

Inwood, IA

Subcontractor Request for Qualifications (RFQ)

Project: Inwood Community Center & City Hall

Project Summary

- This RFQ is for the 19,500 sf new Community Center & City Hall Project located in Inwood, IA; which is anticipated to commence Summer 2026 and to complete summer 2027.
- All vendors (subcontractors/suppliers) that are interested in bidding this work must submit a response to this RFQ to Hoogendoorn Construction, Inc.
- Only those vendors (subcontractors/suppliers) that submit a RFQ response and are pre-qualified will be eligible to submit pricing for the upcoming Request for Proposal (RFP) for this project – Inwood Community Center & City Hall.

Project Owner:

City of Inwood, IA

Design Team:

Hoogendoorn Construction, Inc.

Construction Manager at Risk

Oleson+Hobbie Architects

Architect

Rise Structural Associates Inc.

Structural Engineer

EDA, Inc

Mechanical & Electrical Engineer

DGR Engineering

Civil Engineer

Project Scope

- The 19,500 sf new construction building will consist of the following spaces: offices, gym, library, activity room, meeting rooms, kitchen, restrooms, and fitness center.
- Precast concrete panels & double T supply has been contracted with Ola Precast.
- Final design documents will be issued to the pre-qualified bidders in late March/April 2026 for preparing bid proposals.

Project Schedule

This project will have several critical dates to achieve and will require timely submittals, material release, and coordination.

RFQ's due:

5:00 pm, Friday, March 13, 2026

Notice to Prequalified Vendors:

on or before March 27, 2026

Anticipated issuance of bid documents:

Late March/Early April 2026

Anticipated due date of bid proposals:

End of April 2026

RFQ Selection Criteria

Vendors (subcontractors/suppliers) desiring to be considered for approval to bid on this project are to complete and submit the attached Vendor Request for Qualifications (RFQ) Form. The selection process will be based upon the following, but not limited to, qualifications:

- Firm Experience
- Key Personnel
- Capability to Perform
- Safety Record
- Familiarity of Project Location

Notes

- This is a sales tax exempt project and the City of Inwood will issue sales tax exemption certificates.

Attachments

- Anticipated project scopes
- Design Development Drawings (Floor plan & Exterior Elevations)
- Preliminary project schedule

RFQ Responses Due

Due Date: Friday, March 13th, 2026 at 5:00 pm

All RFQ responses are to be submitted electronically as a single pdf document via:

- Building Connected -or-
- Email to tonyk@hoogendoornconstruction.com

Project & RFQ questions

Tony Kolar
Hoogendoorn Construction, Inc.
712-574-0267
tonyk@hoogendoornconstruction.com

***This is not a bid request.

***This is a request for qualifications (attached form) which must be submitted for consideration to be pre-qualified (allowed) to bid on the project.

Preliminary Project Scope Listing

Inwood Community Center & City Hall

General Construction

Demolition

Earthwork

Site Utilities

Landscaping / Site Features

Concrete Paving

Concrete Building Flatwork

Concrete Foundations

Precast Concrete Wall Panel Installation & Structural Steel Installation

Structural Steel & Metal Fabrications Supply

Rough Carpentry & Wood Framing & Windows

Finish Carpentry & Casework Supply

Finish Carpentry & Casework Installation

Insulation

Exterior Siding

Membrane Roofing & Sheetmetal

Sealants

HM & Wood Doors, Frames, Hardware Supply

HM & Wood Doors, Frames, Hardware Installation

Overhead & Coiling Doors

Aluminum Entrances, Glazing

Gypsum Board / Drywall

Tile

Acoustical Ceilings and Sound Panels

Carpet, Resilient Flooring

Painting

Specialties

Fire Sprinkler

Plumbing

HVAC / Building Automation Controls

Electrical

Inwood, IA

Subcontractor Request for Qualifications (RFQ) Form

Project: Inwood Community Center & City Hall

Please complete and submit the following RFQ criteria for consideration.

