

## **REQUEST FOR PROPOSAL**

### **FOR ENGINEERING EVALUATION AND CONSULTATION SERVICES RE: THEA BOWMAN LEADERSHIP ACADEMY'S BUILDING PROJECT DEFICIENCIES DATED FEBRUARY 25, 2026**

Drexel Foundation for Educational Excellence, Inc. d/b/a Thea Bowman Leadership Academy (hereinafter "Owner") is an Indiana domestic not-for-profit corporation. Owner operates a charter school located at 3401 W. Fifth Avenue, in the City of Gary, Indiana, commonly known as the Thea Bowman Academy.

The Owner contracted with a general building contractor, MECA Engineering of America, Incorporated (hereinafter "Contractor"), to perform and provide various design and construction services for the Owner on a design-build basis. Such design and construction services were performed in 2024 and 2025. These activities did not result in complete, fully functional, or code compliant buildings and structures, and a complete set of accurate as-built documentation and plans for these construction activities of the Contractor have not been prepared or provided to the Owner at this time.

Walk through and visual inspections of the building projects were performed in approximately November, 2025. These inspections revealed substantial instances of unacceptable deviations in the planned and required modifications to the buildings and site structures. A preliminary Punch List of concerns needing attention and corrective actions was prepared and a copy of such document is attached hereto for your review and information. Because of such deficiencies, the City of Gary only issued a temporary occupancy permit to allow the Owner to use the building projects for the 2025/2026 academic school year.

You are hereby requested to submit a **fixed** price proposal to perform a comprehensive inspection of the Owner's building projects and site facilities and to generate a report detailing any discovered functional and/or structural deficiencies with recommended corrective measures to bring the affected structures into compliance with applicable codes and standards to establish fully functional and code compliant buildings and structures. Your report shall also address any portions of the work that fail to comply with the "issued for construction" design documents (e.g., plans, specifications, etc.) that you observe even if such defective work complies with applicable building codes.

This proposal shall also include the preparation of the design criteria and documents necessary to submit as a bid package the required qualifications, performance standards, plans and specifications to enable the Owner to solicit competitive proposals from qualified bidders for performance of the required corrective recommendations to address the identified deficiencies in the existing condition of the Owner's building projects on either a comprehensive or segmented project approach to remediation of the deficiencies. Your proposal in this regard shall also

include your services for assisting the Owner with evaluation of the bids for the applicable remediation work solicited under each bid package.

The Owner anticipates that it will enter into a contract with the selected bidder shortly after the deadline for the submissions of responses to this Request for Proposal. The selected bidder would need to begin providing the engineering services requested herein immediately after the contract is entered into because the remedial work needs to begin near the end of May, 2026 when the 2025/2026 academic school year ends.

Your lump sum proposal shall not include any services relating to the review and inspection of the contracted remedial construction activities. However, you are also requested to submit a list of the hourly rates that you would charge the Owner for providing ongoing, or as needed, consultation, inspection and design review services during the course of the performance of subsequently contracted remedial construction activities.

Your response to this Request for Proposal shall provide a detailed resume of your professional qualifications and experience, including, but not limited to, your experience as a qualified expert witness in construction claim disputes. Your proposal shall state the lump sum price for which you agree to perform such inspection and design bid services, and any limitations or conditions qualifying such fixed price proposal. If you do not agree to perform such services on a lump sum basis, your response shall provide the hourly rates and qualifications for each person who will be providing services included in your proposal, and an estimated budget price for the evaluation, design and consultation services. Your proposal shall also state the amount of the "up-front" retainer that must be paid and the payment terms for any balance due.

**Your response shall also disclose any business and/or personal relationships that you may have or had with the prior parties engaged in the prior performance of the work for the Owner on the Owner's building projects.**

**ALL RESPONSES TO THIS REQUEST FOR PROPOSAL ARE DUE ON OR BEFORE MARCH 31, 2026.**