



Reinvestment Fund

Request for Qualifications (RFQ)

Construction Monitoring Services for Early Childhood Education Centers

Rising Futures Expansion Fund (RFEF) - Atlanta

About Reinvestment Fund

Reinvestment Fund is a national, mission-driven financial institution that creates opportunities for underserved people and places through partnerships. We marshal capital, data, and expertise to build strong, healthy, and more equitable communities. Our values reflect our history, our responsibility to the communities we serve, and our commitment to creating lasting impact.

Opportunity Overview

Reinvestment Fund is seeking Statements of Qualifications from experienced and qualified firms to provide Construction Monitoring Services for child care expansion projects funded through the Rising Futures Expansion Fund (RFEF) in Metro Atlanta.

The selected firm(s) will conduct construction site visits, assess progress, review budgets and schedules, and prepare monitoring reports to ensure projects are completed in compliance with approved scope, timelines, and budgets. Projects may include facility renovations, repurposing existing space, modular classroom installations, and facility expansions to increase licensed capacity and reduce child care waitlists.

Eligibility Requirements

Responding firms must meet the following minimum qualifications:

- Valid State of Georgia Residential-Light Commercial Contractor license or General Contractor license
- General Liability Insurance with a minimum coverage of \$500,000
- Workers' Compensation Insurance as required by the State of Georgia
- Demonstrated experience and interest in working with early childhood education facilities in Metro Atlanta

Scope of Work

The selected Service Provider will perform construction monitoring services for child care expansion projects as assigned by Reinvestment Fund. Responsibilities may include, but are not limited to:

- Preliminary cost evaluations
- Constructability and scope reviews
- Review of contractor pay applications
- Project schedule monitoring

- Project budget monitoring
- Final inspections and project close-out reviews

Term of Contract

The contract term will begin April 1, 2026, and continue for fourteen (14) months, with the option to renew at the sole discretion of Reinvestment Fund.

Deliverables

For each assigned project, the Service Provider will prepare a Monitoring and Inspection Report that includes:

- Summary of site visit findings and project progress
- Current condition of the facility
- Photographic documentation of construction activity
- Identification of concerns, deviations, or scope changes

Services will cover up to four (4) child care facility expansion projects.

In addition, the Service Provider may offer consulting and technical assistance to support Reinvestment Fund in achieving its construction management and oversight objectives under the RFEF program.

Fees and Expenses

Proposals must confirm acceptance of the following fee structure:

- Plan, cost reviews, and report: \$2,000 per review (up to four projects)
- Progress site visits: \$400 per visit (up to four projects)
- Final site visit and brief report: \$800 per visit/report (up to four projects)
- Consulting and Technical Assistance at a rate of \$250 per hour.

Any additional costs must be clearly identified and justified in the proposal.

Proposal Submission Requirements

Interested firms must submit a complete proposal that includes the following:

1. Company Overview
 - Brief history, ownership structure, and relevant experience
2. Qualifications
 - Experience in construction monitoring, cost review, and renovation oversight in Metro Atlanta
3. Key Personnel
 - Resumes and qualifications of staff who will perform the work
4. Approach and Methodology
 - Description of how the firm will execute the scope of work and ensure timely, high-quality deliverables
5. References
 - At least three (3) references for similar construction monitoring or inspection projects in Metro Atlanta
6. Certification of Compliance
 - Certification by an authorized official stating compliance with all applicable federal procurement and funding requirements

Evaluation Criteria

Proposals will be evaluated based on the following criteria, listed in descending order of importance:

- Relevant experience (minimum five [5] years) with a preference for work with early childhood education facilities and demonstrated capacity
- Qualifications of proposed staff
- Technical approach and understanding of the scope of work
- References and past performance

Reinvestment Fund reserves the right to reject any or all proposals, negotiate with one or more respondents, and award a contract or multiple contracts in the best interest of the program.

You can submit your proposal to Lawrence.Smith@reinvestment.com. We will accept submissions until **March 15, 2026**.