Company Name: _____

Scope(s) of Interest: _____

- Experience – years the firm has been in business and up to 3 similar previous projects:

- Insurance & Workers Compensation – can the firm comply with insurance requirements as stated in the sample subcontract? Provide Workers Comp EMR rating:

- Capability to Perform – describe current/projected workload and available manpower:

- Safety / Quality – briefly describe safety program and quality control methods:

Suppliers desiring to be considered for proposals are to respond to the following criteria:

- Can you fabricate/source/deliver applicable materials in accordance with the tentative schedule?

Signature:

Name: _____ **Title:** _____

Signature: _____ **Date:** _____

****This RFQ form must be submitted by 5:00 pm, March 13th, 2026, via Building Connected or email to tonyk@hoogendoornconstruction.com**

CONSULTANT

INWOOD COMMUNITY CENTER & CITY HALL

103 S. MAIN STREET, INWOOD, IA 51240

REVISIONS

PROJECT # 25-0311W
 DATE 11/17/2025
 DRAWN BY MRS/ELO
 CHECKED BY ELO
 © 2025 OLESON+HOBBIE ARCHITECTS, LLC.

SHEET TITLE
FLOOR PLAN - MAIN LEVEL

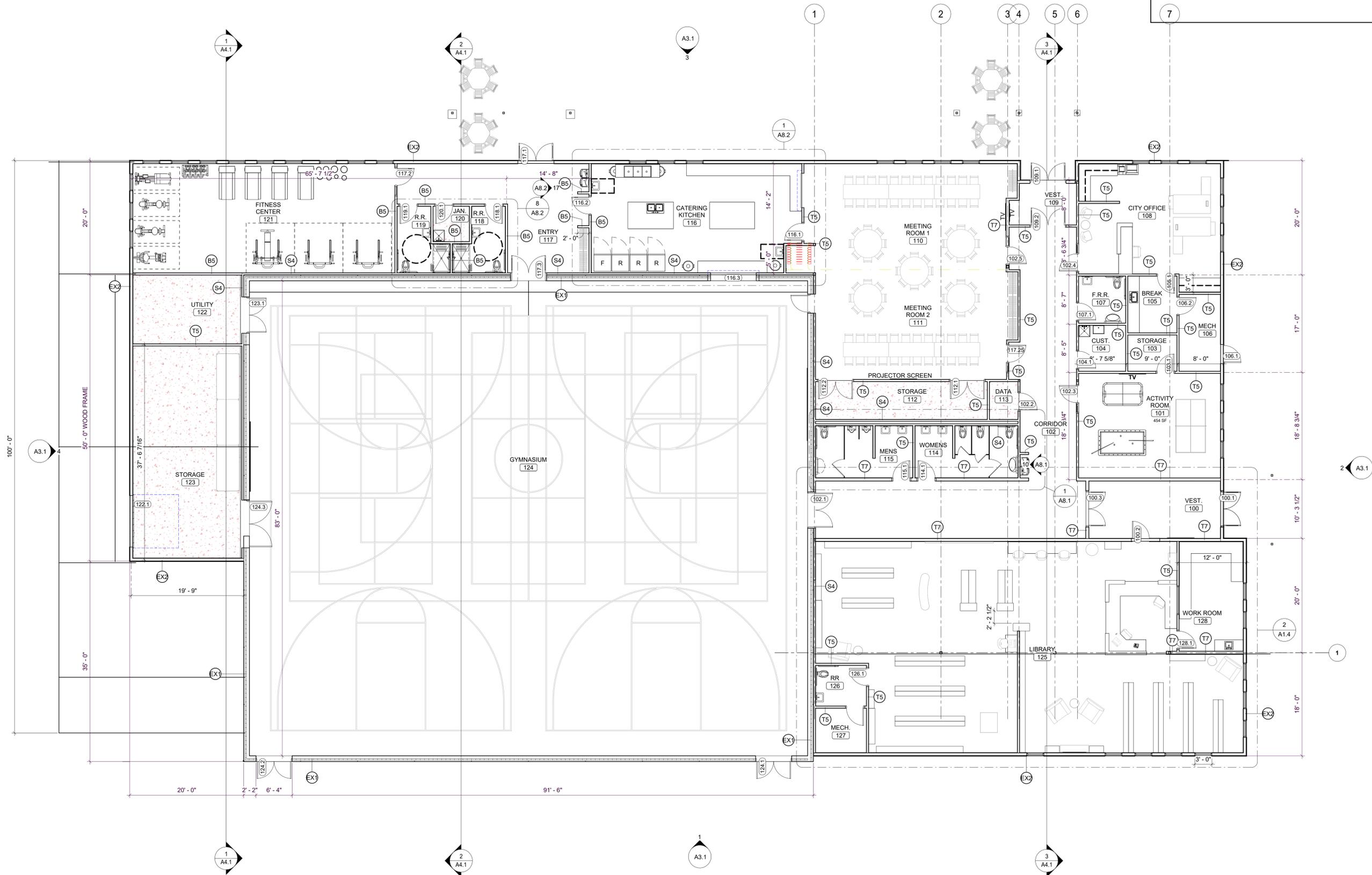
SHEET

A1.1

PRELIMINARY NOT FOR CONSTRUCTION

KEYNOTES	
NO.	

GENERAL NOTES	
1.	XXX
2.	XXX
3.	XXX
4.	XXX
7.	



1 FLOOR PLAN - MAIN LEVEL
 A1.1 SCALE: 1/8" = 1'-0"



CONSULTANT

INWOOD COMMUNITY CENTER & CITY HALL

103 S. MAIN STREET, INWOOD, IA 51240

REVISIONS

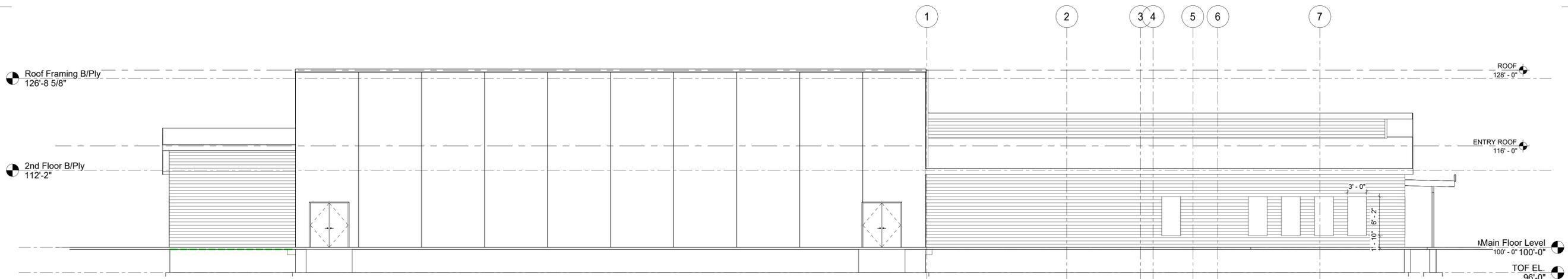
PROJECT # 25-0311W
 DATE 11/17/2025
 DRAWN BY MRS. DML
 CHECKED BY ELO
 © 2025 OLESON+HOBBIE ARCHITECTS, LLC.

