project cost. Final budgets and requirements will be established during subsequent phases of the project and may be modified without prior notice.

PRELIMINARY PROJECT SCHEDULE																																	
	2025			2026												2027																	
HOLA Elementary Classroom Building	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November							
Design Phase	Design																																
Bidding & Permitting				Bidding & Permitting																													
Construction				Construction																													
MSA Art Building																																	
Schematic Design (SD)	SD																																
Design Development (DD)				DD																													
DD Pricing Exercise							DD Pricing																										
Construction Documents (CD)							CD																										
Bidding & Permitting										Bidding & Permitting																							
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Bidding & Permitting									Bidding & Permitting																								
Construction												Construction																					

# Proposal Requirements.



Please email a Statement of Qualifications and proposal by the due date. Include:

## 01. Relevant Experience

### 1. Relevant K–12 Experience:

List projects completed in the last 5–10 years for K–12 schools (public, charter, or private). Include new construction, additions, and major renovations.

### 2. Occupied Campus Experience

Demonstrated experience working on active school campuses. Describe phasing strategies and safety measures used to minimize disruption to students and staff.

### 3. Project Details Required for Each Example

Project name and location

Owner (school district or charter school)

Architect of record

Project delivery method (CM-at-Risk, Design-Build, etc.)

Final contract value vs. original GMP/estimate

Completion date

Project scope highlights (renovation, addition, site work, etc.)

Indicate whether work was performed on an occupied campus

### 4. References

Provide at least 3 references. One should be from school owners or school facility directors. Include contact name, title, phone, and email.

### 5. Repeat Clients

Highlight cases where the firm has been awarded multiple projects by the same school district or charter organization.

## 02. Schedule

High-level schedule with major milestones; confirm ability to meet the preliminary timeline.



# Requirements. (continued)

## 03. Resources & Management

Project team, capacity, and management strategy for multi-site coordination and safety on active campuses.

## 04. Management Costs

Fees and description for the following to be filled out on the next page:

- A. Preconstruction Services (Binding)
- B. Overhead & Profit (Binding)
- C. General Conditions (Non-Binding)

## 05. Bonding Capacity

Written confirmation from a surety company licensed to do business in Florida verifying the firm's bonding capacity. The letter must:

Be issued on the surety's letterhead, signed by an authorized representative.

Confirm that the CM has the capacity to provide performance and payment bonds for projects with a value of no less than \$27,000,000.

State the firm's aggregate bonding capacity and single project limit.

Be dated within the last 90 days of the submission deadline.

# Management Costs.



**Company Name:**

**Preconstruction Fee (Binding):**

Construction Manager to attend and participate in biweekly (every two weeks) project meetings throughout the design phases and to provide cost estimates at the end of SD and DD phases for both the Dance and Art Classroom Buildings.

**Overhead & Profit (Binding):**

(% of Cost of Work)

**General Conditions (Non-Binding):**

Provide a combined per month estimate for each of the items listed below based on the preliminary project schedule during the months of August 2026 - July 2027:

- Project management & supervision (PM, superintendent, admin staff): \_\_\_\_\_
- Site office costs (trailers, utilities, communications): \_\_\_\_\_
- Safety & security (fencing, signage, PPE): \_\_\_\_\_
- Temporary facilities & controls (toilets, dumpsters, water, power): \_\_\_\_\_
- Small tools & consumables: \_\_\_\_\_
- Insurance & bonds: \_\_\_\_\_
- Additional Items not listed above (specify): \_\_\_\_\_

**Total General Conditions Per Month Cost:** \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_



# MANATEE SCHOOL FOR THE ARTS

700 Haben Blvd, Palmetto, FL 34221



Thank you for your interest and partnership in shaping the next phase of Manatee School for the Arts & HOLA Elementary.

# End.

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