

Introduction:

South Bend Community School Corporation (“SBCSC” or the “School”) intends to solicit responses to a Request for Proposals (RFP) in accordance with specifications contained in the said document. SBCSC is seeking to hire a Construction Manager as Constructor Services (the “RFP”) is for the build-out of an interior space at the 2nd and 3rd floor of the Studebaker Building 84, encompassing a total of 54,030 square feet.

The Studebaker Building 84, a cornerstone of South Bend’s rich industrial heritage, stands for over a century as a testament to enduring quality. Built with a poured-in-place concrete core and a timeless brick exterior, it now prepares to embark on a new chapter.

Project Scope:

- The project will be executed in two phases:
 - Phase 1: This phase will encompass approximately 40,000 square feet and will progress through all phases of design, including programming, schematic design, design development, construction documents, contractor procurement, and construction administration.
 - Phase 2: This phase will encompass the remaining 14,030 square feet and will follow the same design process as Phase 1.
- Responsibilities: Building owner and manager are responsible for constructing and/or renovating the building shell and core and SBCSC is responsible for interior build-out of Career Hub in leased space including but not limited to that noted in the section, “**SHELL / CORE AND CAREER HUB BUILD-OUT RESPONSIBILITY SUMMARY**”, below.

Design Vision:

The design vision for the revitalized space emphasizes minimalism while celebrating the building’s robust character. The interior finishes will showcase the building’s raw materials, such as exposed brick, concrete, and structural steel, creating a modern yet historically resonant aesthetic. This approach aligns seamlessly with the owner’s commitment to sustainable design principles.

Project Considerations:

- The total project cost is estimated at \$13,500,000, with construction hard costs accounting for \$9,450,000 (70% of the costs are estimated for construction hard costs).

The tentative timeline is below, the expectation is that the timeline is able to be pushed up 2 to 3 weeks. Given the short timeline to turn the project around.

Project Stage	Completion Date
Schematic Design	February 26, 2024
Design Development	April 15, 2024
Construction Documents	June 10, 2024
Bidding	July 01, 2024
Construction	July 9, 2024 - June 01, 2025

- The selected CMc firm will be expected to play a crucial role in pre-construction activities and is encouraged to propose an optimized timeline if deemed beneficial to the project.
- While the current schedule anticipates on-site presence from July 19, 2024, to June 10, 2025, for staffing purposes, adjustments to this timeframe may be made prior to contract execution. Final staffing costs will be adjusted accordingly.

Call to Action:

Be a part of shaping South Bend's future and empower its youth!

This project presents a unique opportunity for a qualified CMc firm to collaborate in the revitalization of a historic landmark and design a career hub within its walls. This hub will equip South Bend's youth with the resources and guidance they need to build successful careers, contributing to the city's future prosperity.

We invite CMc(s) with a proven track record and a commitment to excellence to submit proposals.

SHELL / CORE AND CAREER HUB BUILD-OUT RESPONSIBILITY SUMMARY

The following is a breakdown of the responsibilities of the Studebaker LLC on the Building Shell and Core and the CMc, appointed by South Bend Community School Corporation (SBCSC) for the Career Hub Build-out.

In general, the building shell, often referred to as the building envelope, consists of the roof, walls, and floor of that facility as well as the common areas and utilities serving the building outside of the tenant demising wall.

In general, the tenant build-out includes the finished interior demising wall and all else within the demising walls including the extension of the utilities.

This would appear to be very straightforward and understandable. However, like most things in the building and construction industry, outlining and defining the specific components of the building Shell and Core and the Career Hub build-out is critical. This will ensure each and every component of the renovation, within the 100- year-old Studebaker Building, and the concurrent Career Hub Build-out clearly defined and agreed upon by the Studebaker Building LLC (the building owner) and SBCSC. Hence, the following:

THE BUILDING SHELL AND CORE RENOVATION BY STUDEBAKER, LLC:

- Maintaining an industry standard roof including the actual roof and insulation as well as all rooftop utility equipment and maintaining a sealed roof around all roof penetrations as well as all aspects of the parapet (flashing, sealing, brick tuckpointing, etc)
- The exterior skin of the building including the repair, upkeep, tuckpointing and sealing of all of the exterior and interior wall and/or external and interior skin. This also includes the replacement of all ribbon/strip windows with high-quality insulated windows in areas that come in contact with the Career Hub spaces including, but not necessarily limited to Phase No. 1 as well as the Phase No. 2 expansion space the repair and maintenance of all exterior wall penetrations, doors including overhead doors, penetrations for utilities, etc.
- Repairing and finishing (seal only) the concrete slab and the coordination of penetrations in all areas of the building. The acceptable slab conditions exist in the eastern part of the third floor.
- All interior components on the interior of the buildings in all areas of the building outside of the Career Hub demising wall. However, the owner, based on the planned addition for the circulation corridor and common use restroom facilities has requested that the current exterior south wall serve as the Career Hub demising wall on the south side of the building. SBCSC will honor this request; however, the renovation of this wall will be the financial responsibility of the Studebaker Building, LLC. If not acceptable, SBCSC will revert back to a block or metal stud with drywall demising wall on the south side of the Career Hub spaces.
- All vertical transportation components including, but not necessarily limited to, elevators, code compliance, ADA accessibility, stairways in their entirety.
- All restrooms and service rooms compliant with the Indiana code requirements as well as ADA accessibility requirements.
- All security and public safety components within the building shell including fire protection, and any/all security components within the building shell and core throughout the building shell up to the SBCSC demising wall.
- All utilities and service components throughout the Shell and Core, including but not necessarily limited to, mechanical services for plumbing and heating, ventilation, and air conditioning (HVAC) as well as fire protection, water service, venting and sanitary services. All electrical supply requirements, including but not necessarily limited to all common areas with lighting, electrical power service, IT services, security systems and fire protection, switches and devices up to an including the building shell and core and up to the demising walls for the Career Hub.
- Demolition of the antiquated piping within the demising wall of the Career Hub and replacement of all piping required to properly serve the facility within the demising walls of the Career Hub space.

- Repair and paint the concrete ceiling and columns within the Career Hub demising wall as well as the ceiling and columns outside the Career Hub demising wall in the Shell and Core in all areas adjacent to the Career Hub.

THE CAREER HUB BUILD-OUT BY CMc appointed by SBCSC:

- Construction installation of the east and west demising walls which will consist of concrete block or metal studs and drywall.
- All doors and windows to be constructed in the east and west demising walls as well as within the Career Hub demising walls. The north and south demising walls will be the responsibility of the Studebaker Building LLC.
- All interior walls and doors to be constructed and maintained within the Career Hub demising walls to enable an efficient and functional Career Hub programming within the Career Hub.
- All finishes to the floor and ceiling within the Career Hub demising walls.
- All built-in casework and equipment required for the Career Hub program and program operations.
- All built-in casework as well as loose equipment within the Career Hub demising walls.
- The extension of all utility services with the Career Hub demising wall including extension with the various spaces of the Career Hub. This includes all mechanical service piping and required devices for HVAC and plumbing. Utility extension of all electrical services and devices including IT and fire protection, lighting, outlets, switches, and service panels, etc.
- Maintenance and janitorial services within the Career Hub demising walls and interior spaces.

The information included herein is subject to modifications during the lease negotiations between the Studebaker Building, LLC and SBCSC.