SHEET TITLE
EXTERIOR ELEVATIONS

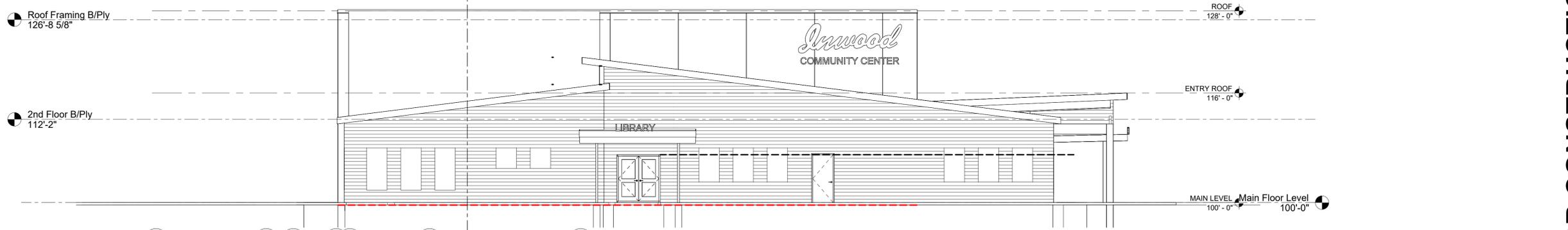
SHEET

A3.1

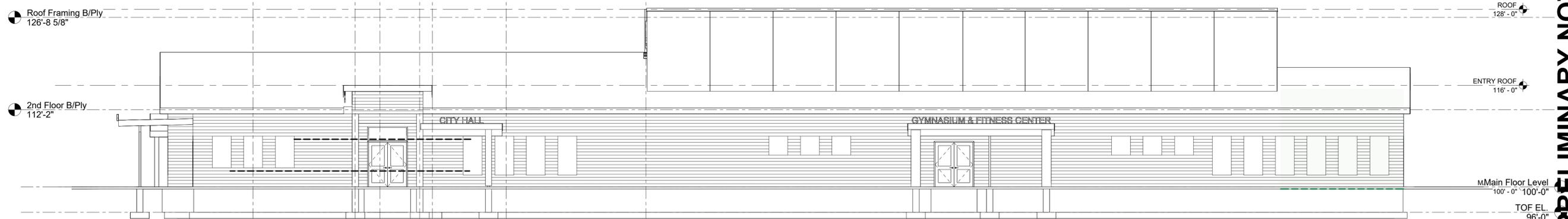
PRELIMINARY NOT FOR CONSTRUCTION



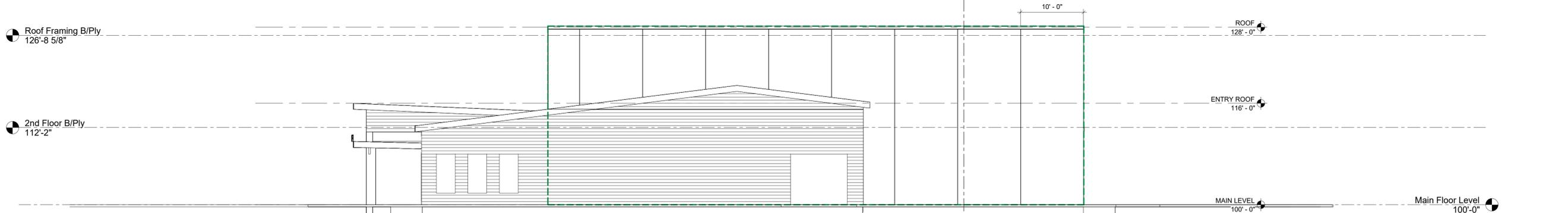
1 SOUTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

