

Request for Qualifications

Worthington Ice Arena Renovation and Addition Project

INTRODUCTION

The City of Worthington is soliciting Request for Qualifications (RFQ) to engage the services of a Construction Manager at Risk for complete renovation of the existing ice arena and the addition of a second full-sized enclosed ice facility to be attached to the existing arena. Both ice sheets shall be NHL Rink dimensions.

The Construction Manager at Risk shall manage the construction process, including but not limited to responsibility for the price, schedule and workmanship of the construction performed according to provisions of Minnesota Statute 471.463. The Construction Manager at Risk contract shall include a guaranteed maximum price, construction schedule, and workmanship of the construction performed.

SCOPE OF PROJECT

The intended scope of the project includes the complete renovation of the existing arena. The work includes, but is not limited to:

- Removal and replacement of the existing ice surface concrete floor and refrigeration system,
- Removal and replacement of the frost protection heating system under the ice surface floor,
- Installation of new heating, ventilation and dehumidification system,
- Removal and replacement of the exterior wall panels,
- Removal and replacement of the interior wall panels within the ice arena space,
- Installation of perimeter frost protection as needed in compliance with Minnesota energy codes,
- Installation of new ceiling panels,
- Installation of perimeter wall and ceiling insulation in compliance with Minnesota energy codes,
- Renovation of the existing common areas to include
 - Four visitor locker rooms and adjoining restrooms/showers,
 - Repair or replace all interior walls, ceilings and doors. All interior surfaces shall be painted.

The intended scope of work for the addition of a second sheet of ice, entry, common area and paved parking includes but is not limited to:

- A connected addition to the west of the existing facility measuring approximately 140-feet by 225-feet to accommodate an NHL-sized rink. The addition will include two varsity locker rooms with adjoining restrooms/showers and coaches offices.
- Four visitor locker rooms and adjoining restrooms, ice re-surfacer room, and spectator seating,
- An addition to the south of the existing and new facilities measuring approximately 46-feet by 300-feet. This addition will include a new entry, lobby space, restrooms, service desk, office, skate rental and sharpening areas, concessions, meeting room, dry land training and storage area,
- Refrigeration and dehumidification systems,
- Frost protection system under the ice surface floor,
- Heating and air conditioning systems, and
- Paved parking surfaces on the south side of the facility in compliance with local codes and ordinances.

SUBMITTAL PROCEDURE

A Statement of Qualifications (SOQ) shall be submitted to the City Clerk by October 8, 2025 at 5:00 p.m. Central Time.

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The SOQ shall include a list of the entity's principals and their role, a list of comparable projects in scope, type of design, total project cost and references. The submission should include financial and bonding information to ensure that the Construction Manager at Risk is capable of delivering the project. The desired qualifications include a minimum of five years of project leadership experience in multimillion dollar commercial developments.

PROPOSED CONTRACT TERMS AND CONDITIONS

The City intends to enter into a Standard Form of Agreement between Owner and Construction Manager where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, AIA Document A133-2019. The construction manager or subcontractor is paid on the basis of the actual cost to perform the work specified in the contract plus an amount for overhead and profit, the sum of which shall not exceed the guaranteed maximum price in the contract.

SCHEDULE

Work shall commence no later than May 26, 2026 with a final completion date of October 15, 2027.

BUDGET

The Guaranteed Maximum Price is negotiable.

INSURANCE, PERFORMANCE AND PAYMENT BONDS

The Construction Manager at Risk shall maintain minimum insurance coverages listed below:

Commercial General Liability

General Aggregate	\$2,000,000.00
Products – Completed Operations	\$2,000,000.00
Personal and Advertising Injury	\$2,000,000.00
Bodily Injury and Property Damage EO	\$2,000,000.00

Automobile Liability

Bodily Injury Each Person	\$2,000,000.00
Bodily Injury Each Accident	\$2,000,000.00
Property Damage Each Accident	\$2,000,000.00

Workers Compensation

Statutory

Performance and Payment Bonds

The Construction Manager at Risk shall furnish a performance bond and payment bond, each in an amount at least equal to the contract price. The bonds shall stay in effect until one year after the date of final payment.

EVALUATION CRITERIA

The City is using the best value method in selecting the Construction Manager at Risk for this project.

The following criteria and their defined weight will be used by the City of Worthington to evaluate SOQ submittals.

1. Estimate of Guaranteed Maximum Price (60%)
2. Capacity of key personnel, technical competence, capability to perform, past performance of the firm and employees, safety record, compliance to state and federal law (20%)
2. Schematic facility and site plan conforming to desired finished project (10%)
3. Construction Manager at Risk financial pro forma (10%)