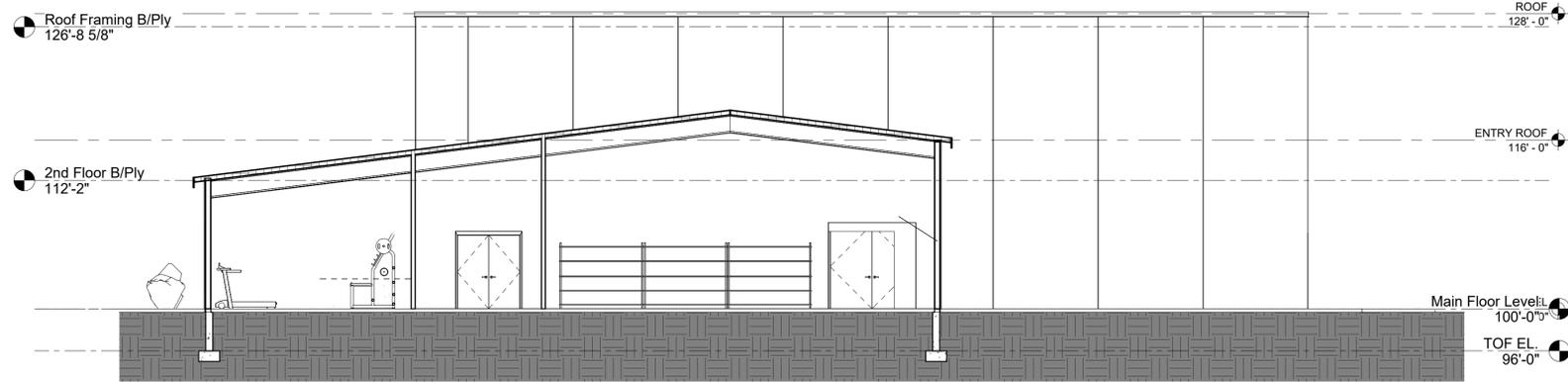


3 NORTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

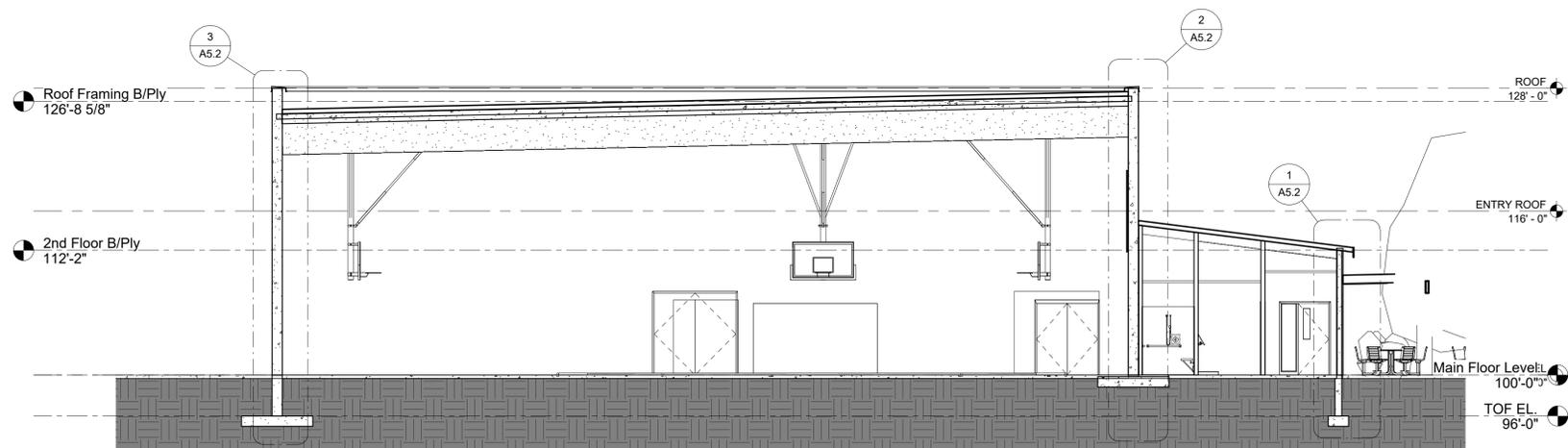


4 WEST ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

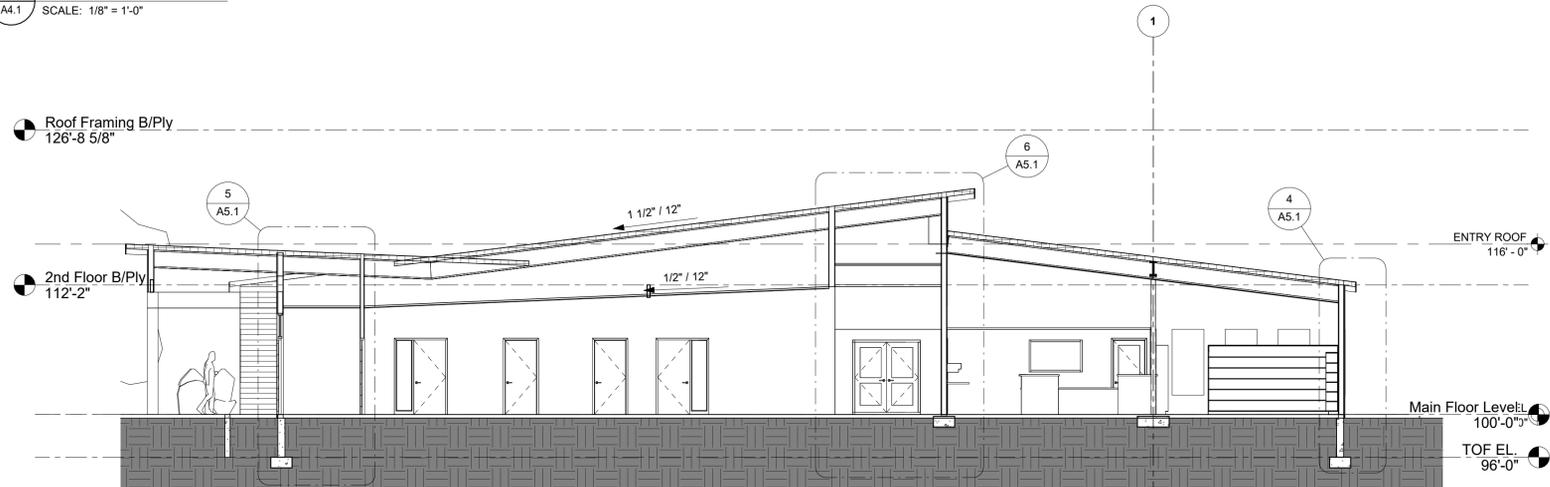
PRELIMINARY NOT FOR CONSTRUCTION



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

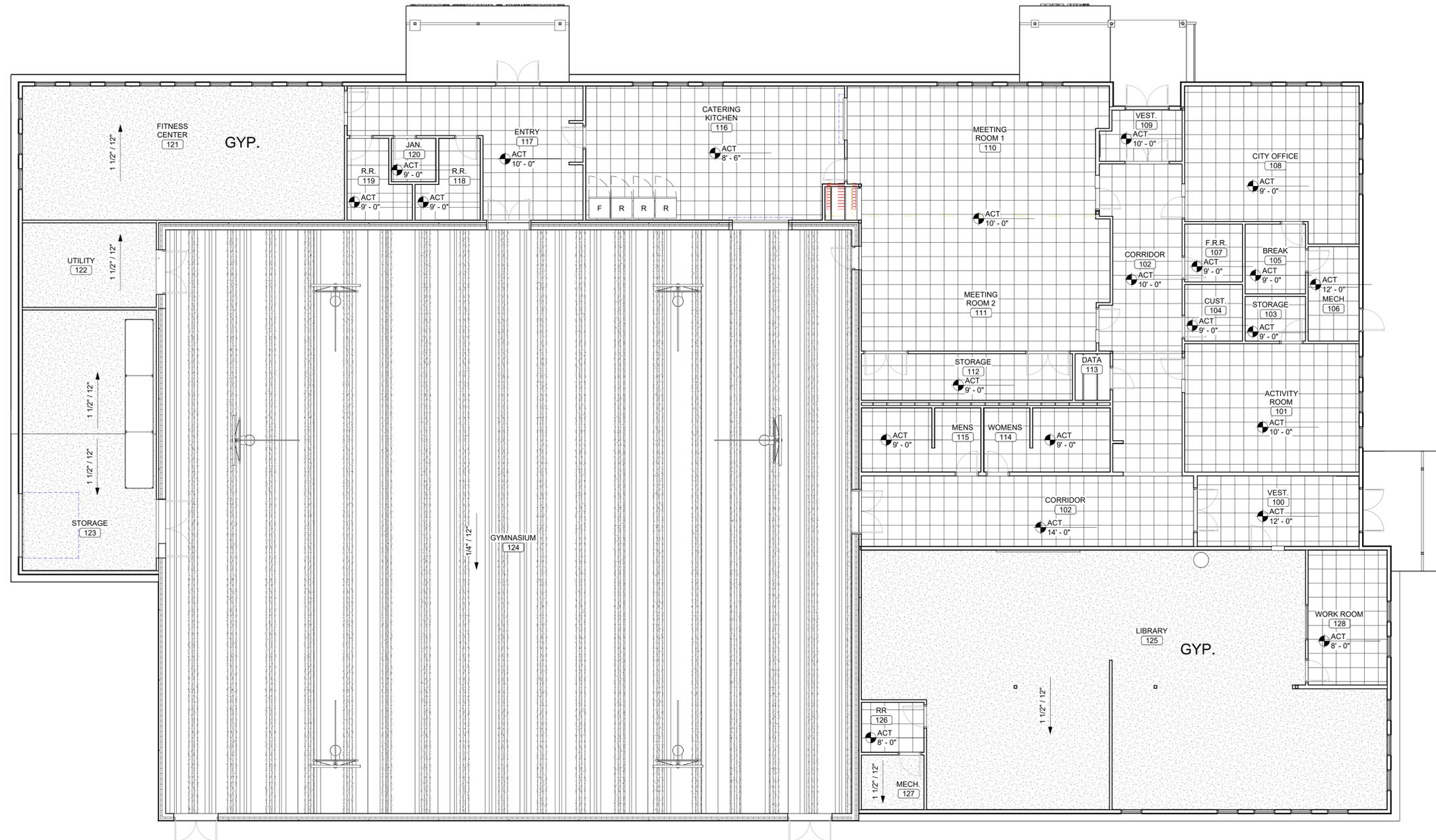


3 BUILDING SECTION 3
SCALE: 1/8" = 1'-0"

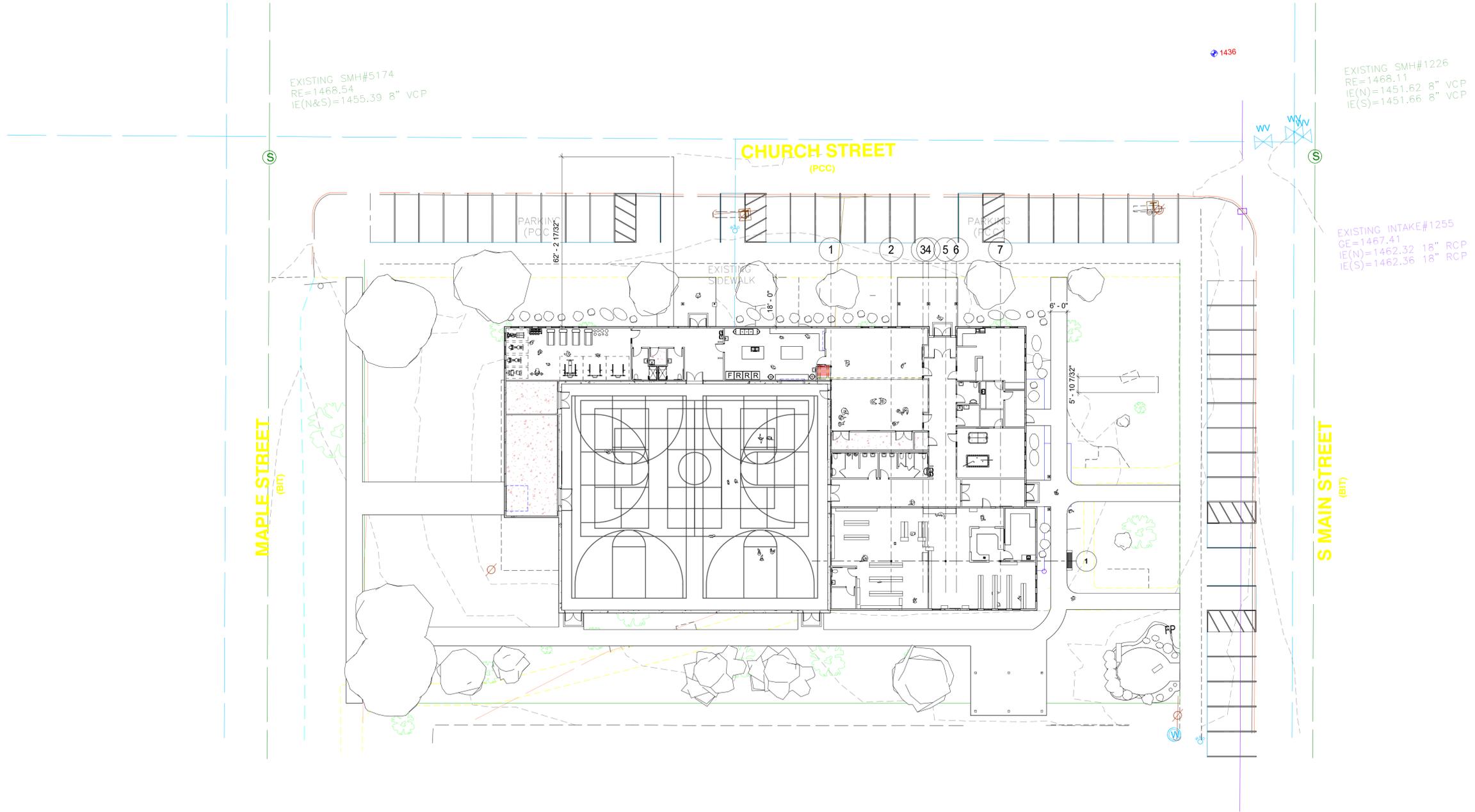
PRELIMINARY NOT FOR CONSTRUCTION

KEYNOTES	
NO.	

GENERAL NOTES	
1.	XXX
2.	XXX
3.	XXX
4.	XXX



PRELIMINARY NOT FOR CONSTRUCTION



EXISTING SMH#5174
RE=1468.54
IE(N&S)=1455.39 8" VCP

EXISTING SMH#1226
RE=1468.11
IE(N)=1451.62 8" VCP
IE(S)=1451.66 8" VCP

EXISTING INTAKE#1255
GE=1467.41
IE(N)=1462.32 18" RCP
IE(S)=1462.36 18" RCP

CHURCH STREET
(PCC)

MAPLE STREET
(BIT)

S MAIN STREET
(BIT)





Inwood Community Center
Preliminary Schedule
Wed 2/18/26



ID	Task Name	Duration	Start	Finish	Timeline											
					Qtr 4, 2025 Oct Nov Dec	Qtr 1, 2026 Jan Feb Mar	Qtr 2, 2026 Apr May Jun	Qtr 3, 2026 Jul Aug Sep	Qtr 4, 2026 Oct Nov Dec	Qtr 1, 2027 Jan Feb Mar	Qtr 2, 2027 Apr May Jun	Qtr 3, 2027 Jul Aug Sep	Qtr 4, 2027 Oct Nov			
1	Preconstruction	163 days	Mon 11/17/25	Wed 7/1/26												
5	Complete Plans	19 wks	Mon 11/17/25	Fri 3/27/26												
3	Precast RFQ/Pricing	8 wks	Mon 11/24/25	Fri 1/16/26												
2	Design Meetings	11 wks	Mon 1/12/26	Fri 3/27/26												
4	Subcontractor RFQ	3 wks	Mon 2/23/26	Fri 3/13/26												
6	Bidding	3 wks	Mon 3/30/26	Fri 4/17/26												
7	Pricing Review w/ Owner	1 day	Wed 4/22/26	Wed 4/22/26												
8	Establish GMP	0 days	Thu 4/23/26	Thu 4/23/26												
9	Contracts	2 wks	Thu 4/23/26	Wed 5/6/26												
10	Submittals	8 wks	Thu 5/7/26	Wed 7/1/26												
11	Construction	240 days	Mon 7/20/26	Fri 6/18/27												
12	Building Removal	1 wk	Mon 7/20/26	Mon 7/27/26												
13	Site Clearing	1 wk	Mon 7/27/26	Mon 8/3/26												
14	Earthwork	5 wks	Mon 8/3/26	Mon 9/7/26												
15	Foundations	2 wks	Mon 8/17/26	Fri 8/28/26												
22	Site Utilities	2 wks	Mon 8/17/26	Fri 8/28/26												
16	UG Utilities	2 wks	Mon 9/7/26	Mon 9/21/26												
19	Concrete SOG	2 wks	Mon 9/21/26	Mon 10/5/26												
20	Precast Installation	3 wks	Mon 10/19/26	Fri 11/6/26												
21	Wood Framing	4 wks	Mon 11/2/26	Fri 11/27/26												
18	Gym Roofing	2 wks	Mon 11/9/26	Fri 11/20/26												
17	Gym SOG	1 wk	Mon 11/23/26	Fri 11/27/26												
23	Envelope/Enclosure	6 wks	Mon 11/30/26	Fri 1/8/27												
24	Interior Framing	5 wks	Mon 12/28/26	Fri 1/29/27												
25	Rough Ins	10 wks	Mon 1/11/27	Fri 3/19/27												
26	Finishes	11 wks	Mon 2/22/27	Fri 5/7/27												
27	Building Occupancy	0 days	Mon 5/10/27	Mon 5/10/27												
28	Project Closeout	6 wks	Mon 5/10/27	Fri 6/18/27												